

AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM PI TO PO, AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LEE'S SUMMIT POLICE DEPARTMENT RENOVATION AND ADDITION, 10 NE TUDOR ROAD, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2012-094 requesting a change in zoning classification from District PI (Planned Industrial) to District PO (Planned Office) on land located at the northwest corner of Tudor Road and Douglas Street (part of 10 NE Tudor Road) and Application #PL2012-094, requesting approval of a preliminary development plan for Lee's Summit Police Department renovation and addition, 10 NE Tudor Road, submitted by Treanor Architects, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on September 11, 2012, and rendered a report to the City Council recommending that the zoning requested and 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 October 4, 2012, and rendered a decision to rezone said property and 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 the following described property is hereby rezoned from District PI to District PO:

*Parcel No. 52-900-04-02-00-0-00-000 - A tract of land in Section 31 Township 48 Range 31, described as follows: Beginning at a point 1450' W of the NE corner of the SE ¼, Thence W 75' to the NE corner of LOT 1, SUMMIT PARK, Thence S 230' to point of intersection with West ROW line of County Rd 10-EM, Thence Northeasterly along ROW to Point of Beginning.*

SECTION 2. That a preliminary development plan is hereby approved in District PO on the following described property:

*Lot 1A, New Lee's Summit Police and Court Facility and*

*Parcel No. 52-900-04-02-00-0-00-000 - A tract of land in Section 31 Township 48 Range 31, described as follows: Beginning at a point 1450' W of the NE corner of the SE ¼, Thence W 75' to the NE corner of LOT 1, SUMMIT PARK, Thence S 230' to point of intersection with West ROW line of County Rd 10-EM, Thence Northeasterly along ROW to Point of Beginning.*

SECTION 3. That development shall be in accordance with the preliminary development plan dated August 21, 2012 appended hereto and made a part hereof.

SECTION 4. That the following conditions of approval apply:

1. Development shall be in accordance with the Preliminary Development Plan, dated August 21, 2012, subject to the conditions below.
2. The perimeter security fencing shall be permitted to have an overall height of 10 feet above grade.
3. At the time of construction of the basketball court along Douglas Street, existing trees that are removed shall be relocated or replaced in sufficient quantities to meet the minimum street frontage requirement of 15 trees.
4. All new parking lot pole lights shall be LED light fixtures. Existing metal halide parking lot pole lights that are moved to alternate site locations may be retained.


SECTION 4. 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. 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.

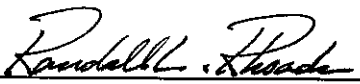
PASSED by the City Council of the City of Lee's Summit, Missouri, this 18<sup>th</sup> day of October, 2012.

  
Mayor Randall L. Rhoads

ATTEST:

  
City Clerk Denise R. Chisum


APPROVED by the Mayor of said city this 22<sup>nd</sup> day of October, 2012.

  
\_\_\_\_\_  
Mayor Randall L. Rhoads

ATTEST:

