

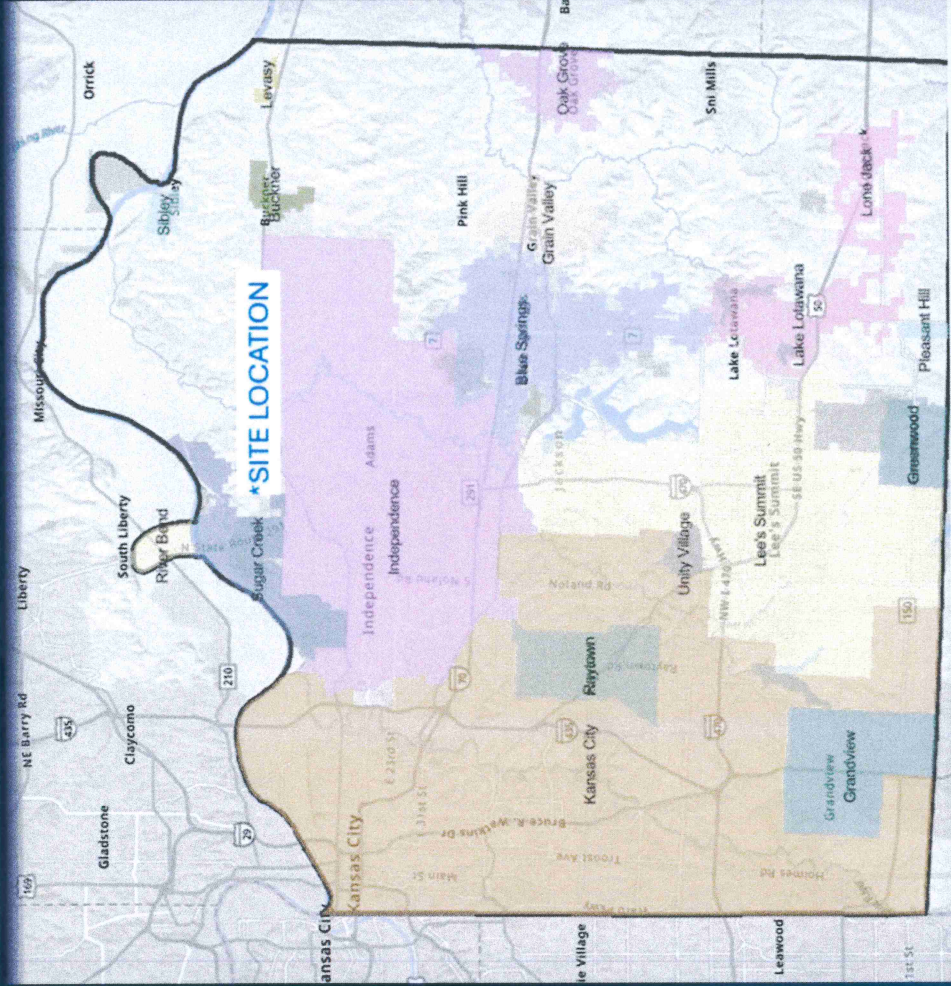
#6009



Union Ridge

Single Family Residential Subdivision
-Rezoning
-Preliminary Plat

RZ-2025-693
