AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 194 NW OLDHAM PARKWAY , IN DISTRICT CP-2, FREDDY'S FROZEN CUSTARD & STEAKBURGERS, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #2012-156 submitted by BRR Architecture, requesting approval of a preliminary development plan in District CP-2 (Planned Community Commercial District) on land located at 194 NW Oldham Parkway was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District CP-2 by the passage of the Unified Development Ordinance, Ordinance No. 5209, on September 6, 2001, which reclassified zoning districts citywide, 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 the consideration of the preliminary development plan on February 12, 2013, 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 February 21, 2013, 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 CP-2 on the following described property:

Lot 1, Summit Shopping Center.

SECTION 2. That the following conditions of approval apply:

1. The development shall be in accordance with the Preliminary Development Plan, date stamped January 30, 2013.
2. A modification shall be granted to the minimum parking lot setback to allow for a 0 foot setback.
3. A modification shall be granted to the maximum impervious coverage of the site up to 85%.
4. A modification shall be granted to the number of signs to allow a total of 5 signs (4 wall signs and 1 monument sign).
5. A modification shall be granted to the maximum sign façade coverage up to 11.1% for the East (front) façade, to allow the signs as shown.

6. A modification shall be granted to the maximum sign area for a monument sign, to allow a maximum sign face area of 72 square feet and a maximum sign face and structure area of 110.5 square feet (reduced from the proposed 127 square feet) for the proposed monument sign. The sign base shall be faced in a masonry material to compliment the primary building.

SECTION 3. That development shall be in accordance with the preliminary development plan, consisting of a title page with perspective rendering, building elevations, wall and monument sign designs, overall site plan, site plan, grading plan, utility plan and landscape plan, date stamped January 30, 2013 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.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 14th day of March, 2013.

Randall L. Rhoads

Mayor Randall L. Rhoads

ATTEST:

Denise R. Chisum

City Clerk *Denise R. Chisum*

APPROVED by the Mayor of said city this 18th day of March, 2013.

Randall L. Rhoads

Mayor Randall L. Rhoads

ATTEST:

Denise R. Chisum

City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

John L Martin for

City Attorney *Teresa S. Williams*

-2012-156-

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Planning & Development

Freddy's
194 NW Oldham Parkway
Lee's Summit, MO

OCCUPANCY LOAD

Area	Area (S.F.)	Occupancy Load Factor	Occupancy Load
Dining	1,615	S.F./15	108
Kitchen	1,665	S.F./200	9
		Total	117

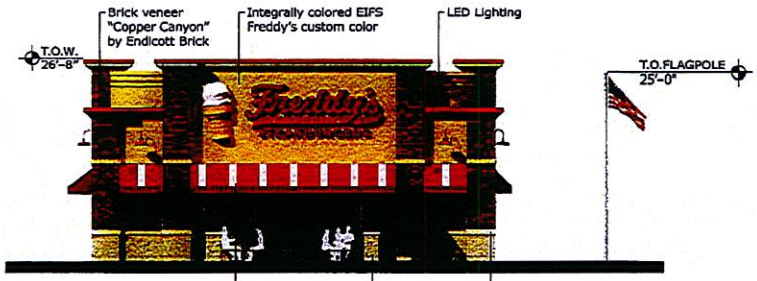
B|R|R architecture

1

01 30, 2013

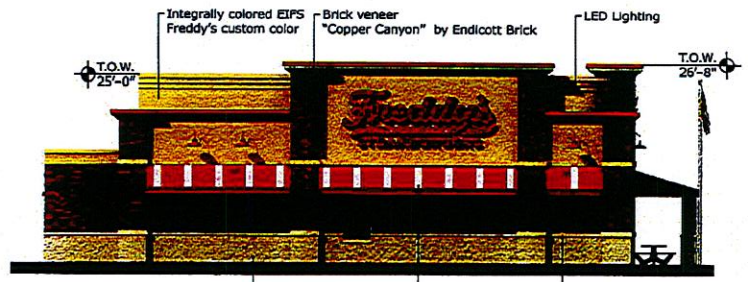
DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing

-2012-150



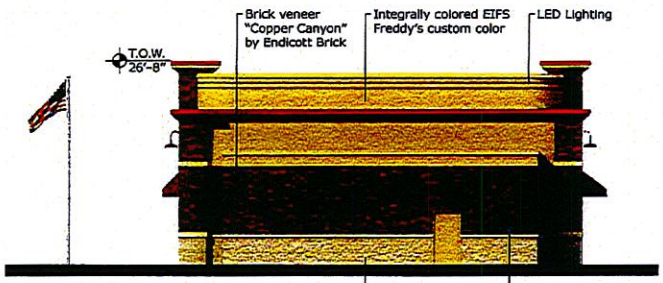
Front Elevation (East)

0 5 10 20



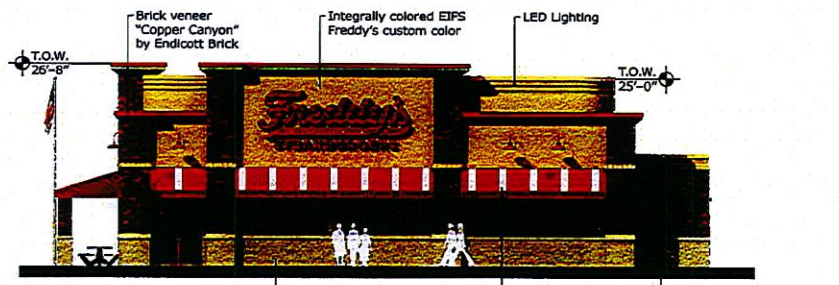
Left Elevation (South)

0 5 10 20



Rear Elevation (West)

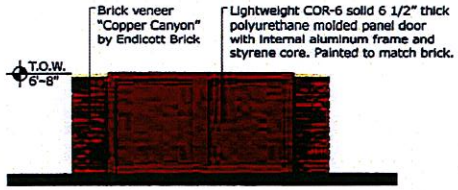
0 5 10 20



Right Elevation (North)

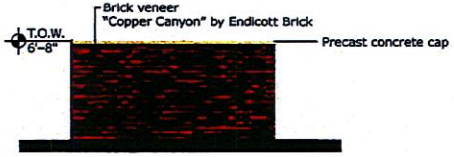
0 5 10 20

Trash Enclosure



Front Elevation

0 5 10 20



Right Elevation

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Freddy's STEAKBURGERS

Freddy's
194 NW Oldham Parkway
Lee's Summit, MO

	Front Elevation	Rear Elevation	Left Elevation	Right Elevation
EIFS Material	32%	38%	32%	32%

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2
01 30, 2013

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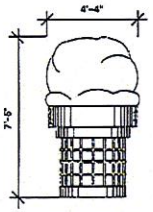
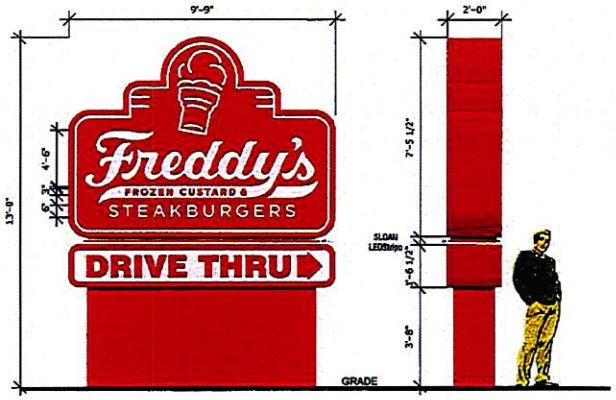
2012-156



Building Signage - Cone (Front Elevation) 33 S.F.

Building Signage (Front Elevation) 123 S.F.

Building Signage (Right and Left Elevations) 153 S.F.



Monument Sign 127 S.F.

