

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 304 SW PERSELS ROAD, IN DISTRICT PI, PROPOSED ABUNDANT LIFE BAPTIST CHURCH, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2013-072 submitted by Mantel Teter Architects, requesting approval of a preliminary development plan in District PI (Planned Industrial) on land located at 304 SW Persels was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District PI 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 September 24, 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 November 7, 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 PI on the following described property:

All of Lot 1, ABUNDANT LIFE BAPTIST CHURCH, All lots 1-4 of the Resurvey of Tracts 1 and 2, CLEARVIEW ACRES, and all that part of Tract 2, METRO ESTATES, all being subdivisions in the City of Lee's Summit, Jackson County, Missouri and being more particularly described as follows:

Beginning at the the Southeast corner of Lot 1, RESURVEY OF TRACTS 1 AND 2, CLEARVIEW ACRES, as recorded in Document No. 603260, said point being at the intersection of the North right of way line of SW Persels Road and the West right of way of SW Jefferson Street; thence North 02°32'32" West along said West right of way line, a distance of 443.47 feet to the Northeast corner of said Lot 4; thence North 87°48'17" West along the North line of said Lot 4, a distance of 202.30 feet to the Northwest corner of said Lot 4; thence North 02°24'43" West along the West lines of Lots 5-8 of said Resurvey, a distance of 332.72 feet to a point on the Southerly line of Tract 1, METRO ESTATES, as recorded in Document No. 1986 I 0700683; thence North 88°04'39" West along the South line of said Tract 1, a distance of 339.95 feet; thence North 02°32'32" West along the West line of said Tract 1, a distance of 303.63 feet; thence North 87°48'17" West, a distance of 280.69 feet; thence North 02°25'22" West, a distance of 221.34 feet to a point on the North line of said METRO ESTATES; thence North 88°06'24" West along said North line, a distance of 40.00 feet to the Northeast corner of Lot 10, CLEARVIEW ACRES, as

recorded in Document No. 527685; thence South 02°25'22" West, along the East line of said Lot 10 and the West line of Lot 1, ABUNDANT LIFE BAPTIST CHURCH, LOT 1, as recorded in Document No. 2008E0128997, a distance of 1299.32 feet to a point on said North right of way line; thence South 87°48'17" East along said right of way line, a distance of 440.00 feet; thence North 02°25'13" East, a distance of 10.00 feet; thence South 87°48'17" East, a distance of 75.00 feet; thence South 02°25'13" West, a distance of 10.00 feet; thence South 87°48'17" East, a distance of 346.45 feet to the Point of Beginning.

The above described tract contains, 16.22 acres, more or less and is subject to all easements, restrictions, reservations, covenants, conditions and right of ways, recorded or unrecorded, if any.

SECTION 2. That the following conditions of approval apply:

1. The proposed composite metal panels shall be approved as a conditional material, and shall constitute no more than 34% of the façade area of the west and south building elevations, no more than 42% of the east building elevation and no more than 49% of the north building elevation.
2. A modification shall be granted to allow the use of roof-top individual mechanical screens along the north, south, east and west elevations.
3. Maximum overall height of parking light poles (inclusive of base) shall be: 15 feet for pole lights within 100 feet of the three single family properties at the northeast corner of the site; 20 feet for pole lights within 100 feet of Persels Road; and 24 feet for all other parking lot pole lights.
4. The proposed landscape screen/buffer along the northeast and west property lines of adjacent residential zoning districts shall be approved as shown on the landscape plan.
5. A Vacation of Utility Easement application shall be filed, approved, and recorded to vacate the U-shaped 7.5 foot wide utility easement along Persels Road prior to the approval for the Final Development Plan and the issuance of any building permits.
6. Regular weekday school programming (e.g., private school) shall be prohibited.
7. The developer shall execute a mutually satisfactory development agreement, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated June 28, 2013. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.

SECTION 3. That development shall be in accordance with the preliminary development plan, consisting of a title page, demolition plan, site plan, dimension plan, grading plan, details sheet, landscaping plan, electrical site plan, exterior elevations, exterior elevations with alternate addition date stamped June 9, 2013 and color renderings, date stamped May 17, 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 7th day of November, 2013.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED by the Mayor of said City this 12th day of November, 2013.