Land Use Committee
August 18th, 2025



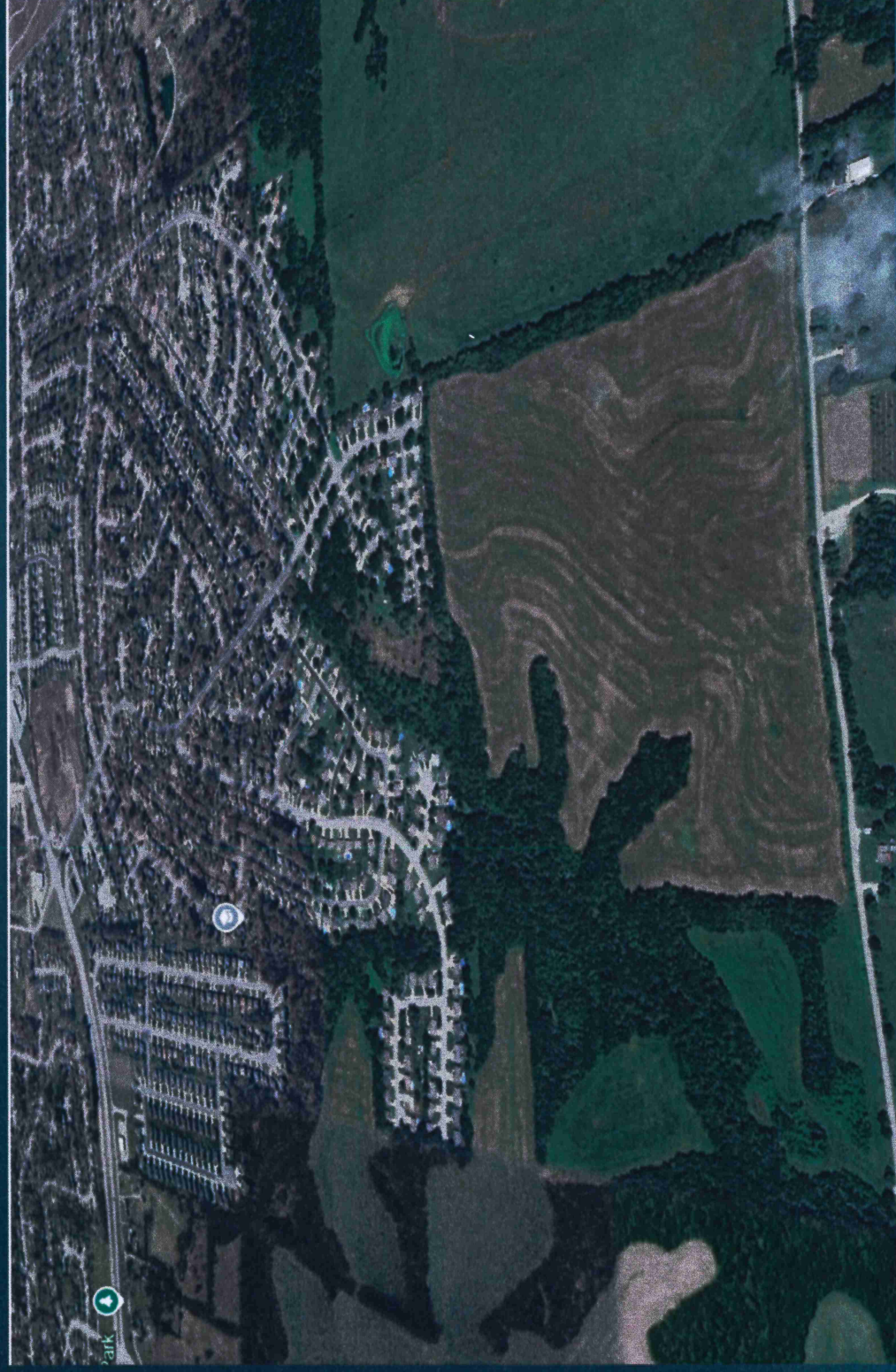
#4930-9331-8973

Subject Property

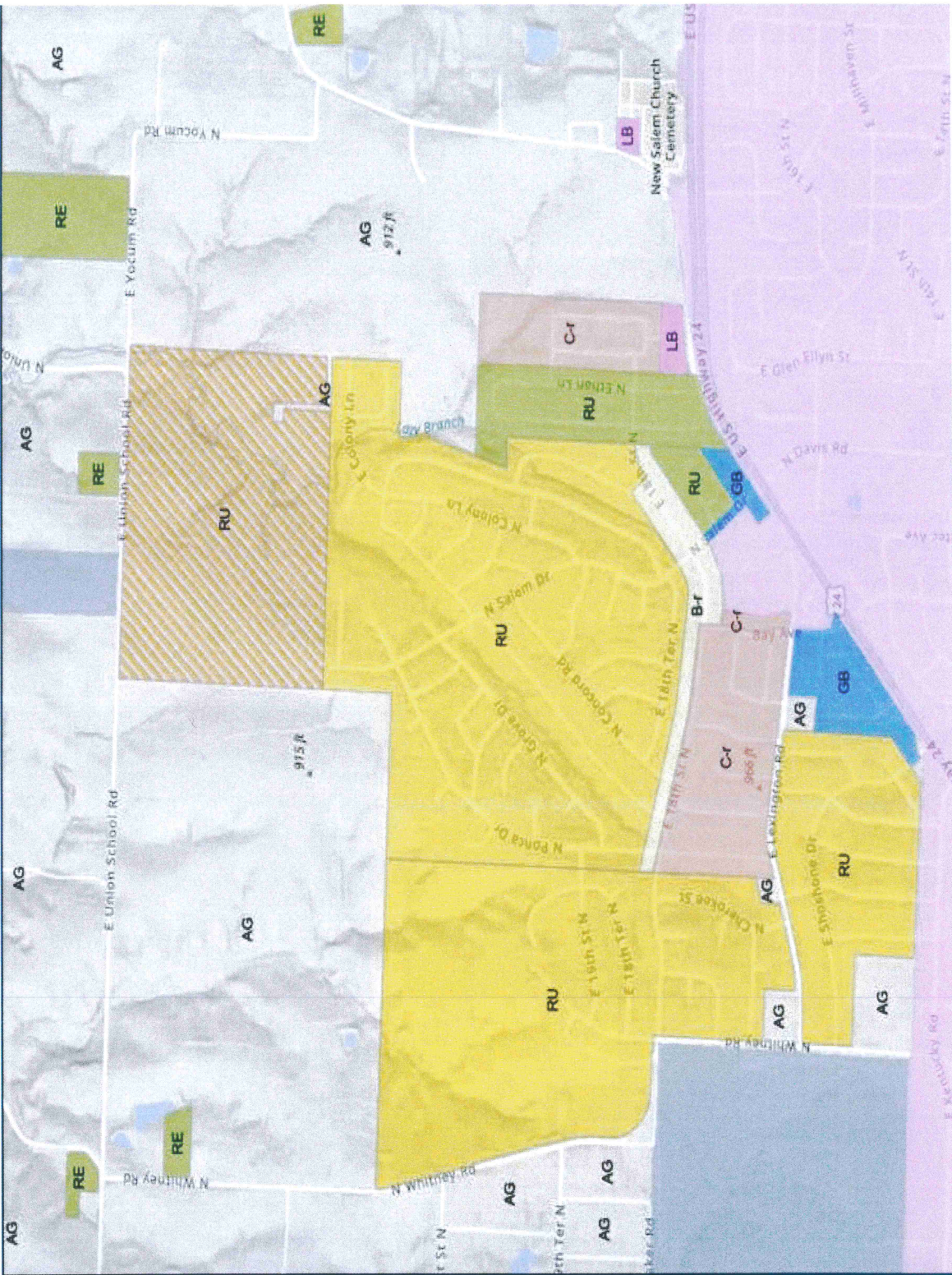
- Parcel No. 10-840-01-01-01-00-000
- Zoned District AG (Agricultural)
- Currently owned by Diocese of KC & St. Joseph Real Estate Trust