Freddy's
194 NW Oldham Parkway
Lee's Summit, MO

	Front Elevation	Rear Elevation	Left Elevation	Right Elevation
Facade Square Footage	1406 S.F.	1358 S.F.	1877 S.F.	1877 S.F.
Signage Area	123 S.F. +33 S.F. (cone) (11.1%)	N/A	153 S.F. (8.2%)	153 S.F. (8.2%)

B|R|R architecture

Kansas City

3

01 30, 2013

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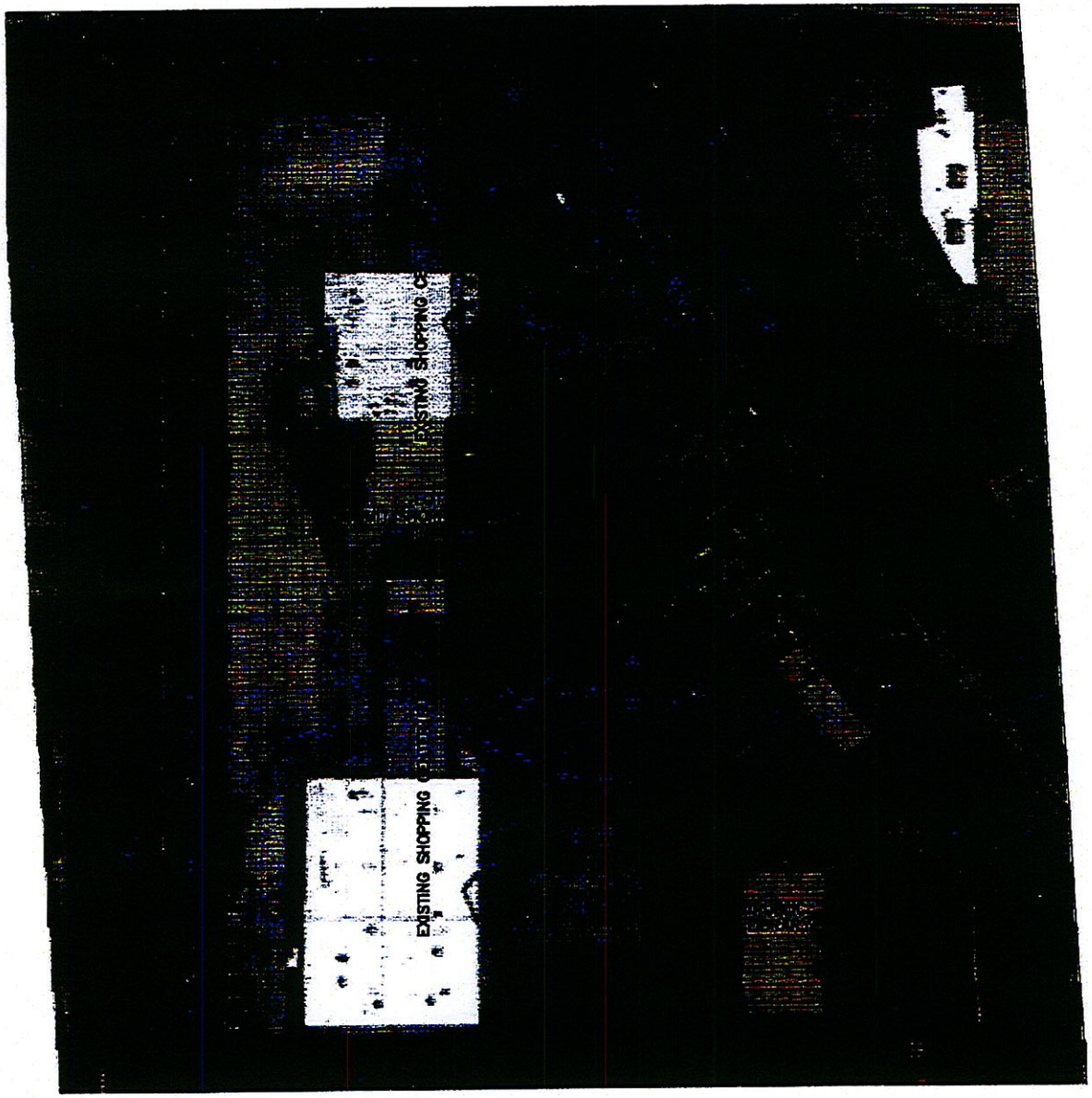
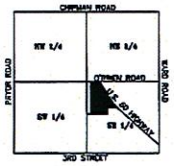
-2012-153-



SCALE: 1"=60'

LEGAL DESCRIPTION
Lot 1, SUMMIT SHOPPING CENTER, a platted subdivision in the City of Lee's Summit, Jackson County, Missouri.

Lot 1 contains a total area of 16.75 acres.



LOCATION MAP
SECTION 1-47-32

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PHILIPS ENGINEERING, INC.
1020 N. Waterfront
Olathe, Kansas 66061
913.393.9155
fax (913) 393.9156
www.philipsengineering.com

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IMPLEMENTATION

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NO	DATE	REVISION(S)

Project Name
Freddy's FROZEN CUSTARD & STEAKBURGERS

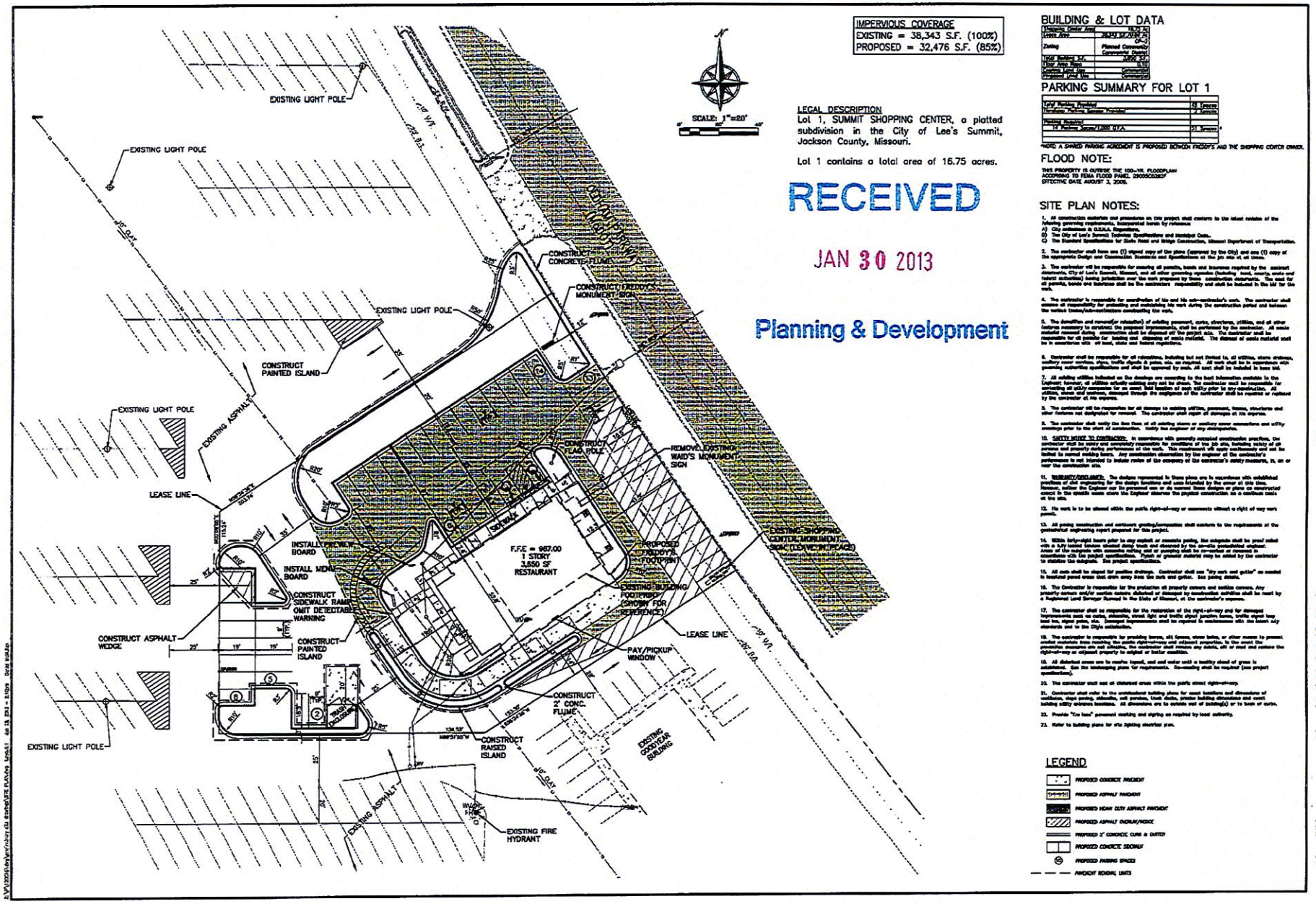
Project Address
1204 NW OLIPHANT PARKWAY
LEE'S SUMMIT, MO 64081

Project Manager
Checked by:
Drawn by:
Document date
01/28/13
Project No.
43010002
Professional Seal

Sheet Title
OVERALL
SITE PLAN

Sheet No.
C1

-2012-156-



IMPERVIOUS COVERAGE
EXISTING = 38,343 S.F. (100%)
PROPOSED = 32,476 S.F. (85%)

LEGAL DESCRIPTION
Lot 1, SUMMIT SHOPPING CENTER, a platted subdivision in the City of Lee's Summit, Jackson County, Missouri.

Lot 1 contains a total area of 16.75 acres.

