

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 308 SE DOUGLAS STREET, IN DISTRICT CBD, THE STANLEY EVENT CENTER, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2012-036, submitted by TRI Architects & Constructors, requesting approval of a preliminary development plan in District CBD (Central Business District) on land located at 308 SE Douglas Street, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District CBD by the passage of the Unified Development Ordinance, Ordinance No. 5209, on September 6, 2001, which reclassified zoning districts city-wide, effective November 1, 2001; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for consideration of the preliminary development plan on May 22, 2012, and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on June 21, 2012, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District CBD on the following described property:

Gano Addition, Lot 2, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the Floor Area Ratio maximum to allow for a 1.1 FAR.
2. Any street tree in the right-of-way that is damaged or removed during construction shall be replaced with the same species and applicable size.
3. An Alternate Parking Plan shall include executed private parking agreements for at least 179 shared parking spaces to be used during hours of event operation. Parking shall not be located across major arterials or highways in conformance with UDO conditions for Alternate Parking Plan and Shared Parking. Private parking agreements for the required shared parking must be in force for as long as the Alternate Parking Plan is applicable.

4. An Alternate Parking Plan shall include executed private parking agreements for at least 45 shared parking spaces within 500 feet of the property, available at all times for non-residential use and disassociated with event operations and in conformance with the UDO conditions for Alternate Parking Plan and Shared Parking. Private parking agreements for the required shared parking must be in force for as long as the Alternate Parking Plan is applicable.
5. Following approval by the Director of Planning & Development or the City Council, the requirements of the approved Alternate Parking Plan shall be included in any sale, lease, or other transfer of right of occupancy affecting any part of the development.
6. All tenants of the property or development, whether an owner, lessee, subtenant, purchaser, or other occupant, shall comply with the approved Alternate Parking Plan.
7. All off-site parking agreements shall be established prior to any Certificate of Occupancy.
8. All exterior wall mounted light fixtures shall be flat lens fixtures and comply with the lighting standards of the Unified Development Ordinance.

SECTION 3. That development shall be in accordance with the preliminary development plan, consisting of building plans for the exterior perspective rendering, interior perspective rendering, first and second floor plans, roof top patio floor plan, building elevations for the front, rear, south and north sides, date stamped May 2, 2012 and a site plan consisting of a civil plan cover sheet, existing conditions, site plan, utility site plan, grading plan, spot elevation plan and landscaping plan, date stamped May 1, 2012 appended hereto and made a part hereof.

SECTION 4. That in granting modifications listed herein, the Governing Body concludes that the development will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent through the proposed project, effectively utilize the land upon which the development is proposed, and further the goals, spirit and intent of the Unified Development Ordinance.

SECTION 5. Nonseverability. That all provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

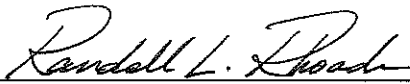
SECTION 6. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 7. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

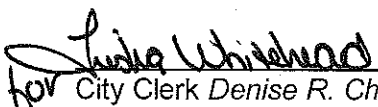
BILL NO. 12-70

ORDINANCE NO. 7200

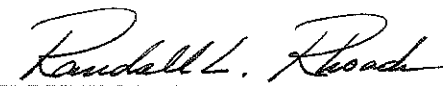
PASSED by the City Council of the City of Lee's Summit, Missouri, this 21st day of June, 2012.


Mayor Randall L. Rhoads

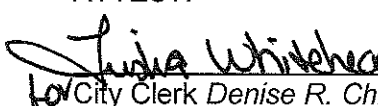
ATTEST:

 Deputy
for Linda Whitehead, City Clerk
City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 21st day of JUNE, 2012.


Mayor Randall L. Rhoads

ATTEST:

 Deputy
for Linda Whitehead, City Clerk
City Clerk Denise R. Chisum

APPROVED AS TO FORM:


