

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN LOCATED AT 300 NW PRYOR RD, PROPOSED WOODSIDE RIDGE DEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2018-103 submitted by Clayton Properties Group, LLC, requesting approval of a preliminary development plan on land located at 300 NW Pryor Rd was referred to the Planning Commission to hold a public hearing; 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 August 28, 2018, 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 September 6, 2018, 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 on the following described property:

A tract of land in the Northeast Quarter and Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 02°53'56" East, along the East line of said Southeast Quarter, 1,328.34 feet; thence North 87°49'43" West, along the South line of the North Half of of said Southeast Quarter, said line also being the North line and it's Easterly extension of STERLING HILLS 1ST PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri, 580.00 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 87°49'43" West along said line and the North line of STERLING HILLS 3RD PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri , 2,048.70 feet to the Southwest corner of the North Half of said Southeast Quarter, said corner also being a point on the East line of STERLING HILLS 5TH PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence North 03°05'41" East, along the West line of said Southeast Quarter, said line also being the East line of said STERLING HILLS 5TH PLAT, 1,325.87 feet to the Northwest corner of said Southeast Quarter; thence North 03°26'14" East, along the West line of said Northeast Quarter, said line also being the East line of WINTERSET WOODS 3RD PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri, 665.72 feet to the Northwest corner of the South Half of the South Half of said Northeast Quarter, said corner also being a point on the South line of THE FORESTS OF BROOKRIDGE ESTATES SECOND

PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence South 87°37'42" East, along the South line of said THE FORESTS OF BROOKRIDGE ESTATES SECOND PLAT and the South line of THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri 1,210.45 feet to the Southeast corner of said THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT; thence North 03°27'53" East, along the East line of said THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, 765.70 feet to the Southwest corner of Lot 1, VILLAGE CARE CENTER PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence South 87°23'49" East, along the South line of said Lot 1, 1,343.72 feet to a point on the West right-of-way line of NW Pryor Road, as now established, said point also being the Northeast corner of Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE 1ST PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence South 03°27'53" West, along said West right-of-way line, 243.74 feet; thence South 87°23'49" East, continuing along said West right-of-way line, 20.00 feet; thence South 03°27'53" West, continuing along said West right-of-way line, 237.99 feet; thence North 86°32'07" West, 499.90 feet; thence South 03°27'53" West, 70.20 feet; thence North 86°32'07" West, 200.00 feet; thence South 03°27'53" West, 221.62 feet to a point on the North line of the South Half of the South Half of said Northeast Quarter; thence South 87°37'42" East, 200.04 feet to the Northwest corner of Lot 1, JOHN KNOX RETIREMENT VILLAGE 9TH/ PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence South 03°27'53" West, along the West line of said Lot 1, 362.00 feet to the Southwest corner of said Lot 1, said corner also being a point on the North right-of-way line of O'Brien Road, as now established; thence continuing South 03°27'53" West, 38.00 feet to a point on the South right-of-way line of said O'Brien Road; thence South 04°27'07" West, 289.53 feet; thence North 85°32'53" West, 175.00 feet; thence South 04°27'07" West, 425.00 feet; thence South 85°32'53" East, 175.00 feet; thence South 04°27'07" West, 484.59 feet; thence South 02°53'56" West, 60.12 feet; thence continuing South 02°53'56" West along said line, 325.85 feet to the Point of Beginning. Containing 4,872,919 square feet or 112.13 acres, more or less.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,270 feet for NW Ashurst Dr (between NW Pryor and NW Kaylea Ct.).
2. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,228 feet for NW O'Brien Rd (between NW Ambersham Dr. and NW Patch Ct.).
3. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,055 feet for NW Ambersham Rd (between SW Whitlock Dr. and NW Killarney Ln.).
4. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,010 feet for NW Killarney Ln (between NW Ambersham Dr. and NW Cody Dr.).
5. A modification shall be granted to the required low impact landscaping buffer when developing RP-3 zoned properties adjacent to R-1 zoned districts to allow no landscaping buffer on the west and south property lines.
6. A modification shall be granted to the required 20' rear yard setback for lots 34, 35, 36, 43 and 44 to allow for a 10' rear yard setback.

7. Development shall be in accordance with the preliminary development plan, date stamped July 31, 2018.
8. Development standards for the lots located in the PIMX district shall follow the RP-3 district standards.
9. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated June 6, 2018.

SECTION 3. 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 4. 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 5. 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 20th day of September, 2018.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 25th day of Sept-, 2018.

ATTEST:

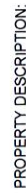
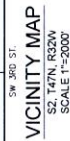
Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

