

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT THE SOUTHEAST CORNER OF CHIPMAN ROAD AND VIEW HIGH DRIVE, IN DISTRICT AGRICULTURAL, THE SUMMIT CHURCH, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO.5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2015-117 submitted by Engineering Solutions, requesting approval of a preliminary development plan in District AG (Agricultural) on land located at the southeast corner of Chipman Road and View High Drive was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District AG 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 22, 2015, 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 October 15, 2015, 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 the preliminary development plan contained in Application #PL2015-117 is hereby approved in District AG on the following described property:

*All that part of the West one half of Lot 2 of the NW 1/4 of Section 3, Township 47 N, Range 32 W, in Lee's Summit, Jackson County, Missouri, except the East 16.5 feet, and except that part in existing street rights of way, more particularly described as follows:
Commencing at the Northwest corner of said Section 3; thence S 86°41'55" E along the North line of said 1/4 Section, a distance of 30.00 feet; thence S 03°18'59" W, a distance of 30.00 feet to the Point of Beginning, said point being the intersection of the existing East right of way line of View High Drive and the South line of the existing right of way line of Chipman Road; thence S 86°41'55" E parallel with the North line of said 1/4 Section, a distance of 337.94 feet; thence S 86°35'42" E parallel with the North line of said 1/4 Section, a distance of 945.57 feet; thence S 03°22'09" W, West of, parallel with and 16.5 feet distant from the East line of the West 1/2 of said Lot 2, a distance of 1420.09 feet to a point on the South line of the West 1/2 of said Lot 2; thence N 87°16'57" W along said South line, a distance of 1282.27 feet; thence N 03°18'59" E along a line, East of, parallel with and 30.00 feet distant from the West line of said Lot 2, a distance of 1434.84 feet to the Point of Beginning, containing 42.046 acres, more or less, all being subject to easements, restrictions, and rights of way of record.*

SECTION 2. That the following conditions of approval apply:

1. Access roads from the north and the west shall be constructed to City standards for future dedication as City streets.
2. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated September 15, 2015. 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.
3. The applicant shall install dimmable parking lot light fixtures. The fixtures shall comply with the lighting standards of the Unified Development Ordinance.

SECTION 3. That development shall be in accordance with the amended preliminary development plan removing the north parking lot from consideration, date stamped October 2, 2015 appended hereto and made a part hereof.

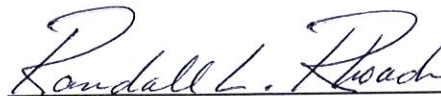
SECTION 4. In granting modifications listed herein, the Governing Body concludes that the development will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent through the proposed project, effectively 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 15th day of October, 2015.



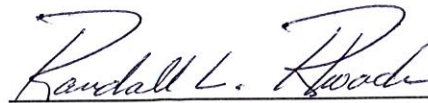
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 20th day of October, 2015.



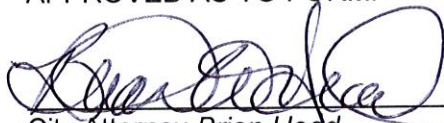
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:



City Attorney Brian Head

Professional Seal
 State of Mississippi
 Surveyor
 License No. 12345
 Exp. Date 12/31/2015

The Summit Church
 3281 Northwest Chapman Road
 Lees Summit, Jackson County, Missouri

Project
 Date
 Stationed at 10.1

TOPOGRAPHIC SURVEY
 The Summit Church
 Lees Summit, Jackson County, Missouri

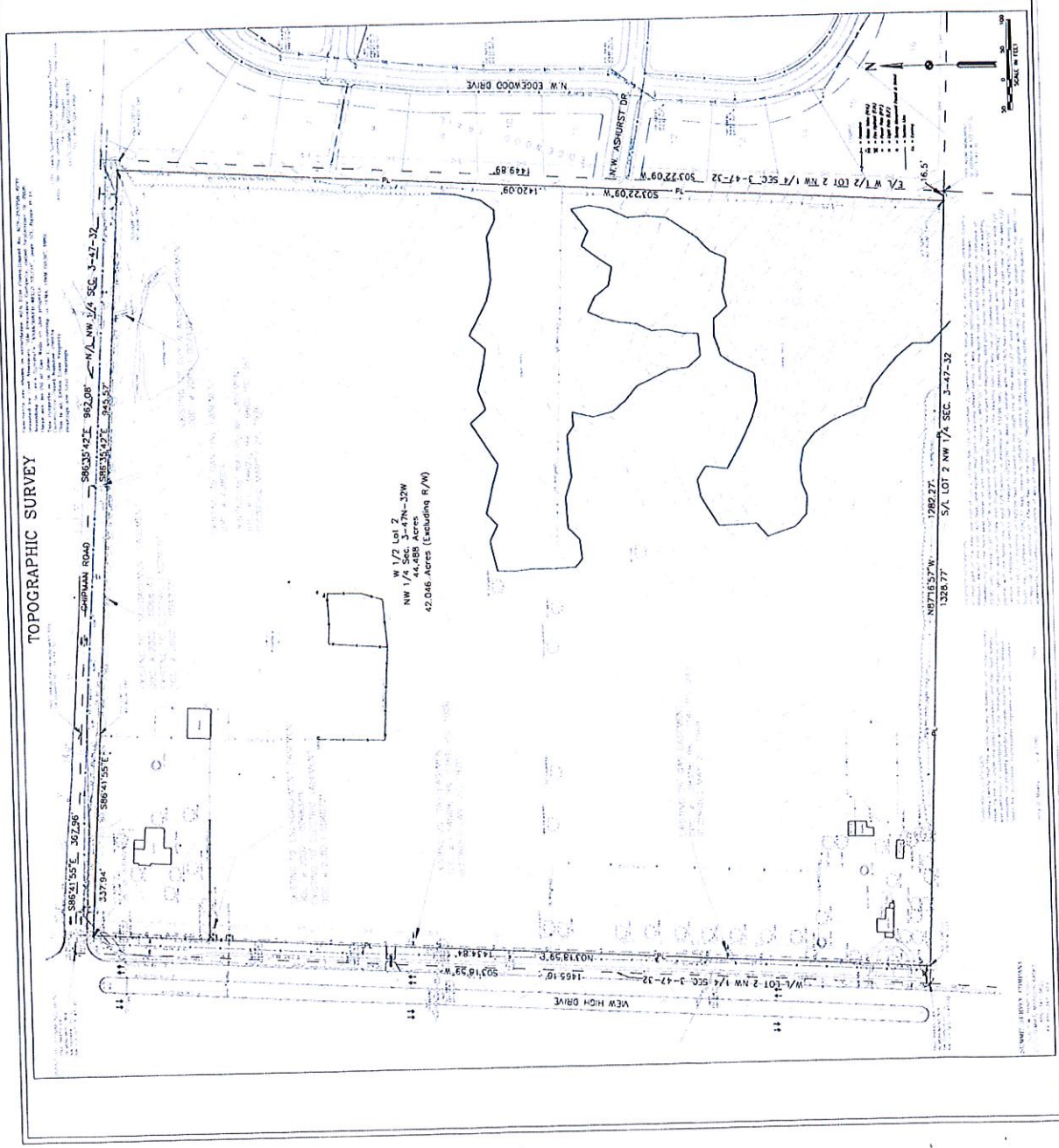
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BY	J. B. Smith
CHECKED BY	J. B. Smith
SCALE	AS SHOWN
DATE	10/1/2015
BY	J. B. Smith
CHECKED BY	J. B. Smith
SCALE	AS SHOWN