City Attorney Teresa S. Williams

RECEIVED

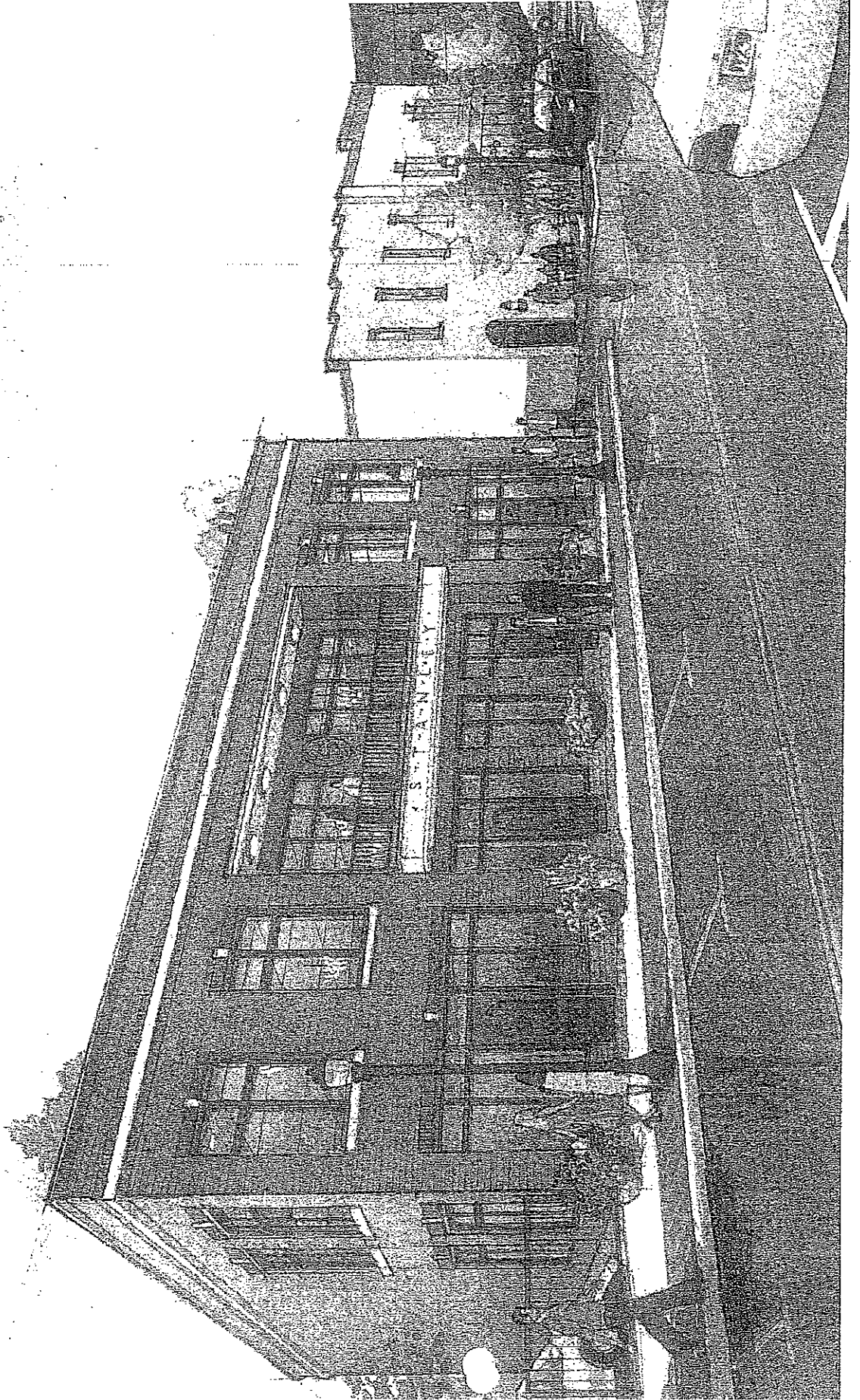
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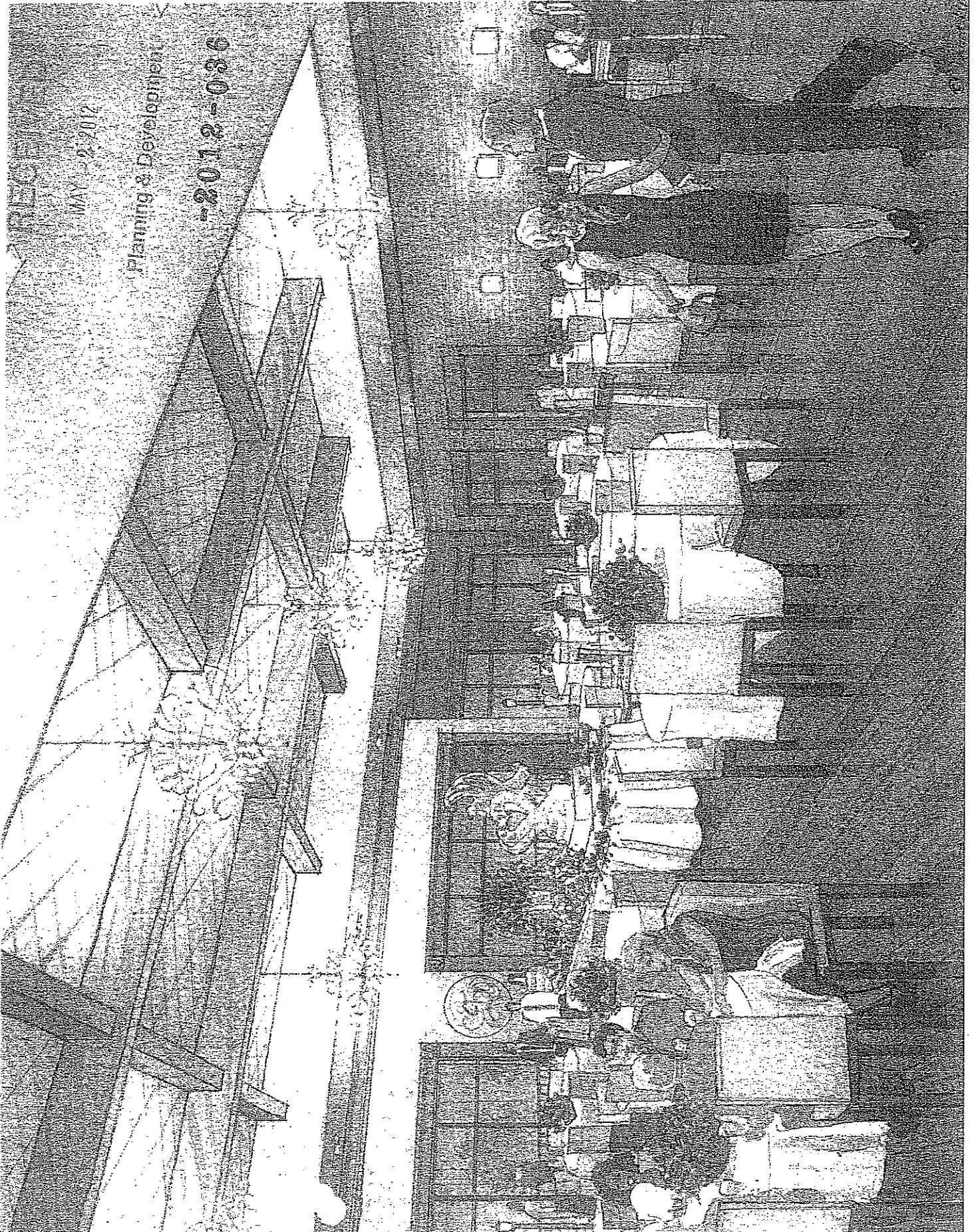
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Planning & Development