  
\_\_\_\_\_  
City Clerk Denise R. Chisum

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney Teresa S. Williams





PROJECT: GRADING PLAN  
DATE: 10/1/12

Lee's Summit Police Department  
10 N.E. T. Road  
Lee's Summit, MO 64086

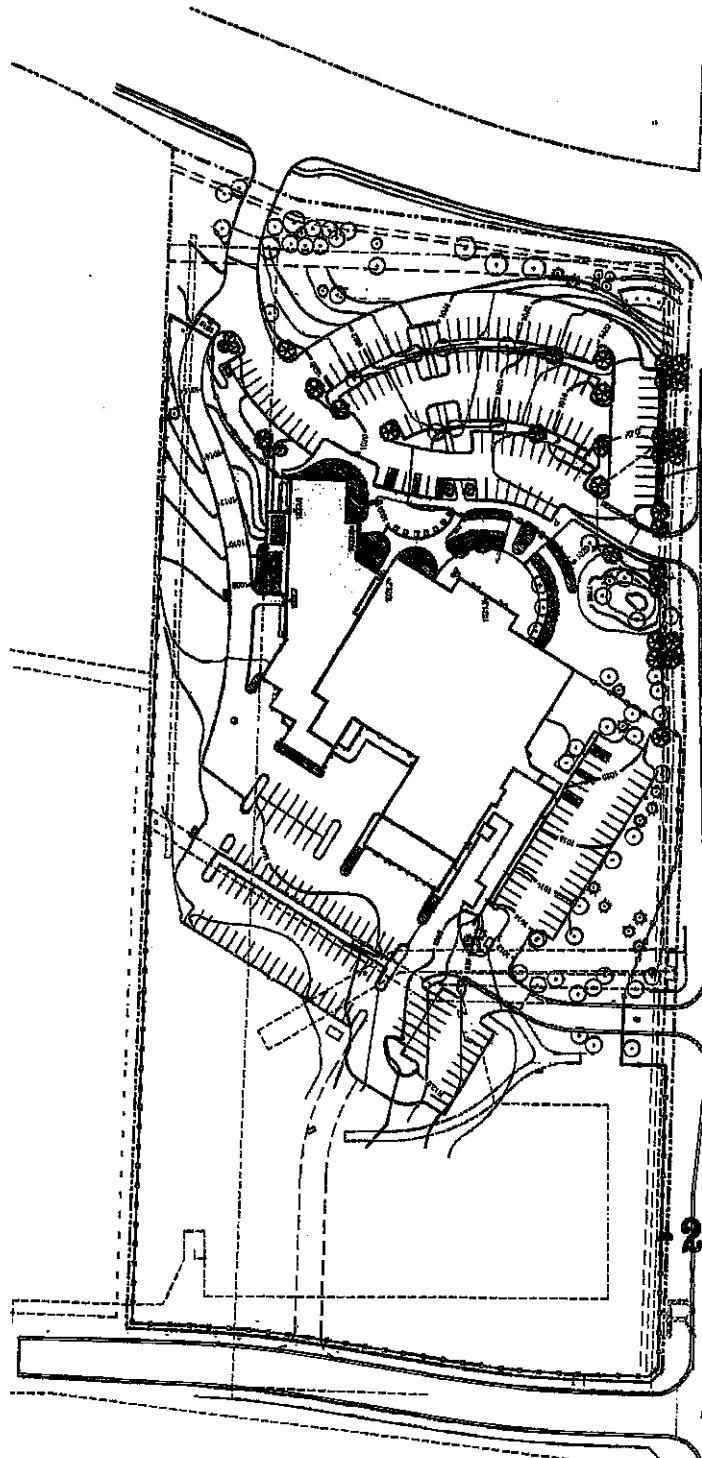
ARCHITECTS P.A.  
10000 E. 11th Ave.  
Suite 200  
Overland Park, MO 66214  
Tel: 913.241.1100  
Fax: 913.241.1101  
www.lee-anthony.com

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY GRADING PLAN	10/1/12	JL	

PDP - 3

GRADING PLAN

PLANNING & DEVELOPMENT



NOTE:  
1. FINAL ROADWAY GRADING FOR ADJACENT STREET IMPROVEMENTS FOR DOUGLAS, LOGAN, AND GLOUM AVENUES IS BASED ON THE PRESENT GRADING. THE SITE GRADING AT THIS TIME, SOME ADDITIONAL ADJUSTMENTS TO PROPOSED GRADING IN THESE AREAS MAY BE NECESSARY.

