

AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM AG AND CP-1 TO PMIX ON LAND LOCATED AT THE NORTHWEST CORNER OF SW M-150 HIGHWAY AND SW HOLLYWOOD DRIVE AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE RESIDENCES AT ECHELON ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2016-149 requesting a change in zoning classification from Districts Agricultural (AG) and Planned Neighborhood Commercial (CP-1) to District Planned Mixed Use (PMIX) on land located at the northwest corner of SW M-150 Highway and SW Hollywood Drive and requesting approval of a preliminary development plan for The Residences at Echelon, submitted by Engineering Solutions, LLC, 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 27, 2016, 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 20, 2016, 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 Districts AG and CP-1 to District PMIX:

Aldersgate Methodist Church, Resurvey of Lot 1.

SECTION 2. That development shall be in accordance with the preliminary development plan date stamped September 6, 16, and 20, 2016, appended hereto and made a part hereof.

SECTION 3. That the following conditions of approval apply:

1. A modification shall be granted to the maximum allowed wattage for parking lot lighting, Section 7.250.G.1, to allow for a maximum wattage of 204 per the Photometric Site Plan date stamped September 6, 2016.
2. All light fixtures shall be LED.
3. Development standards including density, lot area, setbacks, shall be as shown on the Preliminary Development Plan date stamped September 6, 16, and 20, 2016.
4. Unless otherwise waived by MoDOT, the existing yield sign at the intersection of M-150 Highway and SW Hollywood Drive should be changed to a stop sign and such sign shall be visible to southbound traffic on SW Hollywood Drive with any sight conflict mitigated.

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 3rd day of October, 2016.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

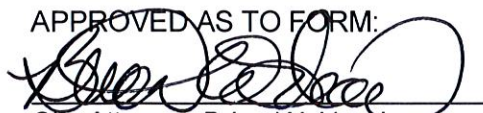
APPROVED by the Mayor of said city this 7th day of November, 2016.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:


City Attorney Brian W. Head

SEP 06 2016

Planning & Codes Admin

ARCHITECTS,
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPARCH.COM
© COPYRIGHT 2012



A NEW DEVELOPMENT FOR:
THE RESIDENCES AT ECHOLON
MO-291 & MO-150
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
 * ON 01_2018 - PRELIM. DEVELOP. PLAN
 * ON 04_2018 - PRELIM. DEVELOP. PLAN

Received 12 November 2004

DATE
August 15, 2016
JOB NO.



SAFETY NO
E0.02

94-2016-149

Plan
Order Light

Model No.	Size	Color
SL3	SL3	

**WALL OR
 CEILING MOUNT**
 (HARDWARE NOT INCLUDED)

General Notes:

1. All fixtures are designed for indoor use only. For outdoor use, please consult with your distributor.
2. All fixtures are designed for use in areas where the ambient temperature is between 40°F and 100°F.
3. All fixtures are designed for use in areas where the relative humidity is between 20% and 80%.
4. All fixtures are designed for use in areas where the air is clean and free of dust and debris.
5. All fixtures are designed for use in areas where the air is not corrosive.
6. All fixtures are designed for use in areas where the air is not explosive.
7. All fixtures are designed for use in areas where the air is not flammable.
8. All fixtures are designed for use in areas where the air is not toxic.
9. All fixtures are designed for use in areas where the air is not radioactive.
10. All fixtures are designed for use in areas where the air is not otherwise hazardous.

LED

Technical Specifications:

1. Power: 100W
2. Voltage: 120V
3. Frequency: 60Hz
4. Power Factor: 0.95
5. Efficiency: 100lm/W
6. Life Span: 50,000 hours
7. Beam Angle: 60°
8. Color Temperature: 4000K
9. CRI: 90
10. Mounting: Wall or Ceiling

Dimensions:

Unit	mm	in
Length	150	6.0
Width	150	6.0
Height	150	6.0

Weight:

Unit	kg	lb
Weight	1.5	3.3

Material:

Material	Material
Aluminum	Aluminum
Steel	Steel
Plastic	Plastic
Glass	Glass
Other	Other