2012-036

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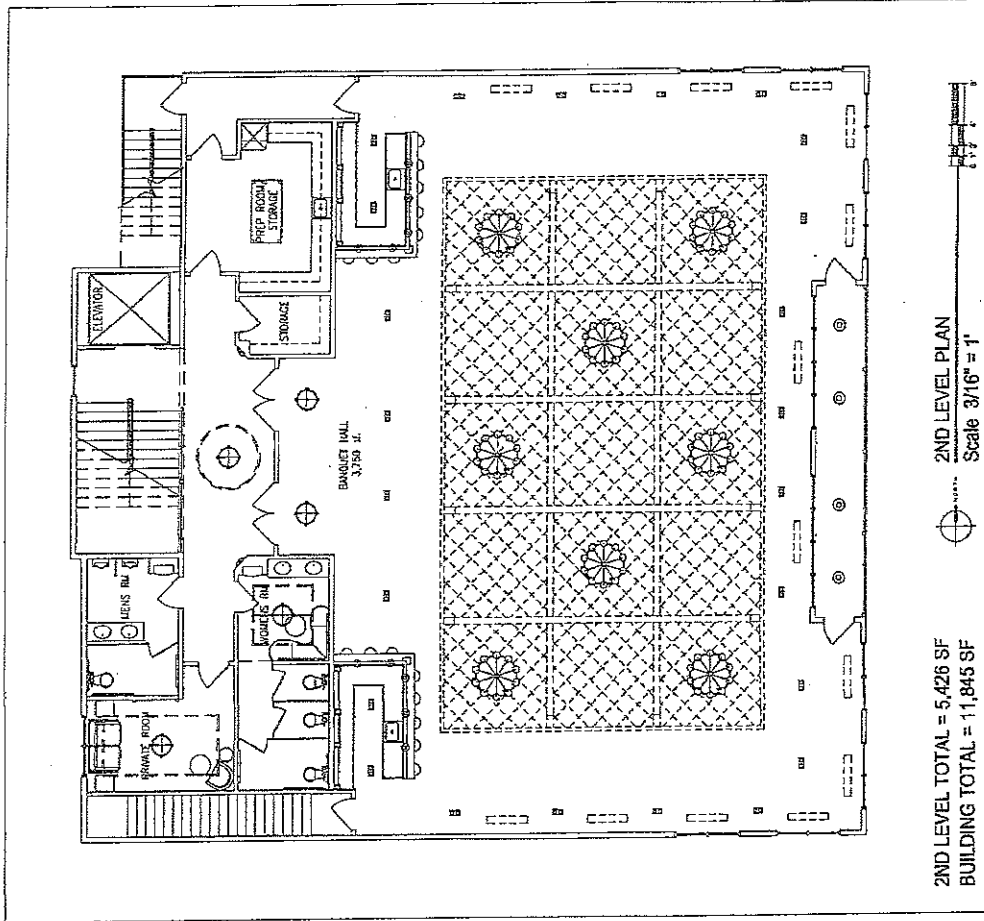
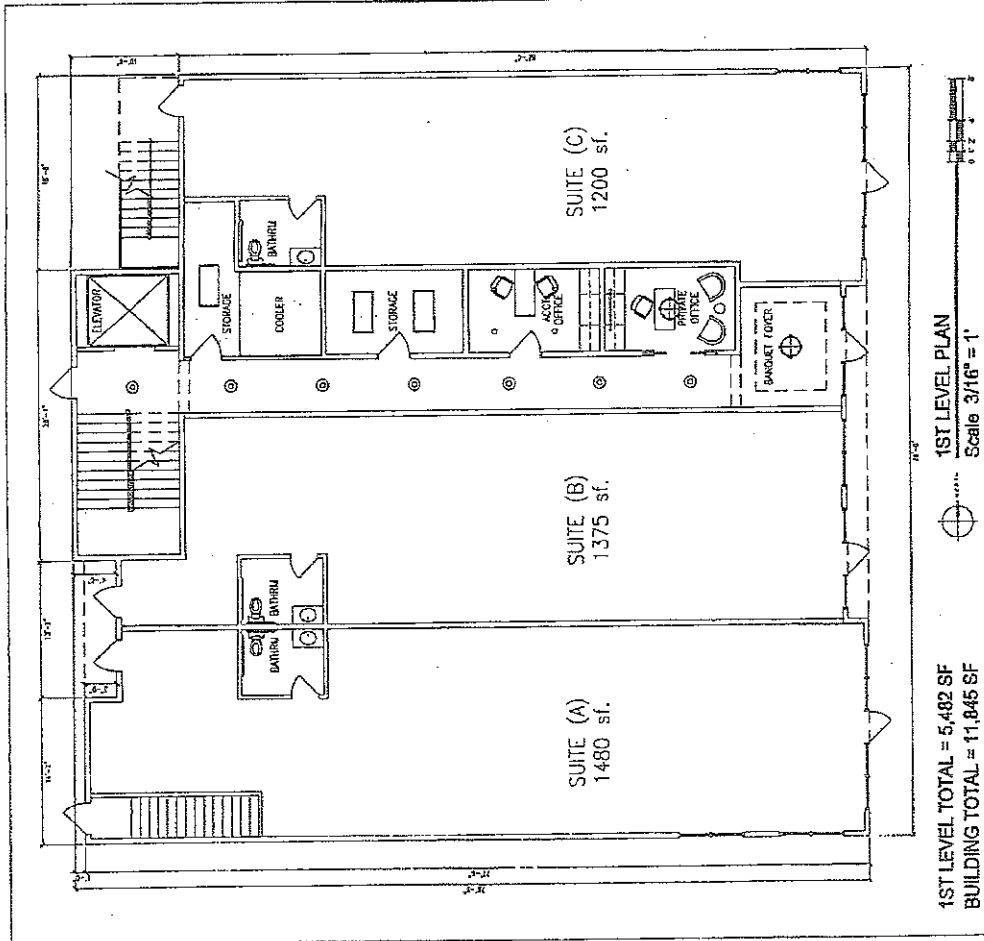




MAY 2012

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Architects + Consultants
181 Cassings West One
Lake Okauch, Missouri
2017

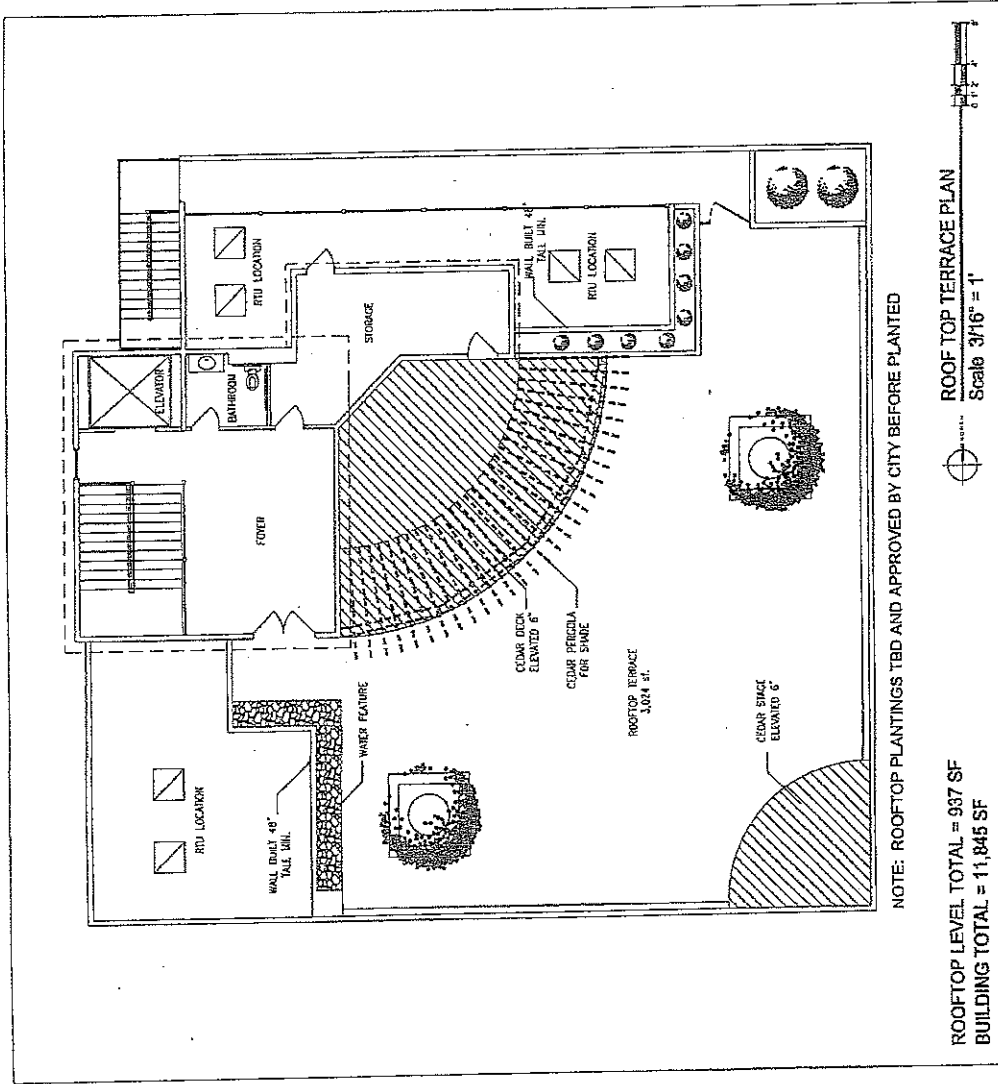
Leo's Summit
Bryan & Cindy King
25 SE 3rd Street