2012-094  
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01 PRELIMINARY GRADING PLAN

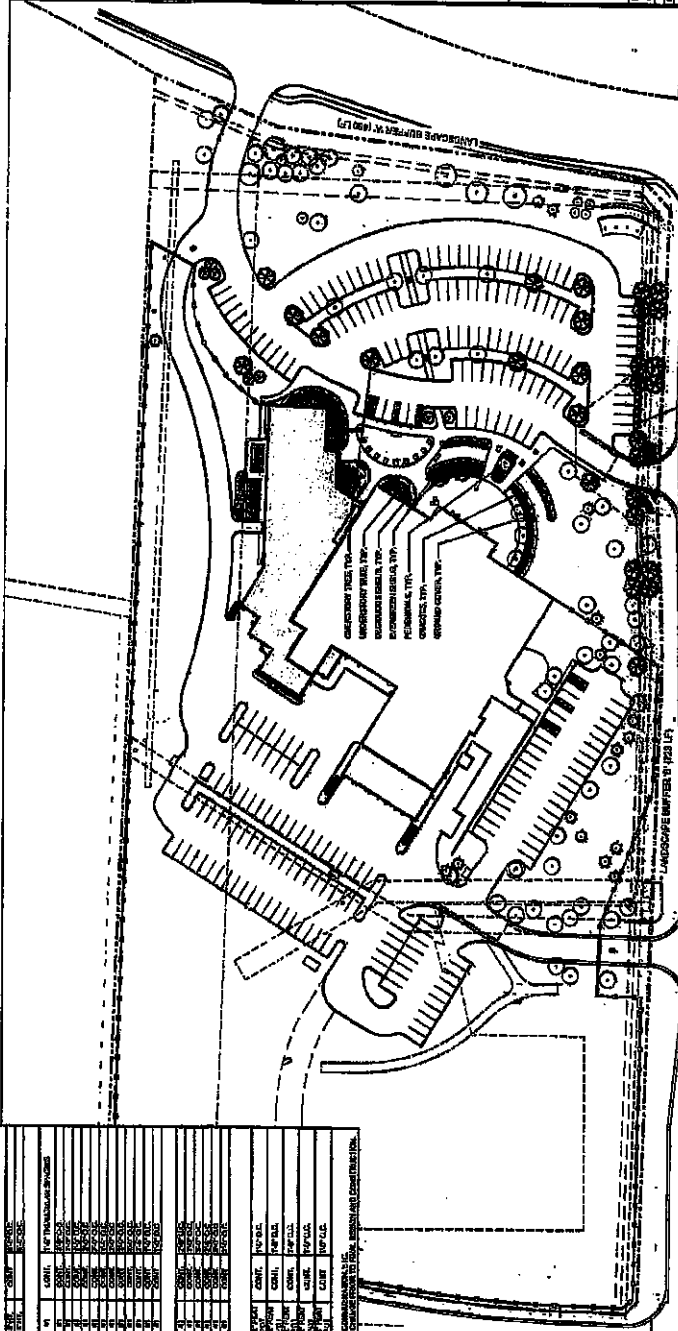
Planning & Development

PRELIMINARY PLANT SCHEDULE			
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PLANT SYMBOL LEGEND	
○	EXISTING DECIDUOUS TREE TO REMAIN
⊗	EXISTING EVERGREEN TREE TO REMAIN
⊙	PROPOSED SHADE TREE
⊗	PROPOSED ORNAMENTAL TREE
⊙	PROPOSED SHRUB
⊗	PROPOSED EVERGREEN SHRUB
⊙	PROPOSED LARGE DECIDUOUS SHRUB
⊗	PROPOSED ORNAMENTAL GRASSES
⊙	PROPOSED PERENNIALS
□	PROPOSED GROUND COVER

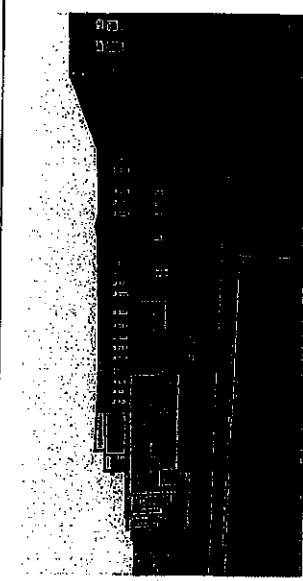
LANDSCAPE BUFFER	
○	PROPOSED LANDSCAPE BUFFER 10' WIDE
⊗	PROPOSED LANDSCAPE BUFFER 20' WIDE
⊙	PROPOSED LANDSCAPE BUFFER 30' WIDE
⊗	PROPOSED LANDSCAPE BUFFER 40' WIDE
⊙	PROPOSED LANDSCAPE BUFFER 50' WIDE
⊗	PROPOSED LANDSCAPE BUFFER 60' WIDE
⊙	PROPOSED LANDSCAPE BUFFER 70' WIDE
⊗	PROPOSED LANDSCAPE BUFFER 80' WIDE
⊙	PROPOSED LANDSCAPE BUFFER 90' WIDE
⊗	PROPOSED LANDSCAPE BUFFER 100' WIDE