Aerial Facing South

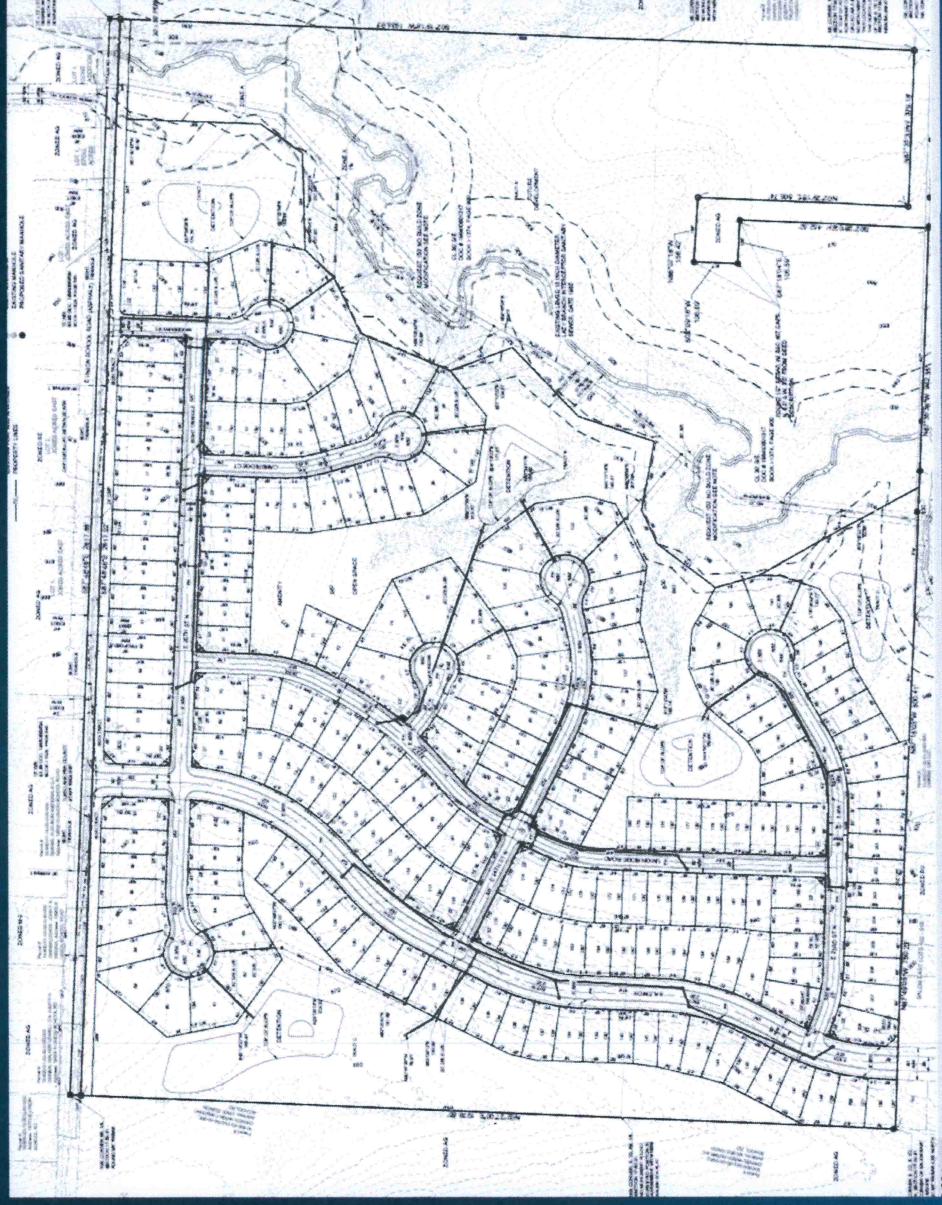


- Approx. 117 Acres
- South of E. Union School Rd
- West of N. Yocum Rd.
- East of AG
- North of compatible residential



Union Ridge Prelim Plat

- Request is RU zoning with no deviations
- RU DISTRICT (24004.6) 4 DU/AC. Prelim Plat density 1.76 DU/AC
- Care taken to insure walkability of community
- Preservation along stream corridor and east area



Criteria for Approval – Development Plan

- Consistent with all requirements of UDC
 - No deviations or modifications requested
- Compatible with existing adjacent land use and sensitive to adjacent uses with use of screening, buffering and landscaping
- Convenient and a walkable arrangement of streets, blocks, lots and open space
- Stormwater and water quality mitigated
- Traffic Study completed and approved by county staff
- Does not deter future development nor impede future public infrastructure