STANLEY EVENT CENTER

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5-1-12

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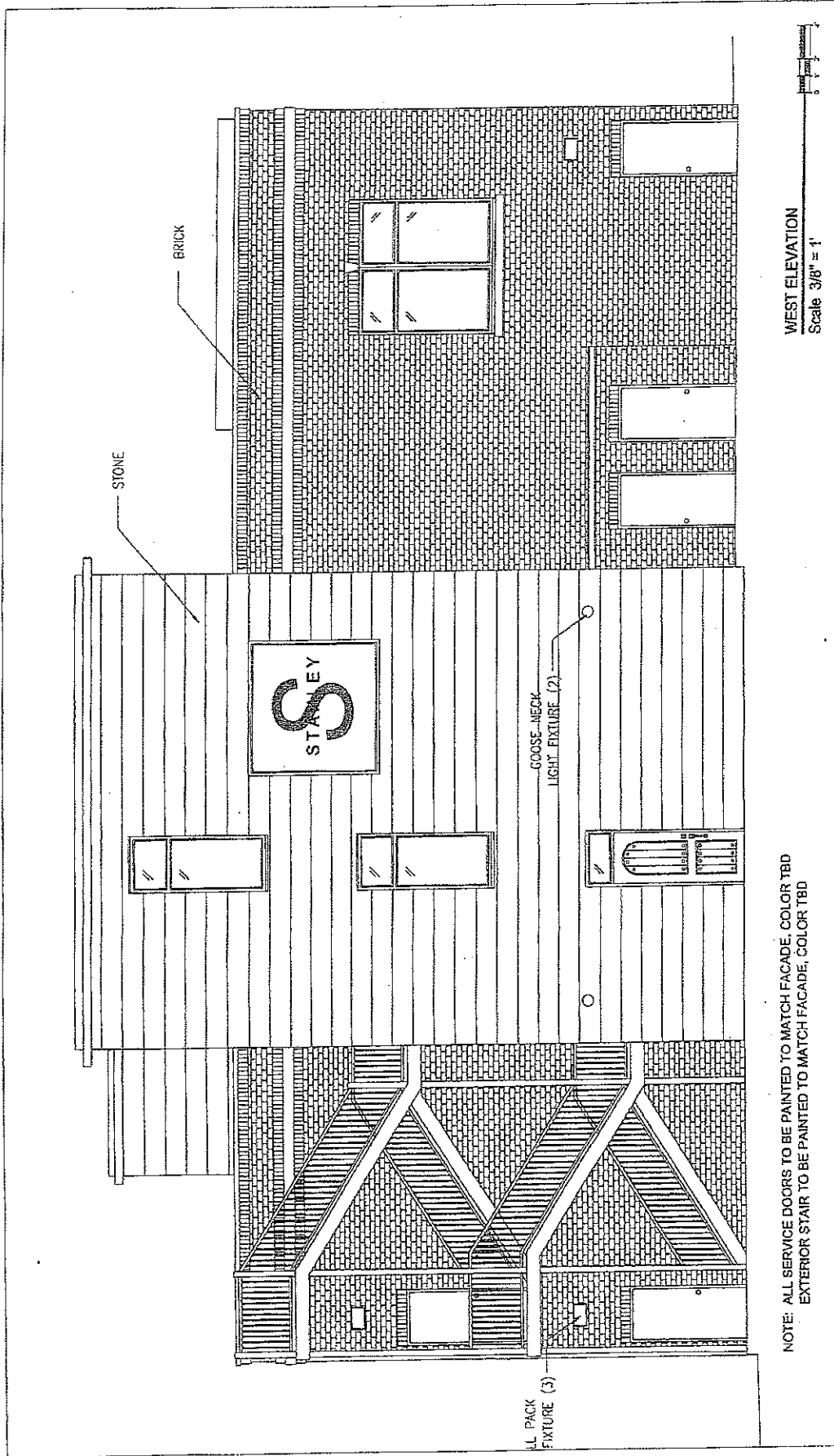