William A. Baird
Mayor William A. Baird

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head

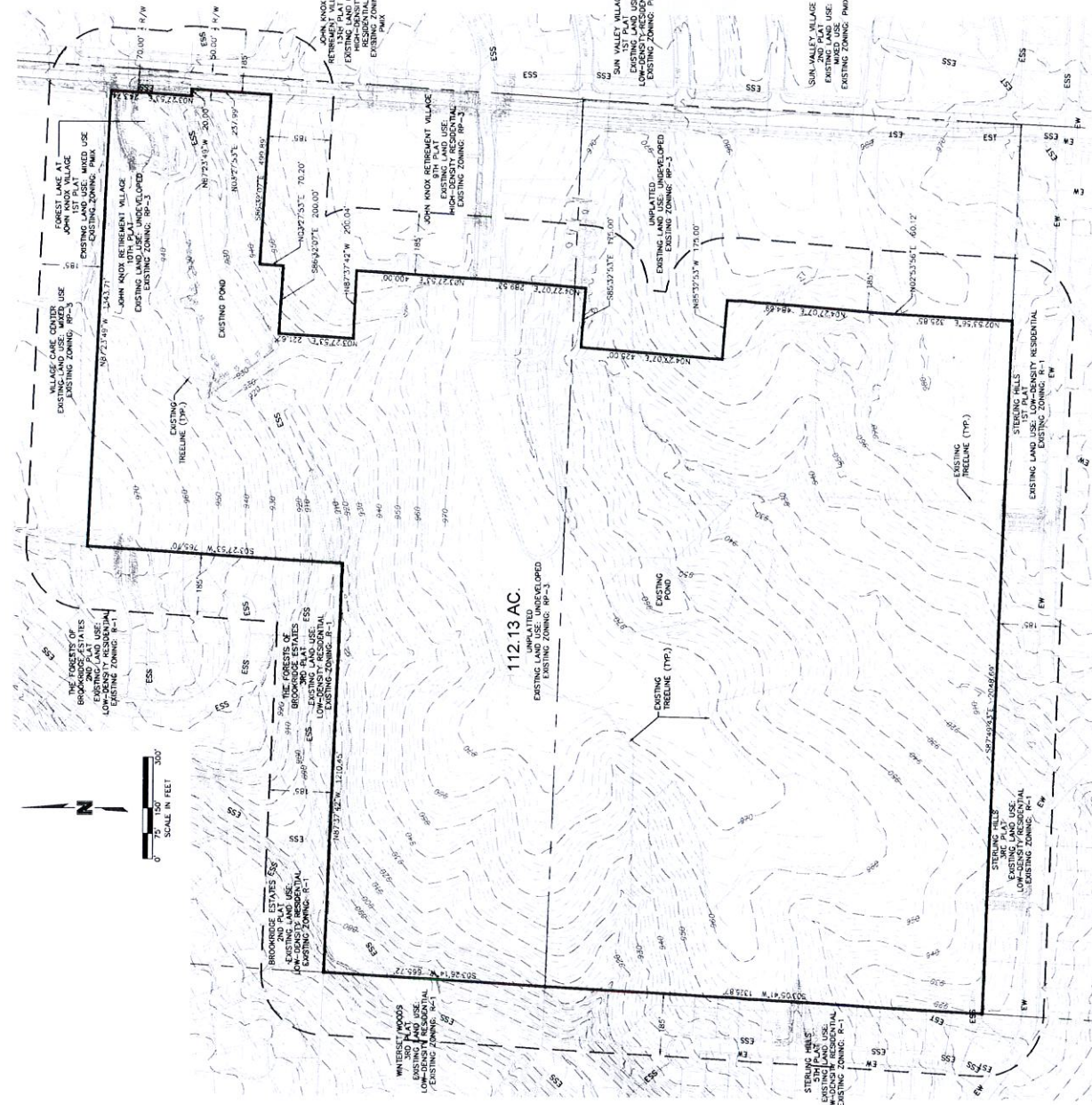
SECTION 2, TOWNSHIP 47N, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MO

[illegible][illegible]

2018	LEES SUMMIT, MO	prepared by _____ reviewed by _____ designed by _____ checked by _____ date _____
		TITLE SHEET WOODSIDE RIDGE PRELIMINARY DEVELOPMENT PLAN

SHEET
01

VOSS ASSOCIATES



GENERAL		SURVEY MARKERS	
1	AR CONDITIONING UNIT	A	MARK
2	AR DOWN TURN	B	FOUND MONUMENT
3	AR UP TURN	C	FOUND MONUMENT
4	ARROW TURN LEFT	D	FOUND MONUMENT
5	ARROW TURN RIGHT	E	FOUND MONUMENT
6	BELOW OR VALVE	F	FOUND MONUMENT
7	BUSH	G	FOUND MONUMENT
8	CONCRETE	H	FOUND MONUMENT
9	CONCRETE THREE	I	FOUND MONUMENT
10	DRAIN GRATE	J	FOUND MONUMENT
11	DRIVE	K	FOUND MONUMENT
12	FLAT PAVEMENT	L	FOUND MONUMENT
13	FLAT PAVEMENT THREE	M	FOUND MONUMENT
14	GRASS	N	FOUND MONUMENT
15	GRASS POST	O	FOUND MONUMENT
16	GRASS POST	P	FOUND MONUMENT
17	GRASS POST	Q	FOUND MONUMENT
18	GRASS POST	R	FOUND MONUMENT
19	GRASS POST	S	FOUND MONUMENT
20	GRASS POST	T	FOUND MONUMENT
21	GRASS POST	U	FOUND MONUMENT
22	GRASS POST	V	FOUND MONUMENT
23	GRASS POST	W	FOUND MONUMENT
24	GRASS POST	X	FOUND MONUMENT
25	GRASS POST	Y	FOUND MONUMENT
26	GRASS POST	Z	FOUND MONUMENT
27	GRASS POST	AA	FOUND MONUMENT
28	GRASS POST	AB	FOUND MONUMENT
29	GRASS POST	AC	FOUND MONUMENT
30	GRASS POST	AD	FOUND MONUMENT
31	GRASS POST	AE	FOUND MONUMENT
32	GRASS POST	AF	FOUND MONUMENT
33	GRASS POST	AG	FOUND MONUMENT
34	GRASS POST	AH	FOUND MONUMENT
35	GRASS POST	AI	FOUND MONUMENT
36	GRASS POST	AJ	FOUND MONUMENT
37	GRASS POST	AK	FOUND MONUMENT
38	GRASS POST	AL	FOUND MONUMENT
39	GRASS POST	AM	FOUND MONUMENT
40	GRASS POST	AN	FOUND MONUMENT
41	GRASS POST	AO	FOUND MONUMENT
42	GRASS POST	AP	FOUND MONUMENT
43	GRASS POST	AQ	FOUND MONUMENT
44	GRASS POST	AR	FOUND MONUMENT
45	GRASS POST	AS	FOUND MONUMENT
46	GRASS POST	AT	FOUND MONUMENT
47	GRASS POST	AU	FOUND MONUMENT
48	GRASS POST	AV	FOUND MONUMENT
49	GRASS POST	AW	FOUND MONUMENT
50	GRASS POST	AX	FOUND MONUMENT
51	GRASS POST	AY	FOUND MONUMENT
52	GRASS POST	AZ	FOUND MONUMENT
53	GRASS POST	BA	FOUND MONUMENT
54	GRASS POST	BB	FOUND MONUMENT
55	GRASS POST	BC	FOUND MONUMENT
56	GRASS POST	BD	FOUND MONUMENT
57	GRASS POST	BE	FOUND MONUMENT
58	GRASS POST	BF	FOUND MONUMENT
59	GRASS POST	BG	FOUND MONUMENT
60	GRASS POST	BH	FOUND MONUMENT
61	GRASS POST	BI	FOUND MONUMENT
62	GRASS POST	BJ	FOUND MONUMENT
63	GRASS POST	BK	FOUND MONUMENT
64	GRASS POST	BL	FOUND MONUMENT
65	GRASS POST	BM	FOUND MONUMENT
66	GRASS POST	BN	FOUND MONUMENT
67	GRASS POST	BO	FOUND MONUMENT
68	GRASS POST	BP	FOUND MONUMENT
69	GRASS POST	BQ	FOUND MONUMENT
70	GRASS POST	BR	FOUND MONUMENT
71	GRASS POST	BS	FOUND MONUMENT
72	GRASS POST	BT	FOUND MONUMENT
73	GRASS POST	BU	FOUND MONUMENT
74	GRASS POST	BV	FOUND MONUMENT
75	GRASS POST	BW	FOUND MONUMENT
76	GRASS POST	BX	FOUND MONUMENT
77	GRASS POST	BY	FOUND MONUMENT
78	GRASS POST	BZ	FOUND MONUMENT
79	GRASS POST	CA	FOUND MONUMENT
80	GRASS POST	CB	FOUND MONUMENT
81	GRASS POST	CC	FOUND MONUMENT
82	GRASS POST	CD	FOUND MONUMENT
83	GRASS POST	CE	FOUND MONUMENT
84	GRASS POST	CF	FOUND MONUMENT
85	GRASS POST	CG	FOUND MONUMENT
86	GRASS POST	CH	FOUND MONUMENT
87	GRASS POST	CI	FOUND MONUMENT
88	GRASS POST	CJ	FOUND MONUMENT
89	GRASS POST	CK	FOUND MONUMENT
90	GRASS POST	CL	FOUND MONUMENT
91	GRASS POST	CM	FOUND MONUMENT
92	GRASS POST	CN	FOUND MONUMENT
93	GRASS POST	CO	FOUND MONUMENT
94	GRASS POST	CP	FOUND MONUMENT
95	GRASS POST	CQ	FOUND MONUMENT
96	GRASS POST	CR	FOUND MONUMENT
97	GRASS POST	CS	FOUND MONUMENT
98	GRASS POST	CT	FOUND MONUMENT
99	GRASS POST	CU	FOUND MONUMENT
100	GRASS POST	CV	FOUND MONUMENT
101	GRASS POST	CW	FOUND MONUMENT
102	GRASS POST	CX	FOUND MON

