



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-308
File Name	FINAL PLAT - Cobey Creek, 2 nd Plat, Lots 31-91, 160-184, 297 and Tracts A, B, C, F, I, K, L, M, N & O
Applicant	Clayton Properties Group d/b/a Summit Homes, applicant
Project Address	500 SE M-150 Hwy
Planning Commission Date	March 27, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr, AICP, Planning Manager

Public Notification

Pre-application held: October 1, 2024
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Final Plat, uploaded February 10, 2025 – 4 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group d/b/a Summit Homes/Developer
Applicant's Representative	Brad Kempf
Location of Property	500 SE M-150 Hwy
Size of Property	±40.07 acres (1,745,473 sq. ft.)
Number of Lots	86 residential lots <u>1 commercial lot</u> 87 total lots and 10 common area tracts
Density	2.37 units/acre (including common area) – residential lots
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Residential 1 and Residential 2
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use

The subject property is currently vacant and is the site of the previously approved Cobey Creek development.

Description of Applicant's Request

The final plat application is for *Cobey Creek, 2nd Plat, Lots 31-91, 160-184, 297 and Tracts A, B, C, F, I, K, L, M, N & O*, consisting of 87 lots and ten (10) common area tracts on 40.07 acres. The proposed final plat is substantially consistent with the approved preliminary development plan that also served as the preliminary plat.



Figure 1 - Proposed final plat.

2. Land Use

Description and Character of Surrounding Area

The property to the west is zoned AG (Agricultural) and is unplatted, undeveloped large acreage. The property to the east is zoned PMIX and comprises the first phase of the Cobey Creek development. The property to the north is zoned PMIX and is unplatted, undeveloped property that is the site of future Cobey Creek phases. The properties to the south across M-150 Hwy are large acreage parcels zoned AG and CP-2 (Planned Community Commercial); the AG-zoned property is developed with a single-family residence, while the CP-2-zoned property is undeveloped.

**Adjacent Land Uses and Zoning**

North:	PMIX — future Cobey Creek phase(s)
South (across M-150 Hwy):	AG — large lot single-family residence; and CP-2 (Planned Community Commercial District) — vacant ground
East:	PMIX — Cobey Creek, 1 st Plat
West:	AG — undeveloped large-acreage parcel

Site Characteristics

The property is located at 500 SE M-150 Hwy. The subject site generally slopes from the west to the east and shows the typical characteristics of a property that was historically used as a large lot residential estate.

Special Considerations

This project is located within the boundaries of the M-150 Corridor Development Overlay (CDO) District. The prescribed CDO development standards do not apply to single-family residential development but do apply to multi-family (3+ family buildings) and non-residential development. Adherence to the prescribed development standards on the commercial lot contained within the subject plat shall be reviewed at the time of final development plan submittal.

Setbacks (Residential—Single-family)

Yard	Required	Approved
Front	Per Approved Plan	25'
Side	Per Approved Plan	5'
Rear	Per Approved Plan	20'

Setbacks (Commercial)

Yard	Required	Approved
Front	Per Approved Plan	15'
Side	Per Approved Plan	10'
Rear	Per Approved Plan	20'

3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX (Planned Mixed Use District)
7.140, 7.150	Final Plats

The proposed final plat consists of 87 lots and ten (10) common area tracts on 40.07 acres. The proposed final plat is substantially consistent with the approved preliminary development plan, which also served as the preliminary plat.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	<p>Goal 3.2.A: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Increase mix of affordable housing.</p> <p>Objective: Change overall housing mix to 65% Residential Category 1, 20% Residential Category 2, 15% Residential Category 3.</p>

The Ignite! Comprehensive Plan shows the area as a mix of Residential 1 (Lower Intensity) and Residential 2 (Medium Intensity [Missing Middle]) land use categories. The Residential 1 category is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to medium- and large-lot single-family subdivisions. The Residential 2 category is primarily for single-family detached residential development on small lots (4,000-8,599 sq. ft.) and medium-density multi-family residential. The subject plat contains single-family residential lots ranging in size from 8,265 sq. ft. to 15,983 sq. ft. that are compatible with the future land use categories identified by the Ignite! Comprehensive Plan for the area.

5. Analysis

Background and History

- July 27, 2018 – The City Council approved a rezoning from AG to PMIX and a preliminary development plan (Appl. #PL2018-050) for the Cobey Creek Development by Ordinance No. 8423.
- March 16, 2021 – The City Council approved a final plat (Appl. #PL2018-208) for Cobey Creek, 1st Plat Lots 1-30, 140-159 and Tracts D, E, G, & H by Ordinance No. 9100.
- July 9, 2024 – The City Council approved a revised preliminary development plan (Appl. #PL2024-073) for the Cobey Creek Development by Ordinance No. 9944.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

Compatibility

The property is located at 500 SE M-150 Hwy. The use is generally consistent with the Ignite! Comprehensive Plan, the approved preliminary development plan and is compatible with the existing and planned future land uses.

Adverse Impacts

The proposed development will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The proposed development will provide the required stormwater detention facilities to manage the increased stormwater runoff due to the increased impervious area. The use is consistent with the nature of the existing initial Cobey Creek phase and adjacent residential development in neighboring Greenwood.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary street, water, sanitary sewer and storm sewer improvements to serve the area will be constructed as part of this phase.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. Add a table of the required building setbacks applicable to the subject lots to the plat.
2. Label the square footages for Tracts B, C, I, K, M and O.
3. The City's signature block shall be updated to reflect the appoint of a new Planning Commission Secretary. Replace the name of Terry Trafton with the name of Chip Touzinsky.
4. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
5. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
6. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
7. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
8. A final plat shall be approved and recorded prior to any building permits being issued.
9. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.270 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.