STANLEY EVENT CENTER

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25 SE 3rd Street

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VP: 1/21



Architects & Constructors, Inc.
191 Country West Drive
Lake Okauch, Missouri
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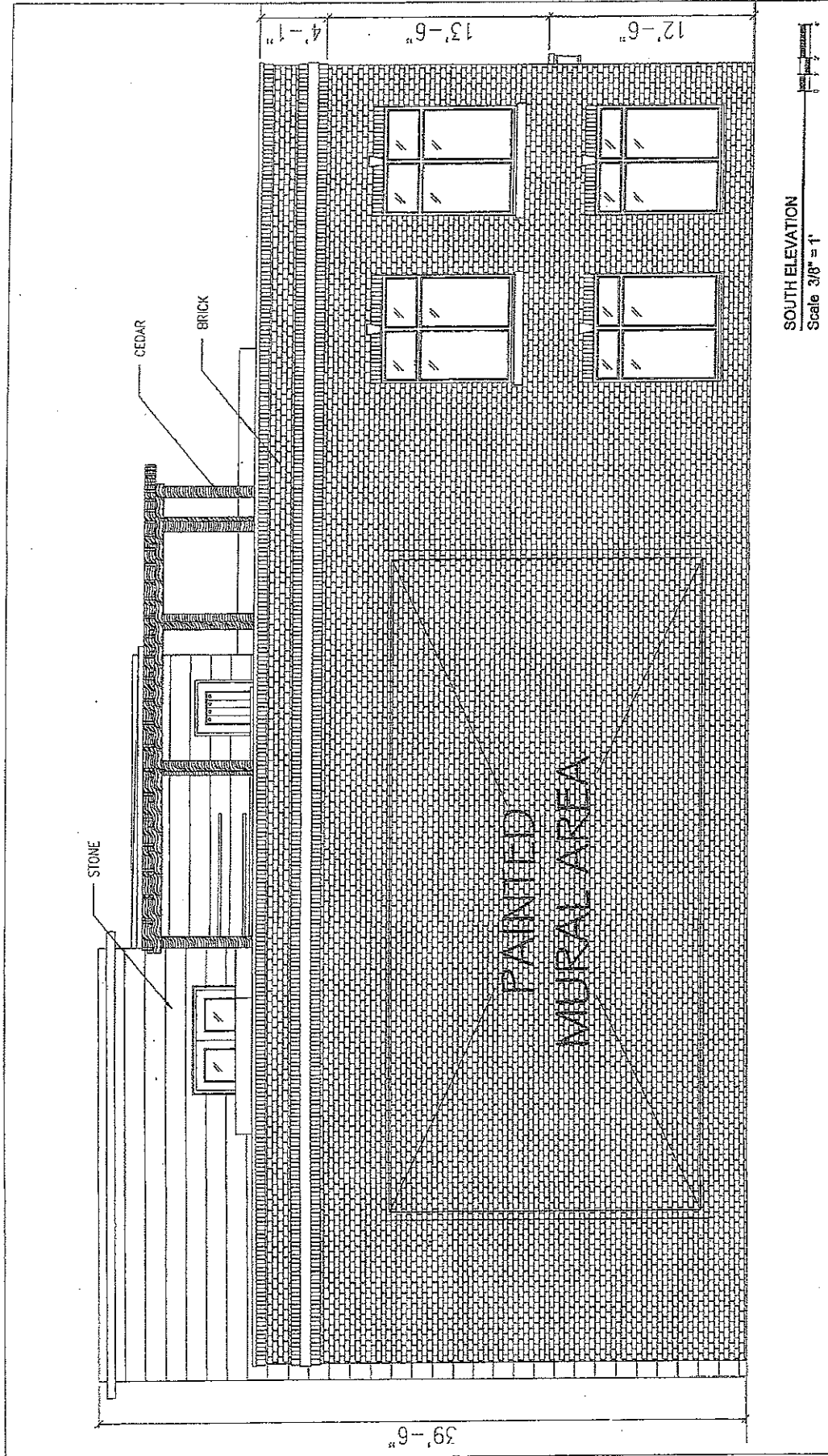
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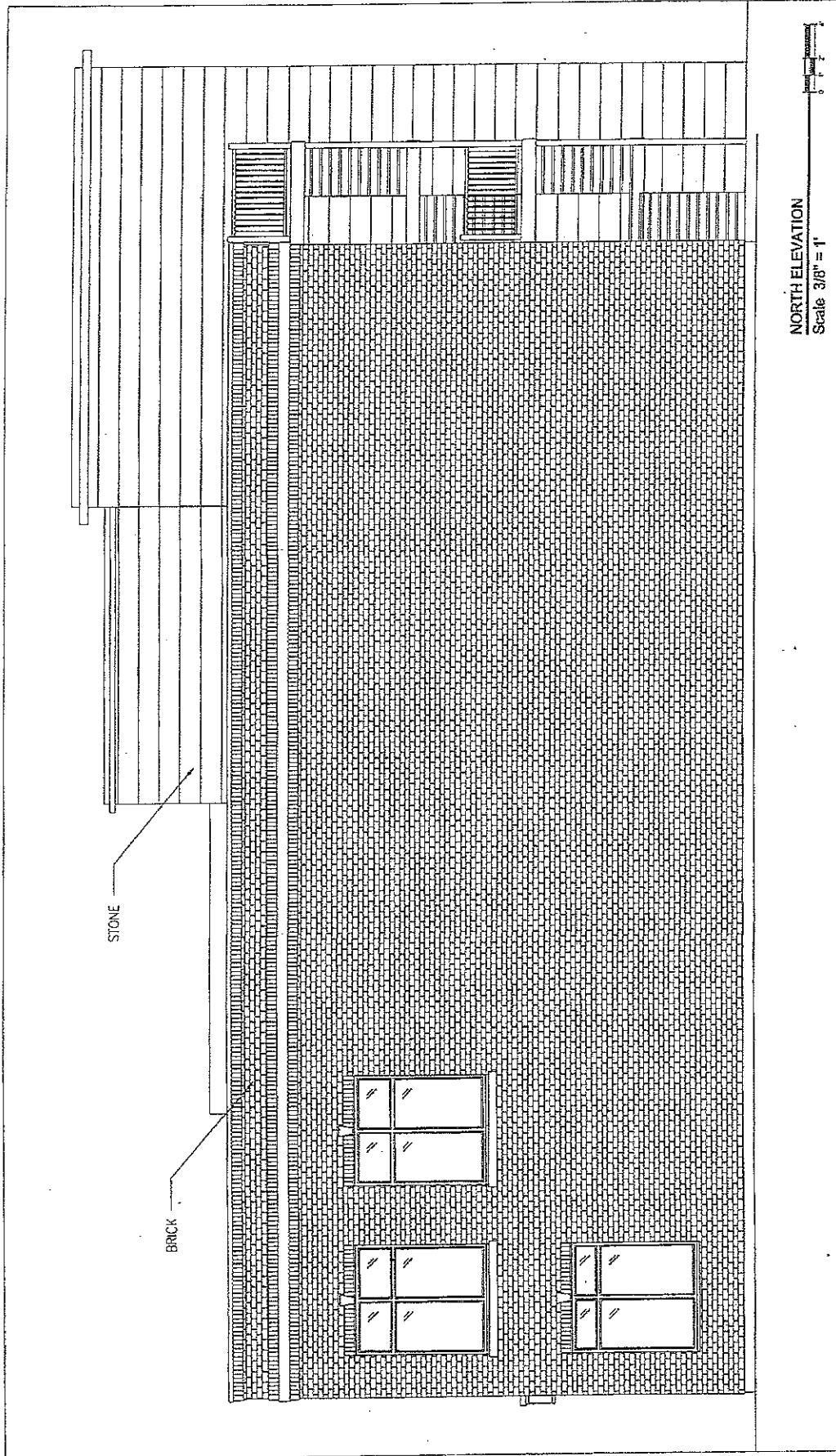
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STANLEY EVENT CENTER

Lee's Summit
Bryan & Cindy King
25 SE 3rd Street

MISSOURI
5-1-12

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A 106
W-2-2-106

2012-036

STANLEY - KING EVENT PLACE

308 SE DOUGLAS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

MAY 01 2012

Planning & Development

Site Data Table 1

Lot Area	62,000 sq. ft. (1.42 ac)
Conrad Zoning	CBD
Improvement Area	1,000 sq. ft. (0.02 ac)
Building	1,000 sq. ft. (0.02 ac)
Professional	1,000 sq. ft. (0.02 ac)
Service Area	1,000 sq. ft. (0.02 ac)

Public Space Details

Existing public utility sewer main is located in the alley. The sewer line will be extended to the main.

Notes

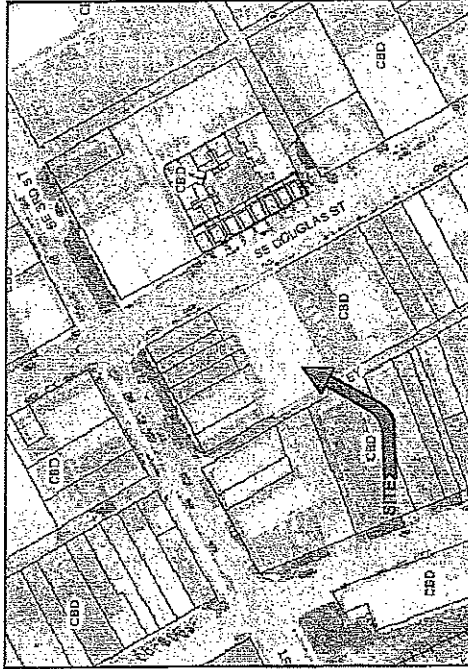
Existing water main is located in the right of way of SE Douglas Street. The water main will be extended to the main.