PLANTING SCHEDULE	
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-2012-09-01  
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 AUG 21 2012  
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NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	02/24/08	TR
2	ISSUED FOR CONSTRUCTION	02/24/08	TR



Southwest View



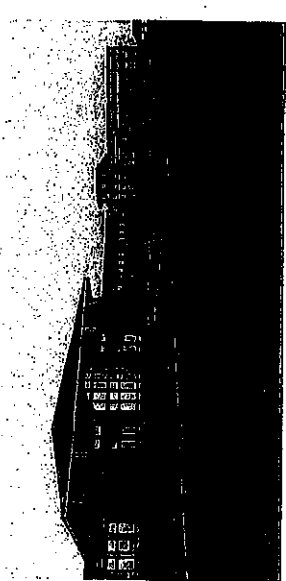
New Entry View



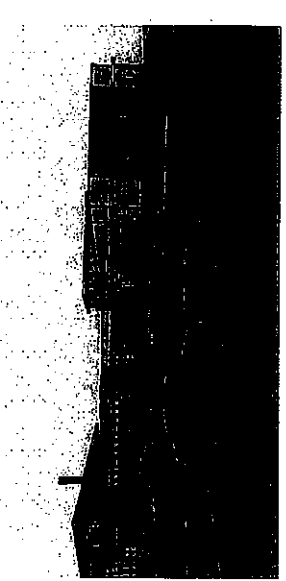
East View



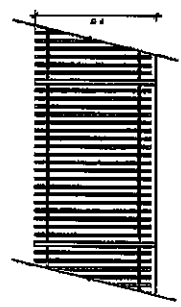
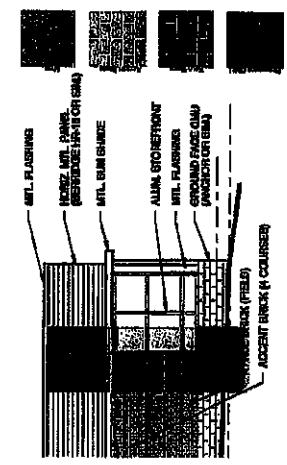
Northeast View



View From Public Parking Entry Off Tudor Rd.