NOTES:

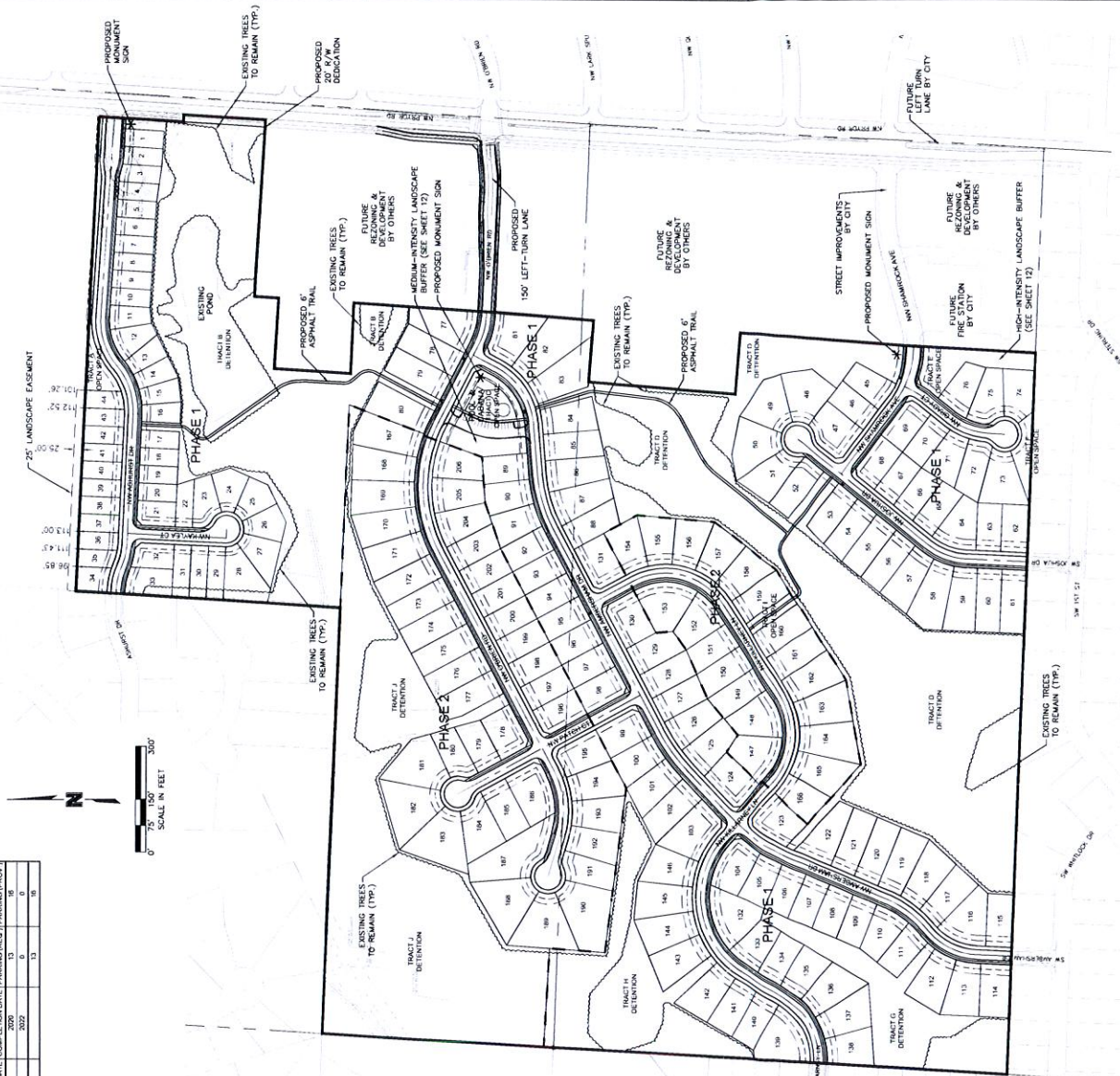
1. EXISTING ZONING: RP-3; EXISTING LAND USE: UNDEVELOPED
2. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR: <https://dmr.mo.gov/geo/geosrv/olindgas.htm> (UPDATED FEBRUARY 2018)
3. FEMA FLOODPLAIN DESIGNATION: AREA OF MINIMAL FLOOD HAZARD
4. BOUNDARY AND SECTION LINES ARE SURVEYED; TOPOGRAPHY AND SURROUNDING CONTEXT INFORMATION OBTAINED VIA GIS.

