

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 228 NW OLDHAM PARKWAY, IN DISTRICT CP-2, PROPOSED SUMMIT CENTER PAD SITE BUILDING, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #2013-068 submitted by Curry Real Estate, requesting approval of a preliminary development plan in District CP-2 (Planned Community Commercial District) on land located at 228 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 July 9, 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 August 1, 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 Center Shopping Center, a platted subdivision in the City of Lee's Summit, Missouri.

SECTION 2. That the following conditions of approval apply:

1. The development shall be in accordance with the Preliminary Development Plan, date stamped June 18, 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 to allow up to 86% of the site to be impervious

4. A minimum of 836 parking spaces shall be painted for the entire center prior to the issuance of the Final Certificate of Occupancy.
5. A modification shall be granted to allow existing non-LED parking lot pole lights that are moved to alternate site locations may be retained. New parking lot pole lights shall be LED light fixtures.
6. A modification shall be granted to allow the required street frontage trees to be reallocated as shown on the submitted landscaping plan.
7. Uses that require more than 5 parking spaces per 1,000 square feet of space shall be prohibited from occupying this building.

SECTION 3. That development shall be in accordance with the preliminary development plan, consisting of an overall Master Plan, Site Plan, Grading Plan, Utility Service Plan, Landscape Plan, Site Lighting Plan, Building Elevations and Reflected Ceiling (roof) Plan, date stamped June 18, 2013, appended hereto and made a part hereof.

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 1st day of August, 2013.


 Mayor Randall L. Rhoads

ATTEST:


 City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 6th day of August, 2013.



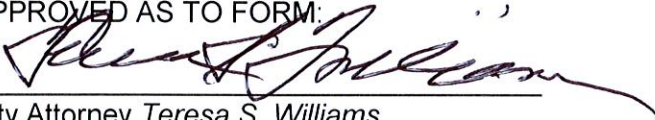
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:



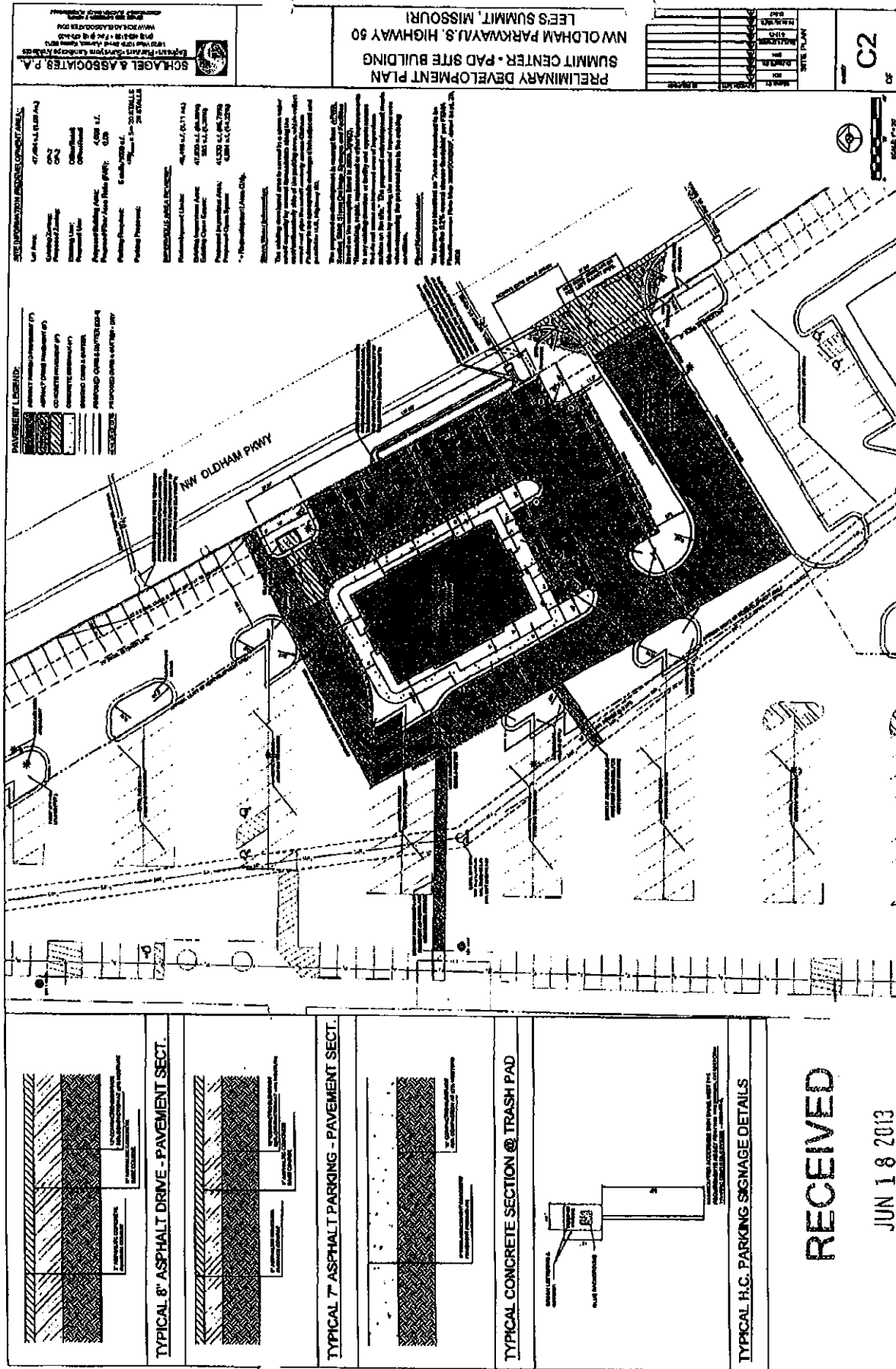
City Attorney Teresa S. Williams

-2013-068-

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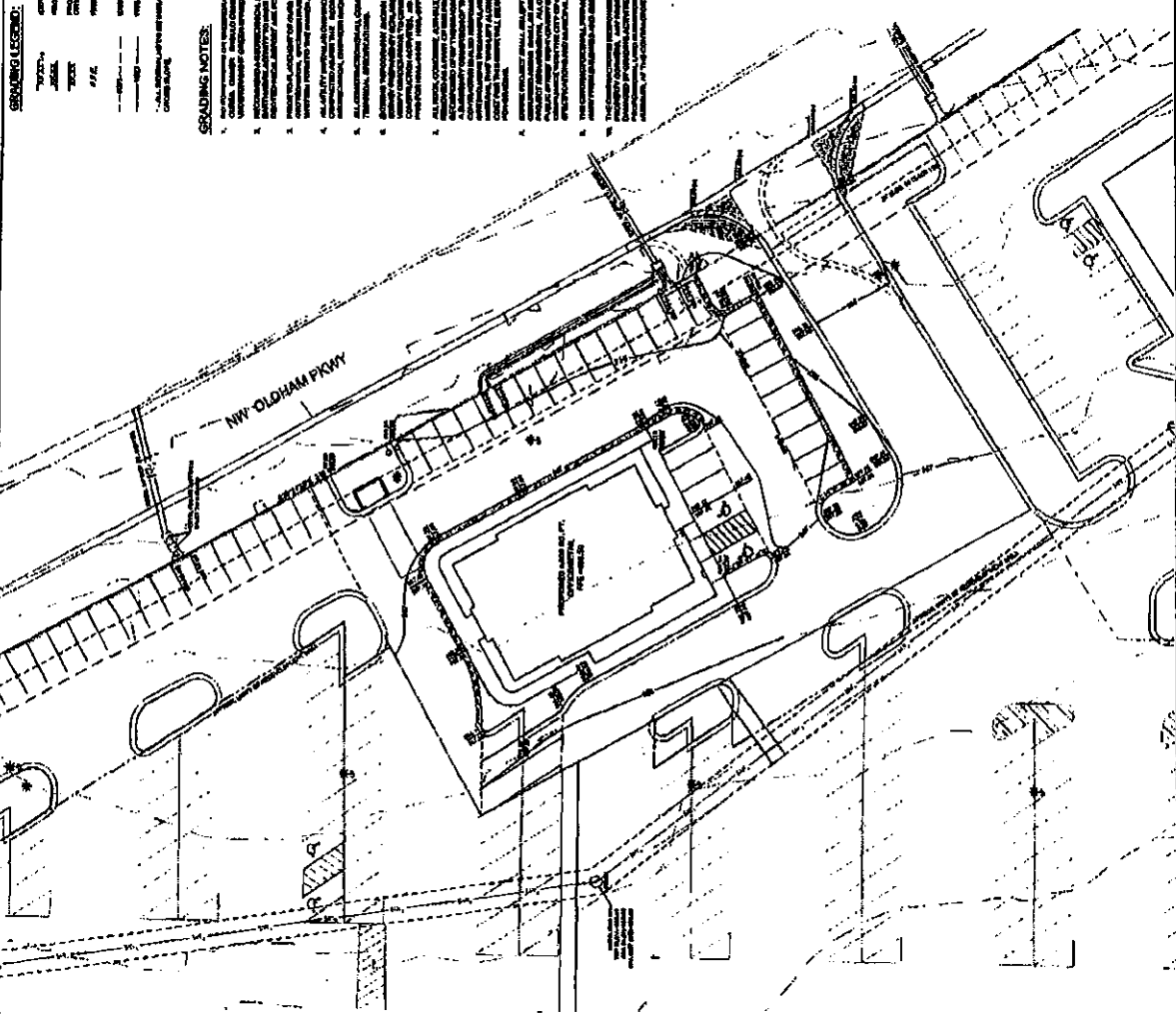