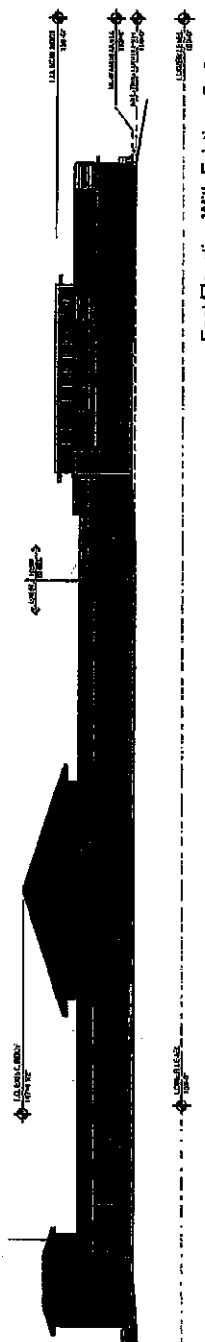
View From Public Parking Lot



Site Fence Elevation

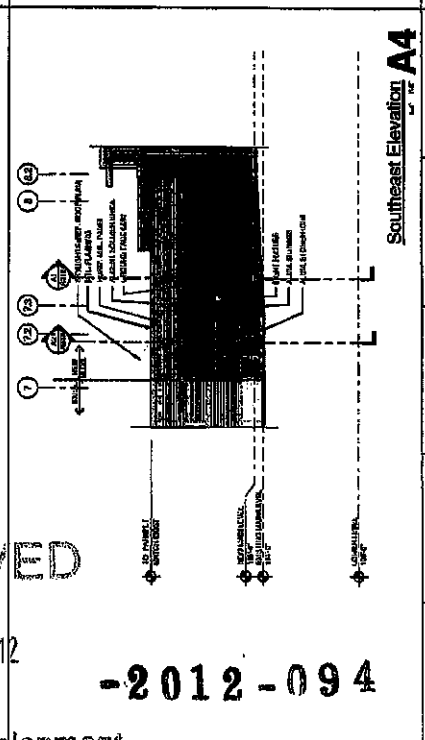
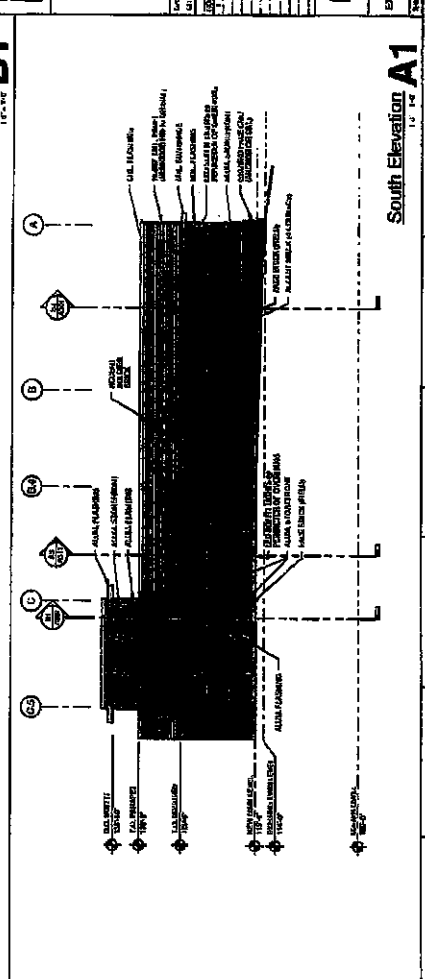
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East Elevation With Existing A1  
1/16" = 1' - 0"