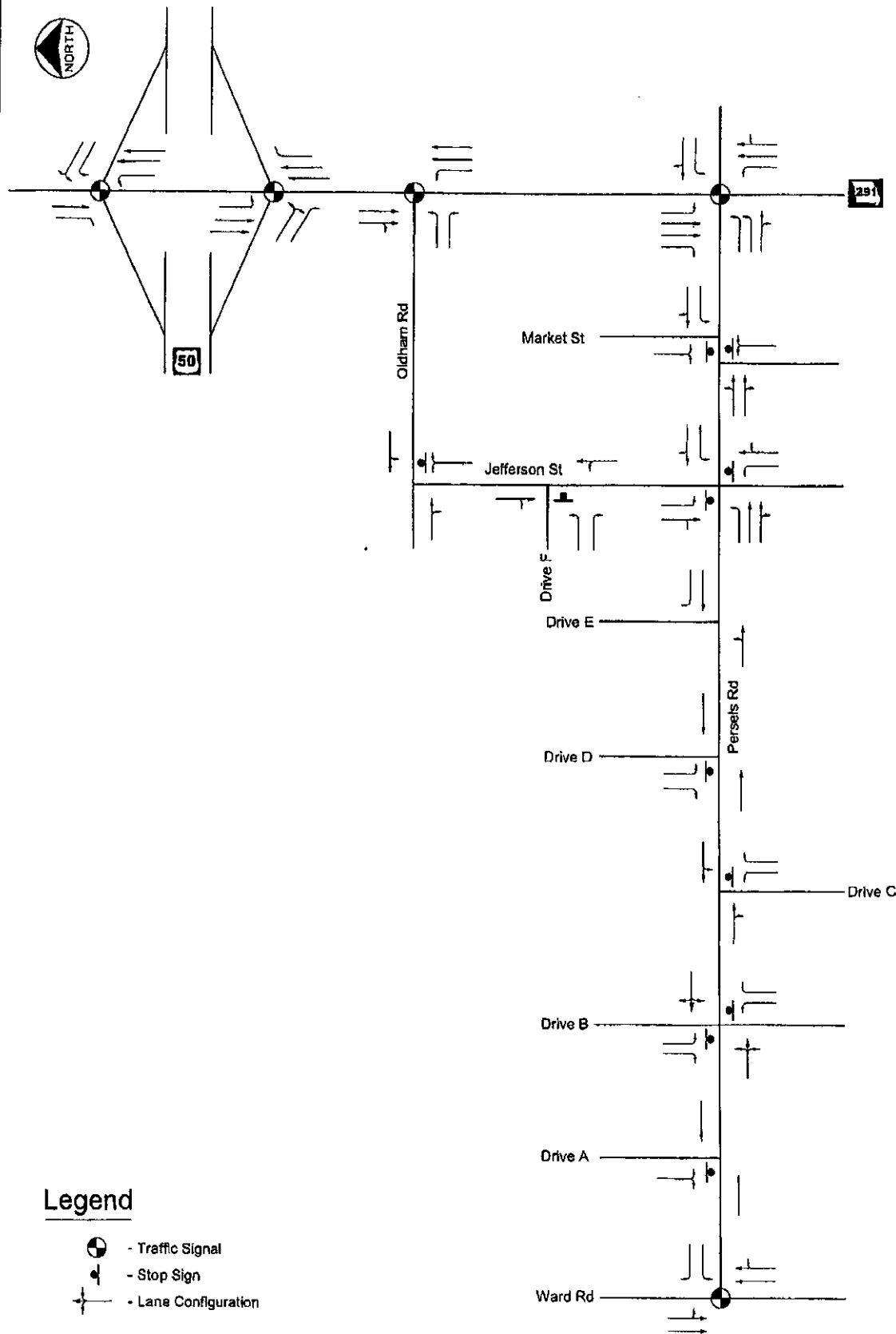

Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:


City Attorney Teresa S. Williams



Legend

-  - Traffic Signal
-  - Stop Sign
-  - Lane Configuration



EXISTING LANE CONFIGURATIONS

Abundant Life Church
Traffic Impact Study
Lee's Summit, Missouri

June 2013

No Scale

Figure A-3



Legend

123 Total Hourly Volume

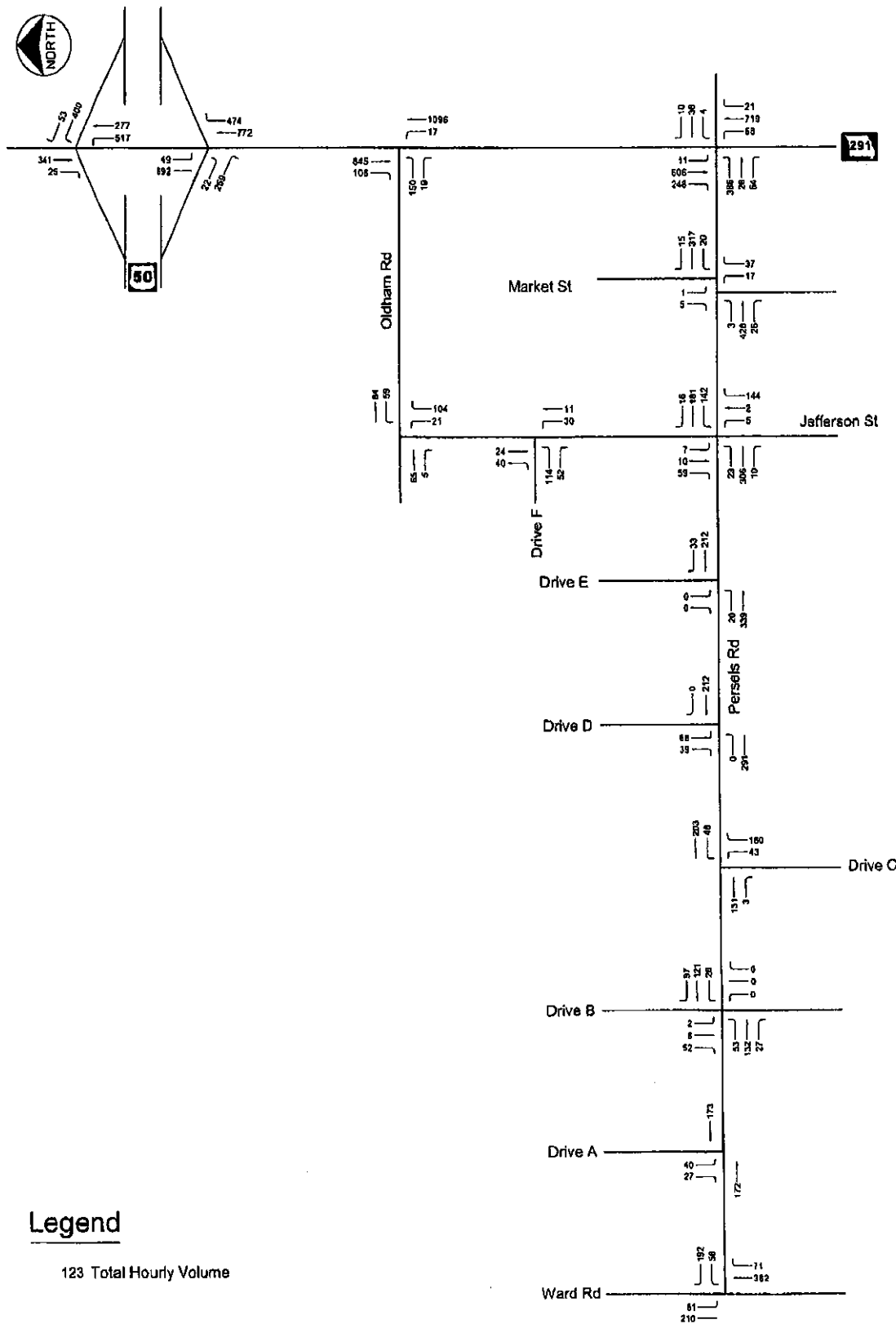


Figure A-4

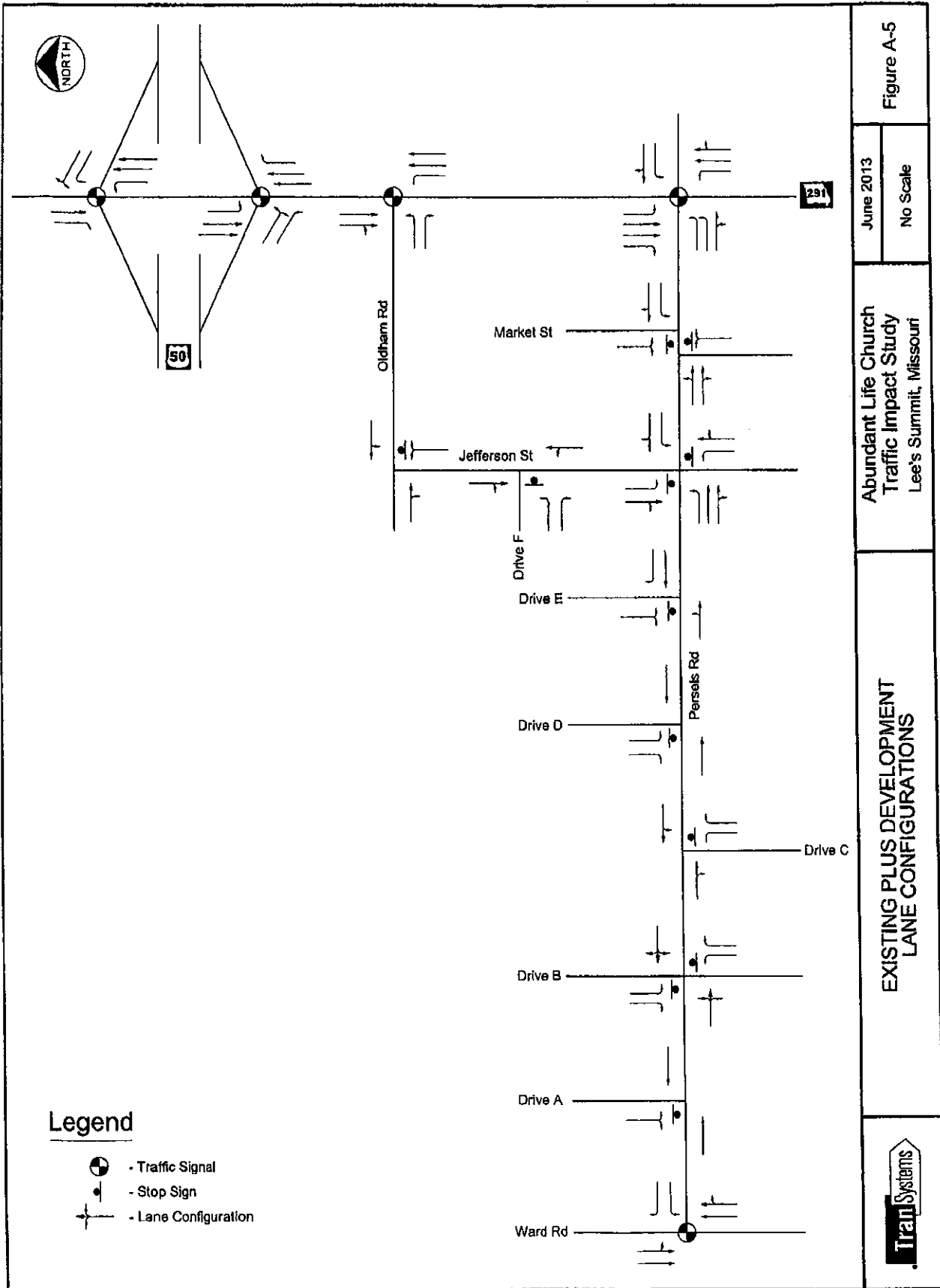
June 2013

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Abundant Life Church
Traffic Impact Study
Lee's Summit, Missouri

EXISTING SUNDAY PEAK HOUR TRAFFIC VOLUMES





Abundant Life Church Traffic Impact Study Lee's Summit, Missouri		June 2013	Figure A-5
		No Scale	