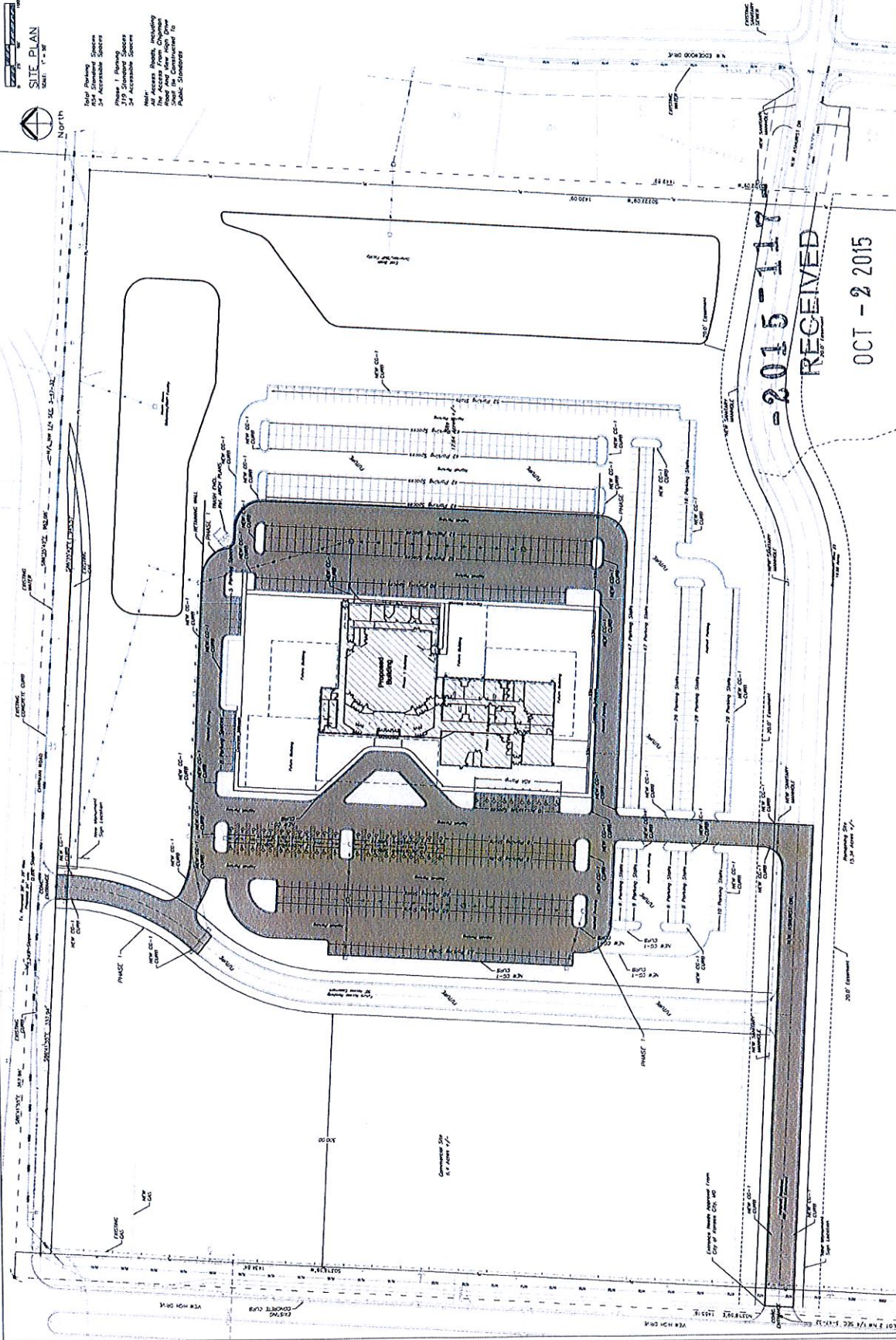
TOPOGRAPHIC SURVEY
 DATE 10/1/2015



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 Planning & Codes Admin

TOPOGRAPHIC SURVEY
 DATE 10/1/2015

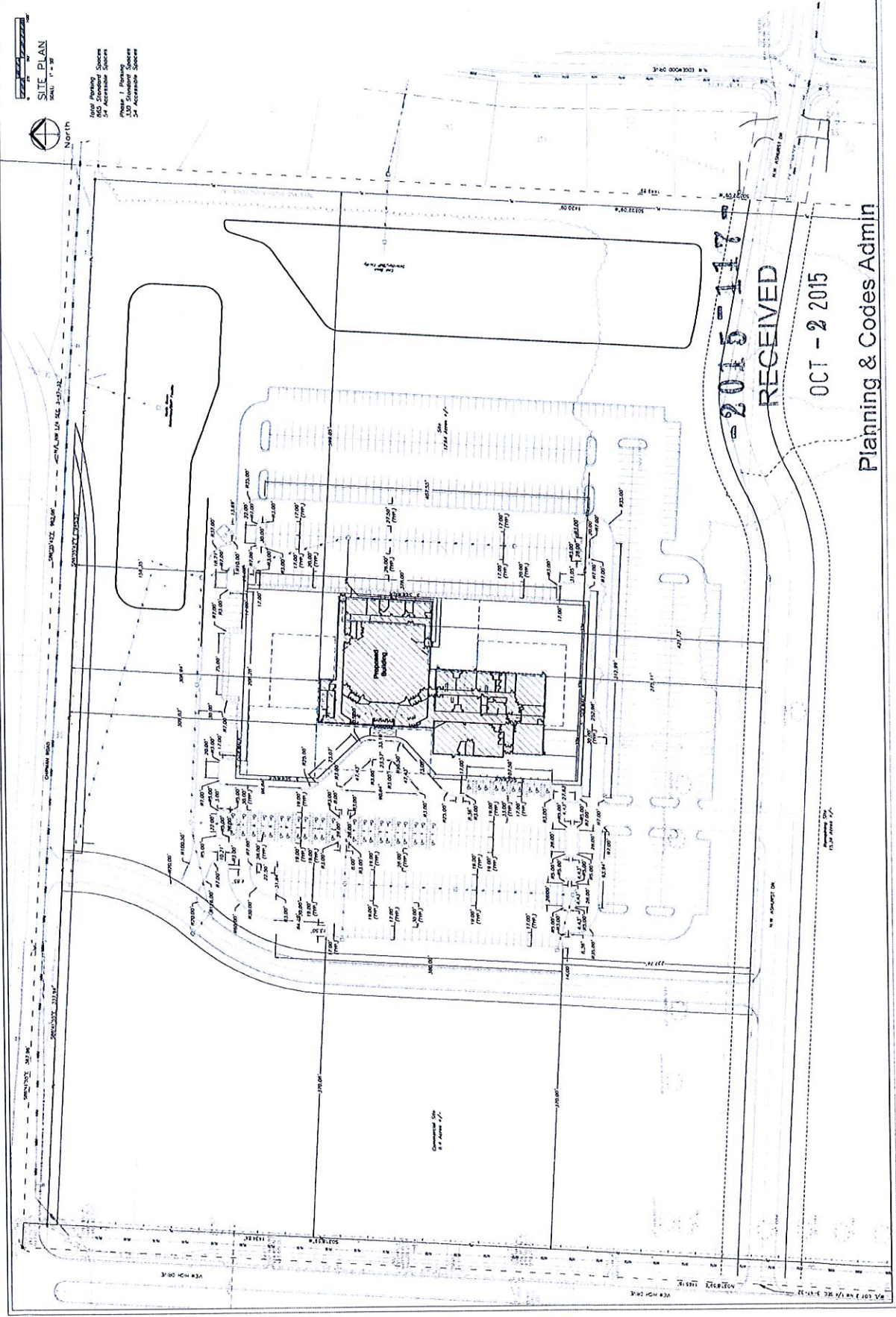




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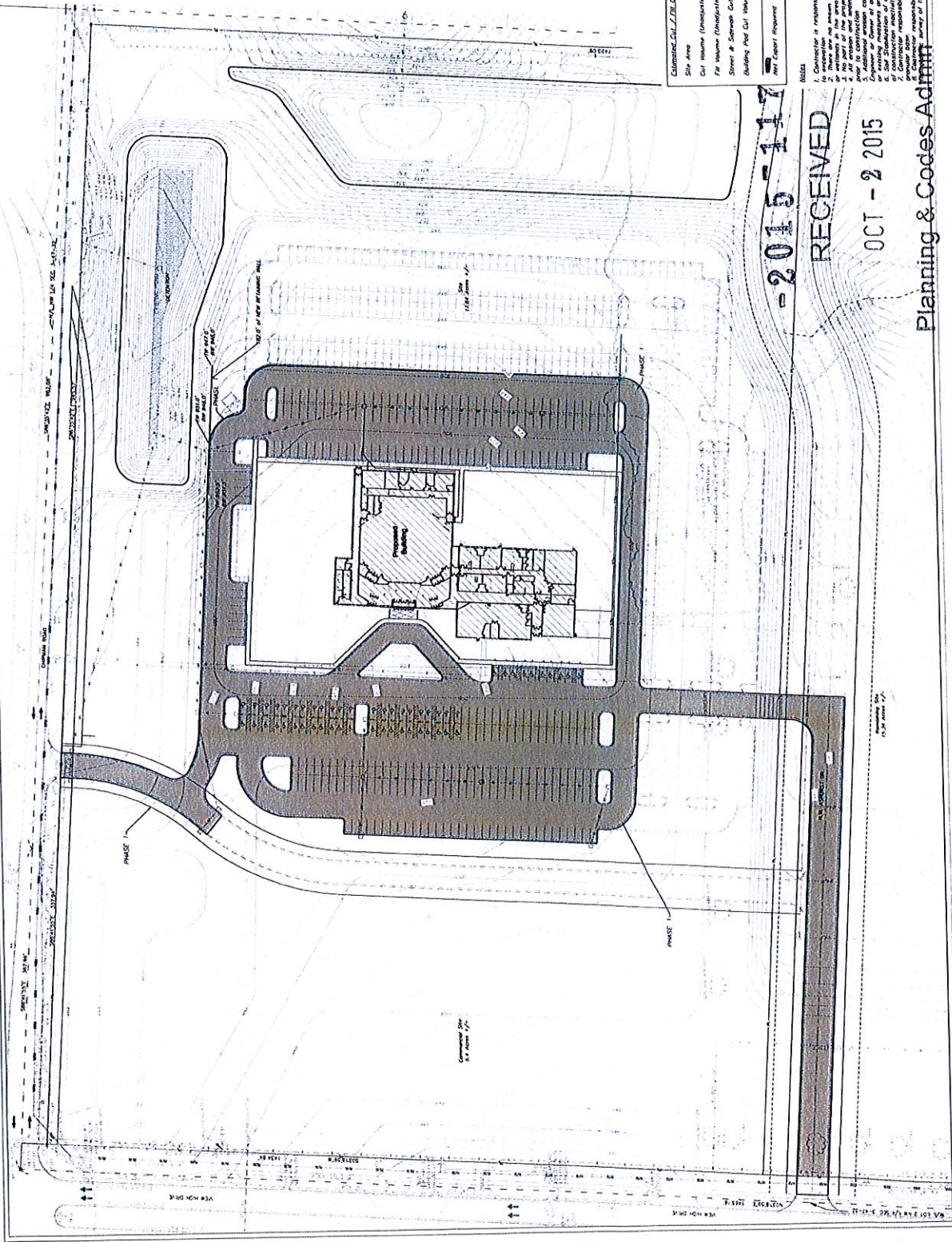
The Summit Church
 3381 Northwest Crispman Road
 Lee's Summit, Jackson County, Missouri

GRADING PLAN
 The Summit Church
 Lee's Summit, Jackson County, Missouri

1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

DATE: 10/1/15
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 SCALE: 1" = 40'

GRADING PLAN
 SCALE: 1" = 40'

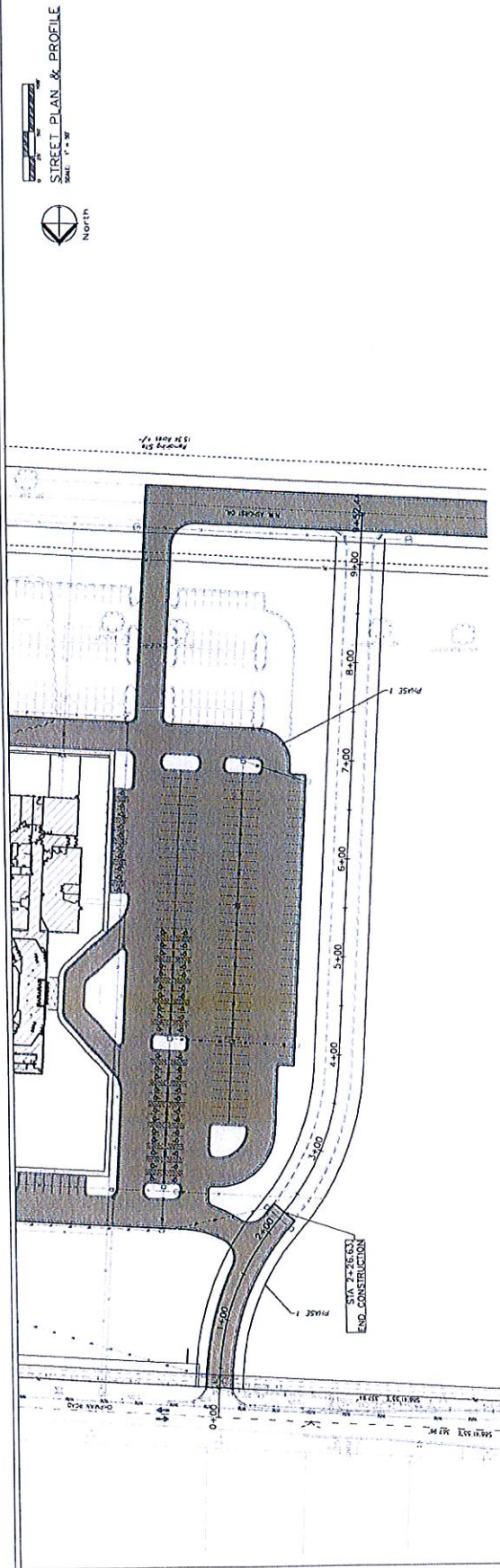


Estimated Cut / Fill Quantities	
Site Area	20.25 Acres
Cut Volume (Estimated)	48,835 cu yd
Fill Volume (Estimated)	31,787 cu yd
Street & Shoulder Cut Volume	2,500 cu yd
Building Pad Cut Volume	1,200 cu yd
Net Export Required	25,008 cu yd (Estimated)

NOTES

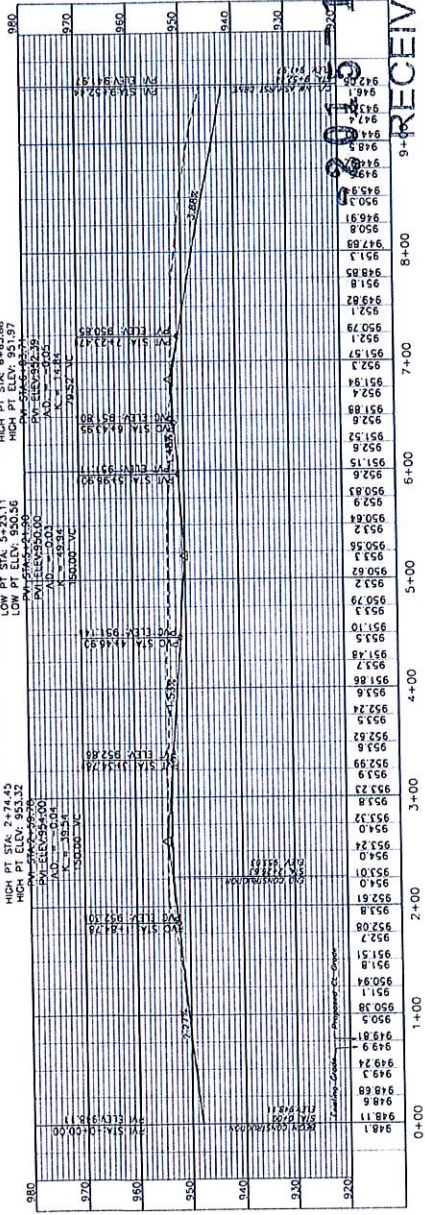
1. Contractor is responsible for verifying all existing utility locations prior to construction.
2. There are no known natural or artificial water storage detention areas on this site.
3. No part of the project lies within the 100 year flood plain.
4. All erosion control measures shall be installed prior to any grading.
5. Additional erosion control may be required during construction.
6. All grading and construction shall be completed within 14 days of the date of the final grading plan.
7. All grading and construction shall be completed within 14 days of the date of the final grading plan.
8. All grading and construction shall be completed within 14 days of the date of the final grading plan.
9. All grading and construction shall be completed within 14 days of the date of the final grading plan.
10. All grading and construction shall be completed within 14 days of the date of the final grading plan.