Storm Water

Storm water will be conveyed by gravity to the street and then to the storm water main.

Other Notes

There will be an increase in impervious area and no such a detention facility is not required.



INDEX OF SHEETS

- SHEET C-101 - TITLE SHEET
- SHEET C-102 - GENERAL LAYOUT
- SHEET C-103 - SITE ELEVATION PLAN
- SHEET C-104 - SPOT ELEVATION PLAN
- SHEET C-105 - LANDSCAPE PLAN

CONSULTANTS:

ENGINEERING SOLUTIONS (CIVIL ENGINEERING & SURVEYING)
6000 E. 12TH STREET, SUITE 100
LEES SUMMIT, MO 64063
WWW.ESOLUTIONSINC.COM

LEGAL DESCRIPTION:

LOT 2, 0.10 AC ADDITION, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEETS 14, 15 AND 16 OF THE INSTRUMENTARY BOOK OF LOTS 12 AND 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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4245 SOUTHWEST 10TH AVENUE
 MIAMI, FL 33155
 305-581-1234

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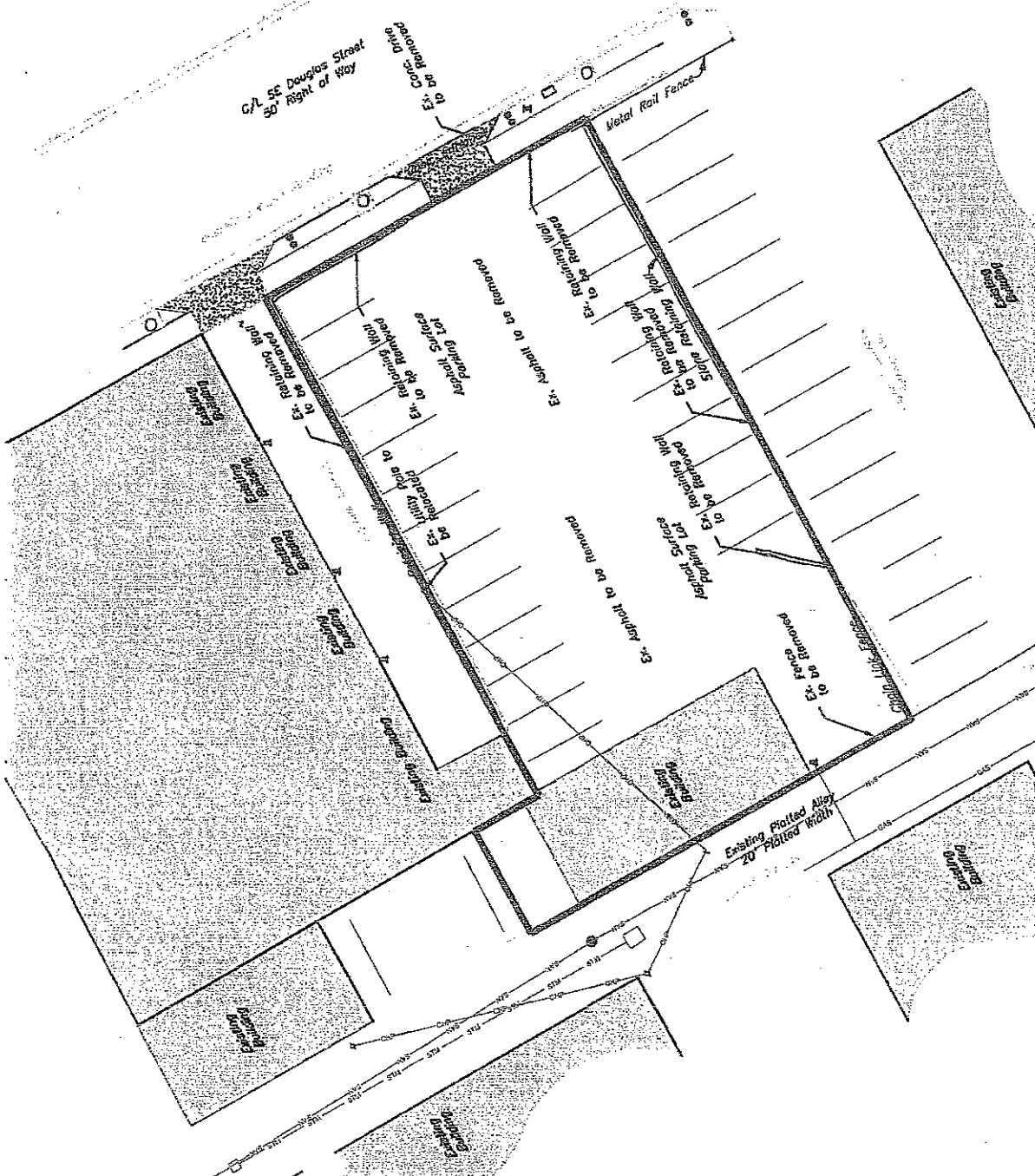
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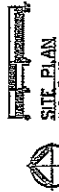
Stanley King Event Space
308 SE Douglas
Lee's Summit, Jackson County
21

1. **प्रश्न** : निम्नलिखित में से सही उत्तर चुनिए।
 (a) **प्रश्न** : निम्नलिखित में से सही उत्तर चुनिए।
 (b) **प्रश्न** : निम्नलिखित में से सही उत्तर चुनिए।
 (c) **प्रश्न** : निम्नलिखित में से सही उत्तर चुनिए।
 (d) **प्रश्न** : निम्नलिखित में से सही उत्तर चुनिए।

DEMO PLAN
Construction Plans for
Lot 2, 0-00 Addition and Part of Lots 12
at
Highland Town of Strother
Lee's, Jackson County, Missouri

[illegible]