DEVELOPMENT DATA TABLE											
PHASE	LAND USE	ACRES	STREET ROW (AC)	OPEN SPACE (AC)	DETENTION (AC)	NET ACRES	UNITED (AC)	GROSS (AC)	COMPLETION DATE	PARKING (REQ)	PARKING (PROV)
1	S F RES	79.20	8.66	2.01	31.21	148	1.84	3.63	2018	13	16
2	S F RES	32.83	3.29	0.54	10.50	50	1.82	3.16	2020	0	0
3	S F RES	112.13	12.15	2.15	41.71	50.12	2.00	3.67	2022	0	0
TOTAL							1.84	3.67		13	16

GENERAL NOTES:

- [illegible]

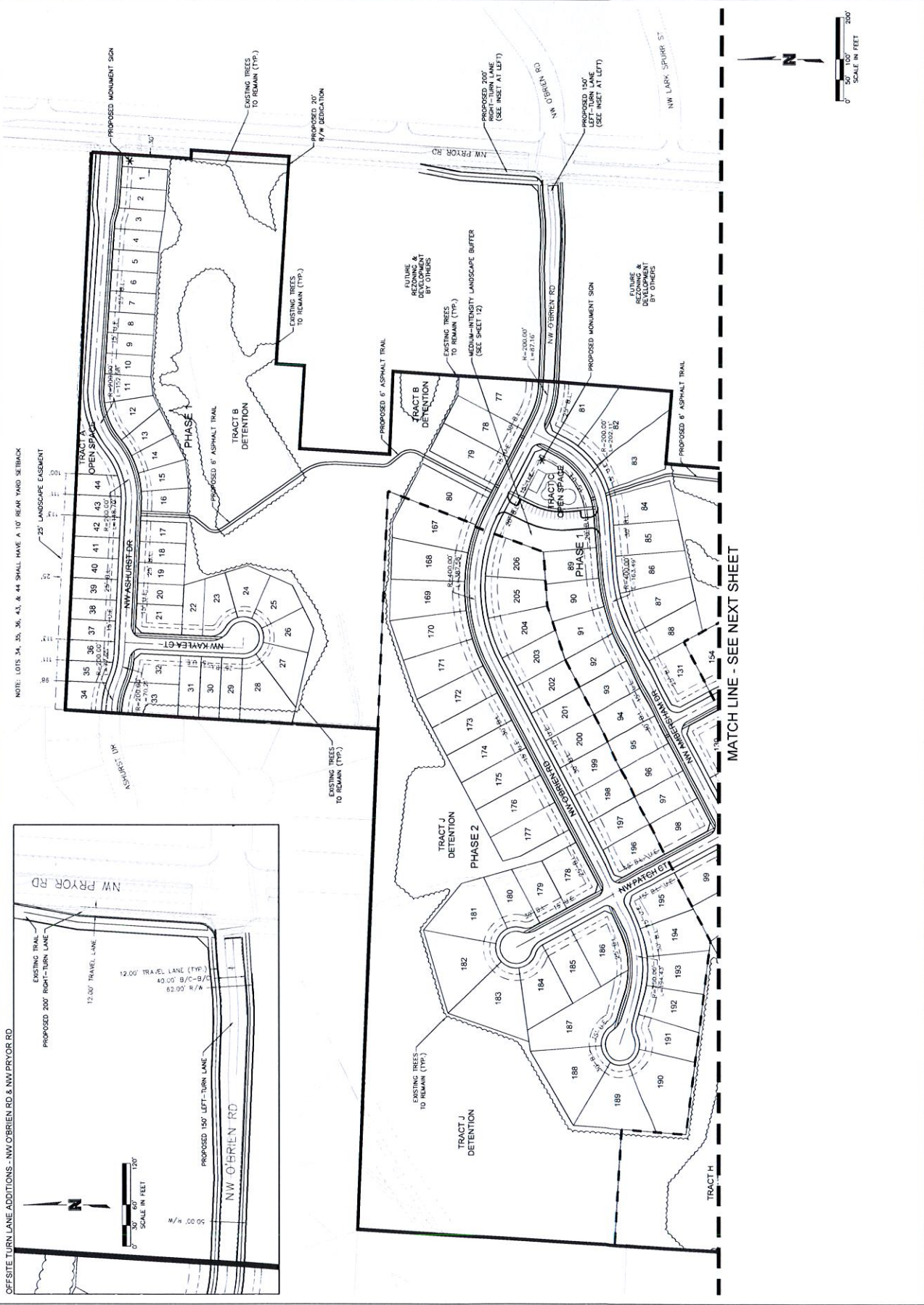
TRACT AREAS		
TRACT	TYPE	AREA (AC.)
A	OPEN SPACE	0.34
B	DETENTION	11.04
C	OPEN SPACE	0.95
D	DETENTION	14.21
E	OPEN SPACE	0.53
F	OPEN SPACE	0.19
G	DETENTION	2.35
H	DETENTION	3.61
I	OPEN SPACE	0.14
J	DETENTION	10.50



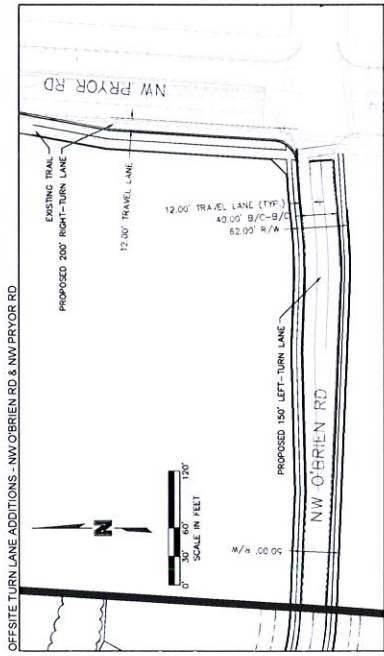
REV	DATE	DESCRIPTION
1	05/18/18	Final Per State Comments
2	05/18/18	BY

REVISIONS

101 BILMINGTON BLVD, SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL: 816.881.4325
 FAX: 816.881.1283
 WWW.OLSSONASSOCIATES.COM