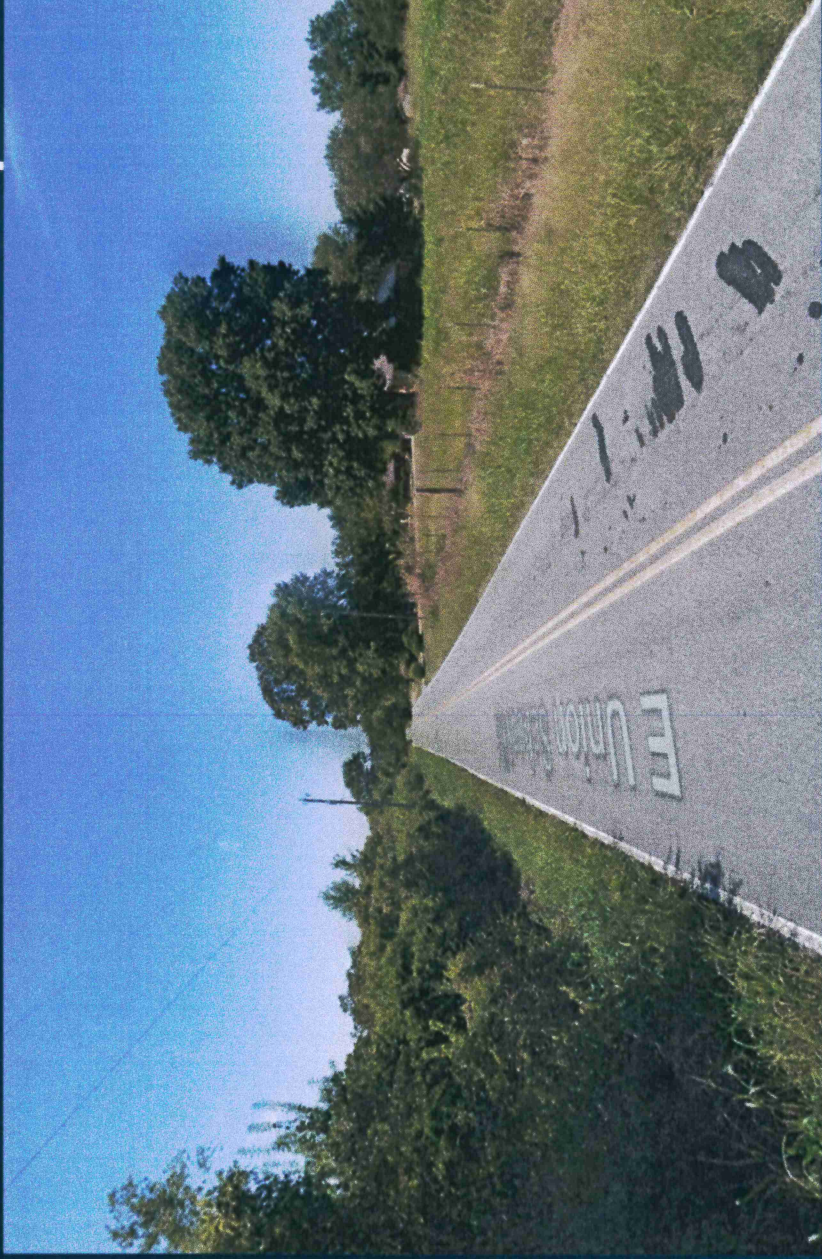
Traffic

- Traffic Impact Study completed. Professional County staff reviewed and approved plan.
 - Holistic review of safety and operations of proposed access
- 1 southern access point on Salem
- 2 northern connections on Union School Road - A right turn lane will be added from Union School Road to future Salem Road, even though traffic didn't require it. The applicant agreed with county staff to include it.

Salem South View (August 2023)