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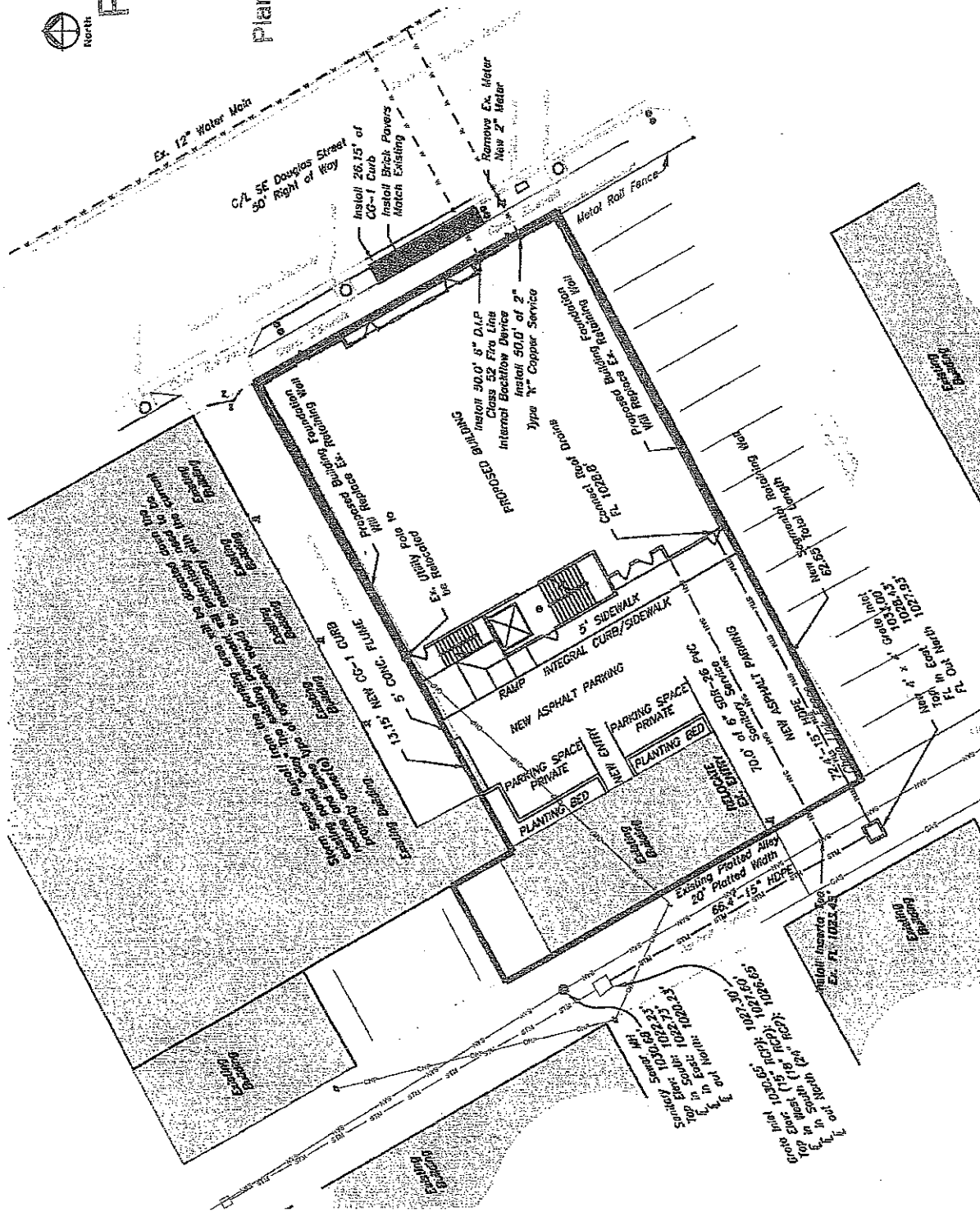
Professional Engineer
No. 000000000
State of Missouri
Exp. 12/31/2012

Stanley King Event Space
208 SE Douglas
St. Louis, MO 63103
314.441.1111
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Scale: 1" = 10'-0"

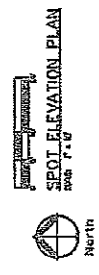
Site Plan
Construction Plans for:
Lot 2, Gano Addition and Part of Lots 12
of
Highland Town of St. Louis
Lees
St. Louis, MO 63103

PROJECT:
LOT 2, GANO ADDITION AND PART OF LOTS 12 OF
HIGHLAND TOWN OF ST. LOUIS
SHEET NO. 1 OF 1
DATE: 05/01/2012
DRAWN BY: [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]



[illegible]

2012-036



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Fax: 281.358.1001
www.solutions-engineering.com

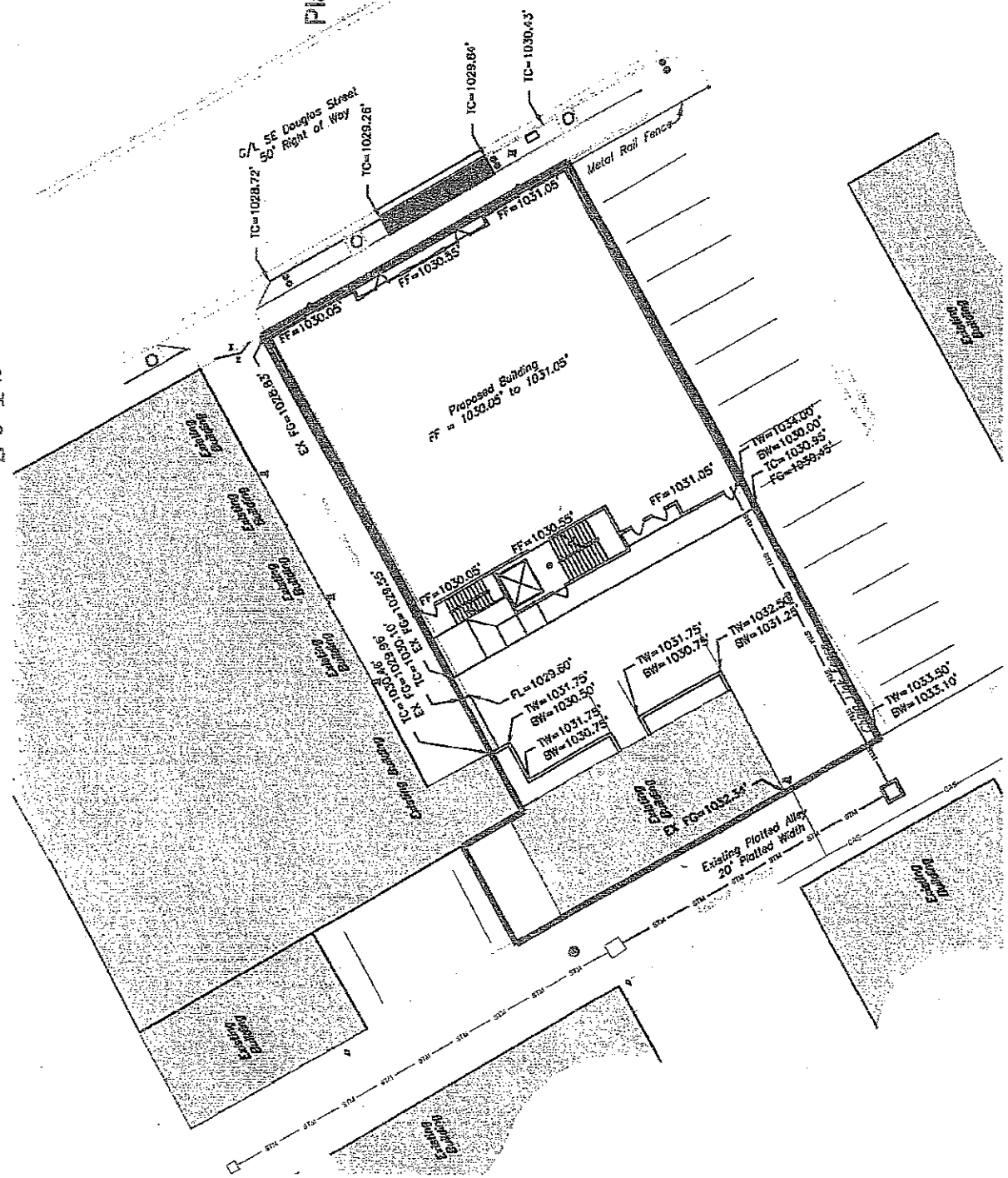
Professional Engineer
No. 10000
State of Texas
Exp. 12/31/12
D. J. Williams