EXISTING PLUS DEVELOPMENT
LANE CONFIGURATIONS

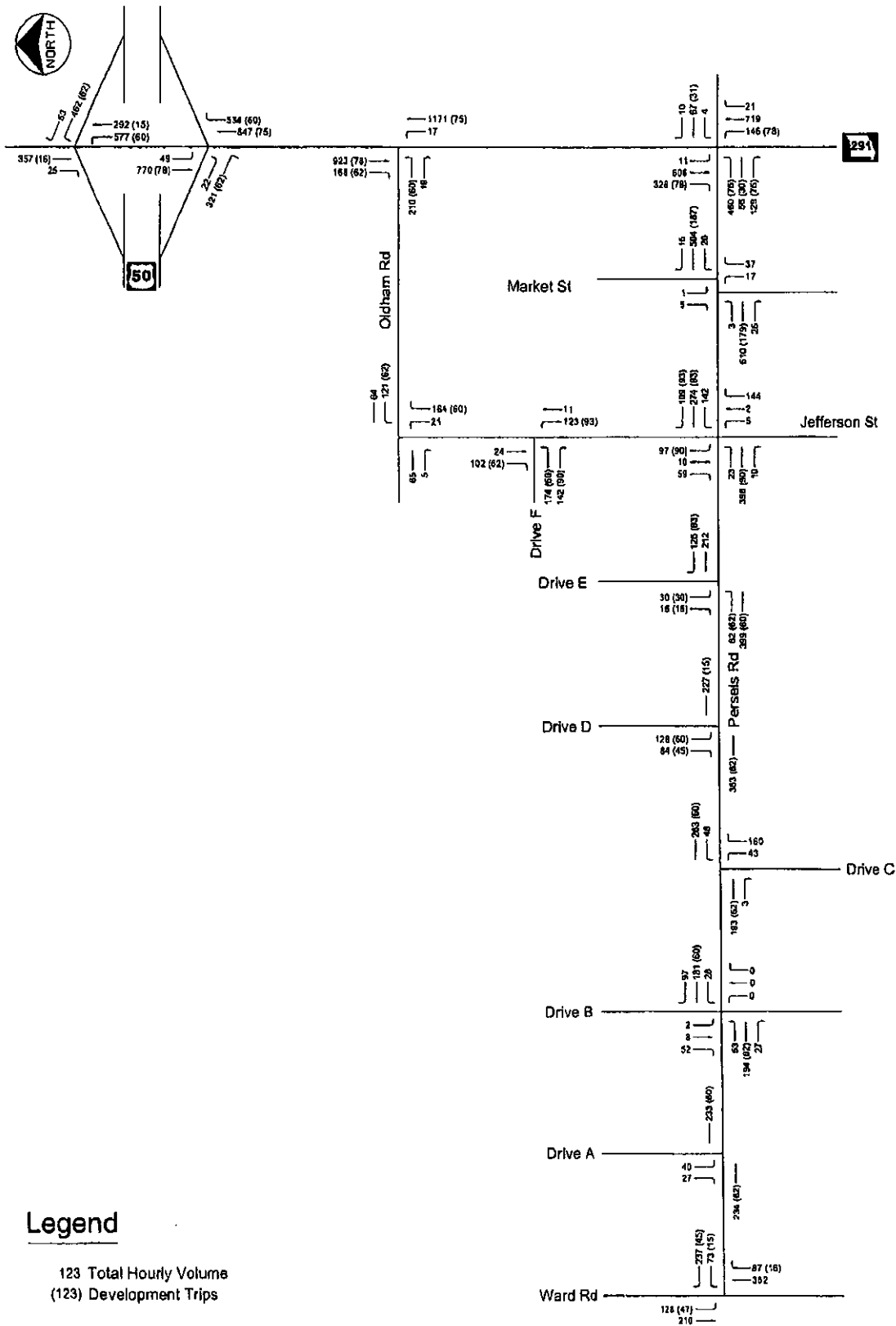


Figure A-6

Abundant Life Church
Traffic Impact Study
Lee's Summit, Missouri

EXISTING PLUS DEVELOPMENT
SUNDAY PEAK HOUR TRAFFIC VOLUMES

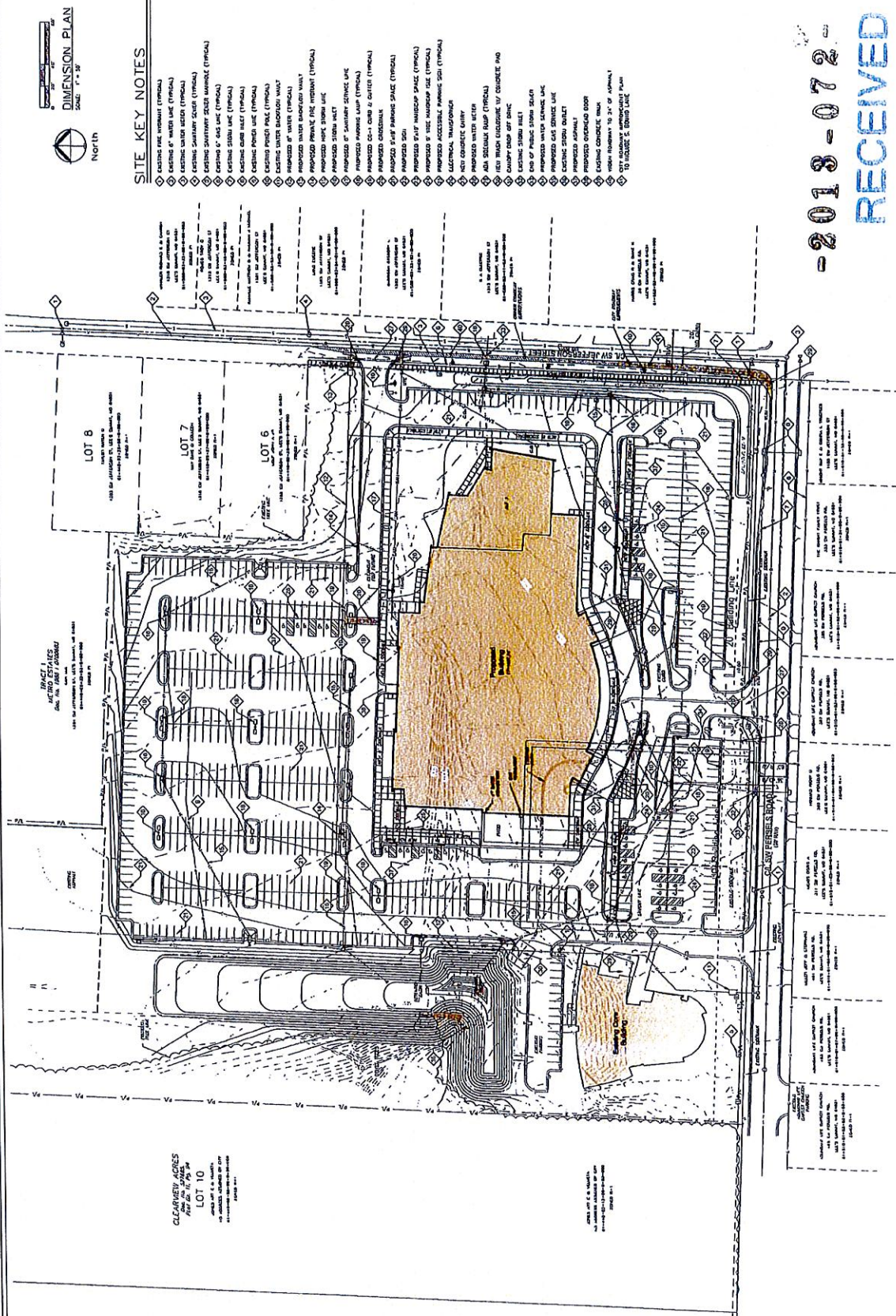
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