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BUILDING & LOT DATA

Shopping Center Area	16.75 Ac
Lease Area	38,343 S.F./0.88 Ac
Zoning	CP-2
	Planned Commercial Convenience District
Total Building S.F.	3,550 S.F.
Floor Area Ratio	0.19
Current Land Use	Commercial
Proposed Land Use	Commercial

PARKING SUMMARY FOR LOT 1

Total Parking Provided	49 Spaces
Handicap Parking Spaces Provided	2 Spaces
Parking Required	
18 Parking Spaces/1,000 G.F.A.	51 Spaces*

*NOTE: A SHARED PARKING AGREEMENT IS PROPOSED BETWEEN FREDDY'S AND THE SHOPPING CENTER OWNER.

FLOOD NOTE:

THIS PROPERTY IS OUTSIDE THE 100-YR. FLOODPLAIN
ACCORDING TO FEMA FLOOD PANEL 29095C0282F
EFFECTIVE DATE AUGUST 3, 2009.

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
A) City ordinances & U.S.A.L.A. Regulations.
B) The City of Lee's Summit Technical Specifications and Standard Costs.
C) The Standard Specifications for State Road and Bridge Construction, Missouri Department of Transportation.

2. The contractor shall have one (1) signed copy of the plans (issued by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications on the job site at all times.

3. The contractor will be responsible for securing all permits, bonds and insurance required by the constituent governments, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal agencies) and pay all fees and expenses in connection therewith. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.

4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/subcontractors conducting the work.

5. The demolition and removal(or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material and debris shall be hauled off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.

6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm sewers, sanitary sewer services, sign, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by each. All cost shall be included in base bid.

7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unknown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.

8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.

9. The contractor shall verify the flow line of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.

10. SAFETY MEET TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and exclusively responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any operation observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.

11. WARRANTY/DISCLAIMER: The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. However, neither the Engineer nor the preparers are or do warrant these designs or plans as constructed correct in the specific cases where the Engineer observes the physical construction on a continual basis at the site.

12. No work is to be allowed within the public right-of-way or easements without a right of way work permit.

13. All paving construction and earthwork, grading/compaction shall conform to the requirements of the geotechnical engineering report prepared for this project.

14. Within forty-eight hours prior to any asphalt or concrete paving, the subgrade shall be proof rolled with a fully loaded tandem axle dump truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and or pumping shall be reworked or repaired in accordance with the geotechnical report. Lime, cement or granular material may be added by the contractor to stabilize the subgrade. See project specification.

15. All curb shall be placed for positive drainage. Contractor shall use "dry curb and gutter" as needed in lowland paved areas that drain away from the curb and gutter. See paving details.

16. The Contractor is responsible for the protection all property corners and section corners. Any property corners and/or section corners defaced or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.

17. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, etc. Damaged improvements shall be repaired to conditions with the latest city standards and to the City's satisfaction.

18. The contractor is responsible for providing barrels, silt fences, straw bales, or other means to prevent sediment laden water from leaving the site during construction and adjacent properties. In the event the protection measures are not adequate, the contractor shall remove any debris, silt or mud and restore the right-of-way or adjacent property to original or better condition.

19. All disturbed areas are to receive topsoil, seed and water until a healthy stand of grass is established. See the landscaping plans for requirements. Re-seeding shall be required (see project specifications).

20. The contractor shall not sit disturbed areas within the public street right-of-way.

21. Contractor shall refer to the architectural building plans for exact locations and dimensions of sidewalks, steps paving, sidewalks, exit porches, trash stoks, precise building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s) or to back of curbs.

22. Provide "fire lane" pavement marking and signing as required by local authority.

23. Refer to building plans for site lighting electrical plan.

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED ASPHALT OVERLAY/MILL
- PROPOSED 2' CONCRETE CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- PAVEMENT ROUGH UNITS

PHILLIPS ENGINEERING, INC
1515 N. Winchester
Olathe, Kansas 66061
(913) 279-1113
Fax (913) 397-9116
www.phillipsengineering.com
PLANNING
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Fredddy's FREDDY'S FRICKEN CHICKEN STEAKBURGERS

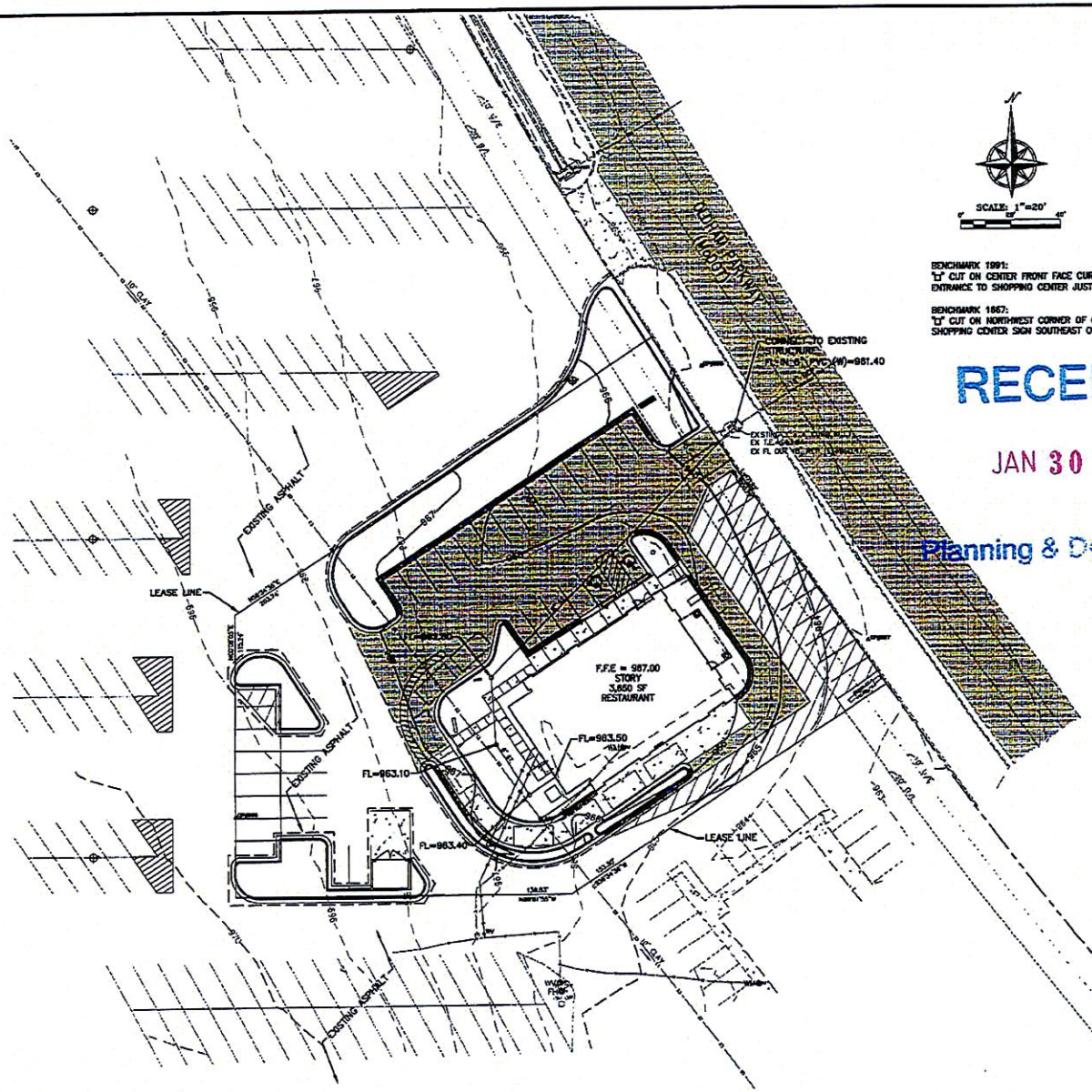
194 NW OLDHAM PARKWAY
LEE'S SUMMIT, MO 64081

01/28/13

SITE PLAN

C2

-2012-153-



BENCHMARK 1991: ELEV.=964.67
"D" CUT ON CENTER FRONT FACE CURB INLET AT NORTH SIDE ENTRANCE TO SHOPPING CENTER JUST NORTH OF WAID'S.

BENCHMARK 1867: ELEV.=984.94
"D" CUT ON NORTHWEST CORNER OF CONCRETE BASE FOR SUMMIT SHOPPING CENTER SIGN SOUTHEAST OF WAID'S.

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SITE GRADING NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade. Contractor shall field down adjustments to allow for pavement and subbase thickness.
2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual observation during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fill.
4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded and stockpile it at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil must be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time and prior to the initiation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and intoxicated by the owner and PL.
5. Contractor shall install and/or cut existing pavement as necessary to ensure a smooth (1) one continuous grade. Contractor shall ensure positive drainage away from buildings for all island and paved areas.
6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
7. PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving and/or to be constructed under fill, or layer of paving. Unsuitable soils that are identified and that cannot be incorporated should be over-excavated and replaced with controlled structural fill.
8. EARTHWORK:

   A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of the Geotechnical report with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.