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NO PART OF THE RECORD OF THIS PROJECT SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

N-S DRIVE PRIVATE



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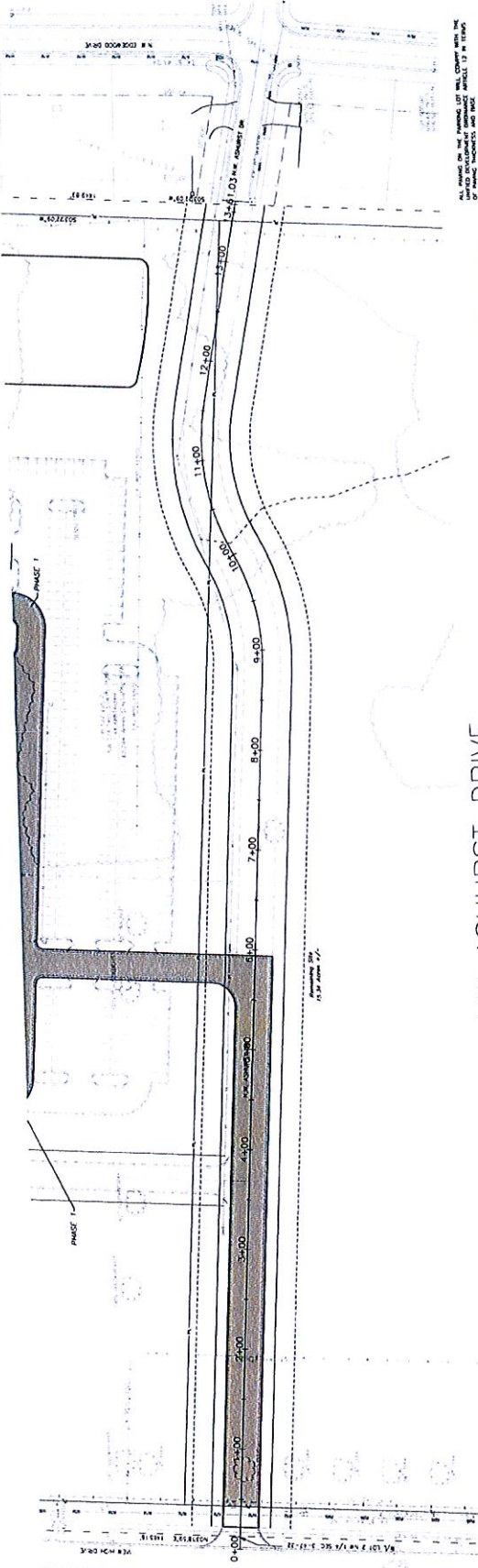
ENGINEERING SOLUTIONS
1825 S. MAIN STREET
SUITE 100
JACKSON, MISSISSIPPI 39201
PHONE: 601.977.1111
FAX: 601.977.1112
WWW.ESOLUTIONS-MS.COM

The Summit Church
3381 Northwest Chippewa Road
Lee's Summit, Jackson County, Missouri

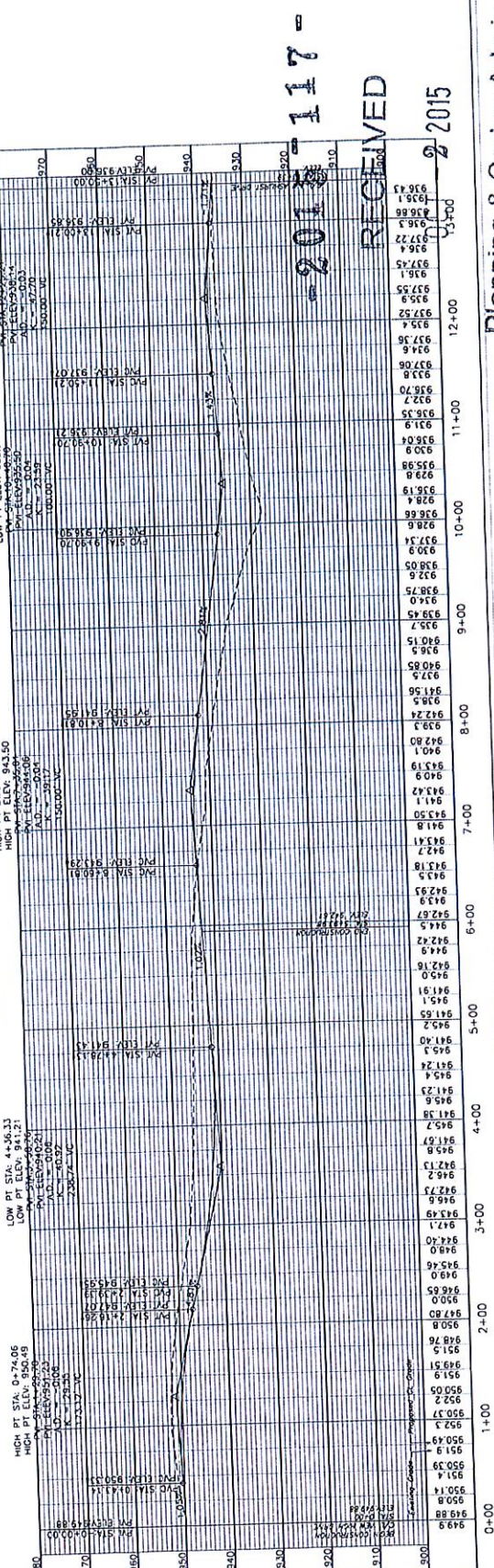
STREET PLAN & PROFILE
The Summit Church
3381 Northwest Chippewa Road
Lee's Summit, Jackson County, Missouri

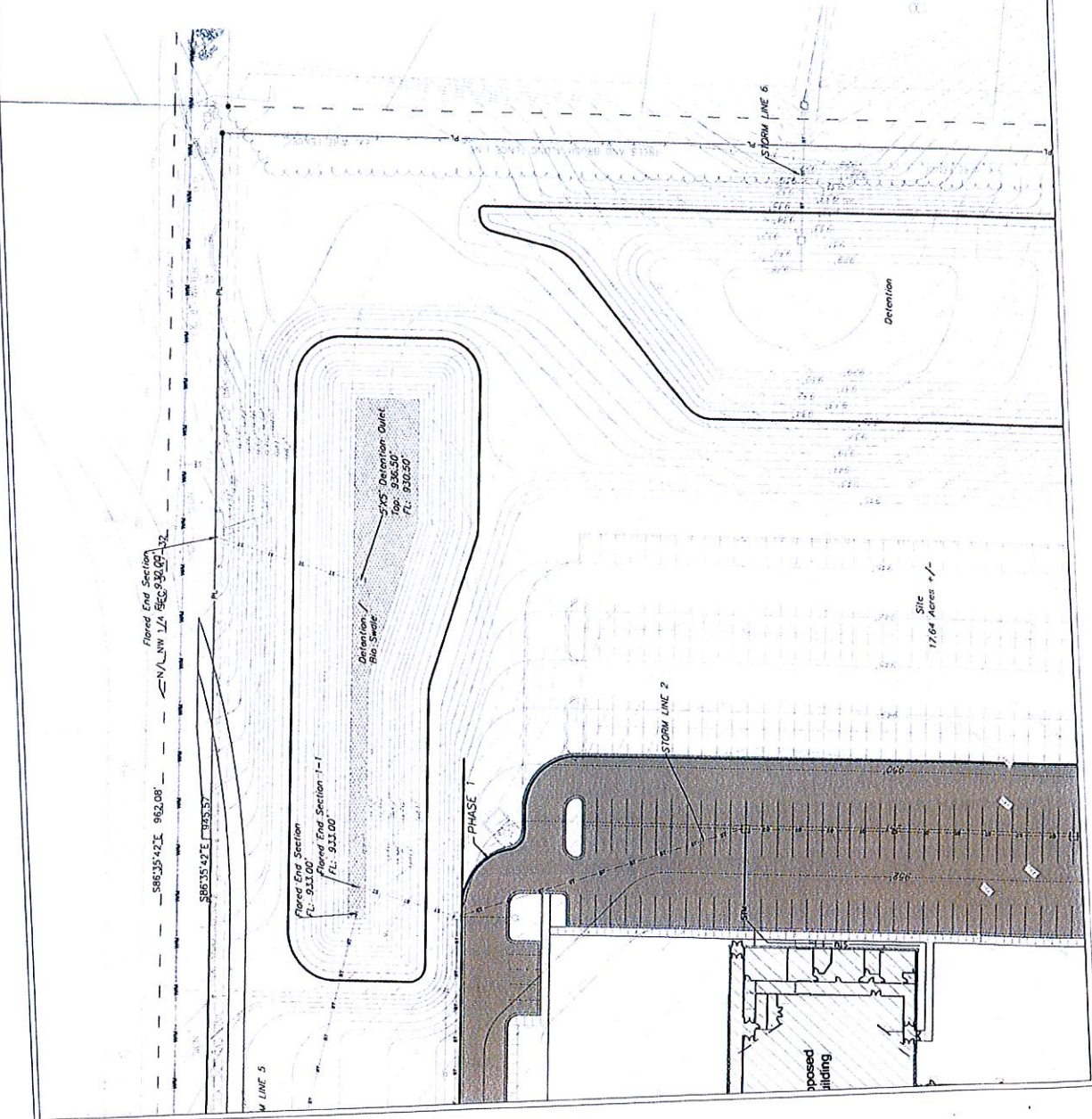
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Client: The Summit Church
Date: 11/17/2015
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STREET PLAN & PROFILE
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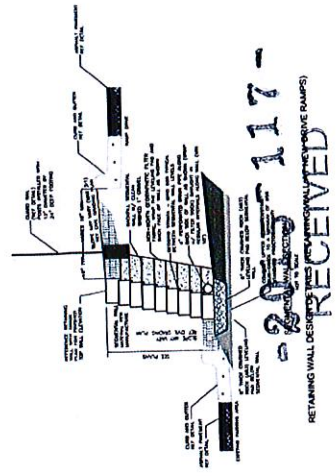
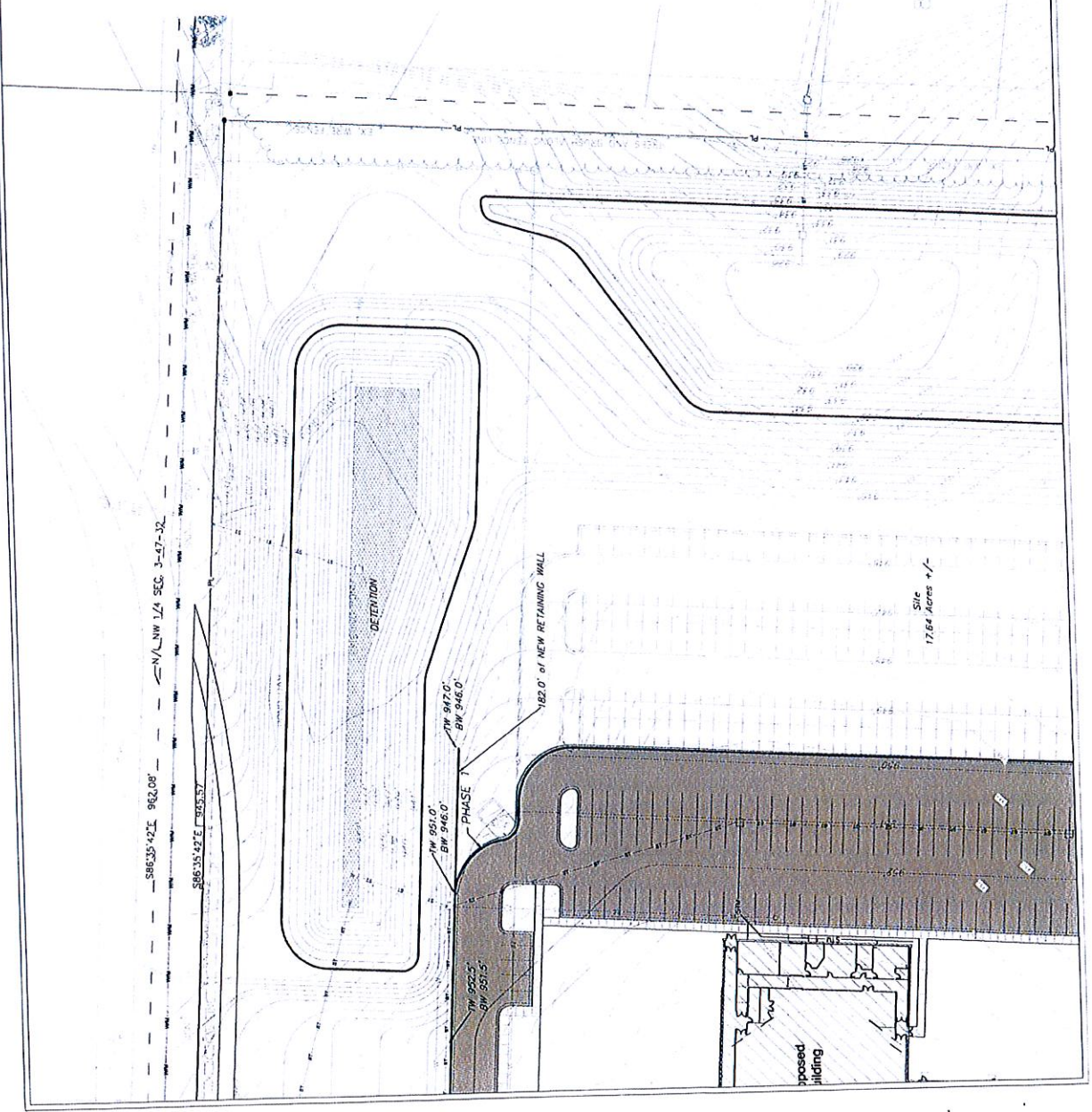