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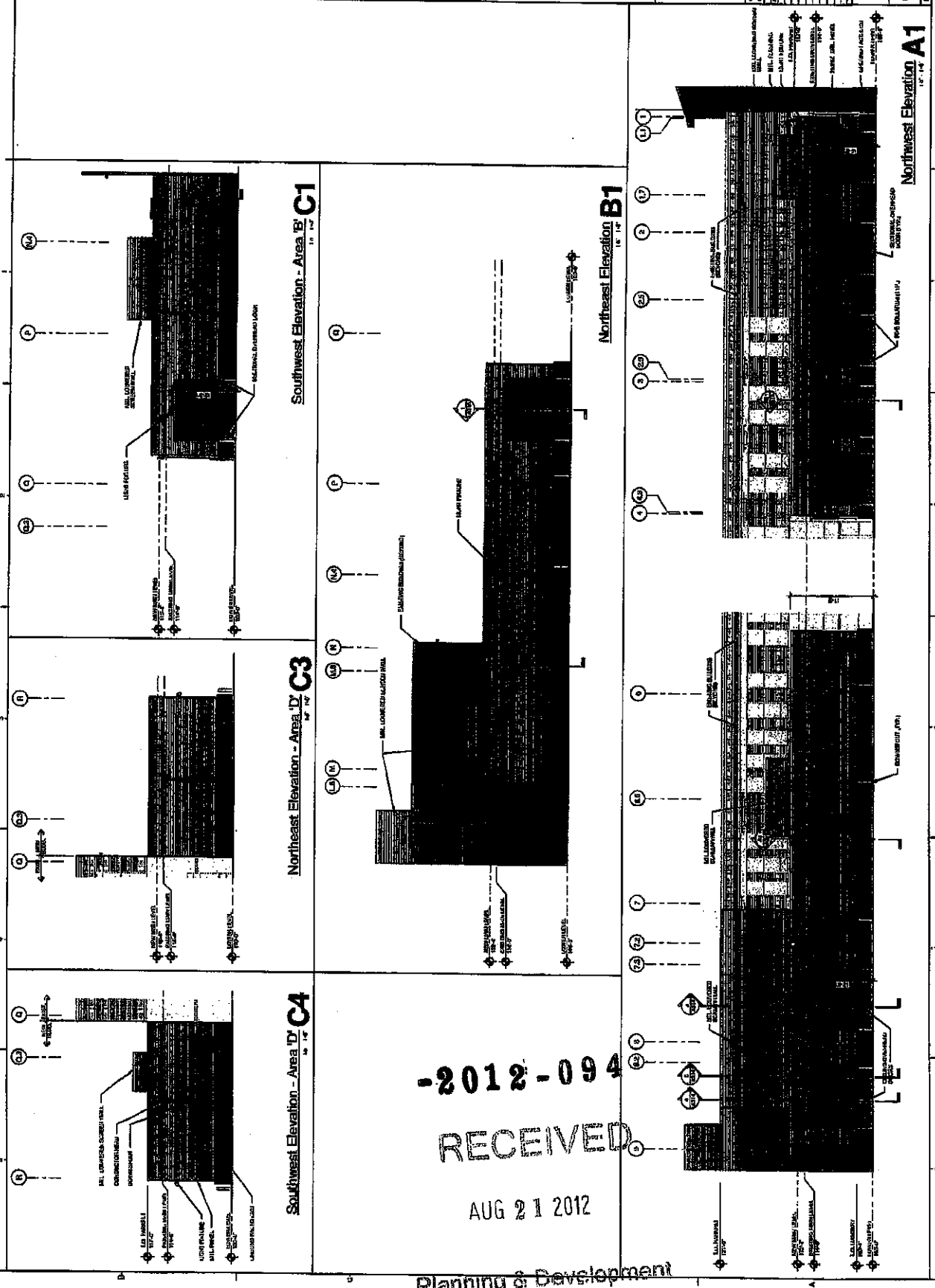
PRELIMINARY  
CONCEPT PLAN  
DATE: 10/1/11  
BY: [Signature]

Lee's Summit Police Department  
10 N.E. T<sup>h</sup> Road  
84086

TREANOR  
ARCHITECTS, P.A.  
11111 E. 15th Ave.  
Suite 100  
Denver, CO 80231  
Tel: 303.751.1111  
Fax: 303.751.1112  
www.treanorarchitects.com

REVISION	DATE	DESCRIPTION
1	10/1/11	Initial Design
2	10/1/11	Revised Design
3	10/1/11	Final Design