   B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.

   C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than 2ft, field testing and engineer construction should not commence until as authorized by the on-site geotechnical engineer to allow for consolidation.

   D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper 18 inches of building subgrade shall consist of Low Volume Change (LVC) material defined as compacted, compacted granular fill or low to moderate plasticity cohesive and materials established with Class C Flyash. Granular fill shall consist of uniformly graded granular with a maximum particle size of two (2) inches or less, with no boulders exceeding. Refer to geotechnical report for complete requirements.

   E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical lens of twelve inches (12"). The benches shall be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose fill thickness), unless otherwise directed by the Geotechnical Engineer.

   F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor maximum dry density. If moisture content shall be conditioned within this range until completion of the work. Areas with fill depths of 12 or greater shall be compacted or controlled, the use of Class C fill shall be held compacted with sand shading colors or mechanical tampers.
9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements with ADA parking areas shall not exceed 2% total slope. All grades around building shall be held about 6" from ditch line and slope away minimum 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (TL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on the project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and other industry standards. The TL will be selected by the owner and the cost of testing will be the owner's responsibility.
11. CLASSIFICATION: All excavation shall be considered undesignated. No separate or additional payments shall be made for rock excavation.
12. SEEDING AND SODDING: All areas disturbed by earthwork operations shall be fertilized, seeded and mulched, unless shown otherwise by the landscaping plan or erosion control plan.
13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, verified in the field to the best of our knowledge. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation is required exact field location of utilities. It shall be the responsibility of the contractor to repair all existing utilities which conflict with the proposed improvements shown on the plans.
14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the DNR or applicable state NPDES permit for storm water discharge associated with construction activities. Refer to project SWPPP requirements.

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED ASPHALT OVERLAY/WEDGE
- PROPOSED 2' CURB & GUTTER
- PROPOSED 2' DRY CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- 975 — EXISTING CONTOURS
- 100X — PROPOSED CONTOURS
- PAVEMENT REGIONAL LIMITS

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR OWNERS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES.

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1848
www.phelpsengineering.com
PLANNING ENGINEERING ENVIRONMENTAL

NO.	DATE	DESCRIPTION

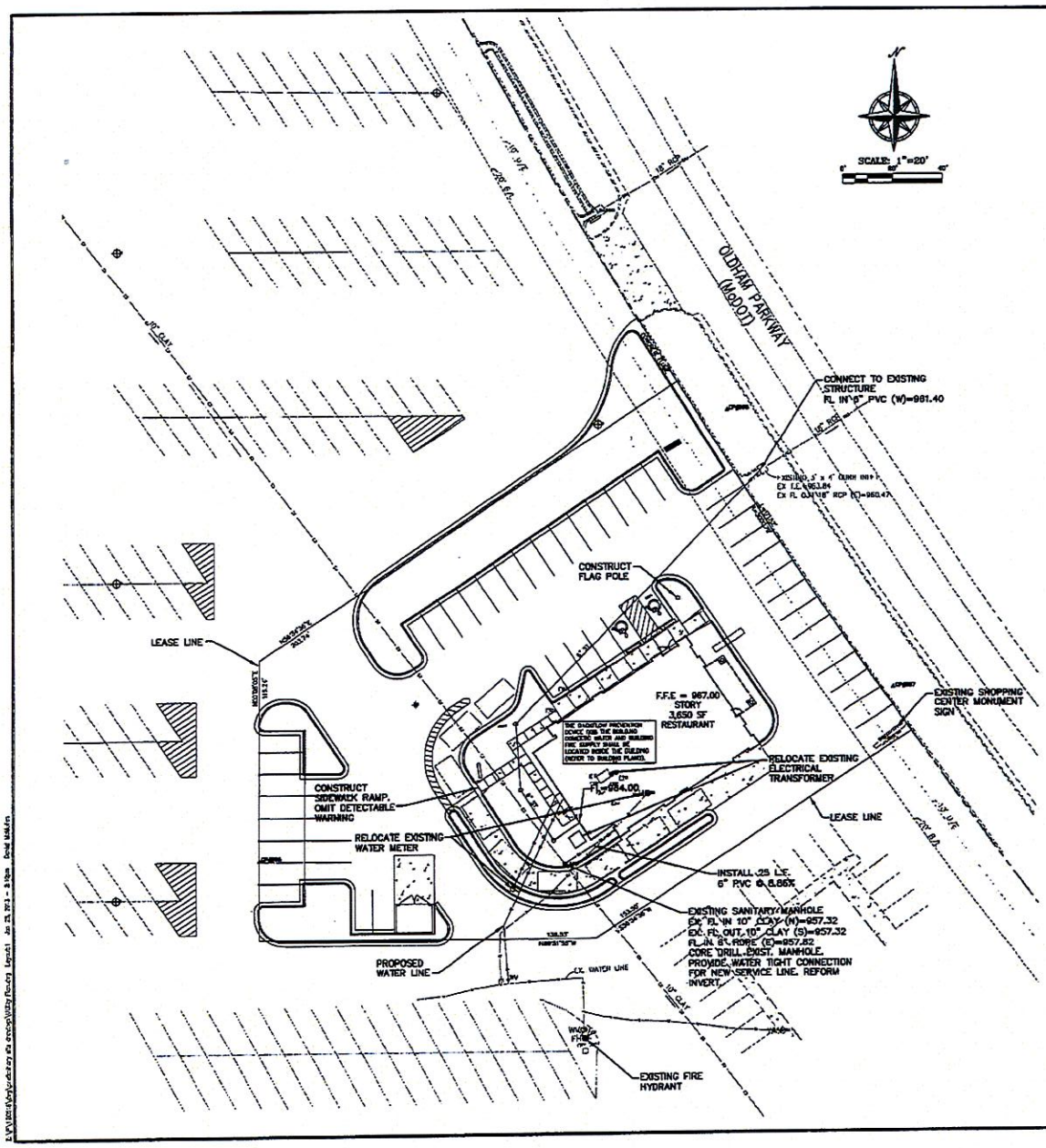
Project Name: Freddy's Frozen Custard & Steakburgers
194 SW OLDHAM PARKWAY
LEE'S SUMMIT, MO 64081

Project Manager:
Checked by:
Drawn by:
Date: 01/28/13
Project No.: 62310082

GRADING PLAN

C3

-20,3-153-



SITE UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. This information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate any or all of existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City of Lee's Summit, Missouri Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation of locations where the proposed storm sewer collects or crosses in existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, or to be 0-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making field adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown in the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of such inlets and structures. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other hardware required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings must be the responsibility of the contractor. All work shall conform to the requirements of City of Lee's Summit, Missouri.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service line of the building connection. All work shall conform to the requirements of the City of Lee's Summit, Missouri and the Jackson County Health Department.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility line to the building structure. This will include all conduits, service lines, meters, concrete pads and all other hardware required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material to be in place, compacted, and geotechnical tested before installation of proposed utilities. On-site geotechnical engineer shall provide utilities contractor that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Storm sewer roof drains (R) shall be as follows (unless otherwise shown on plans).
   - PVC SDR 26 per ASTM D 3034, for pipes less than 12" diam.
   - PVC SDR 35 per ASTM D 3034, for pipes 12" to 15" diam.
14. Water lines shall be as follows (unless otherwise shown on plans):
   for 4" and larger - ductile iron pipe per AWWA C150
   between 2" and 4"- copper tube Type "K" per ASTM B88.22 or ductile iron pipe per AWWA C150.
   For smaller than 2"- copper tube Type "K" per ASTM B88.22.
15. Minimum cover utility shall be 3 feet.
16. Contractor shall maintain a minimum of 42" cover on all water lines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to materials specifications for commercial services.
17. All waterlines shall be kept ten (10') feet (parallel) from sanitary sewer lines or manholes. (or when crossing, an 18" vertical clearance (exterior edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
18. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete the same (minimum), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Bedding requirements of ASTM A73.03 or ANSI 21.11 (AWWA C-111) (CLASS B2).
19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
20. All necessary locations and/or notifications required by codes and/or utility service companies shall be performed prior to announced building permanent and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to pouring.
22. When a building utility connection from city utilities leading up to the building cannot be located immediately, temporarily mark all such site utility terminations.

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811 Know what's below. Call before you dig.