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Planning & Development



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Planning & Development

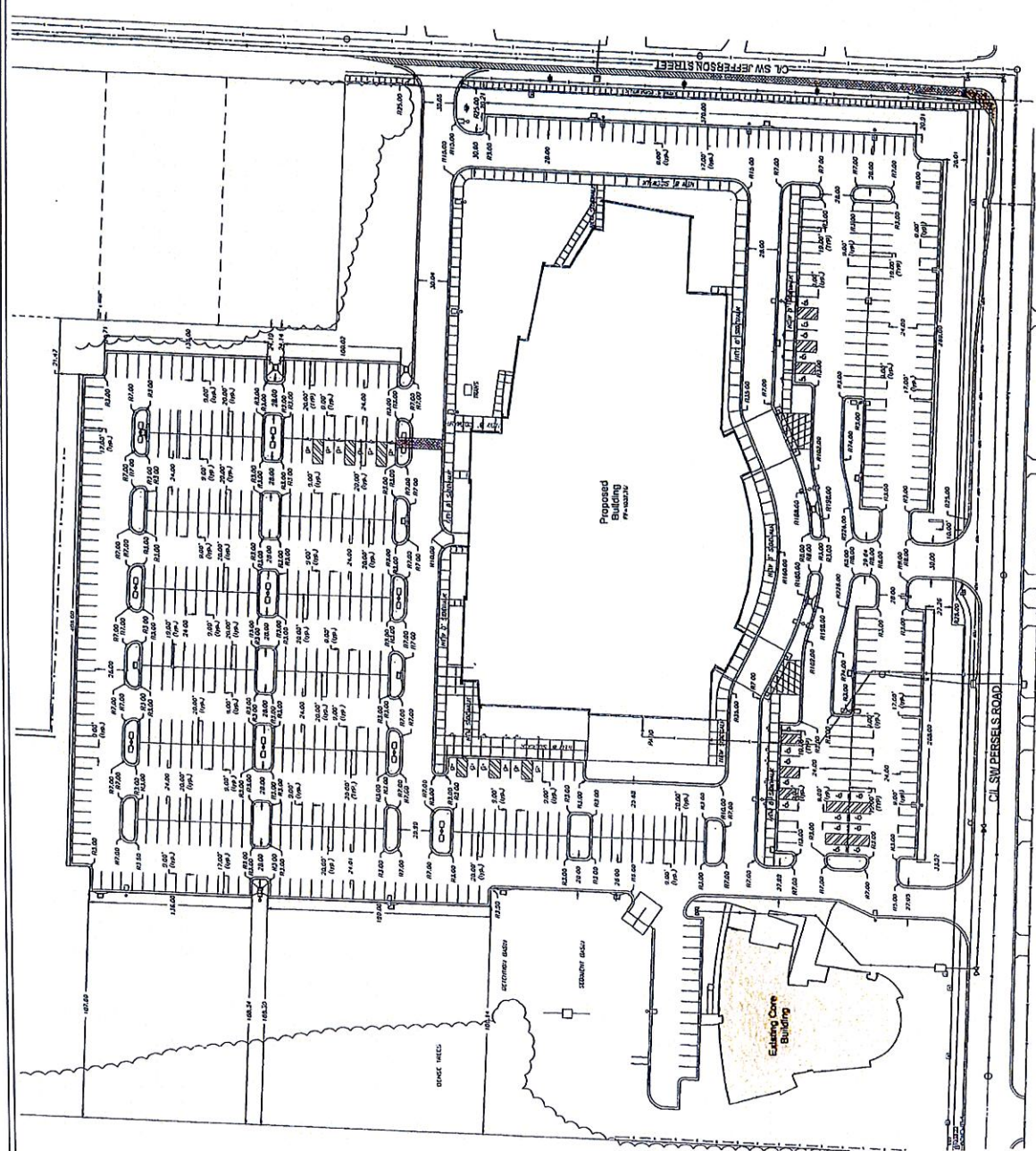


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Grading Plan for
 Abundant Life Baptist Church
 Lees Summit, Jackson County, Missouri