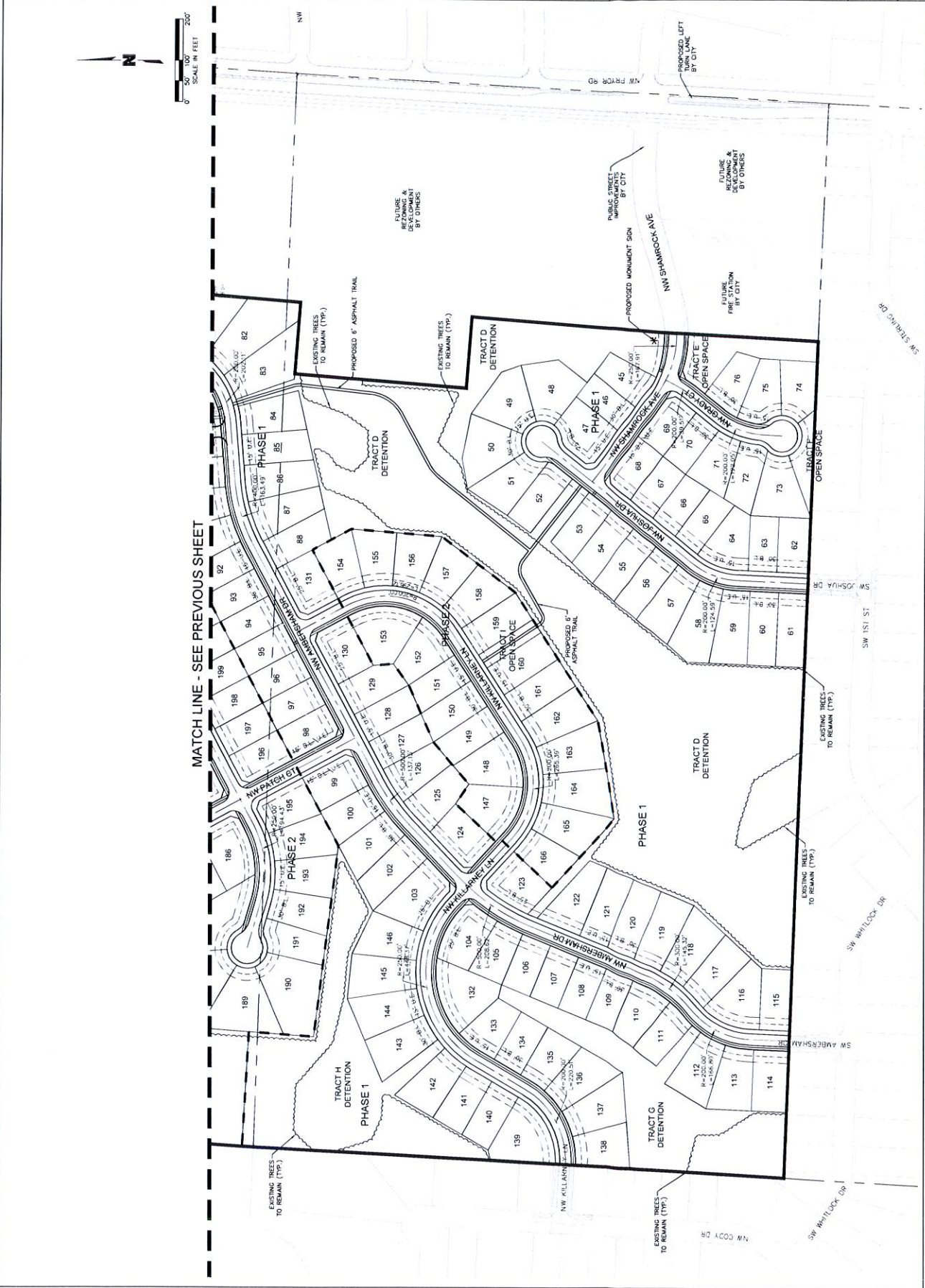


NOTE: LOTS 34, 35, 36, 43, & 44 SHALL HAVE A 10' REAR YARD SETBACK
 25' LANDSCAPE EASEMENT



OFFSITE TURN LANE ADDITIONS - NW O'BRIEN RD & NW PRYOR RD

NO	DATE	REVISION DESCRIPTION
1	2018.07.31	Revised per City comments
2	2018.08.22	

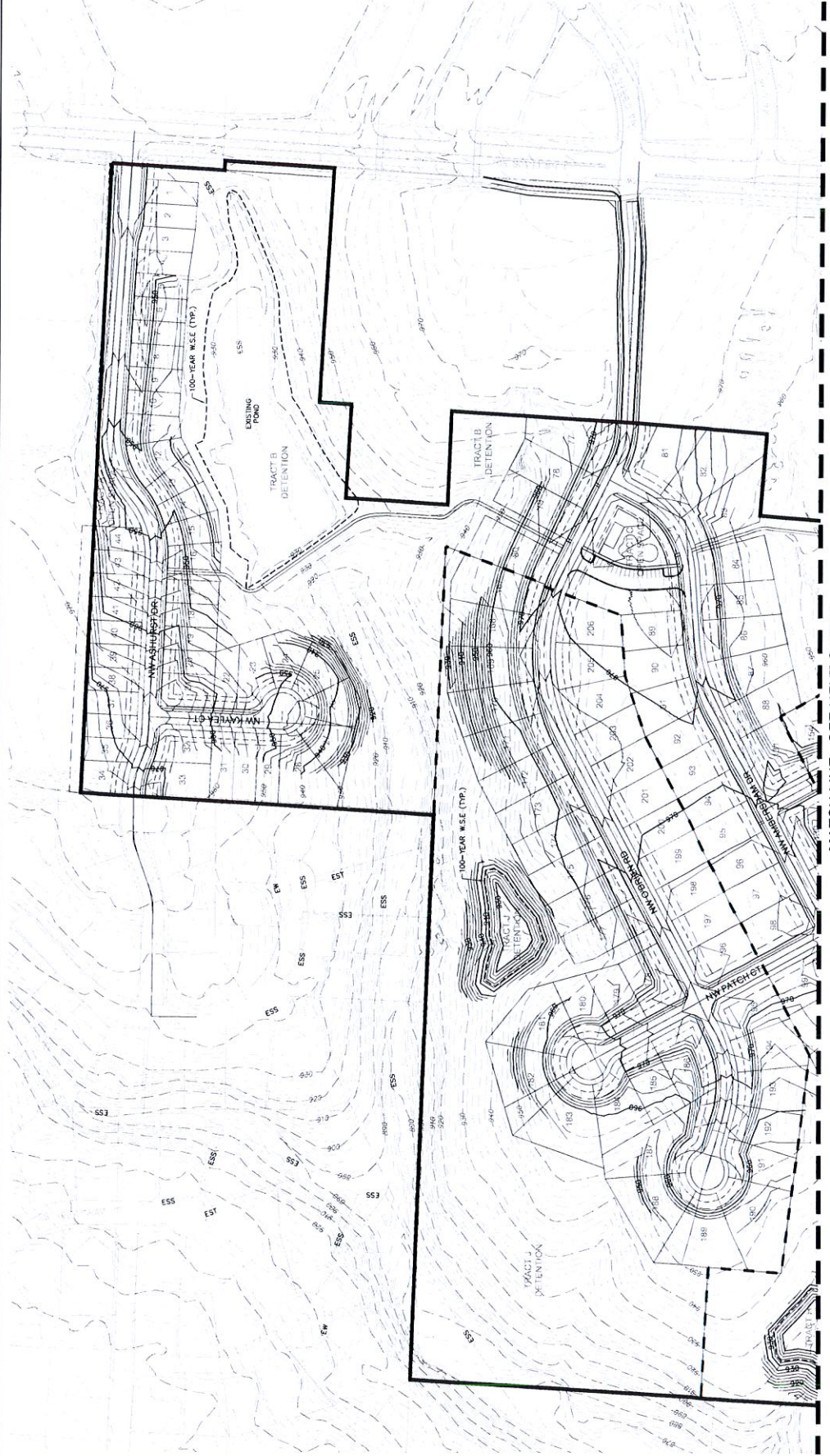


NO.	DATE	REVISION DESCRIPTION
1	05/18/18	Revised per Staff comments
BY		



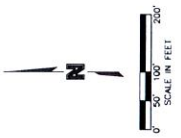
LEGEND

---	EXISTING INDEX CONTOURS
---	EXISTING INTERMEDIATE CONTOURS