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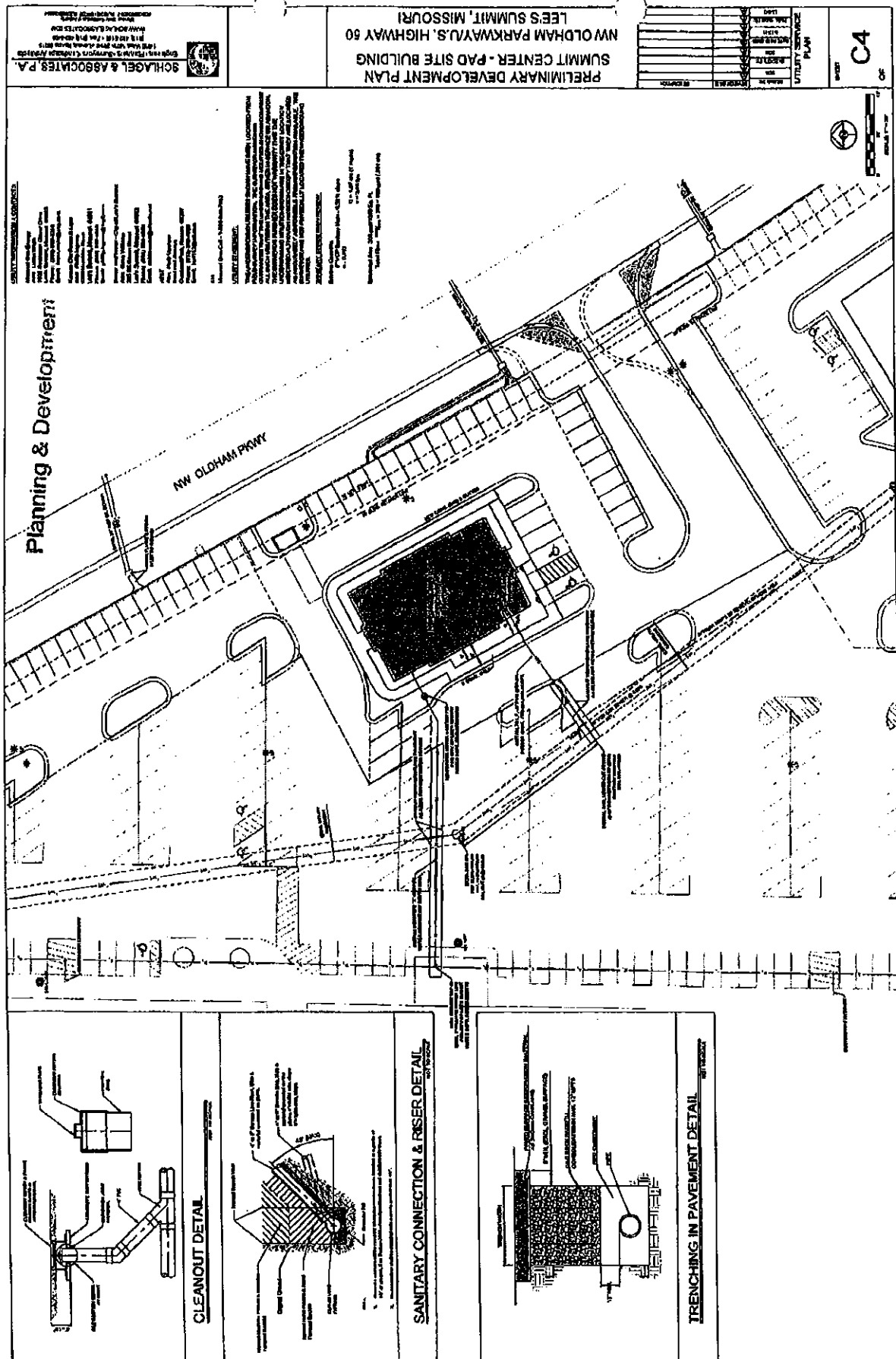