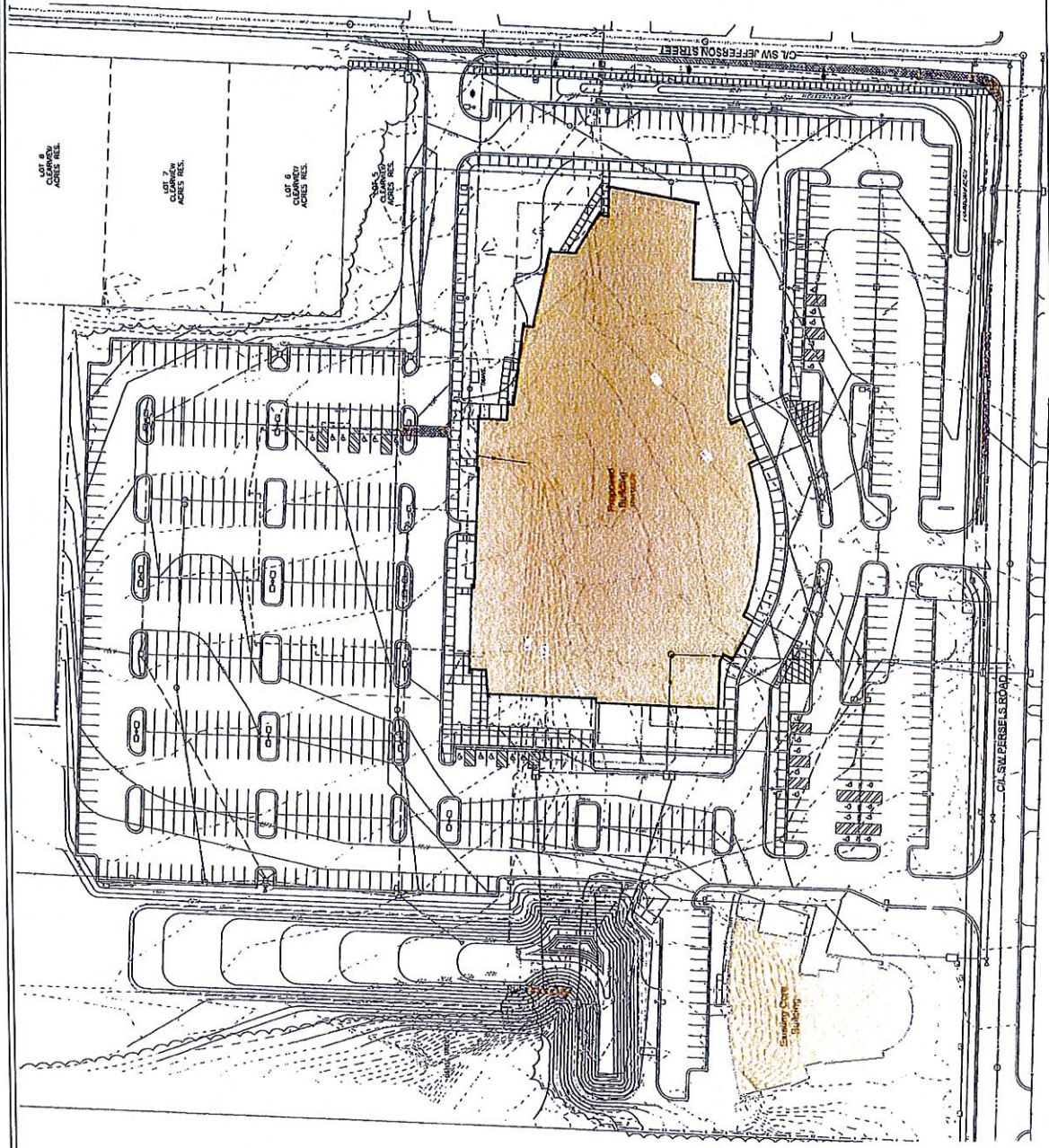
Abundant Life Baptist Church
 414 SW Pershe's Road
 Lees Summit, Jackson County, Missouri

ENGINEERING & SURVEYING
 SOLUTIONS
 5015 WYNN STREET
 LEES SUMMIT, MO 64083
 P: 816.925.7222 F: 816.925.7223



CALCULATED CUT & FILL QUANTITIES	
Site Area	16.16 Acres
Cut Volume (Unadjusted)	4,100 c-y
Fill Volume (Unadjusted)	43,500 c-y
Street & Shoulder Cut Volume	11,500 c-y
Grading for Cut Volume	4,500 c-y
Net Fill Required	22,650 c-y (Unadjusted)

NOTES:
 1. Contractor is responsible for verifying all existing utility locations prior to construction.
 2. There are no known natural or artificial water storage facilities across, or adjacent to, the site.
 3. All erosion and sediment control measures need to be implemented prior to construction.
 4. All erosion and sediment control measures need to be implemented prior to construction.
 5. Additional erosion control may be required by the City Engineer. Design and construction shall be in accordance with the City Engineer's requirements.
 6. Construction shall be completed within 180 days of construction start.
 7. Contractor responsible for all utility testing of existing underground and proposed utility lines.
 8. Contractor responsible to provide Erosion Control Solutions on about 100,000 sq. ft. of the site to verify project.