Stanley King Event Space
308 SE Douglas
Law's Summit, Jackson County, TN

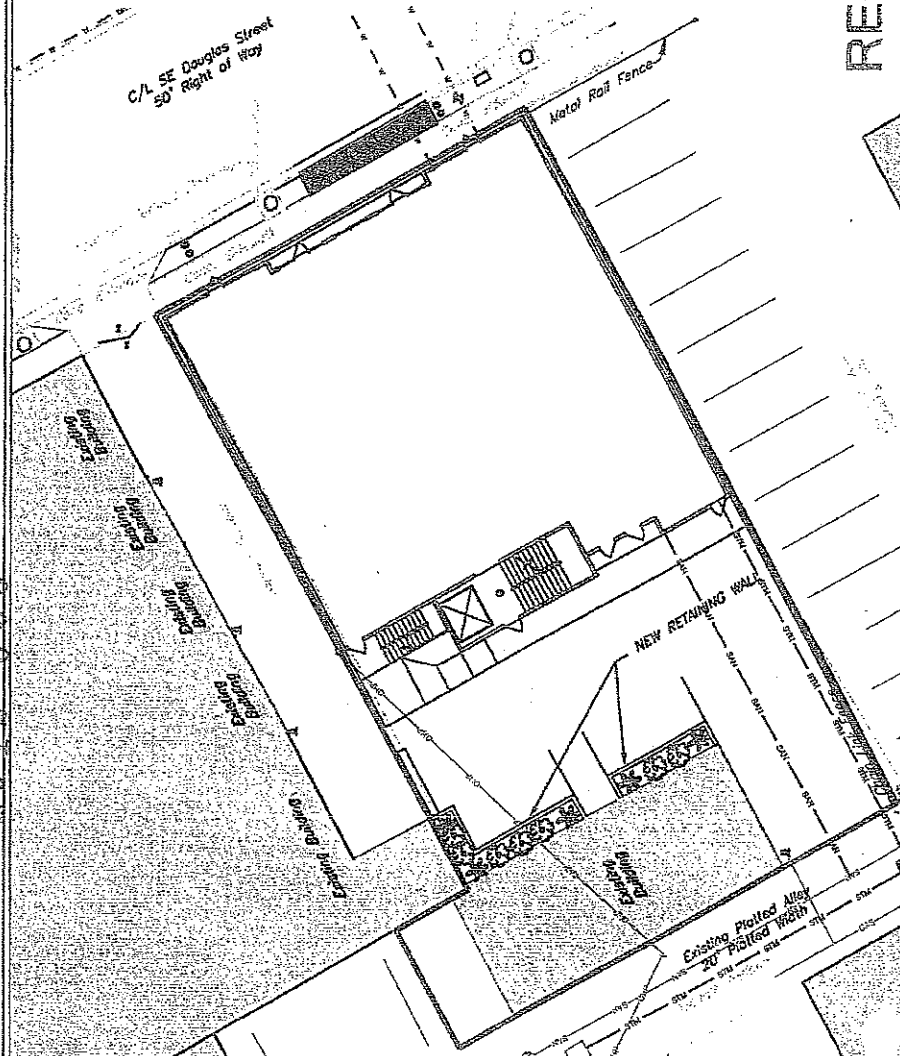
Project: Stanley King Event Space
Scale: As Shown
Date: 03/20/12
Drawn: J. Williams

SPOT ELEVATION PLAN
Construction Plans for:
Lot 2, Gano Addition and Part of Lots 12
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Tribal Town of Sevier
Jackson County, Missouri

SPOT ELEVATION PLAN
Construction Plans for:
Lot 2, Gano Addition and Part of Lots 12
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Tribal Town of Sevier
Jackson County, Missouri



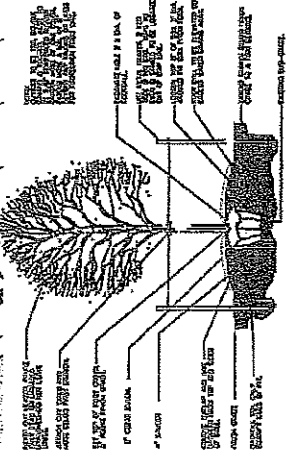
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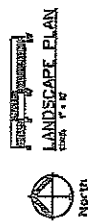
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Planning & Development



EXISTING PLANTING

PROPOSED PLANTING



GENERAL LANDSCAPE NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF JEFFERSON CITY LANDSCAPE PLAN. THE CITY OF JEFFERSON CITY LANDSCAPE PLAN IS A CITY-ADOPTED STANDARD WHICH SETS THE MINIMUM REQUIREMENTS FOR LANDSCAPE PLANTING. THE CITY OF JEFFERSON CITY LANDSCAPE PLAN IS A CITY-ADOPTED STANDARD WHICH SETS THE MINIMUM REQUIREMENTS FOR LANDSCAPE PLANTING. THE CITY OF JEFFERSON CITY LANDSCAPE PLAN IS A CITY-ADOPTED STANDARD WHICH SETS THE MINIMUM REQUIREMENTS FOR LANDSCAPE PLANTING.

INSTALLATION

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF JEFFERSON CITY LANDSCAPE PLAN. THE CITY OF JEFFERSON CITY LANDSCAPE PLAN IS A CITY-ADOPTED STANDARD WHICH SETS THE MINIMUM REQUIREMENTS FOR LANDSCAPE PLANTING. THE CITY OF JEFFERSON CITY LANDSCAPE PLAN IS A CITY-ADOPTED STANDARD WHICH SETS THE MINIMUM REQUIREMENTS FOR LANDSCAPE PLANTING. THE CITY OF JEFFERSON CITY LANDSCAPE PLAN IS A CITY-ADOPTED STANDARD WHICH SETS THE MINIMUM REQUIREMENTS FOR LANDSCAPE PLANTING.

MAINTENANCE BY OWNER

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PLANTING QUANTITIES

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#PL2012-036 – PRELIM. DEV. PLAN
The Stanley Event Center
Tri Architects & Constructors, applicant