NW ASHURST DRIVE





RETAINING WALL PLAN
 SCALE: 1" = 40'



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 RETAINING WALL DESIGN (11/15/15)

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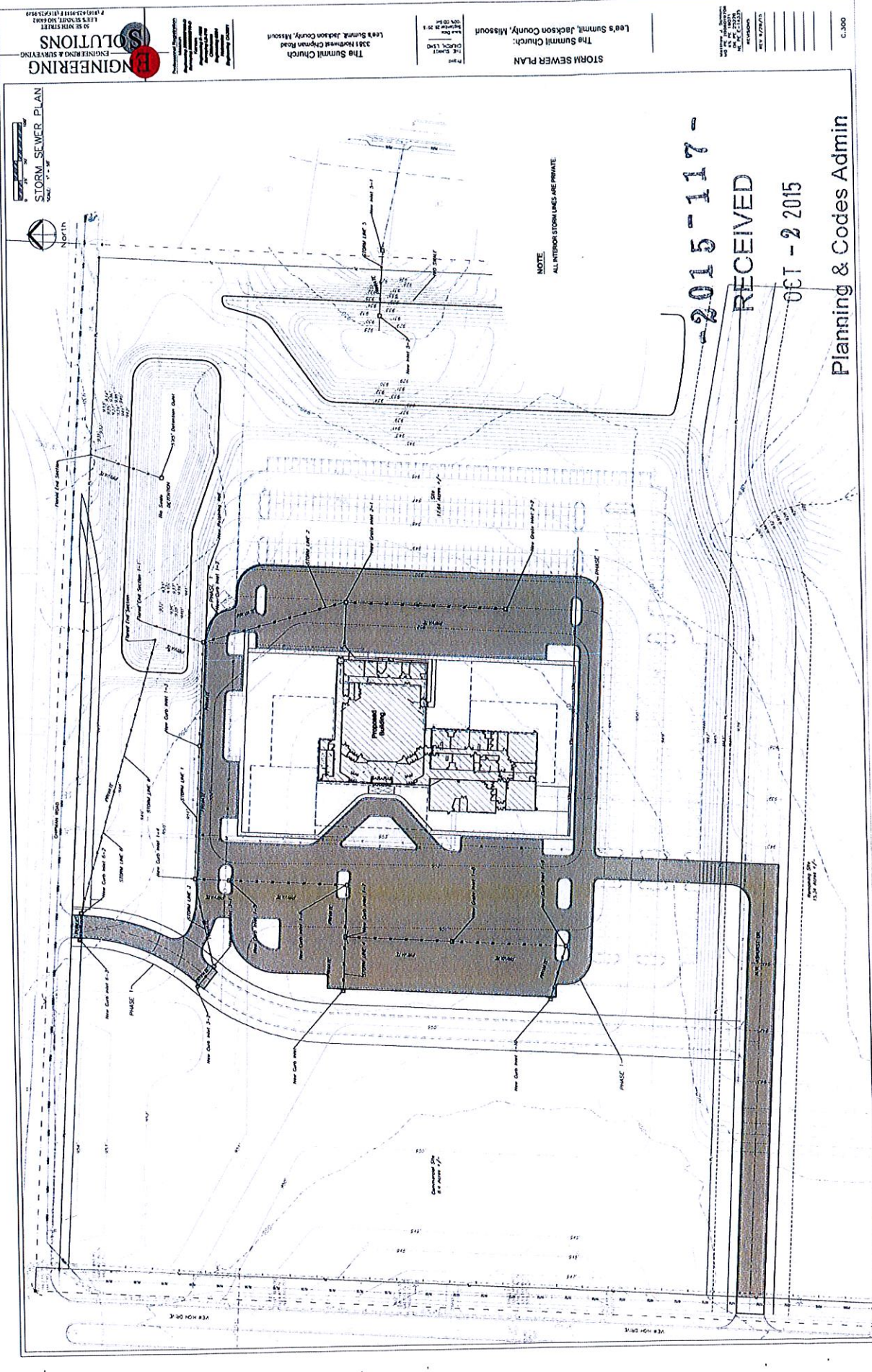


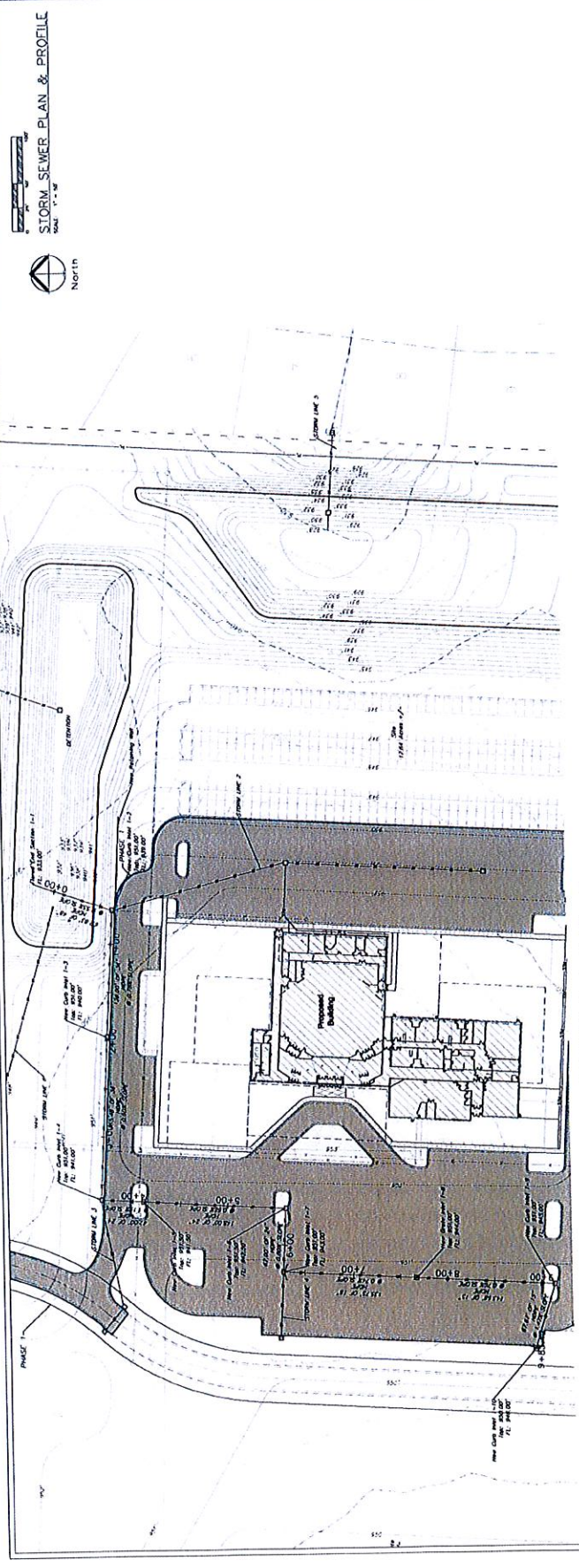
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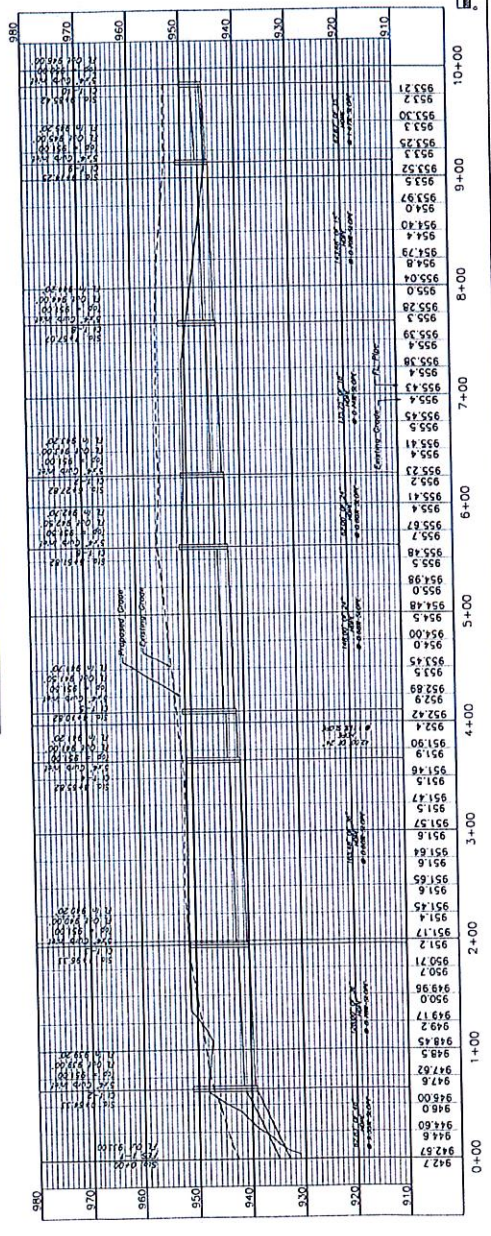
Planning & Codes Admin

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STORM LINE 1



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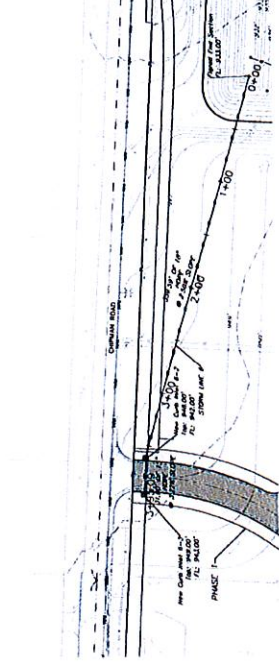
The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