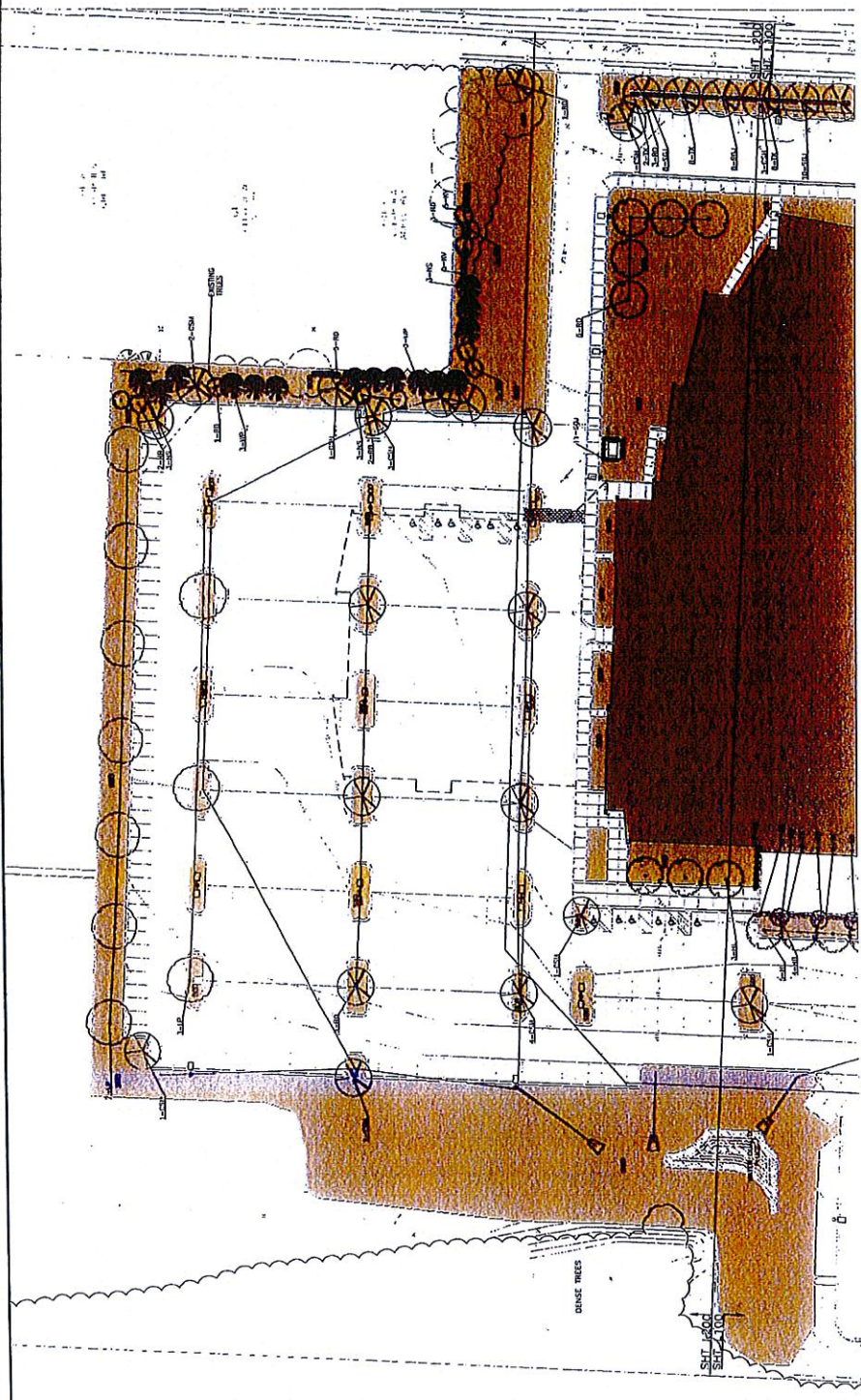


Abundant Life Baptist Church
Auditorium & Education Addition for:
Versels & Jefferson

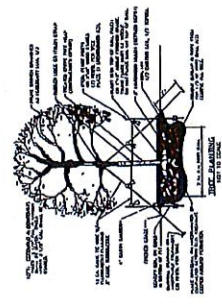
Planning & Development
-2019-072

PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/PLACEMENT
155				
156	20	ACER SACHINANI 'FUTURUM SHADOW'	CADDIS SAGE MAPLE	3" CAL, 100
157	20	ACER SACHINANI 'FUTURUM SHADOW'	SHRUB HYDRANGEA	3" CAL, 100
158	20	ACER SACHINANI 'FUTURUM SHADOW'	SHRUB HYDRANGEA	3" CAL, 100
159	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
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367	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
368	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
369	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
370	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
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372	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
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389	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
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391	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
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396	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
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400	22	QUERCUS RUBRA	RED OAK	3" CAL, 100
401				

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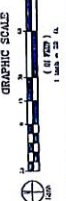


- LANDSCAPE NOTES:**
1. ALL PLANTINGS TO BE INSTALLED BY THE LANDSCAPER.
 2. ALL PLANTINGS TO BE INSTALLED BY THE LANDSCAPER.
 3. ALL PLANTINGS TO BE INSTALLED BY THE LANDSCAPER.
 4. ALL PLANTINGS TO BE INSTALLED BY THE LANDSCAPER.
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 20. ALL PLANTINGS TO BE INSTALLED BY THE LANDSCAPER.