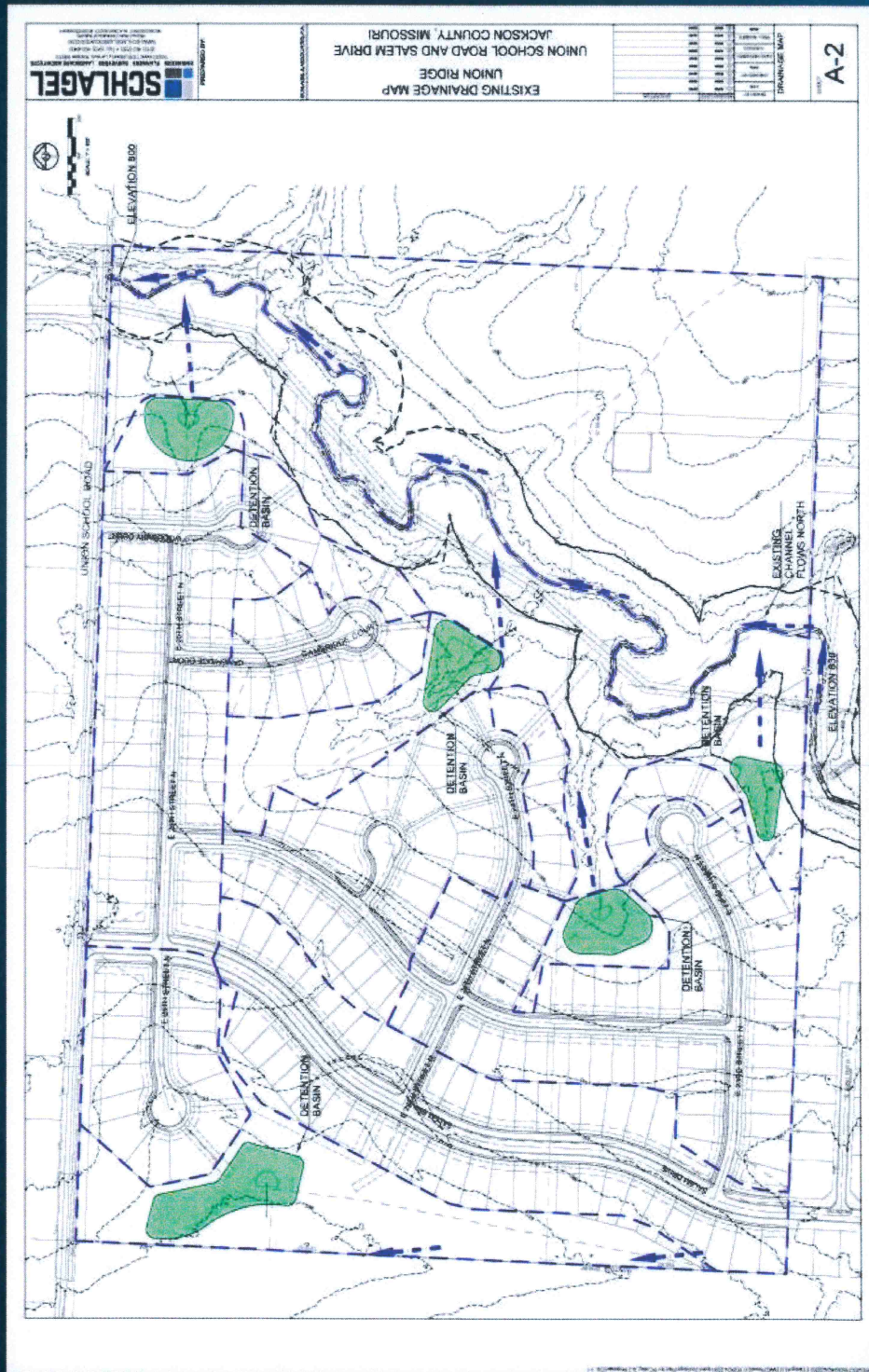
Union School View West (Sept 24)



Union School East View (Sept 24)