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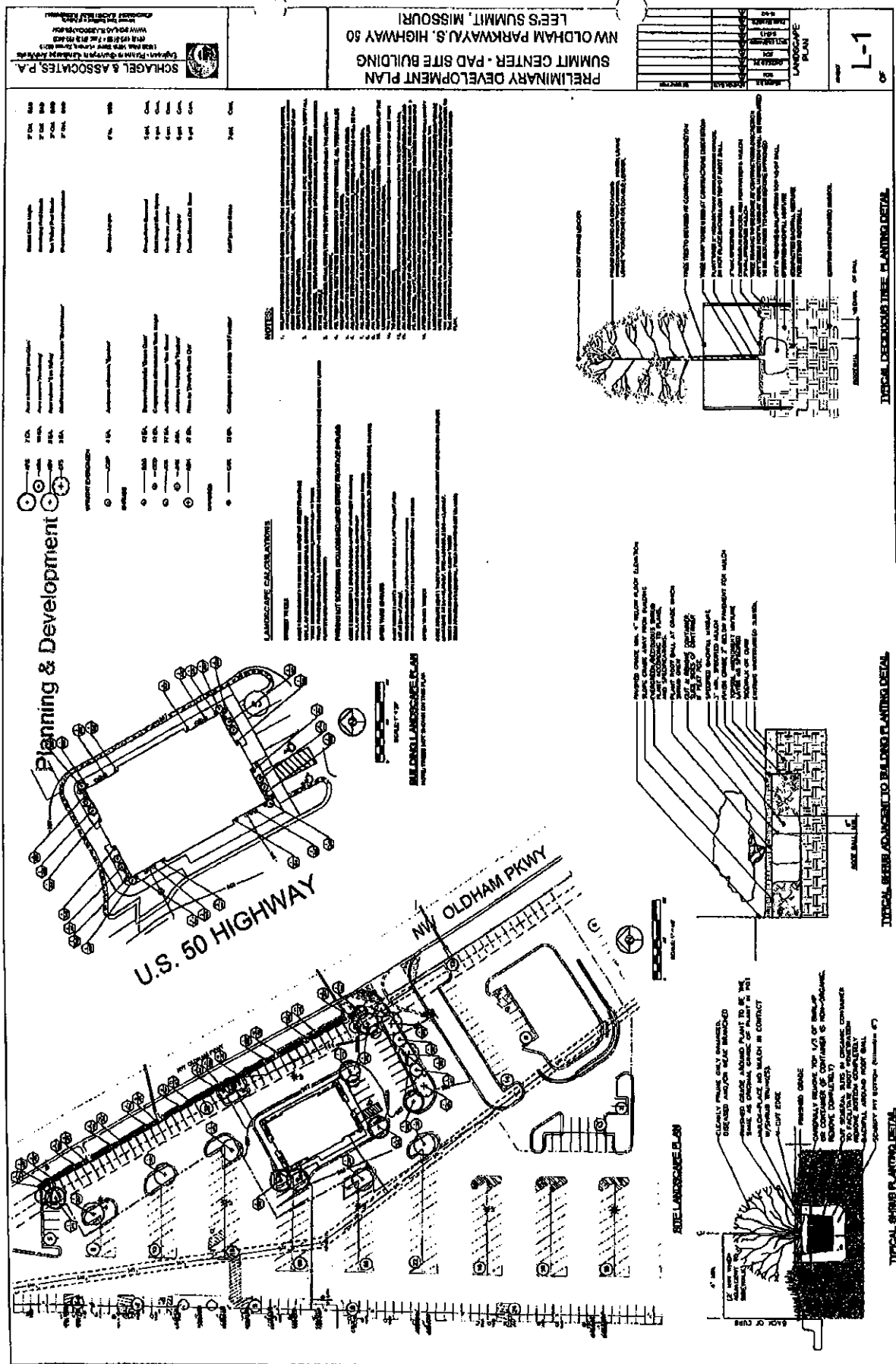
JUN 18 2013