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JUN 19 2013



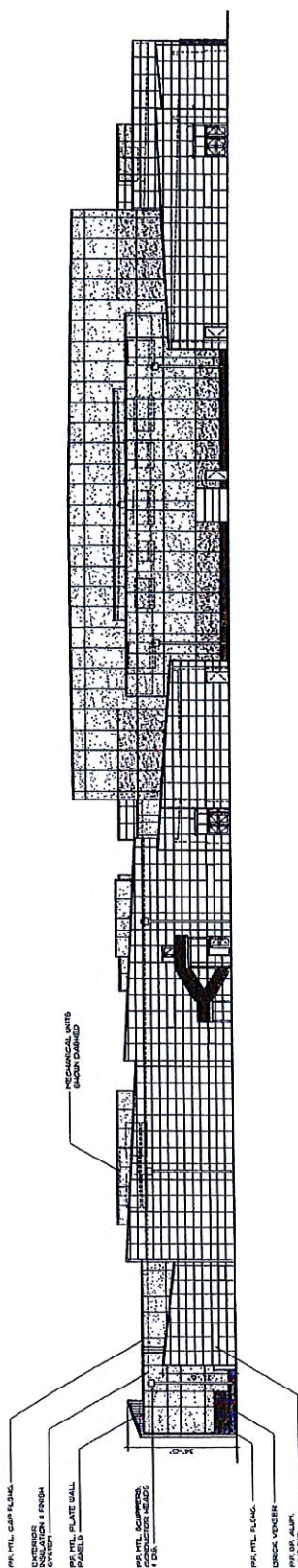
Planning & Development

-2013-072-

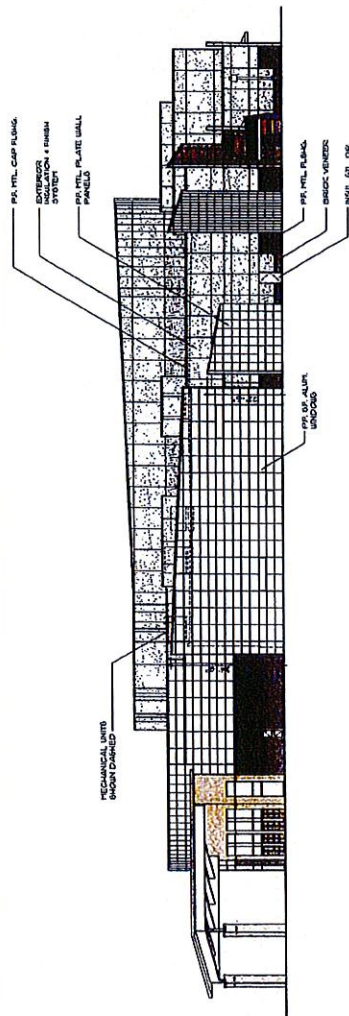
SHEET No.
L200
LANDSCAPE PLAN

Abundant Life Baptist Church
Auditorium & Education Addition for
Peretz & Jefferson
Lee's Summit, MO 64081

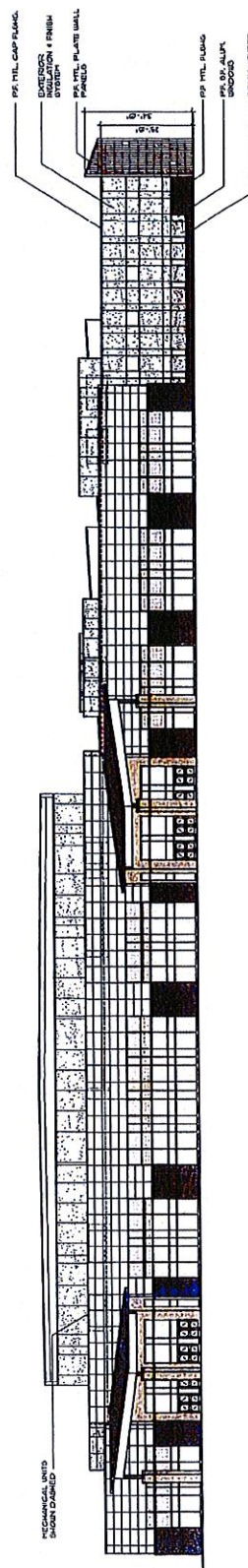
PROJECT #	11-001
DATE	11/11/11
DESIGNED BY	LEE'S SUMMIT, MO
CHECKED BY	LEE'S SUMMIT, MO
1. 11-001-001	11-001-001
2. 11-001-002	11-001-002
3. 11-001-003	11-001-003
4. 11-001-004	11-001-004
5. 11-001-005	11-001-005
6. 11-001-006	11-001-006
7. 11-001-007	11-001-007
8. 11-001-008	11-001-008
9. 11-001-009	11-001-009
10. 11-001-010	11-001-010



ALTERNATE NORTH ELEVATION
W6° - 1°-0'



ALTERNATE EAST ELEVATION
1/4" = 1'-0"



ALTERNATE SOUTH ELEVATION

#PL2013-072 PRELIM. DEV. PLAN
Abundant Life Baptist Church
Mantel Teter Architects, applicant