STORM SEWER PLAN & PROFILE
The Summit Church:
Lee's Summit, Jackson County, Missouri

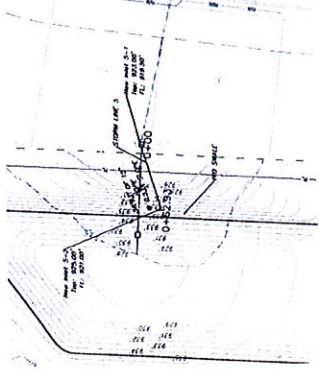
Matthew J. Schmitt
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NEVISIONS
REV 9/28/13

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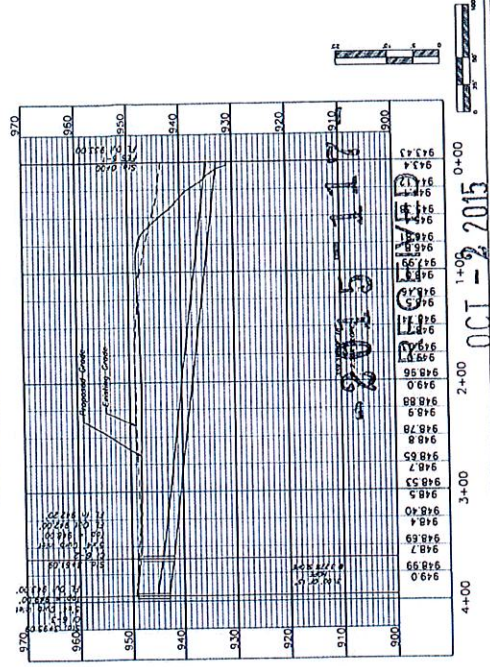
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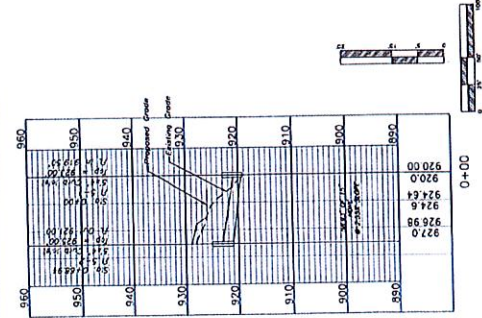
STORM SEWER PLAN & PROFILE



STORM LINE 6



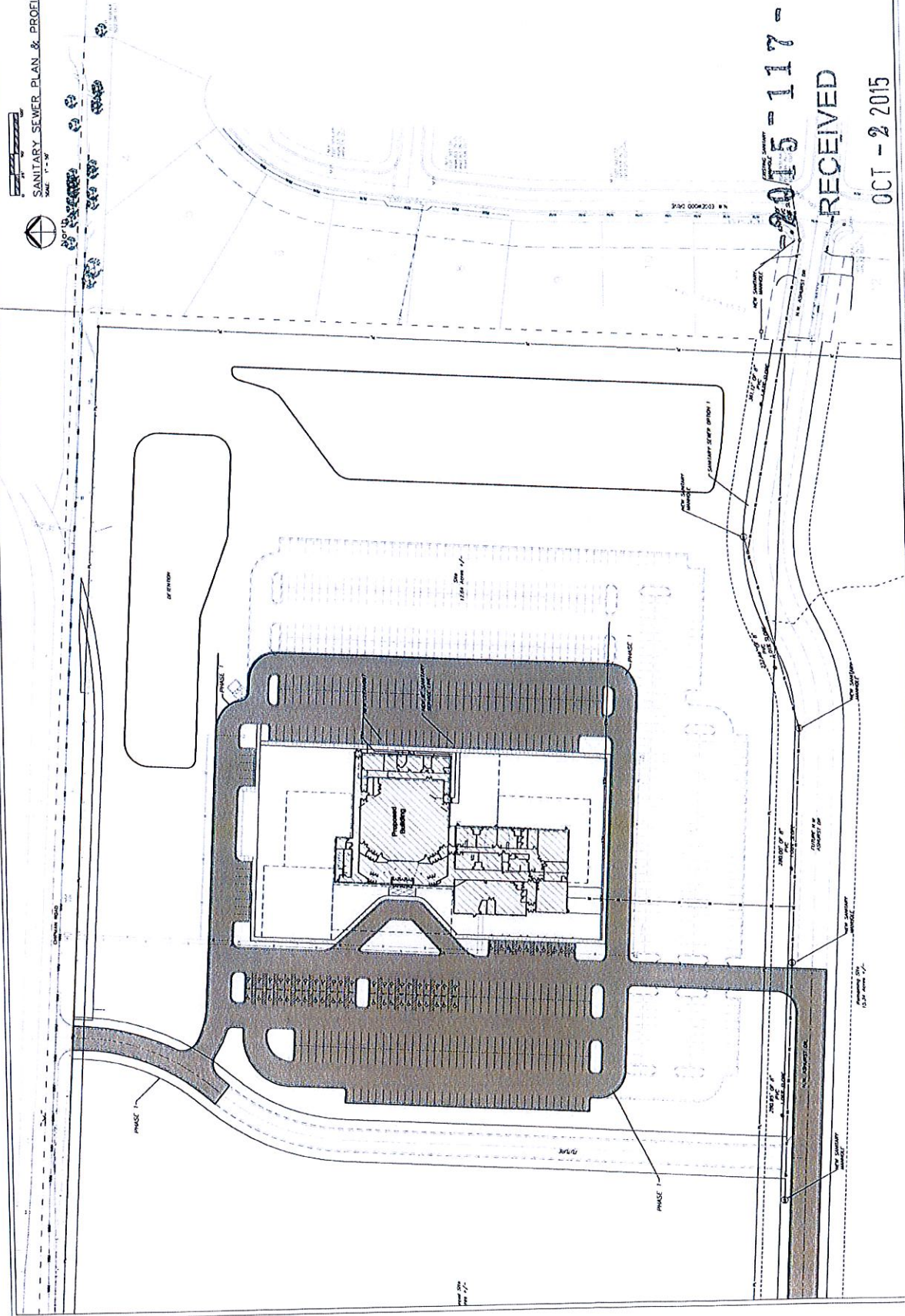
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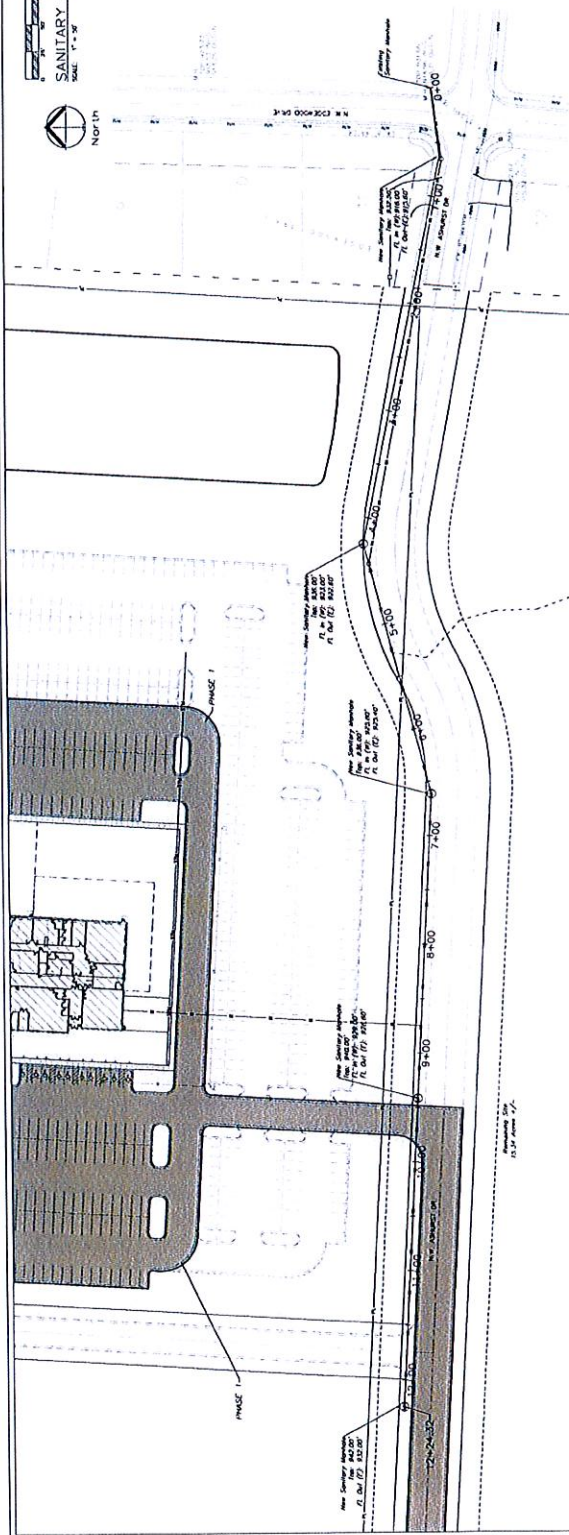
SANITARY SEWER PLAN & PROFILE
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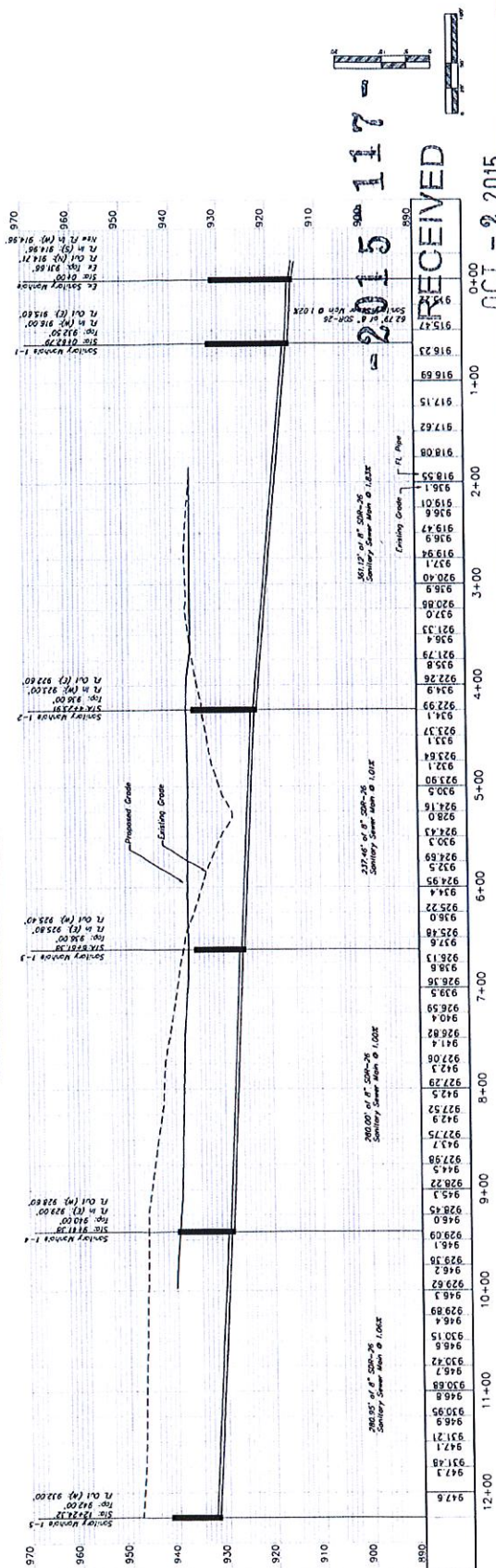
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SANITARY SEWER PLAN & PROFILE