-2013-062



JUN 18 2012

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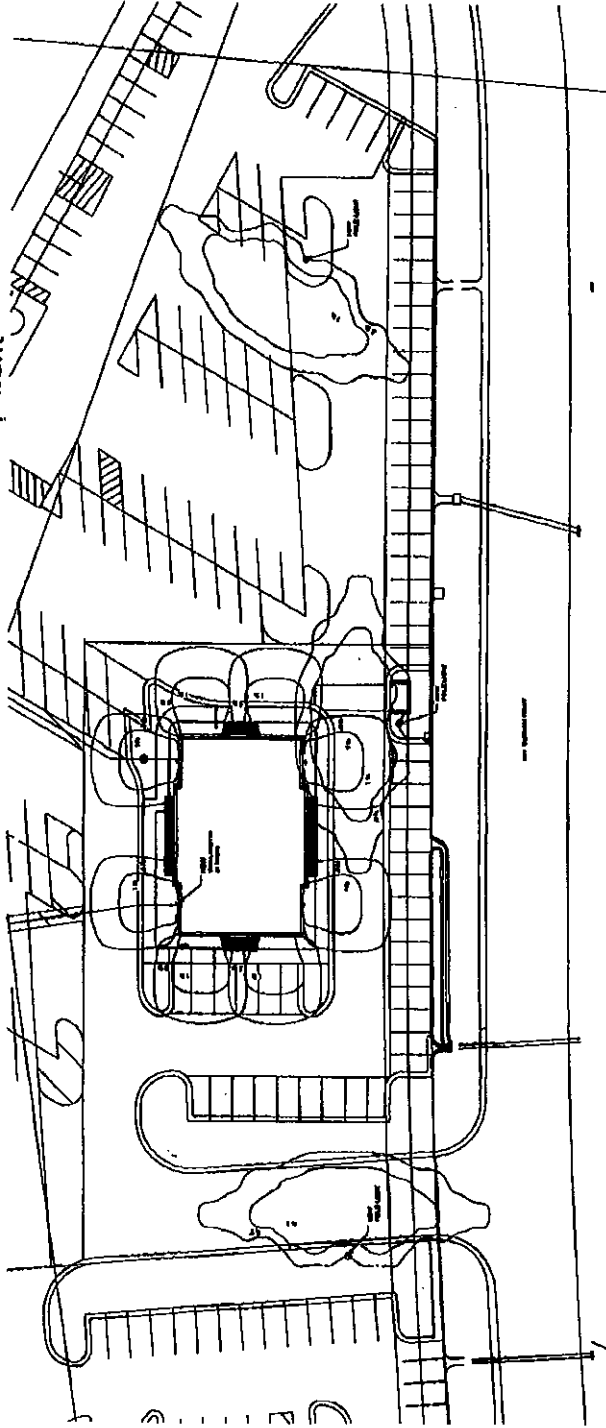