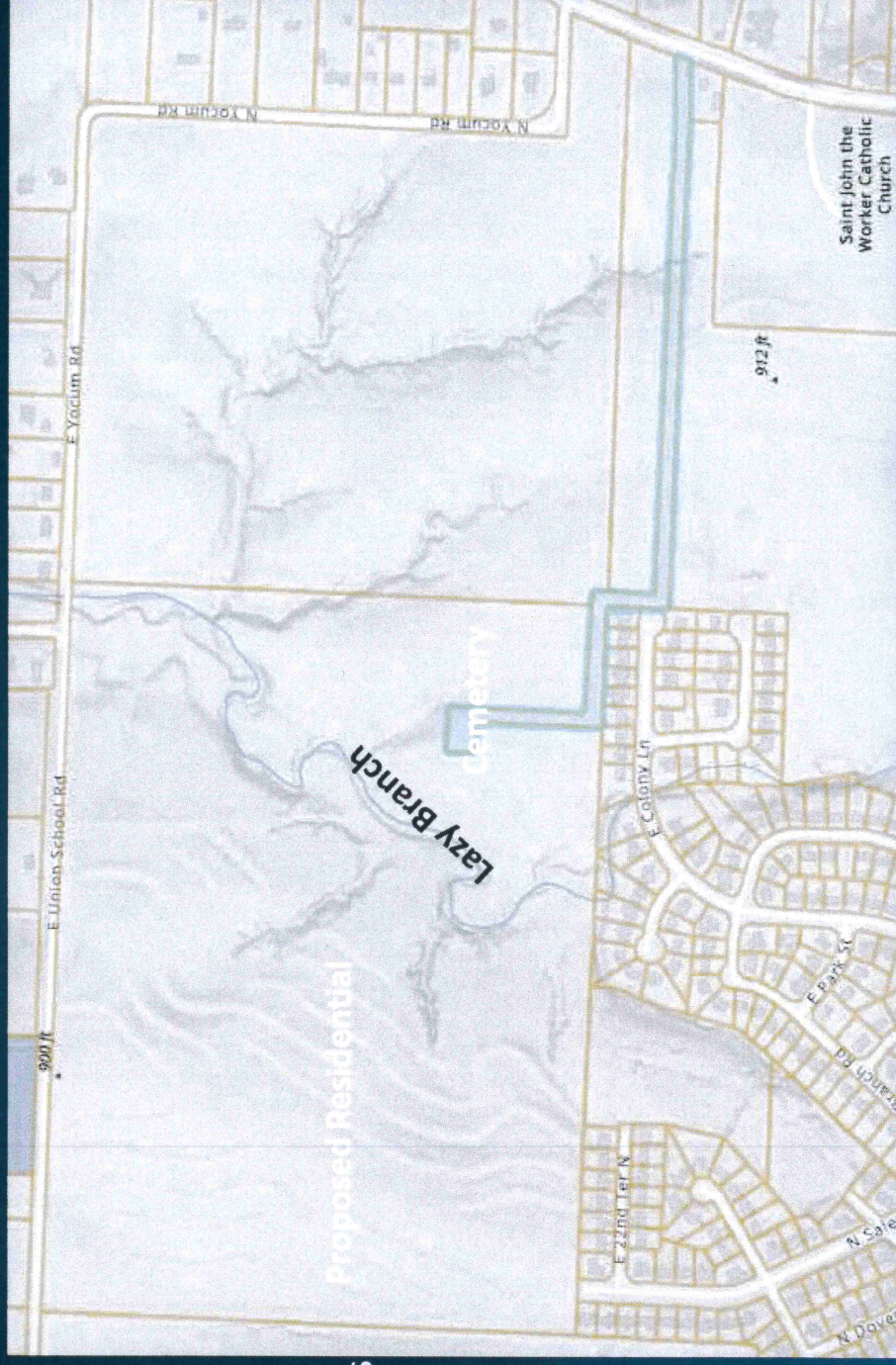


- Storm Flows into Lazy Branch then heads north towards Missouri River.



Cemetery Access

- Lazy Branch separates residential from cemetery
- Plan has no development for East of Lazy Branch
- Current Access off Blue Mills is not disturbed by plan



Criteria for Approval – Consistent with UDC, County Policies, Adjacent Property

- Consistent with adjacent zoning
- Utilities and facilities are available to serve the site. School district has confirmed capacity.
- Development of site consistent with Land Use Plan and adjacent zoning will not negatively impact property value in the vicinity.
- Consistent with County policies

Criteria for Approval – Development Plan

- Consistent with all requirements of UDC
- No deviations or modifications requested
- Lot sizes meet or exceed requirements including providing a minimum of 60 ft. of frontage
- Compatible with existing adjacent land use and sensitive to adjacent uses with use of screening, buffering and landscaping
- Convenient and walkable and arrangement of streets, blocks, lots and open space
- Stormwater and water quality mitigated
- Traffic will have minimal impact to surrounding traffic network
- Does not deter future development nor impede future public infrastructure

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As a THANK YOU for your service,
receive **\$2000** toward the purchase
of a new home (builder program)

\$2000



- Active & Retired Military
- Firefighters
- Law Enforcement



- Healthcare Providers
- Local Government Employees
- Educators



Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. This promotion cannot be used in conjunction with any other promotion or incentive program. Offered by Builder.

Request

- Approval of the request to rezone from District AG (Agricultural) to District RU (Residential Urban District) to allow for development of 208 single-family residential lots.

Thank you!