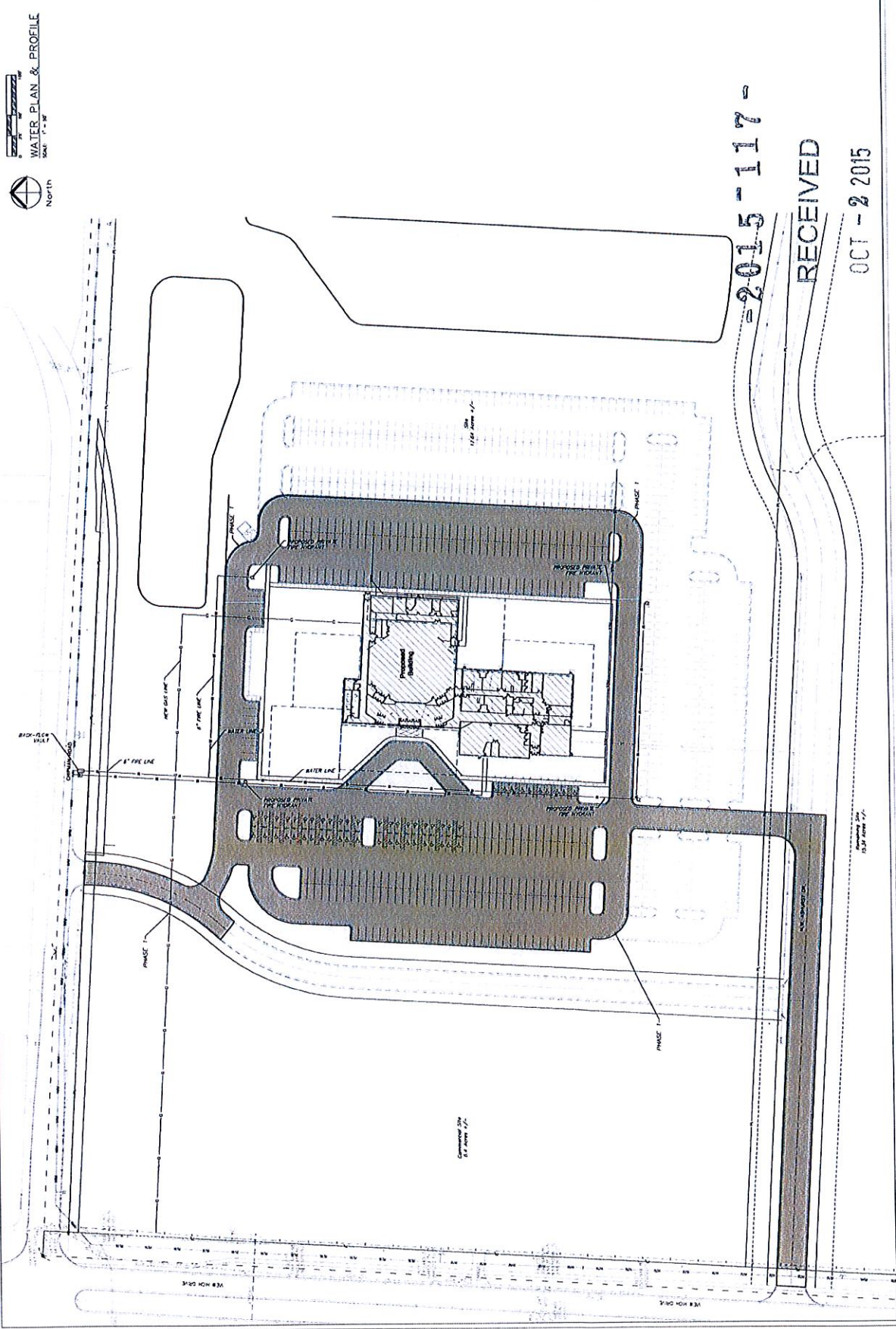


SANITARY LINE OPTION 1



Planning & Codes Admin

0+00 OCT - 2 2015

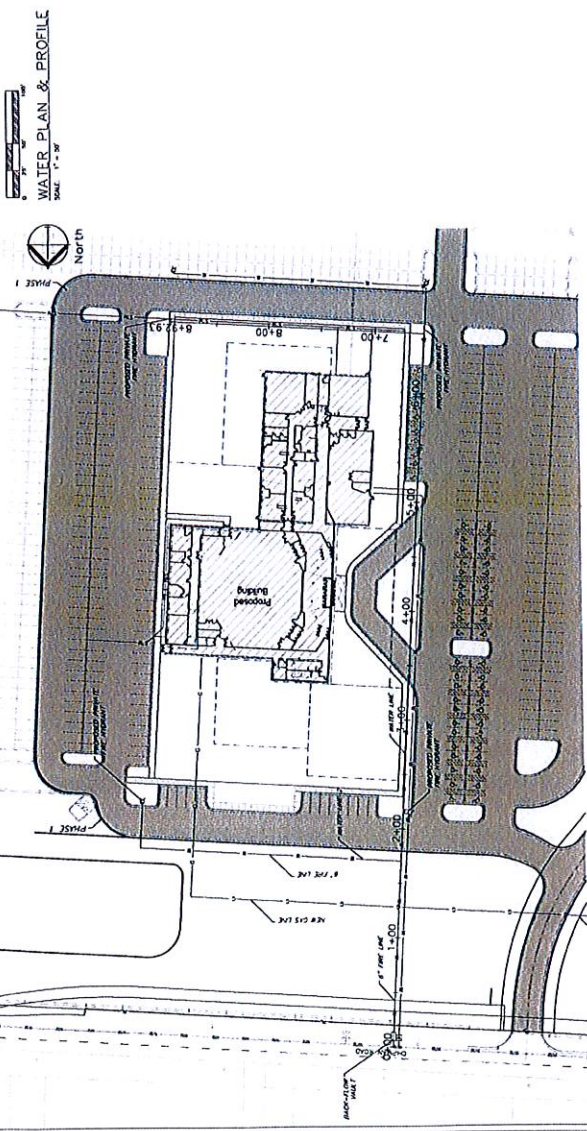
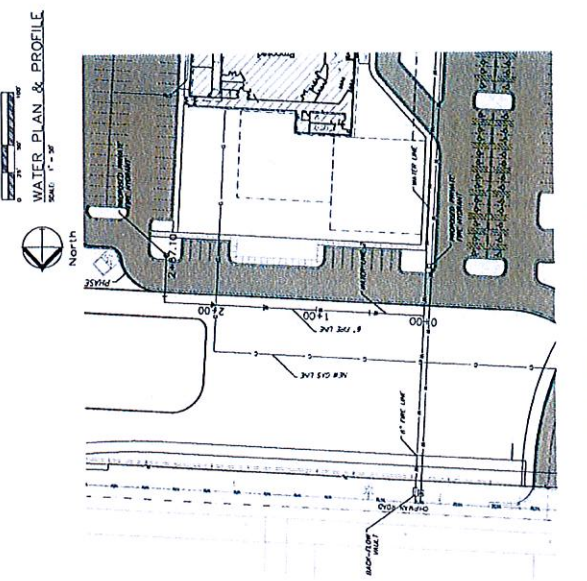


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 Planning & Codes Admin

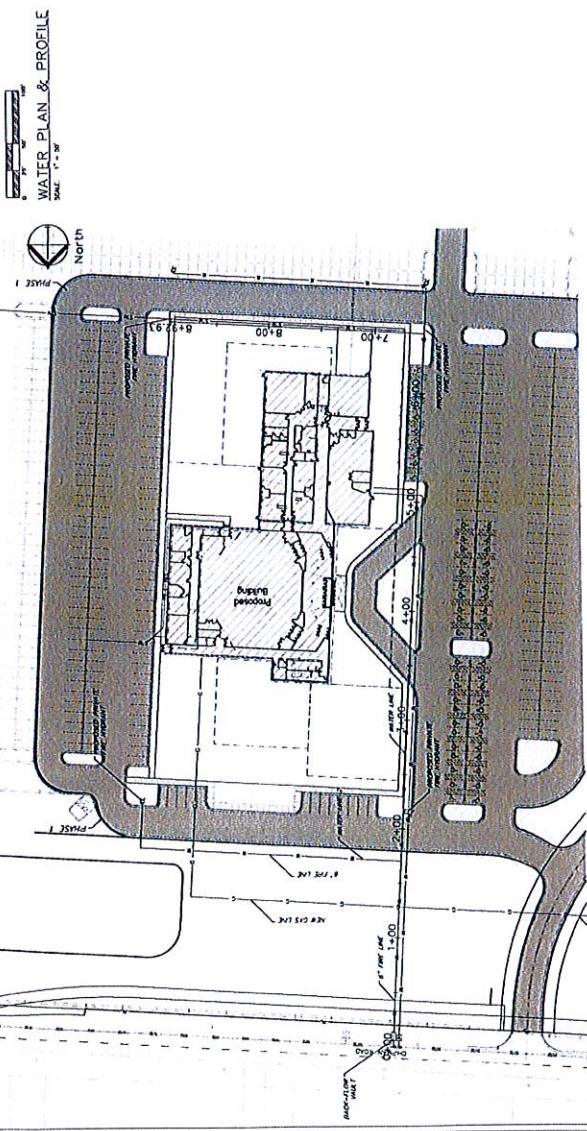
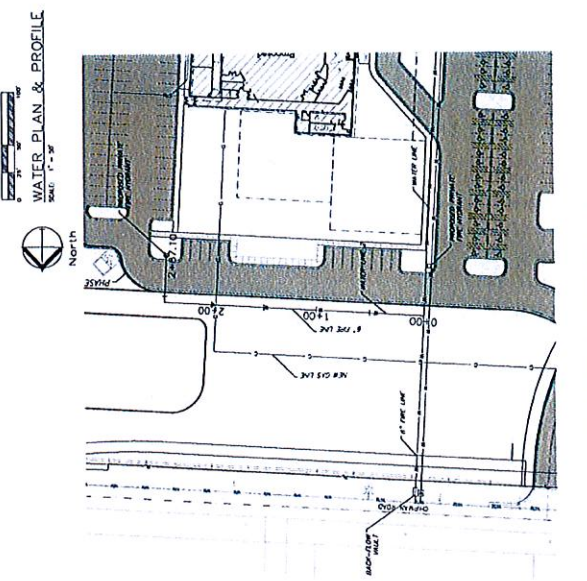
The Summit Church
3341 Northwest Chapman Road
Lee's Summit, Jackson County, Missouri

Water Plan
The Summit Church
Lee's Summit, Jackson County, Missouri

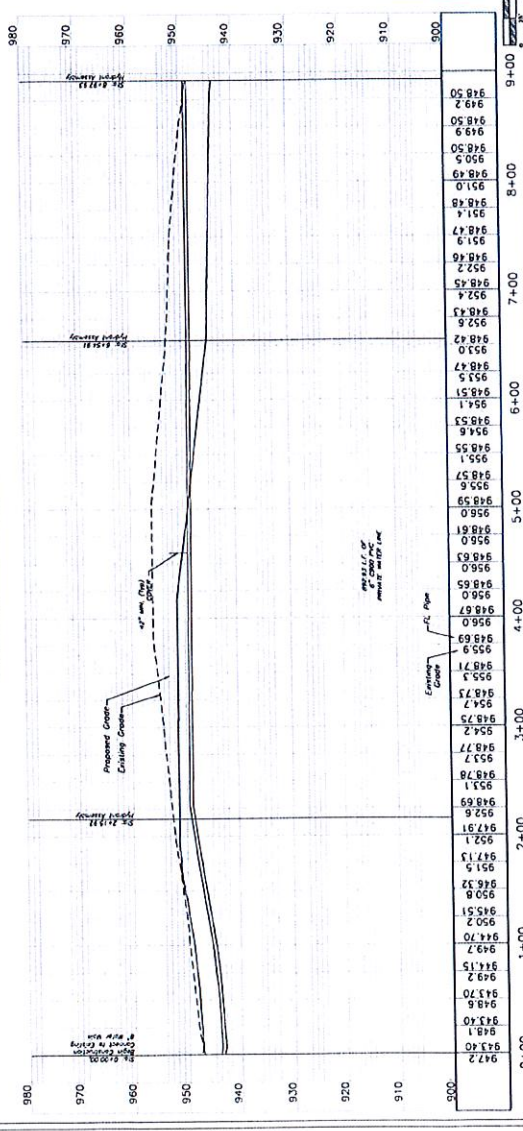
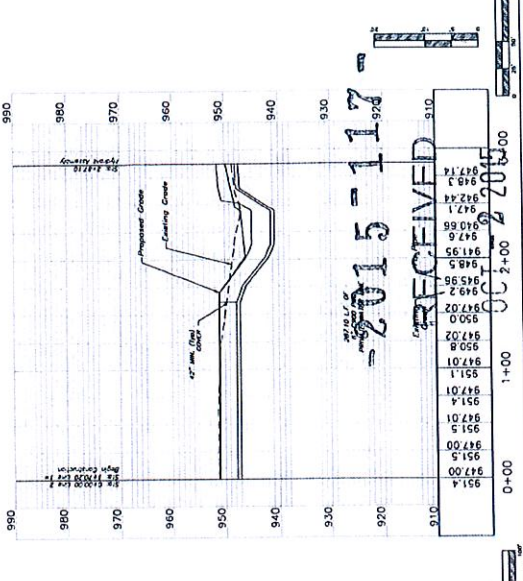
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CHECKED BY: J. HARRIS
SCALE: 1" = 20'