---	PROPOSED INDEX CONTOURS
---	PROPOSED INTERMEDIATE CONTOURS
---	FUTURE INDEX CONTOURS
---	FUTURE INTERMEDIATE CONTOURS



MATCH LINE - SEE NEXT SHEET

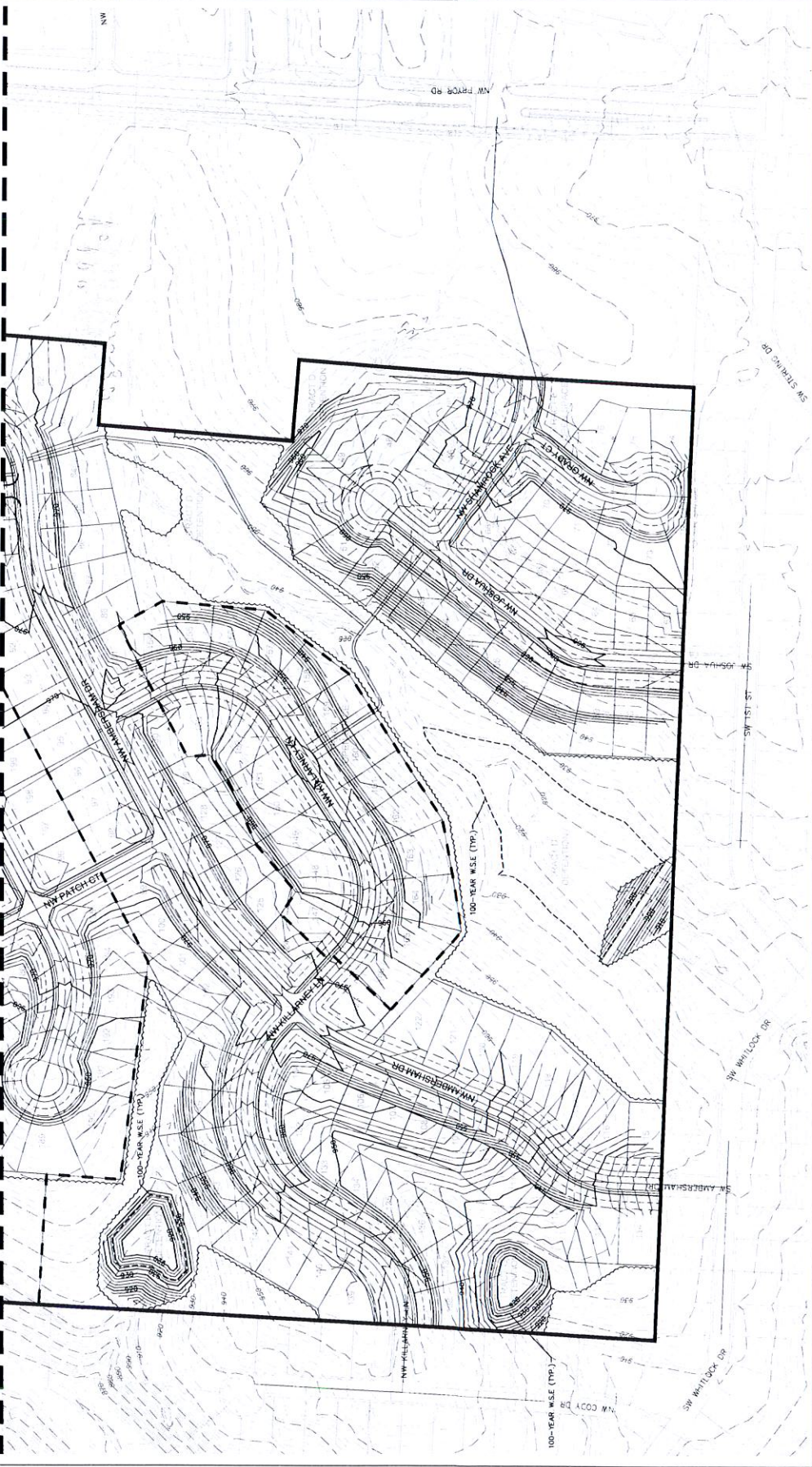
NO	DATE	REVISIONS DESCRIPTION
1	08/18/18	Revised per Staff comments
BY		



LEGEND

---	EXISTING INDEX CONTOURS
---	EXISTING INTERMEDIATE CONTOURS
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---	PROPOSED INTERMEDIATE CONTOURS
---	FUTURE INDEX CONTOURS
---	FUTURE INTERMEDIATE CONTOURS