UTILITY NOTES:
VERIFY LOCATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THOR LEISURE, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1244
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

Freddy's FRONTIER GRILL STEAKBURGERS

Project Address: 194 SW OLDHAM PARKWAY LEE'S SUMMIT, MO 64081

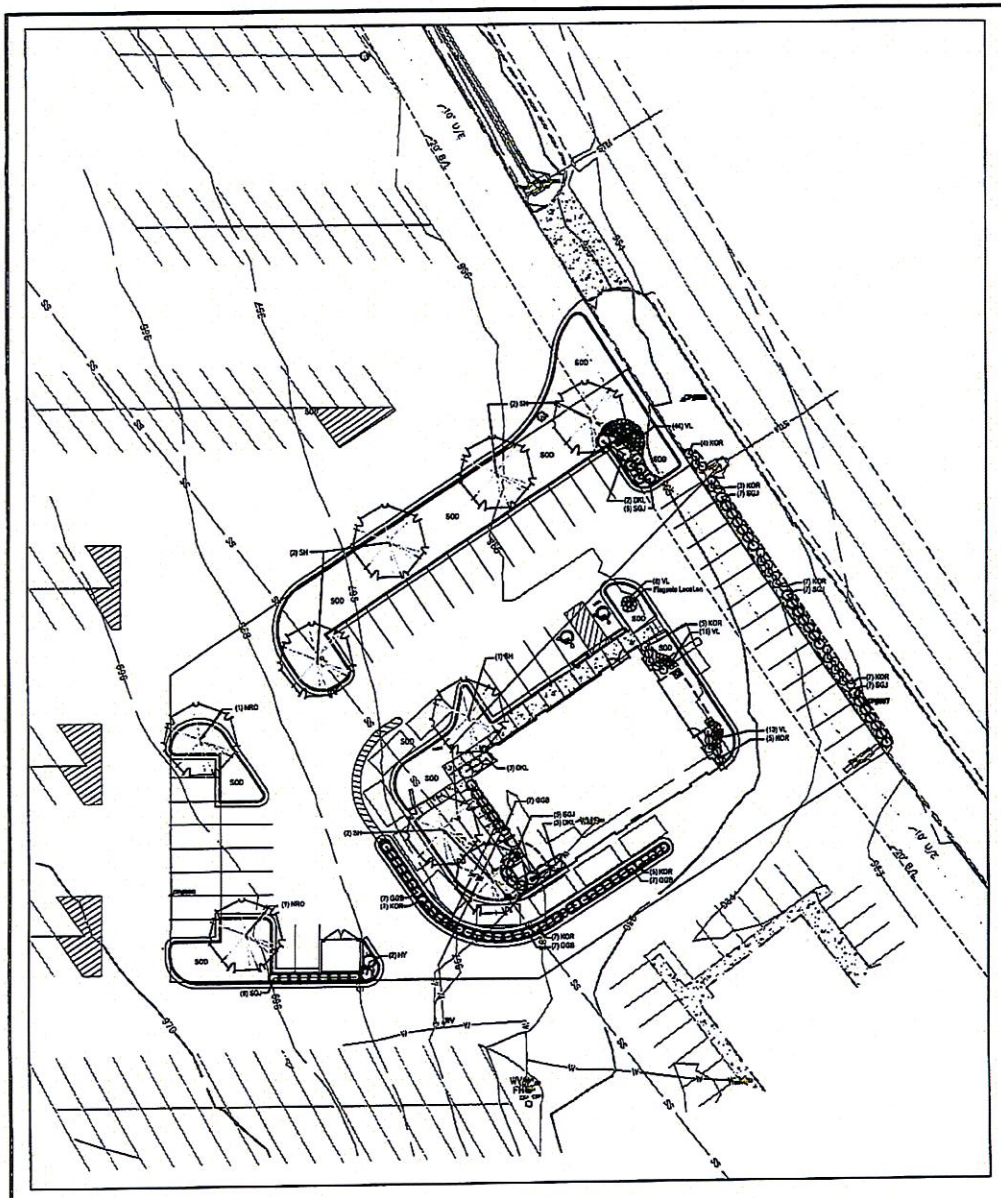
Date: 01/28/13

Project No.: 5250902

Sheet Title: UTILITY PLAN

Sheet No.: C4

-2012-150-



1 LANDSCAPE PLAN
SCALE: 1"=30'-0"

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. All areas not covered by impervious surface or other landscaping material shall be covered with sod.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. 10 peat moss into soil to a 4" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 30 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Deadfast pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

Street Trees - 1 tree shall be planted for each 30 feet of street frontage:
165 L.F. of frontage = 6 trees required.
6 street trees provided.
Requirement met.

1 shrub shall be provided for each 20 feet of street frontage:
165 L.F. of frontage = 9 shrubs required.
Requirement met.

A minimum of 2 shrubs per 5,000 square feet of total lot area.
Total area = 38,483 sf. = 16 shrubs required
Requirement Met.

Additional trees shall be required at a ratio of 1 tree for every 3,000 square feet of total landscaped open space.
7,524 sf. of landscaped open space provided.
3 additional trees required.
Requirement Met

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Summary of Landscape Planting Quantities

Symbol	Scientific Name	Common Name	Method	Size	Comments
CONIFEROUS TREES					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ORNAMENTAL TREES					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DECIDUOUS SHRUBS/CONIFERS					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DECIDUOUS SHRUBS					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

2 PLANTING INSTALLATION DETAILS
SCALE: NTS

B|R|R architecture

MEIER CONSULTING
Landscape Architecture
Real Estate Consulting
3662 W. 170th Ter.
Stilwell, KS 66085
913.787.3317

No.	Date	Revision

Freddy's FROZEN CUSTARD & STEAKBURGERS

194 NW OLDHAM PARKWAY
LEE'S SUMMIT, MO 64081

03/15/13

LANDSCAPE PLAN

L001

CITY OF LEE'S SUMMIT

DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	February 5, 2013	**CONDUCTED BY:**	Michael K Park, PE, PTOE
SUBMITTAL DATE:	December 21, 2012	**PHONE:**	816.969.1800
APPLICATION #:	PL2012156	**EMAIL:**	Michael.Park@cityofls.net
PROJECT NAME:	FREDDY'S	**PROJECT TYPE:**	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT *(Streets, Developments)*

The proposed redevelopment is located along the south side of Oldham Parkway, between Murray and 3rd Street within the Summit Shopping Center. The property is surrounded by commercial development. The existing business, a sit-down restaurant, will be replaced by the proposed development

ALLOWABLE ACCESS

Access has been proposed from Oldham Parkway through existing driveways shared between adjacent properties and the existing shopping center. No new access is proposed.

EXISTING STREET CHARACTERISTICS *(Lanes, Speed limits, Sight Distance, Medians)*

Oldham Parkway is a two-lane commercial collector without medians owned by the Missouri Department of Transportation. The speed limit on Oldham Parkway is 35 mph. There is adequate sight distance at the existing driveway locations.

ACCESS MANAGEMENT CODE COMPLIANCE? YES ☐ NO ☒

The Access Management Code requires a left-turn lane on collectors at all commercial driveways. The existing driveways to be used by this redevelopment do not have turn lanes. The adjacent driveways along Oldham Parkway do not have turn lanes. MoDOT has not previously recommended turn lanes for redevelopment/development activity in the area due to the built environment. Significant improvements to Oldham Parkway and impacts to existing adjacent development would be required to add a left-turn lane on Oldham Parkway since Oldham Parkway cannot be widened east towards US 50 Highway and existing development limits the area for widening on the west side of Oldham Parkway. Furthermore, traffic on Oldham Parkway should be accommodated safely and efficiently without turn lanes considering past traffic experience and projected traffic impact of the redevelopment project. There is no concerning crash history at this location. There is a paved shoulder along the east side of Oldham Parkway in the vicinity of the shopping center, and paved shoulders on both sides of Oldham Parkway south of the shopping center. The paved shoulders enhance safety; provide space for conflicts and emergencies as well as space for cyclists and pedestrians in the absence of bike lanes, trails, and sidewalks. Turn lanes should not be required.

The Access Management Code permits the City Engineer (or designee) to grant waivers for these conditions.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	928	464	464
A.M. Peak Hour	97	50	47
P.M. Peak Hour	54	29	25

Trip generation for the proposed redevelopment tabulated above reflects the net trip difference from the prior use. Existing use trip estimates for a sit-down restaurant (4,300 s.f.) are 548 daily trips, 50 a.m. peak hour trips, and 48 p.m. peak hour trips. Proposed use trip generation estimates, less trip capture and pass-by considerations, for a fast-food restaurant (3,500 s.f.) are 1,476 daily trips, 147 a.m. peak hour trips, and 102 p.m. peak hour trips.

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The proposed redevelopment will not likely generate more than 100 new peak hour trips, the minimum threshold for a traffic impact study.

LIVABLE STREETS *(Resolution 10-17)* **COMPLIANT** ☒ **EXCEPTIONS** ☐

The proposed redevelopment plan will not impact existing roadways, sidewalk, trails, etc. The project is located within an existing shopping center. Elements otherwise required by ordinances and standards, including but not limited to property landscaping, lighting, parking, and ADA accessibility have been proposed. Additional features supporting livable streets such as outdoor seating and bike racks may be included. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 are requested.