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JUN 18 2013

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1" = 20' 0"

KEY:

1/2" x 1/2" x 1/2" x 1/2"

1/2" x 1/2" x 1/2" x 1/2"

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SUMMIT CENTER PAD
SITE

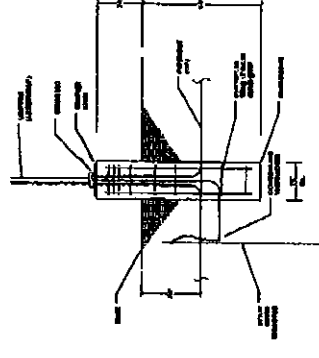
LEES SUMMIT, MO

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Phone 816-221-8287
scharhag@att.net

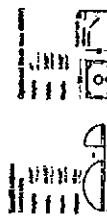
SL1

Site Lighting Plan



AS1 LED
LED Luminaire

WSQ LED
Architectural Luminaire

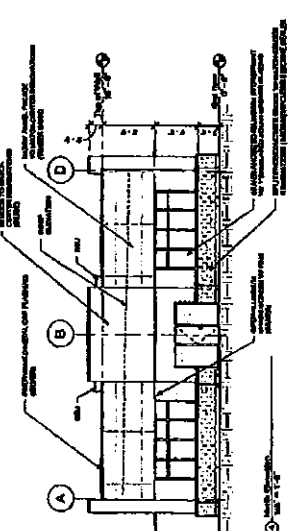
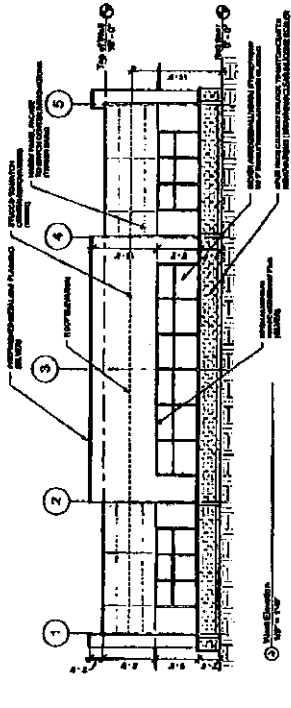
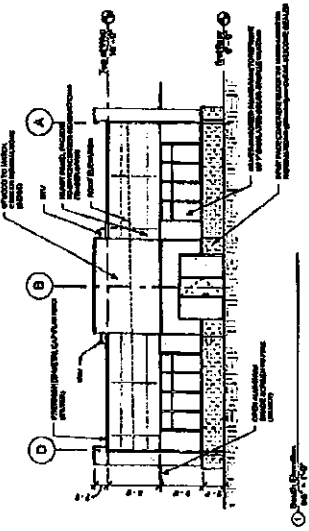
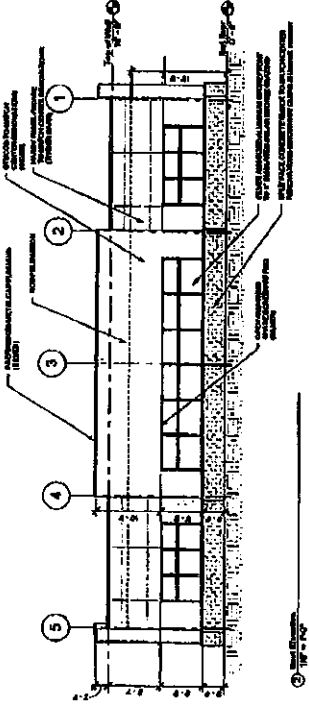