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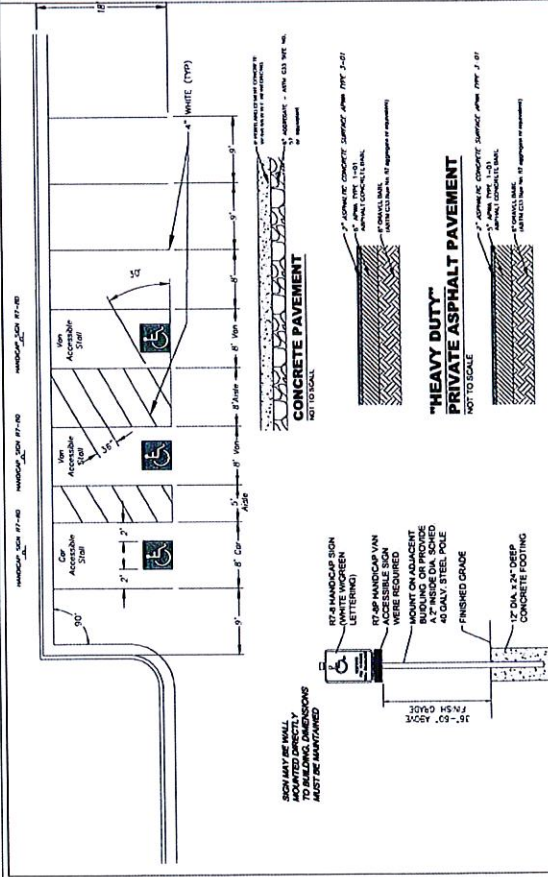
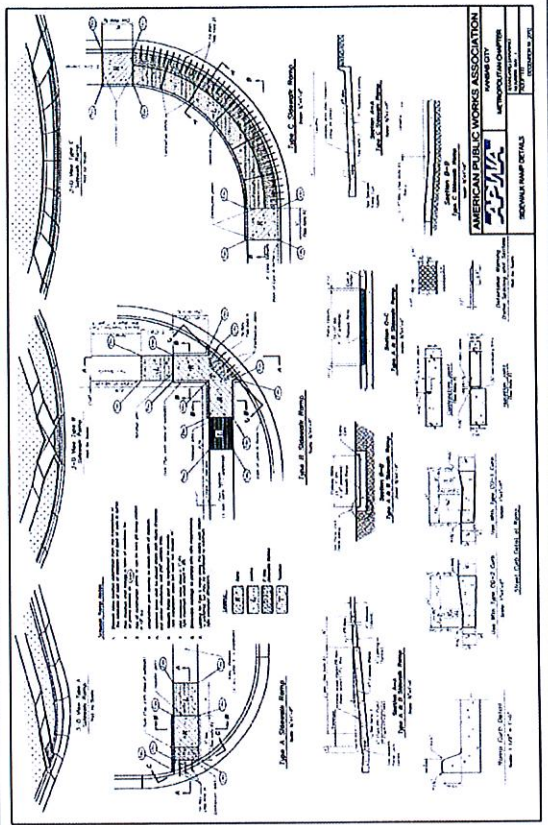


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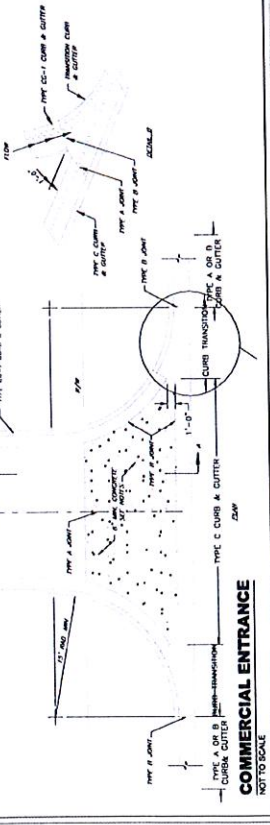
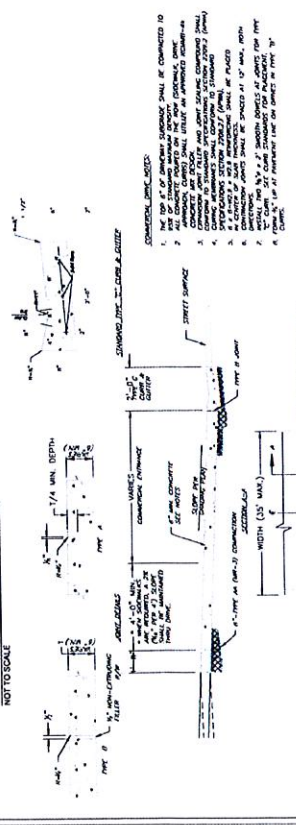
Planning & Codes Admin

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2015-11-17
11/17/15



"HEAVY DUTY" PRIVATE ASPHALT PAVEMENT
 NOT TO SCALE

"LIGHT DUTY" PRIVATE ASPHALT PAVEMENT
 NOT TO SCALE



Planning & Codes Admin

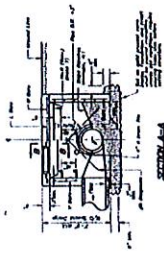
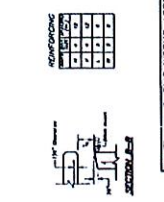
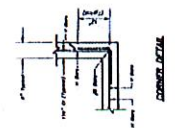
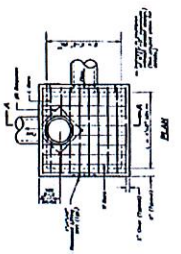
2015 RECEIVED
 KANSAS CITY
 METROPOLITAN PLANNING COMMISSION
 1504 N. 10TH STREET
 LEAS SUMMIT, MISSOURI 64081
 816.433.0012 FAX 816.433.0011

The Summit Church
Lee's Summit, Jackson County, Missouri

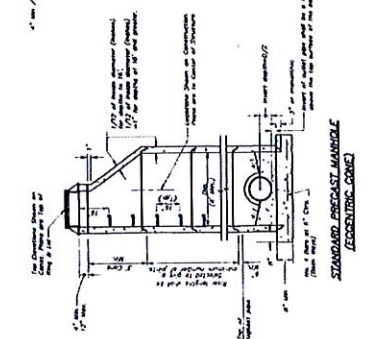
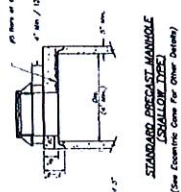
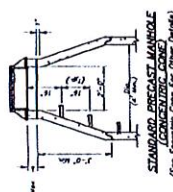
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Page No.	Order No.

DETAIL SHEET
The Summit Church:
Lee's Summit, Jackson County, Missouri

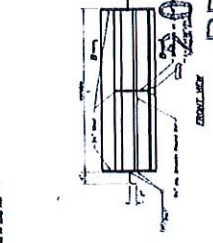
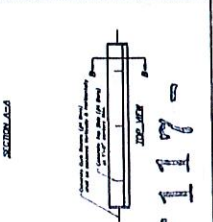
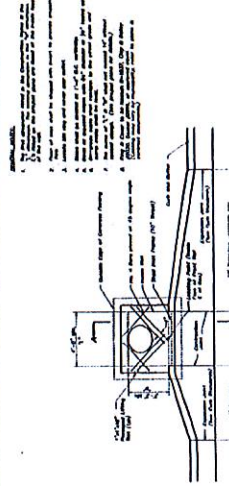
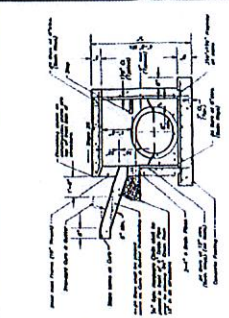
Matthew J. Sorenson
440 PC 706706
KT PC 18037
OK PC 70328
NE PC 14339
REVISED



AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METROPOLITAN CHAPTER
FIELD ENTRY DETAILS	
11/20/86, 12/1/86 11/20/86, 12/1/86 11/20/86, 12/1/86	

[illegible]

 AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY	
	METROPOLITAN CHAPTER	
MANHOLE DETAILS		
PROJECT NO.		DATE
PROJECT NAME		DATE
PROJECT LOCATION		DATE



AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METROPOLITAN CHAPTER	11200 E. 12th MO 64117	APR 17 1984
	COURT INLET - TYPE 2 DETAILS		

CC-2015

Planning & Codes Admin



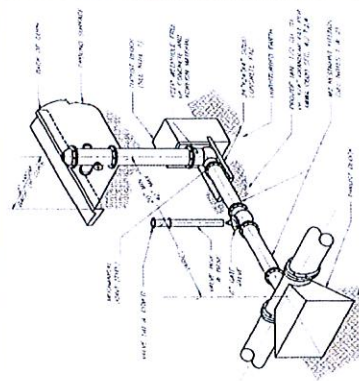
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
1115 SOUTH 100 EAST
SUITE 200
SALT LAKE CITY, UT 84143
TEL: 801.488.9917 FAX: 801.488.9918

The Summit Church
Lee's Summit, Jackson County, Missouri

DETAIL SHEET
The Summit Church, Missouri
Order No. 1
Title
Date

C.002

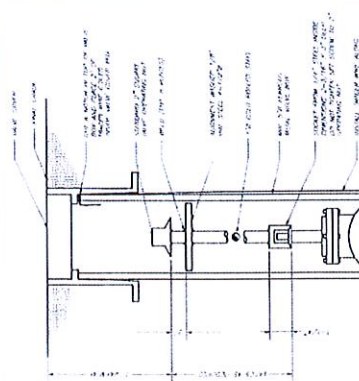
LEE'S SUMMIT MISSOURI
HYDRANT INSTALLATION - STRAIGHT SET



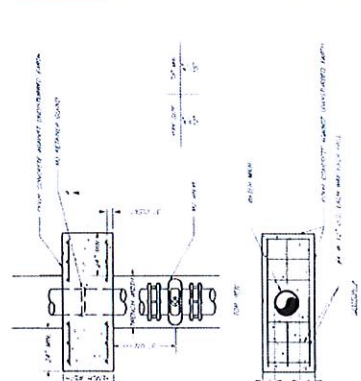
NOTES:

1. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
2. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
3. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
4. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
5. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
6. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
7. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
8. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
9. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.
10. HYDRANT SHALL BE INSTALLED IN LINE WITH EXISTING HYDRANT.