RECOMMENDATION: **APPROVAL** ☒ **DENIAL** ☐ **N/A** ☐ **STIPULATIONS** ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed preliminary redevelopment plan.

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architecture

Modifications
Freddy's-Lee's Summit, MO

(1) Article 13, **Signs.**

a. The Applicants request a modification to the Sign Standard requirements in the CP-2 district to allow five (5) signs where a maximum of three (3) wall signs, or in lieu one (1) wall sign, one (1) monument sign is permitted. The five signs include three 'Freddy's Steakburger' signs on the building facades, one ice cream cone shaped sign on the building, and one monument sign.

b. In addition, the applicant is asking for a modification to the sign standard requirements that permit building signs at a maximum area of 10% of the building or tenant lease space for each façade, where the front façade will exceed the 10% requirement at 11.1% of the façade. The front façade will include a 'Freddy's Steakburger' sign at 123 square feet, and the ice cream cone shaped sign at 33 square feet for a total of 156 square feet.

c. Lastly, a modification is requested to allow a monument sign at 126.75 square feet where 72 square feet is permitted. The monument sign is internally lit and is planned to be set at least 10 feet from the property line.

The front of the building is approximately 1406 square feet in area where 156 square feet (11.1%) of signage is planned to be used. The two signs on the front façade consist of one sign that is 123 square feet in area, and a second sign (the ice cream cone) that is 33 square feet in area. The right elevation of the building is approximately 1877 square feet in area where 153 square feet (8.2%) of signage is planned to be used with one 'Freddy's Steakburgers' sign. The left elevation of the building is 1877 square feet in area where 153 square feet (8.2%) of signage is planned to be used with one 'Freddy's Steakburgers' sign.

(2) Article 12 **Parking Lot Setback.**

The Applicants request a modification to the 20' parking lot setback from a street right of way for the parking that is immediately adjacent to Oldham Parkway. The request is to keep the current setback in place, which is approximately 0 feet. The parking shown on the plan is existing. Therefore, this is a request to preserve the pavement/parking location that currently exists on the property. Pavements north and south of this location along Oldham Parkway have similar zero setback limits from the street right of way also. Therefore this request is also compatible with adjacent properties.

www.brrarch.com
6700 Antioch Plaza, Suite 300, Merriam, KS 66204 MAIN 913-262-9095 FAX 913-262-9044

Charles F. Curry Real Estate Company
Curry Investment Company

Shared Parking Agreement

Whereas we are the owner(s) of the Summit Shopping Center legally described on Exhibit A (Shopping Center Property), and

Whereas we are leasing a portion of this property to Summit Custard LLC, dba Freddy's Steakburgers and Frozen Custard, for the construction of a new restaurant as shown on Exhibit B (Site Plan), and

Whereas the City of Lee's Summit, Missouri is requiring Summit Custard LLC to provide 51 parking spaces within their leased area based upon the City's parking ordinance, and

Whereas the Summit Custard LLC's leased area only provides 48 parking lot spaces and

Whereas the Shopping Center has additional parking spaces as shown on Exhibit B

Therefore, we hereby agree to share three parking spaces, from our adjacent existing parking lot. The three shared spaces shall be as shown on Exhibit B. There shall be no restriction of time or days for the shared parking.

The following restrictions apply: None.

Owner: CURRY INVESTMENT COMPANY, INC.

By: Mike Dancy

Its: V.P.

Date: 2-7-13

-2012-156

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2700 KENDALLWOOD PARKWAY * SUITE 208 * GLADSTONE, MO 64119-2083 * TELEPHONE (816) 414-5200
FAX (816) 452-4757 * E-MAIL curry@curryre.com * www.curryre.com

Exhibit A
Shopping Center Property

Lot 1, SUMMIT SHOPPING CENTER, a platted subdivision in the City of Lee's Summit, Jackson County, Missouri.

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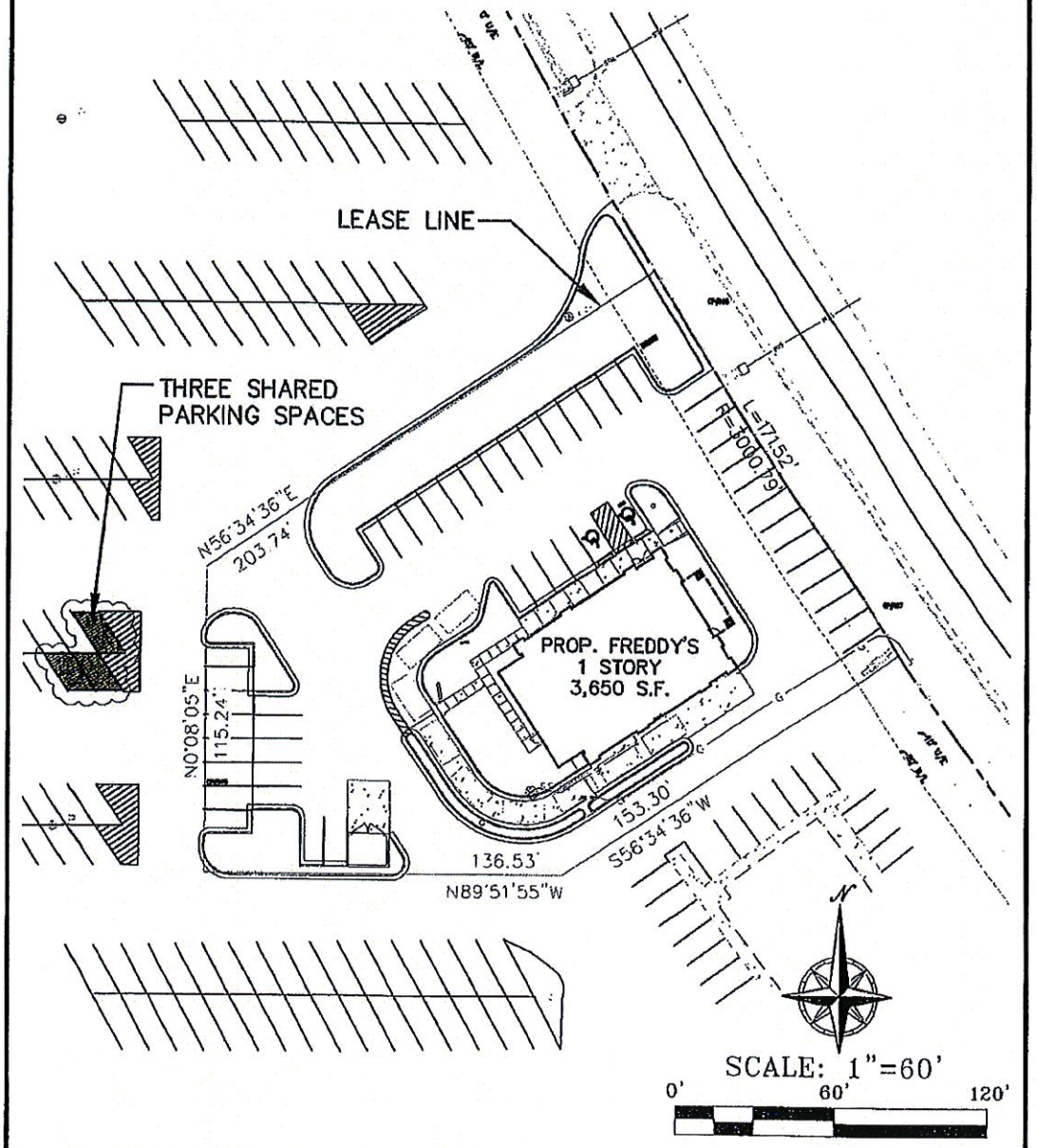
EXHIBIT "B"
FREDDY'S SITE PLAN



Z:\P\120616\dwg\Preliminary Site Drawings\Exhibit B.dwg Layout:2 Feb 07, 2013 - 9:38am Daniel McMullen

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061

(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PROJECT NO. 120616
DATE: 1-21-13
BY: DLM

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-2012-156

SIGN APPLICATIONS & MODIFICATIONS
2001- Present
Number of Signs in Commercial Areas