LOCATING WASH CHARACTER ROUND SURFACE MOUNTED FIXTURE, CASE, BRONZE, BRUSH ALUMINUM
ROUND

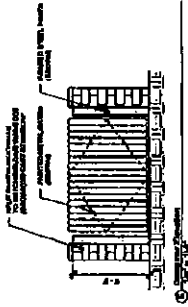
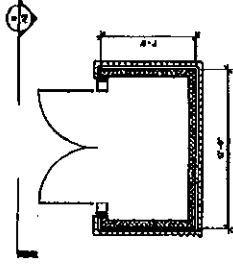
WASH CHARACTER, ROUND SURFACE MOUNTED, 12" DIA.

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JUN 18 2013

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NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



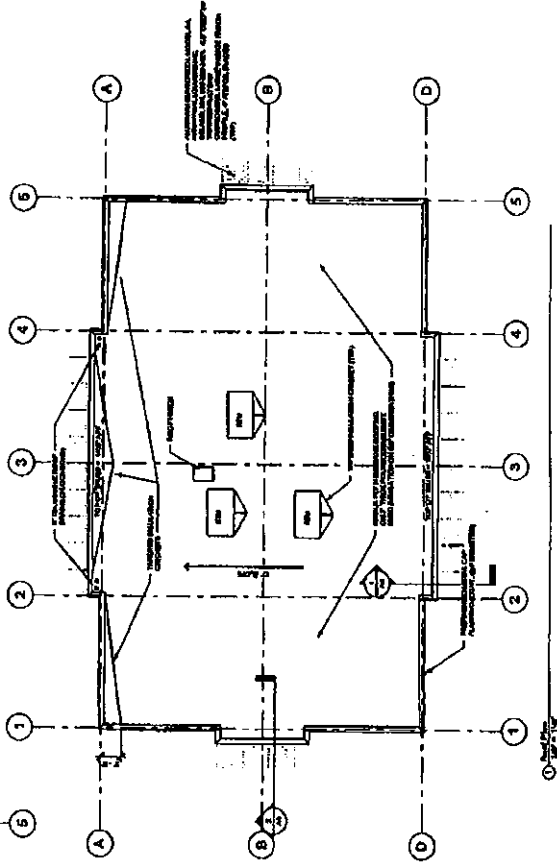
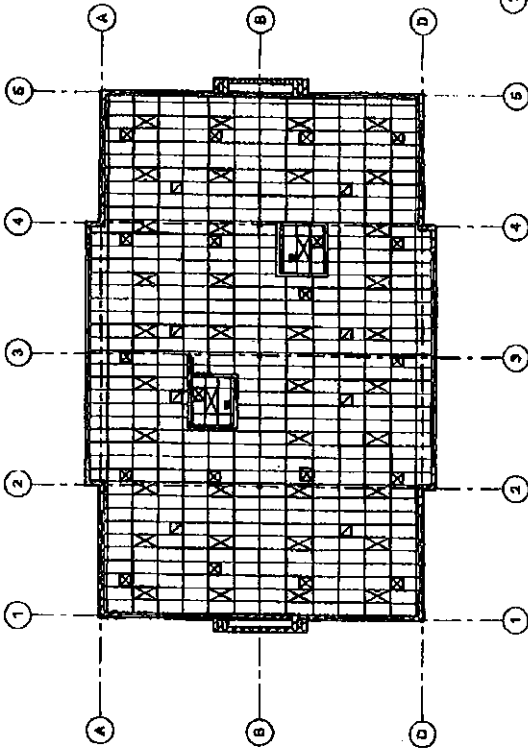
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SUMMIT CENTER PAD
SITE
LEES SUMMIT, MO

Elevations	
North	10'-0"
South	10'-0"
East	10'-0"
West	10'-0"

A2

Planning & Development



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SUMMIT CENTER PAD
SITE

LEES SUMMIT, MO

Reflected Ceiling
Plan

A3

#PL2013-068 PRELIM. DEV. PLAN
Summit Center Pad Site Building
Curry Real Estate, applicant