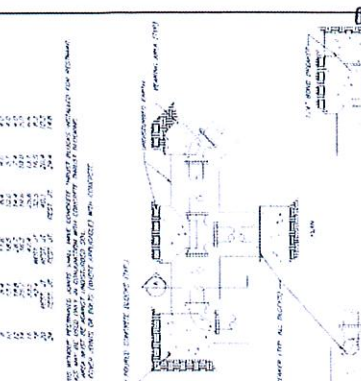
LEE'S SUMMIT MISSOURI
VALVE STEM EXTENSION AND VALVE BOX



LEE'S SUMMIT MISSOURI
STANDOFF BLOCK



LEE'S SUMMIT MISSOURI
HORIZONTAL THRUST BLOCKS



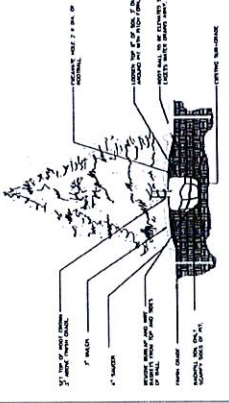
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 OCT - 2 2015

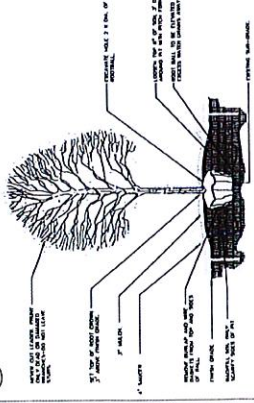
Planning & Codes Admin

2015-117-
RECEIVED
OCT - 2 2015

Planning & Codes Admin



1 EVERGREEN TREE PLANTING



2 DECIDUOUS TREE PLANTING



3 SIDEWALK EDGE AT PLANT BED



4 SHRUB PLANTING

SYMBOL	CULT.	SEY	NAME	SIZE
	72	74	AMERICAN BUNSDOWN LINERS TUSA AMERICA	10" CAL
	50	28	STYRENOCEL JUNIOR AMERICAN SCIENCELAB "STYRENOCEL"	6" IN.
	210	28	BUNSDOWN RICH EUNING ALTA "COMPACT"	13 POT
	25	26	AMERICAN BUNSDOWN CORP. BUNSDOWN "BUNSLAB"	3 1/2" CAL

GENERAL LANDSCAPE NOTES:

[illegible]

LAWN AND TURF AREAS

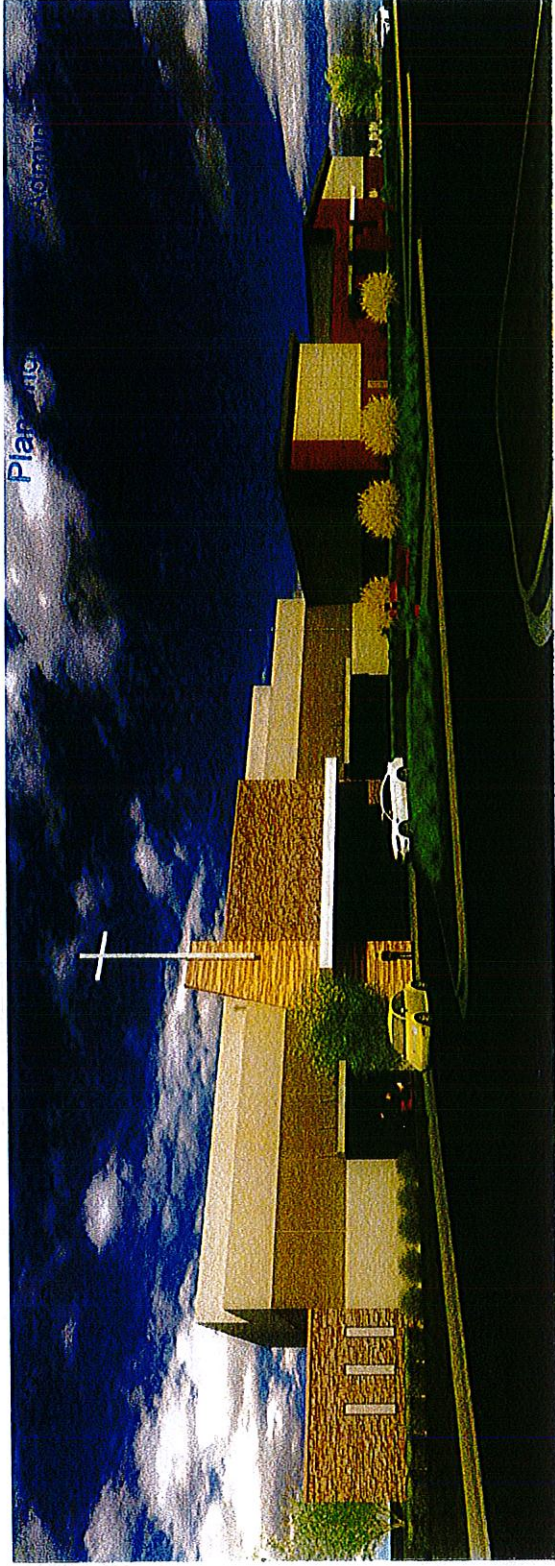
ADDITIONAL NAME, ADDRESS AND TELEPHONE OF THE PERSONS WHO HAVE BEEN ADVISED OF THE PROPOSED ACTION AND THE DATE OF THE NOTICE. IF THE PERSONS ARE NOT KNOWN, THE NAME OF THE PERSON TO WHOM THE NOTICE WAS GIVEN SHOULD BE STATED. IF THE PERSONS ARE NOT KNOWN, THE NAME OF THE PERSON TO WHOM THE NOTICE WAS GIVEN SHOULD BE STATED. IF THE PERSONS ARE NOT KNOWN, THE NAME OF THE PERSON TO WHOM THE NOTICE WAS GIVEN SHOULD BE STATED.

INSTALLATION

[illegible][illegible]

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JUL 21 2015



WEST ELEVATION
1/2



EAST ELEVATION
1/2

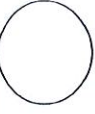
A New Worship Facility for:
The Summit
VIEW HIGH DRIVE & CHIPMAN ROAD
Lee's Summit, Missouri

PROJECT #: 08-505
ISSUE DATE: 07/21/2015
DRAWN BY: JMB
CHECKED BY: JMB
REVISIONS:
1
2
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5

SHEET No.
A3
EXTERIOR RENDERINGS

-2015-117-

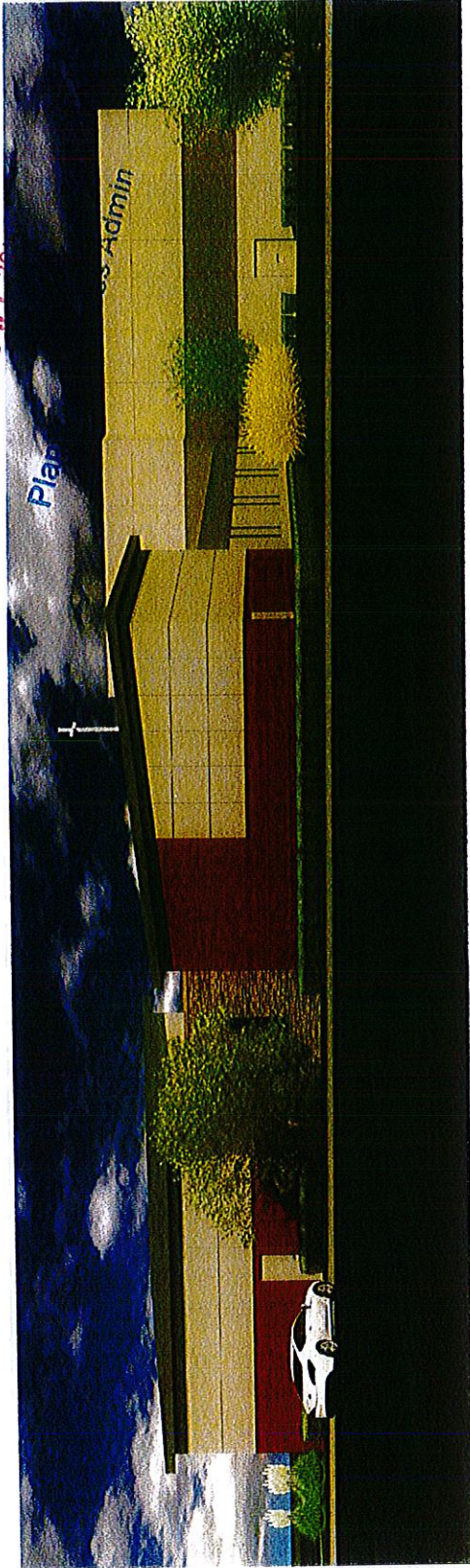
MANITEL TETER ARCHITECTS, INC.
10000 N. MOBILE AVE.
SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-1111
WWW.MANITELTETER.COM



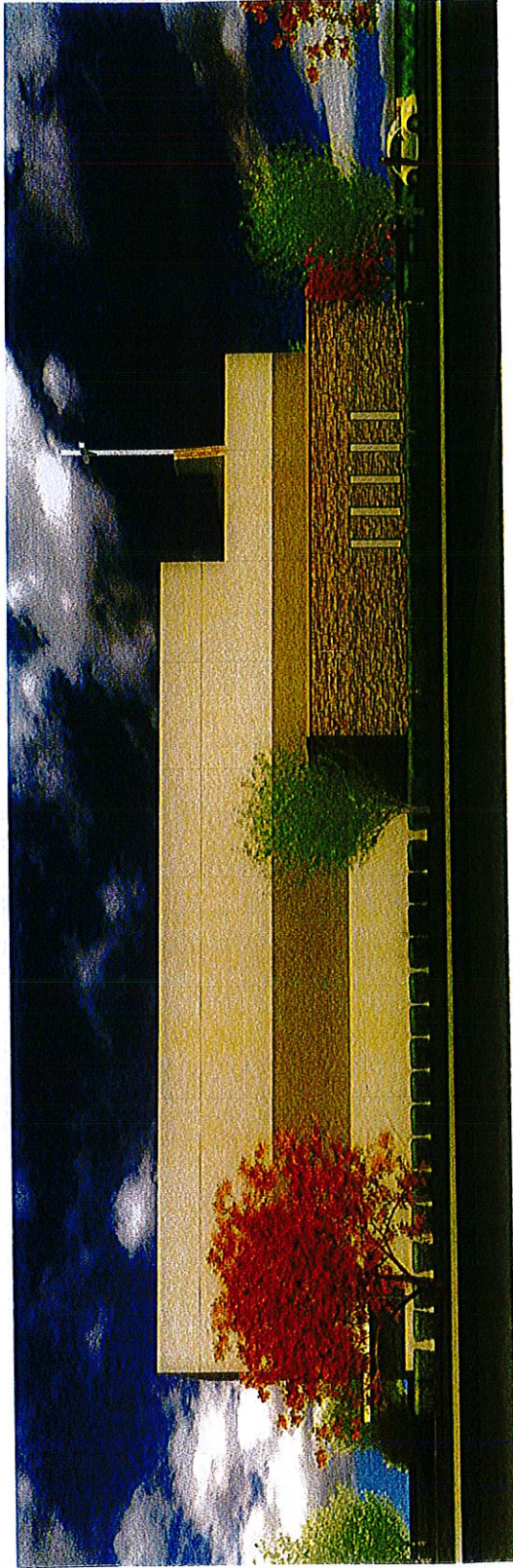
MANITEL TETER ARCHITECTS, INC.
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ARCHITECTS
10000 N. MOBILE AVE.
SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-1111
WWW.MANITELTETER.COM

RECEIVED

JUL 31 2015



1 SOUTH ELEVATION
#15



2 NORTH ELEVATION
#15

PROFESSIONAL SEAL REQUIRED
MANTTEL TETER, INC.



REGISTERED ARCHITECT, MISSOURI

manttel teter

ARCHITECTS

1000 N. GARDEN AVENUE, SUITE 100
ST. LOUIS, MISSOURI 63102

A New Worship Facility for:
The Summit
VIEW HIGH DRIVE & CHIPMAN ROAD
Lee's Summit, Missouri

PROJECT #: 08-545
ISSUE DATE: 07/23/2015
DRAWN BY: JAUDE
CHECKED BY: JAUDE
REVISIONS:

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SHEET No. **A4**

EXTERIOR RENDERINGS

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