PDP - 7  
EXTerior Elevations  
10/1/11



## Planning & Development

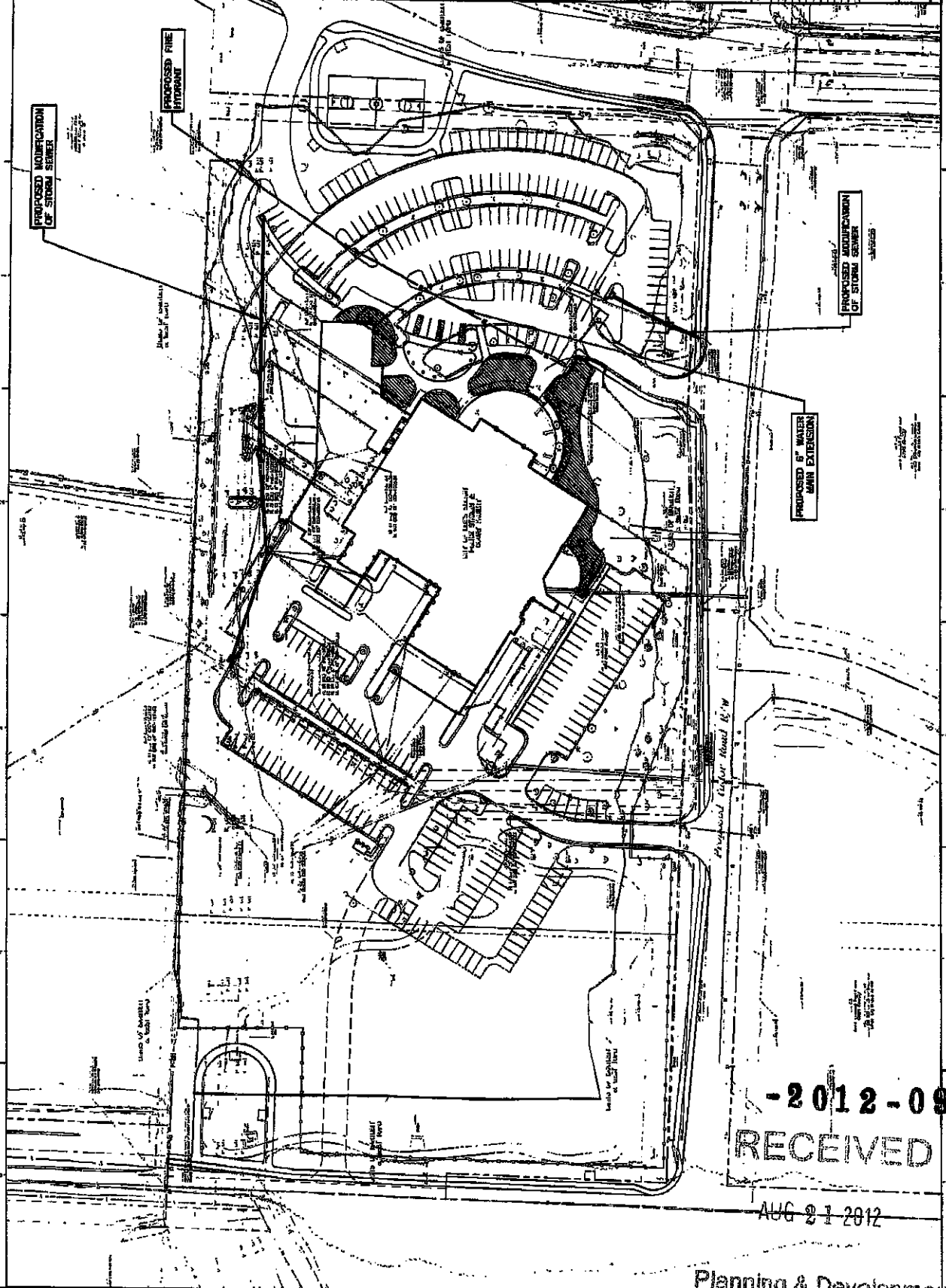
PRELIMINARY  
DEVELOPMENT PLAN  
DATE

Lee's Summit Police Department  
10 N.E. 7<sup>th</sup> Road  
Lee's Summit, MO 64086

TREANOR  
ARCHITECTS P.A.  
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Suite 200  
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Tel: 913.241.1100  
Fax: 913.241.1101  
www.treanor.com

PROJECT NO.	2012-094
DATE	08/21/2012
BY	TR
CHECKED BY	TR
DATE	08/21/2012
PROJECT NAME	Lee's Summit Police Department
PROJECT ADDRESS	10 N.E. 7 <sup>th</sup> Road
PROJECT CITY	Lee's Summit, MO
PROJECT STATE	MO
PROJECT ZIP	64086
PROJECT TYPE	Police Department
PROJECT PHASE	Preliminary
PROJECT STATUS	Approved

PDP - 9  
UTILITY PLAN



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**#PL2012-094 – REZONING from PI to PO &  
PRELIMINARY DEVELOPMENT PLAN  
Lee's Summit Police Depart. Renovation & Addition  
Treanor Architects, applicant**