	Appl. No.	Type of Appl.	Business-Applicant-Location	Zoning District	Ordinance Requirement for Administrative Approval	Approved by Planning Commission or City Council
1.	PL2012-102	PDP	Price Chopper 1600 SE Blue Pkwy	CP-2	Number: 3 signs total	15 total - 13 wall signs, 2 monument signs **(Pending final approval of PDP by City Council)**
2.	PL2012-083	PDP	Hy-Vee Gas 920 NE Langsford	CP-2	Number: 3 signs total	4 wall signs
3.	PL2012-057	PDP	Bank of Kansas City 1710 NE Douglas	CP-2	Number: 3 signs total	7 total - 4 wall signs, 1 monument sign, and 2 directional signs
4.	PL2012-001	SIGN	Jack in the Box 951 NE Sam Walton Ln.	CP-2	Number: 3 signs total	4 total - 3 wall signs and 1 monument sign
5.	PL2011-162	PDP	Dave Cross Motors 1120 NE Blue Pkwy	CP-2	Number: 3 signs total	8 total - 7 wall signs, convert 47' tall pole sign to monument sign; 1 pole sign must be removed
6.	PL2011-132	SIGN	Arvest Bank 911 NE Sam Walton Ln.	CP-2	Number: 3 signs total	4 total - 2 wall signs, 1 canopy sign for ATM, and 1 monument sign
7.	PL2011-110	PDP	Roberts Chevrolet 950 SE Broadway Dr	CP-2	Number: 3 signs total	4 total - 3 wall signs and 1 monument sign
8.	PL2011-042	SIGN	Kentucky Fried Chicken 300 NE Rice Rd	CP-2	Number: 3 signs total	5 total - 3 wall signs and 1 existing pole sign
9.	PL2011-036	SIGN	Saint Luke's East Hospital 80 NE Saint Luke's Blvd.	CP-2	Number: 3 signs total	7 total - 1 additional wall sign - Council previously approved 1 wall, 2 monument and 3 directional signs
10.	PL2011-032	PDP	Chick-Fil-A 690 NW Blue Pkwy	CP-2	Number & Size: 3 signs total, monument sign 72 sq.ft. max.	5 total - 4 wall signs and 1 monument sign with structure area of 121 sq.ft.
11.	Pl2011-031	SIGN	Hobby Lobby 1015 NE Rice Rd.	CP-2	Number & Size: 3 signs total; monument signs – 72 sq. ft.	9 total - 7 wall signs & 2 monuments – 42 sq. ft. and 136 sq. ft.
12.	PL2011-022	SIGN	Lee's Summit Medical Center 2100 SE Blue Pkwy	CP-2	Number: 6 wall & 12 monument signs approved with PDP	20 total - 2 additional wall signs (total of 8 wall and 12 monument signs)
13.	PL2010-021	SIGN	National Bank of Kansas City – 350 SW Blue Parkway	CP-2	Number & Size: 3 signs total, max façade coverage of 10%	5 wall signs, max façade coverage of 10.3%
14.	PL2010-004	SIGN	Primary Care Plus 2741 NE McBaine Dr	PMIX	Number: 3 signs total, max façade coverage of 10%	4 total - 1 additional wall sign (total of 3 wall signs and 1 monument)
15.	PL2010-003	SIGN	Lander's Chrysler Dodge Jeep Ram – 1051 SE Oldham	CP-2	Number: 3 signs total, max façade coverage of 10%	9 total - 1 additional wall sign (9 wall signs total)

	Appl. No.	Type of Appl.*	Business-Applicant-Location	Zoning District	Ordinance Requirements for Administrative Approval	Approved by Planning Commission or City Council*
16.	2010-047	PDP	CVS Pharmacy 621 SW 3rd Street	CP-2	Number & Size: 3 signs total; monument sign – 72 sq.ft.	12 total - 11 wall signs and 1 monument sign of 145 sq. ft.
17.	2010-041	SIGN	Buffalo Wild Wings 1806 NW Chipman Road	CP-2	Number: 3 signs total; max. façade coverage of 10%	4 total - 3 wall signs, 1 monument sign; façade coverage of 10.7%
18.	2010-040	SIGN	Dave Cross Motors 700 NW Blue Parkway	CP-2	Number: 3 signs total	5 total - 1 new wall sign
19.	2009-028	SIGN	Enterprise Rent- A-Car 1025 SW Blue Parkway	CP-2	Number & Size: 3 signs total; max. façade coverage of 10%	5 total - 4 wall signs, covering 24% of façade; rehab of existing pole sign
20.	2008-192	PDP	Marie Allen Enterprises 237 NW Blue Pkwy	CP-2 & PO	Number: 3 signs total	5 total - One 72 sq. ft. monument sign, and four 15 sq. ft. directory signs
21.	2008-161	PDP	Splash n Go Car Wash 100 SW Raintree Plaza Dr	CP-2	Number: 3 signs total	4 total - 2 wall signs and 2 17.6 sq.ft. monument signs
22.	2008-157	SIGN	ULTA Beauty 950 NW Blue Parkway	CP-2	Number: 3 signs total	4 wall signs
23.	2008-146	SIGN	Macy's Department Store 900 NW Blue Parkway	CP-2	Number: 3 signs total	4 wall signs
24.	2008-137	SIGN	JC Penny Summit Fair 990 NW Blue Parkway	CP-2	Number: 3 signs total	4 wall signs
25.	2008-134	SIGN	Lee's Summit Medical Center 2100 SE Blue Parkway	CP-2	Number: 3 signs total	6 total - 1 new + 5 existing wall or canopy signs approved previously.
26.	2008-131	PDP	McDonald's Restaurant 900 NE Langsford Rd	CP-2	Number: 3 signs total, 2 directional signs per driveway	12 total - 8 wall, 1 monument, and 3 directional signs
27.	2008-123	PDP	Cedar Creek Veterinary Clinic addition, 300 SE M-291	CP-2	Number: 3 signs total	4 total - 3 wall signs and 1 existing monument sign
28.	2008-038	PDP	Hy-Vee Gas 1201 SW 3rd Street	CP-2	Number: 3 signs total, max. letter height of 2 ft.	6 total - 2 wall (one with 3'6" high letters), 3 on canopy, 1 monument
29.	2008-020	SIGN	Lowe's 1830 NW Chipman	CP-2	Number: 3 signs total	5 total – 1 additional wall sign approved
30.	2007-286	SIGN	MedBasics Family Health Ctr 21 SE 30th ST	CP-2	Number: 3 signs total	5 wall signs total
31.	2007-242	PDP	National Tire & Battery 1125 SW Oldham Pkwy	CP-2	Number: 3 signs total	4 total - 3 wall and 1 monument (10 signs over individual bays not approved)
32.	2007-215	SIGN	CVS New Longview 3350 SW 3rd St	PMIX	Number: 3 signs total	10 total – 8 wall, 2 canopy, 1 directional, and 1 monument
33.	2007-050	PDP	Lee's Summit Nissan 1025 SE Oldham Pkwy	CP-2	Number: 3 signs total	9 total - 8 wall signs and 1 monument sign
34.	2007-009	PDP	Bob Sight Ford 607-615 NW Blue Pkwy	CP-2	Number: 3 signs total	7 total – 6 wall signs on building, 1 on retaining wall

	Appl. No.	Type of Appl.*	Business-Applicant-Location	Zoning District	Ordinance Requirements for Administrative Approval	Approved by Planning Commission or City Council*
35.	2006-283	SIGN	State Farm 340 SW Longview Blvd	PMIX	Number: 3 signs total	6 total—2 Medallions, 1 projecting, 2 canopy and 1 wall sign
36.	2006-279	SIGN	Great Southern Bank 300 SW Ward Road	CP-2	Number: 3 signs total	4 total - 3 wall signs and 1 monument sign
37.	2005-413	SIGN	Meiner's Convenience Store 1299 SW Arborwalk Blvd.	PMIX	Number & Size: 2 Wall Signs & 1 Monument—72 sq .ft.	5 total - 1 wall sign; 3 canopy signs; & a monument—120 sq. ft.
38.	2005-303	SIGN	Citizen's Union State Bank 300 SW Longview Blvd	PMIX	Number: 3 signs total	5 total - 4 wall signs and 1 monument
39.	2005-273	PDP	Lee's Summit Hospital Blue Pkwy & Todd George	CP-2	Number & Size: 3 signs total; wall signs -10% of façade; under canopy signs – 6 sq.ft., monument 72 sq. ft., 6 ft. tall	16 total; 2 wall, one over 10%; 3 canopy over 6 sq.ft.; 2 monuments 217 sq.ft. & 122 sq.ft., 6'6" tall; and 9 directory, with 3 at 7' tall
40.	2004-299	PDP	Sonic 300 SE 3rd Street	CP-2	Number: 3 signs total	8 total - 7 wall signs and 1 monument sign
41.	2004-246	SIGN	1041 NE Sam Walton Lane Anchor Sign, Inc.	CP-2	Number: 3 signs total	5 wall signs
42.	2004-245	SIGN	302 SW Ward Road Anchor Sign, Inc.	CP-1	Number: 3 signs total	5 wall signs
43.	2004-018	PDP	Backyard Burger 190 NE Tudor Road	CP-2	Number: 3 signs total	8 total - 2 wall signs and 6 flame logos (on wall)
44.	2003-098	PDP	Mitsubishi/L.S. Imports 1001 SW Oldham Pkwy	CP-2	Number: 3 signs total	5 total = 3 wall signs and 2 monument signs
45.	2003-038	SIGN	Price Chopper 937 NE Woods Chapel Rd	CP-2	Number: 3 signs total	4 wall signs

*Sign Applications are approved by Planning Commission. Preliminary Development Plan (PDP) applications are recommended by Planning Commission and approved by City Council.