Finish:

Finish	Finish
White	White
Black	Black
Gray	Gray
Other	Other

Accessories:

Accessory	Accessory
Mounting Bracket	Mounting Bracket
Wiring Kit	Wiring Kit
Other	Other

Warranty:

Warranty	Warranty
5 Years	5 Years
3 Years	3 Years
1 Year	1 Year
Other	Other

Notes:

Note	Note							
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Ordering Information:

Ordering Information	Ordering Information
Model No.	Model No.
Size	Size
Color	Color
Other	Other

Shipping Information:

Shipping Information	Shipping Information
Weight	Weight
Dimensions	Dimensions
Other	Other

Installation Information:

Installation Information	Installation Information
Mounting	Mounting
Wiring	Wiring
Other	Other

Maintenance Information:

Maintenance Information	Maintenance Information
Cleaning	Cleaning
Repair	Repair
Other	Other

Other Information:

Other Information	Other Information
Notes	Notes
Other	Other

Company Information:

Company Information	Company Information
Name	Name
Address	Address
City	City
State	State
Zip	Zip
Phone	Phone
Fax	Fax
Email	Email
Website	Website
Other	Other

Customer Information:

Customer Information	Customer Information
Name	Name
Address	Address
City	City
State	State
Zip	Zip
Phone	Phone
Fax	Fax
Email	Email
Website	Website
Other	Other

Ordering Information:

Ordering Information	Ordering Information
Model No.	Model No.
Size	Size
Color	Color
Other	Other

Shipping Information:

Shipping Information	Shipping Information
Weight	Weight
Dimensions	Dimensions
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Installation Information:

Installation Information	Installation Information

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RECEIVED

SEP 06 2016

Planning & Codes Admin

-2016-149

NSPJ ARCHITECTS
235 W. 35TH ST., SUITE 201
PRIMAIRE VILLAGE, KS 66208
P: 913.631.1415
F: 913.631.1563
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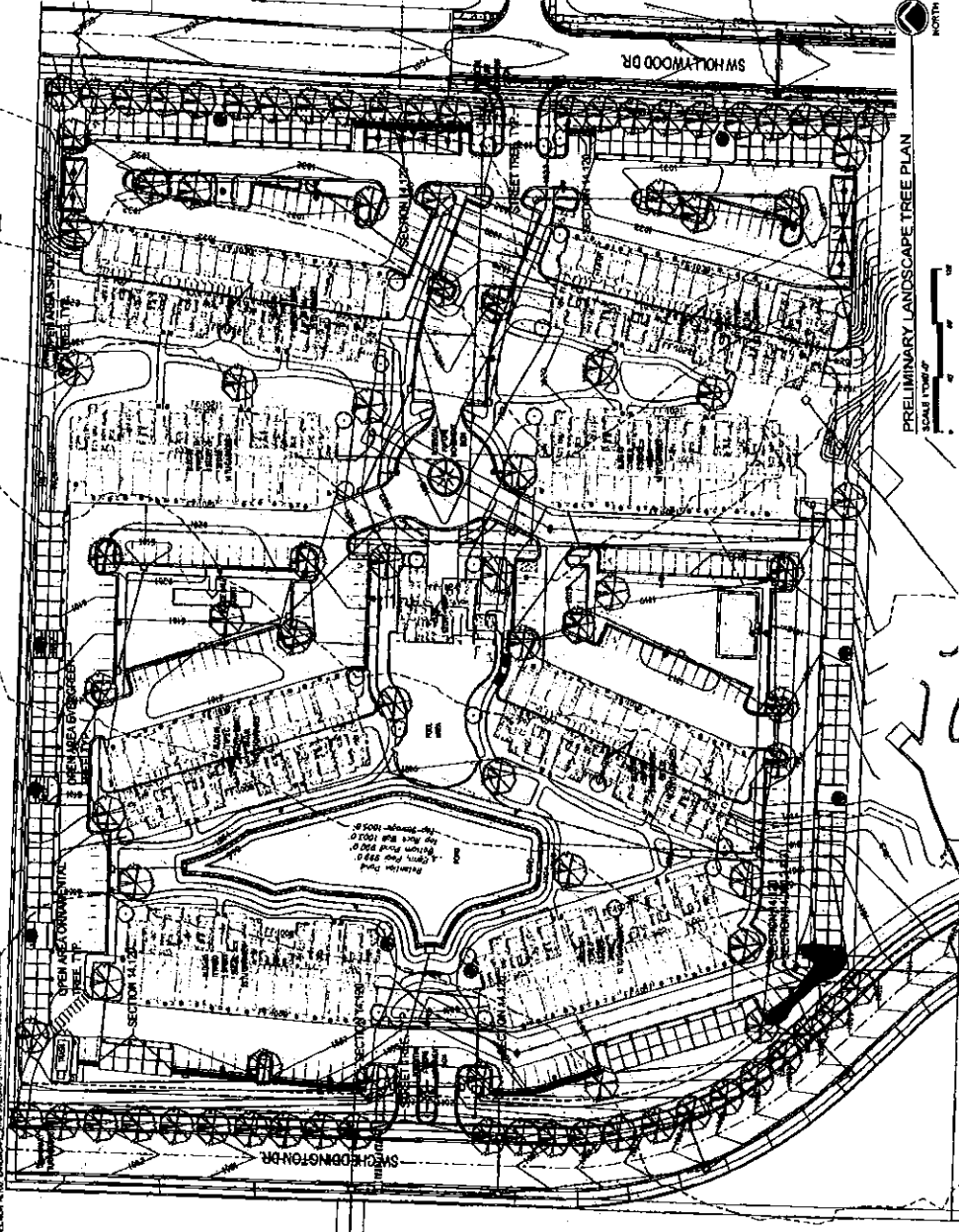
ANALYSIS DEVELOPMENT FOR:
DRAWING: RESIDENTIAL LDC
DATE: 08/15/2016
PROJECT: 15-2016
DRAWN BY: [Signature]