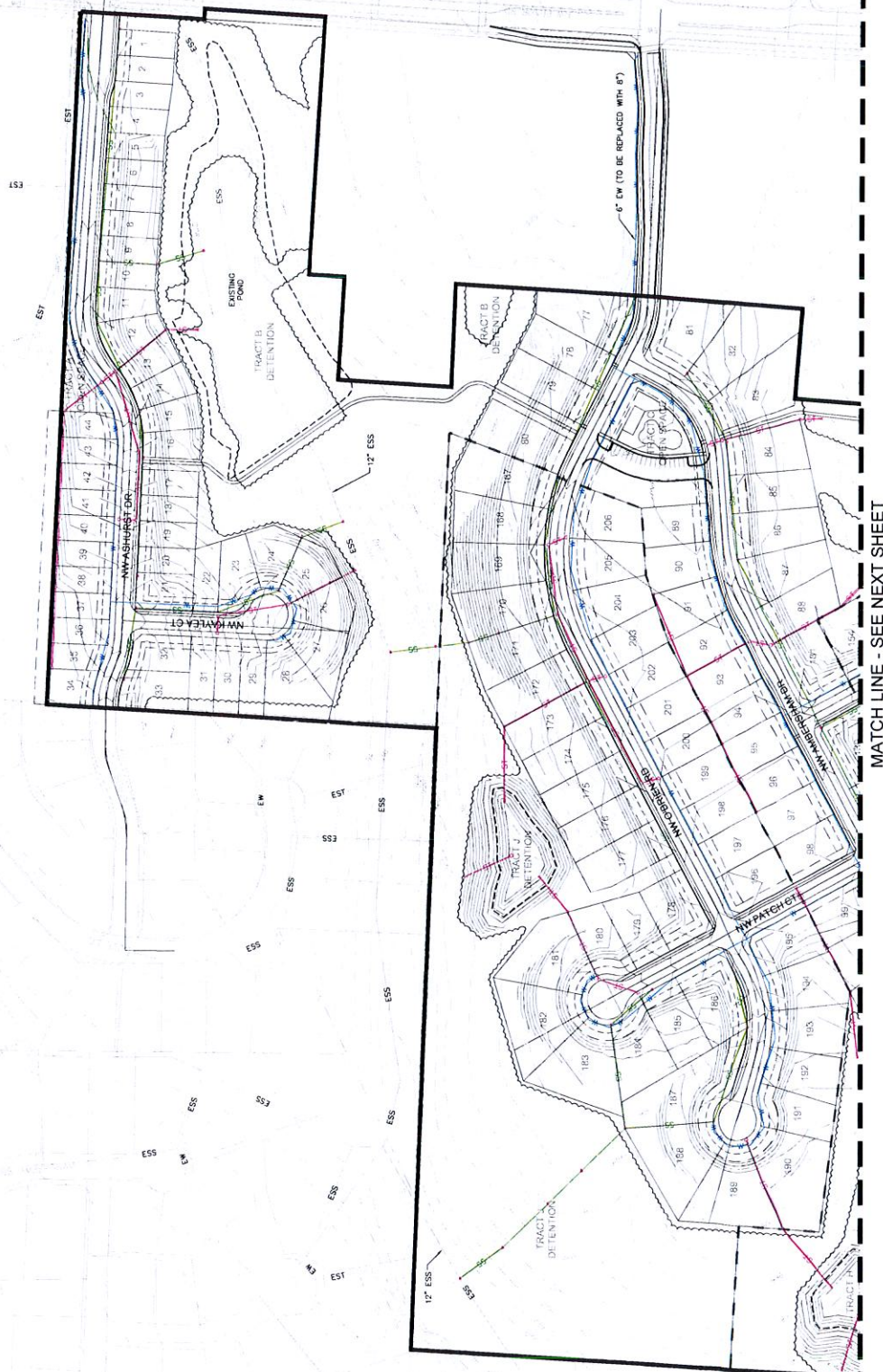
MATCH LINE - SEE PREVIOUS SHEET



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NOTES:
1. ALL PROPOSED WATER LINES SHALL BE 8".
2. ALL PROPOSED SANITARY SEWER LINES SHALL BE 8".

LEGEND	
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE



MATCH LINE - SEE NEXT SHEET

[illegible]

LEGEND	
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE

8" SANITARY EXTENSION
PFR CITY AGREEMENT

6" EW (TO BE REPLACED WITH 8")

SS3-8

553,8

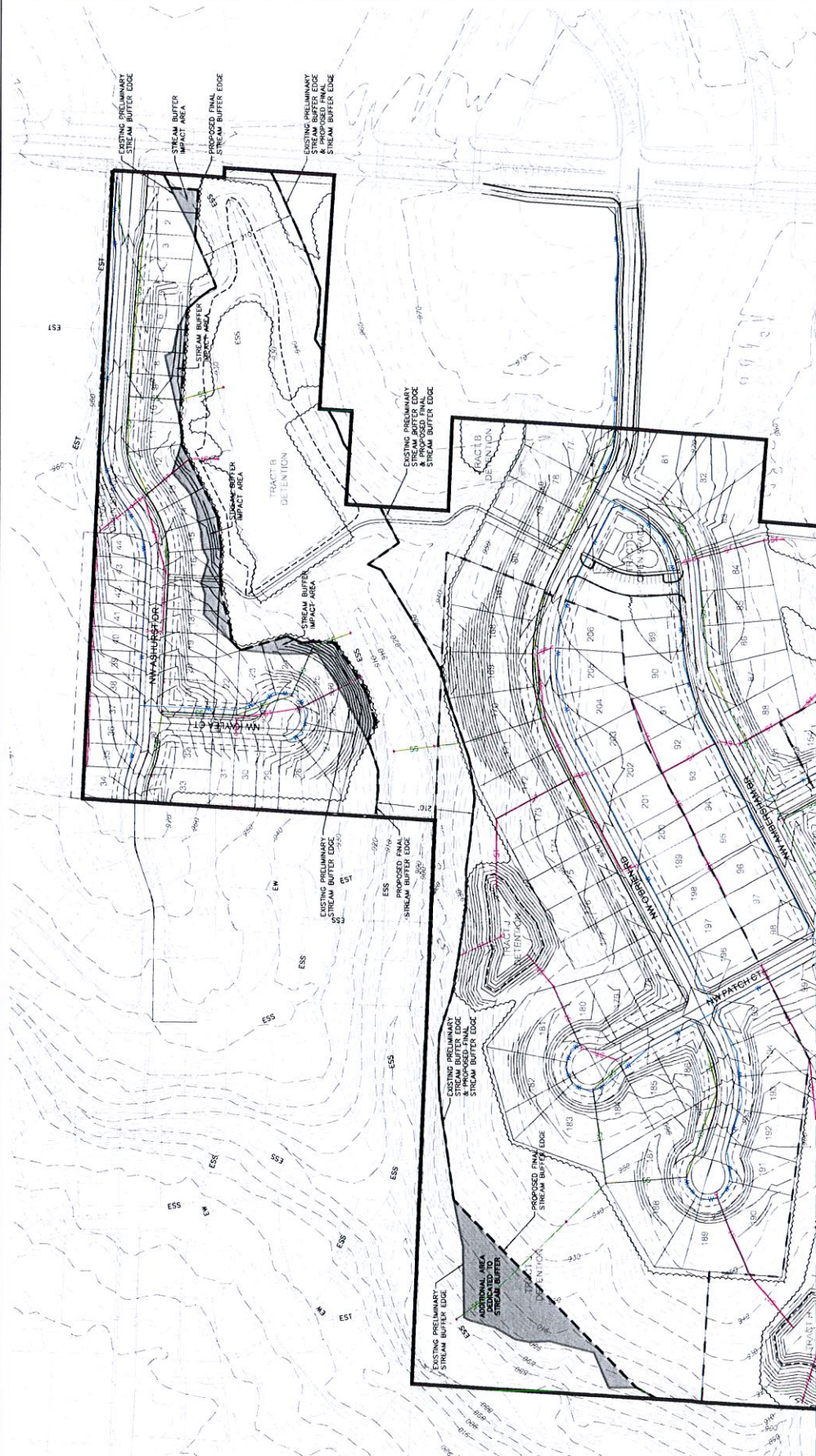
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LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
FUTURE SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
FUTURE STORM SEWER
EXISTING WATER LINE
PROPOSED WATER LINE