Summary:

- Number of signs beyond what staff can administratively approve
- Standard number in UDO is 3 signs total (3 wall signs, or 2 wall signs and 1 monument)
- Commercial uses – mostly in CP-2, a few PMIX and CP-1
- TNZ and CBD are not included as those districts are more restrictive
- Only those approved are included – a few were denied or withdrawn, or a lesser number approved.

Number of applications approved:

- 26 Sign Applications approved by Planning Commission
- 19 Preliminary Development Plans approved by City Council
- 45 Total

Number of Signs approved for one business	How many applications were approved for that number of signs?	Specific Applications
20	1	Lee's Summit Hospital in 2011
16	1	Lee's Summit Hospital in 2005
15	1	Price Chopper at Todd George & 50 (Pending-2013)
12	2	McDonald's at Langsford & 291 CVS at 3rd & 50
10	1	CVS at New Longview
9	3	Chrysler on 50 Hwy, Nissan on 50 Hwy, Hobby Lobby
8	3	Backyard Burger, Sonic on 3rd Street, Dave Cross Motors in 2011
7	3	Bob Sight Ford, Bank of Kansas City, Saint Luke's East
6	3	Lee's Summit Hospital (2008), HyVee Gas on 3rd, State Farm
5	13	Kentucky Fried Chicken, Chick-Fil-A, National Bank of KC, Dave Cross (on Chipman), Enterprise, 237 NW Blue Pkwy, Lowe's, MedBasics, Meiner's, Citizen's Bank, 1041 NE Sam Walton, 302 SW Ward, Mitsubishi
4	14	HyVee Gas on Langsford, Jack in the Box, Arvest Bank, Roberts Chevrolet, Primary Care Plus, Buffalo Wild Wings, Splash n Go Car Wash, ULTA Beauty, Macy's, JC Penney's, Cedar Creek Veterinary, National Tire & Battery, Great Southern Bank, Price Chopper on Woods Chapel

SIGN APPLICATIONS & MODIFICATIONS
2001- Present
Monument Signs in Commercial Areas
where maximum size of sign structure permitted is 72 square feet

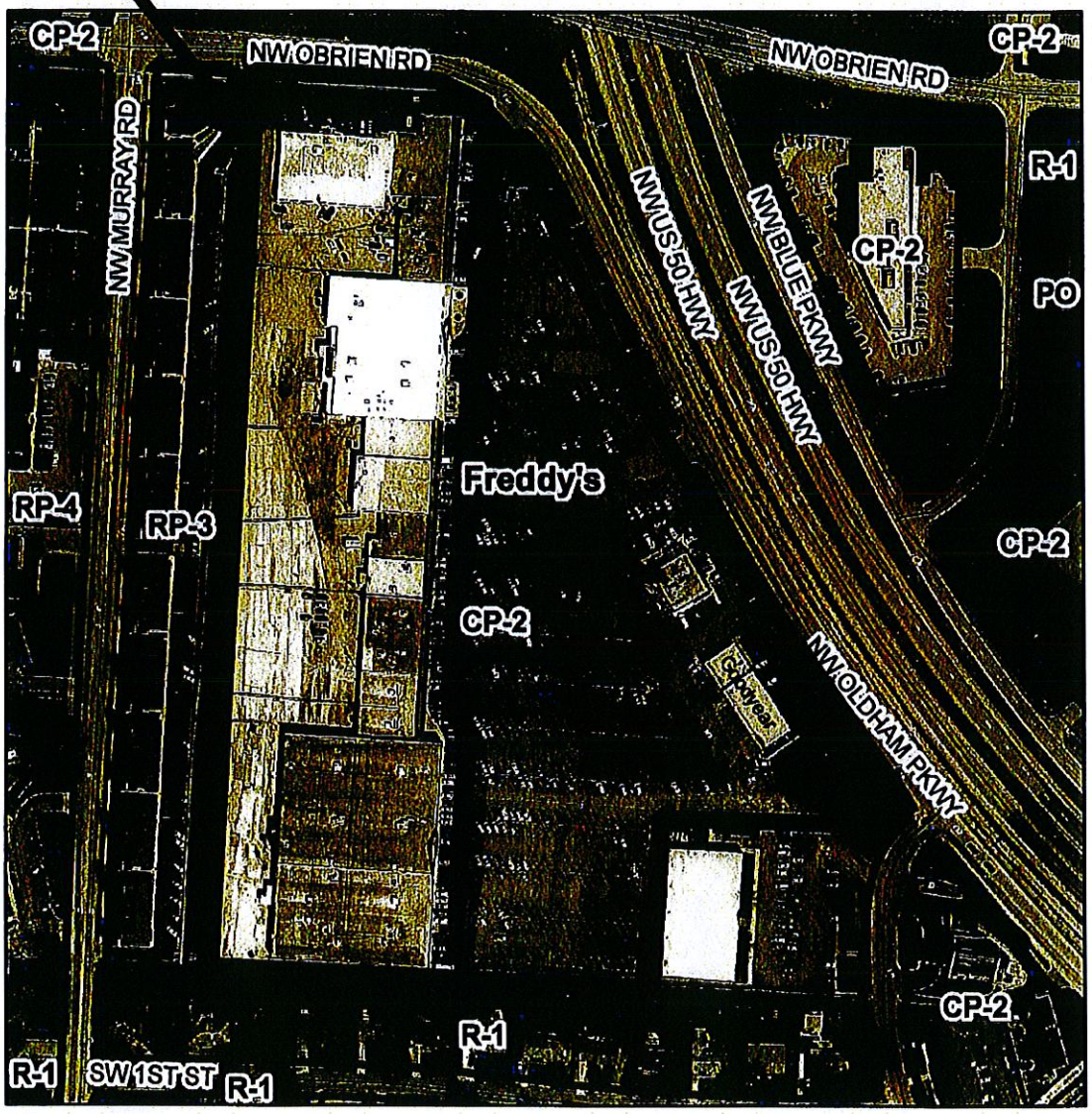
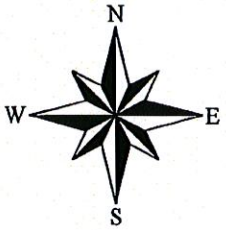
	Appl. No.	Type of Appl.*	Business-Applicant-Location	Zoning District	Sign Structure Area	Sign Face Area
1.	PL2012-015	SIGN	O'Reilly's Auto Parts 302 SW Ward Rd.	CP-2	108	72
2.	PL2011-063	SIGN	Lighthouse Center, 937-949 NE Columbus St.	CP-2	114	72
3.	PL2011-032	PDP	Chick-Fil-A 690 NW Blue Pkwy	CP-2	121	72
4.	Pl2011-031	SIGN	Hobby Lobby 1015 NE Rice Rd.	CP-2	136	80 (multi-tenant)
5.	PL2010-011	SIGN	Lee's Summit Chrysler Dodge Jeep Ram–1051 SE Oldham	CP-2	101	72
6.	2010-047	PDP	CVS Pharmacy 621 SW 3rd Street	CP-2	145	122.5 (includes 20 sq.ft. for future electronic message board)
7.	2007-176	SIGN	Blue Ridge Mazda 975 SE Oldham Pkwy	CP-2	118 (Denied)	59.5 (Denied)
8.	2007-133	SIGN	Summit Point Plaza 200 NE Chipman Rd	CP-2	88	72
9.	2007-014	SIGN	Legacy Ridge 301 NE Mulberry Street	CP-2	107.5	28
10.	2006-289	SIGN	Southside Plaza Blue Pkwy	CP-2	225	80 (multi-tenant)
11.	2005-273	PDP	Lee's Summit Hospital Blue Pkwy & Todd George	CP-2	217 122	162.5 104
12.	2007-116	SIGN	John Deere/Lawn & Leisure 706 SE Blue Parkway	PI-1	91	64.4
13.	2005-413	SIGN	Meiner's Convenience Store 1299 SW Arborwalk Blvd.	PMIX	120	88 (two tenants)

*Sign Applications are approved by Planning Commission. Preliminary Development Plan (PDP) applications are recommended by Planning Commission and approved by City Council.

Summary:

12 signs were approved larger than 72 square feet (2005-073 had 2 signs, 2007-176 was denied)

Average size of sign structure area approved was 130.3 square feet.

Average size of sign face area on approved signs was 83.8 square feet

#PL2012-156 PRELIM. DEV. PLAN
Freddy's Frozen Custard & Steakburgers
BRR Architecture, applicant