DATE: 08/15/2016
PROJECT: 15-2016
DRAWN BY: [Signature]

SCALE: 1" = 40'
NORTH

L1.00

- SECTION 14.10. LANDSCAPE AND TREES
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- GENERAL NOTES
1. EACH SHEET SHALL SHOW THE SITE OF THE PROPOSED WORK AND EXISTING SITE CONDITIONS. THE SHEET SHALL ALSO INDICATE THE LOCATION OF THE PROPOSED WORK AND EXISTING SITE CONDITIONS. THE SHEET SHALL ALSO INDICATE THE LOCATION OF THE PROPOSED WORK AND EXISTING SITE CONDITIONS.
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 5. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK.
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 7. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK.
 8. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK.
 9. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK.
 10. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK.
 11. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK. ALL PLANTS SHALL BE A MINIMUM OF 2" IN DIAMETER AT THE BASE OF THE TRUNK.

PRELIMINARY PLANT LIST

PLANT CODE	PLANT NAME	PLANT SIZE	PLANT QUANTITY
1	PLANT NAME	PLANT SIZE	PLANT QUANTITY
2	PLANT NAME	PLANT SIZE	PLANT QUANTITY
3	PLANT NAME	PLANT SIZE	PLANT QUANTITY
4	PLANT NAME	PLANT SIZE	PLANT QUANTITY
5	PLANT NAME	PLANT SIZE	PLANT QUANTITY
6	PLANT NAME	PLANT SIZE	PLANT QUANTITY
7	PLANT NAME	PLANT SIZE	PLANT QUANTITY
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97	PLANT NAME	PLANT SIZE	PLANT QUANTITY
98	PLANT NAME	PLANT SIZE	PLANT QUANTITY
99	PLANT NAME	PLANT SIZE	PLANT QUANTITY
100	PLANT NAME	PLANT SIZE	PLANT QUANTITY

NOTE: THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

- [illegible]

#PL2016-149 -- REZONING & PRELIM. DEVEL. PLAN
The Residences at Echelon
Engineering Solutions, LLC, applicant