STREAM BUFFER AREAS (NORTH WATERSHED)	
STREAM BUFFER IMPACT AREA	70.82 AC.
ADDITIONAL AREA DEDICATED TO STREAM BUFFER	0.95 AC

STREAM BUFFER SETBACKS DETERMINED VIA KC METRO APWA STANDARDS

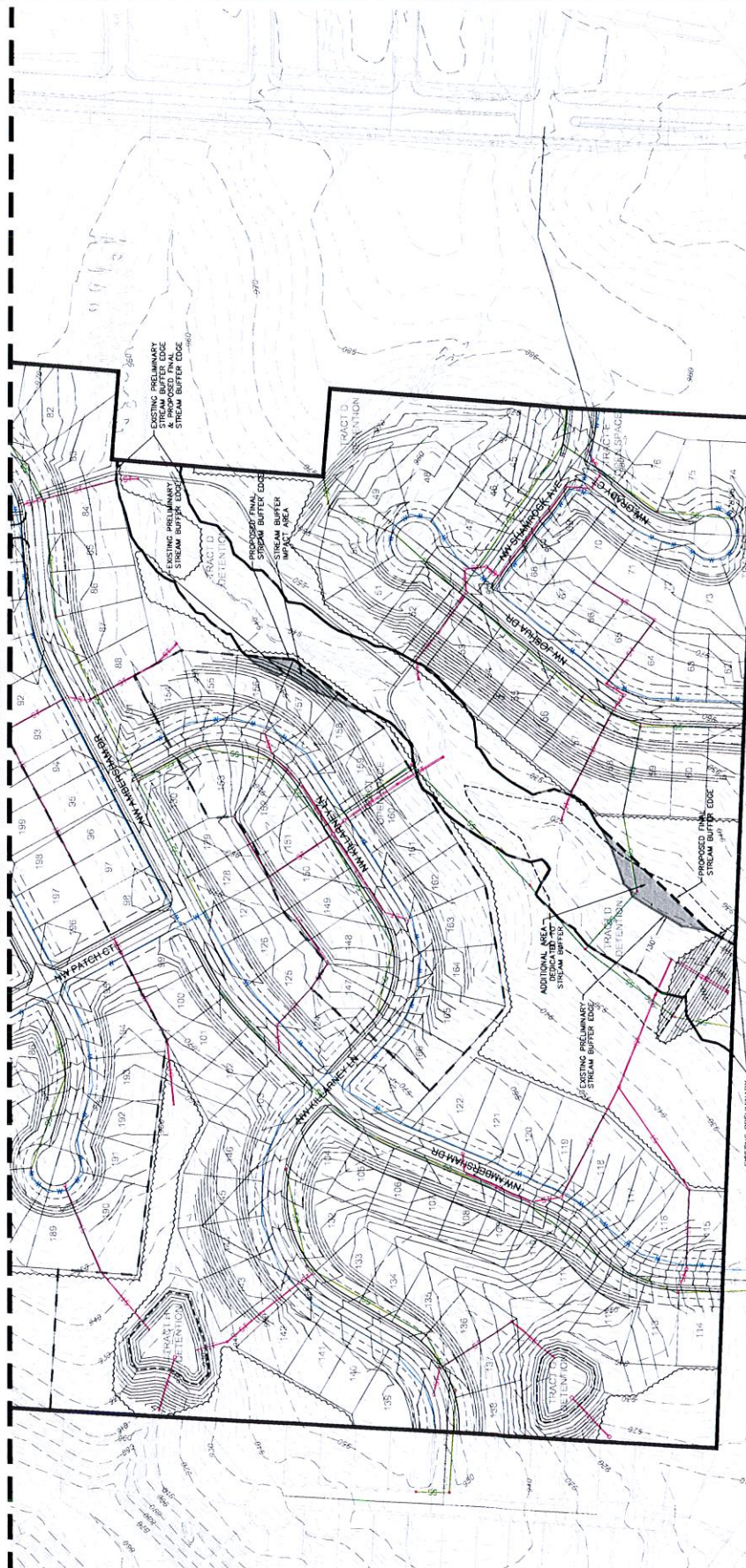


MATCH LINE - SEE NEXT SHEET



STREAM BUFFER SETBACKS DETERMINED VIA KC METRO APWA STANDARDS.

MATCH LINE - SEE PREVIOUS SHEET

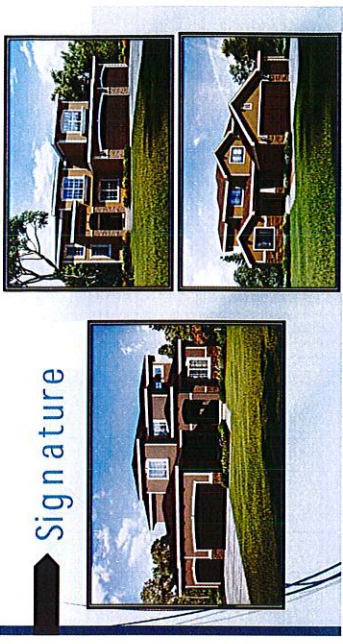


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USER: chrisgibb

LEES SUMMIT, MO
WOODSIDE RIDGE
PRELIMINARY DEVELOPMENT PLAN
2018

NO.	DATE	REVISION DESCRIPTION	BY
1	2018-07-31	Revised site plan	
REVISIONS			

WOLSSON ASSOCIATES
1001 BELLVIEW DRIVE, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL: 816.587.4200
FAX: 816.587.1300
WWW.WOLSSONASSOCIATES.COM



Signature

SIGNATURE LOTS 77-206



Lifestyle

LIFESTYLE LOTS 45-76



Villas

VILLAS LOTS 1-44

**Appl. #PL2018-103 Woodside Ridge
Preliminary Development Plan
Clayton Properties Group, LLC. applicant**

