

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN LOCATED AT 4101 NE PORT DRIVE IN DISTRICT PMIX, PROPOSED LAKEWOOD BUSINESS PARK LOT 35 IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, OF THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2019-019, submitted by Sallee Real Estate Investments, LLC, requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on land located at 4101 NE Port Drive 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 March 14, 2019, 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 April 2, 2019, and approved a motion for a second ordinance reading 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 PMIX on the following described property:

Section 9, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, being described as follows:

*LOT 35, LAKEWOOD BUSINESS PARK, LOTS 33A and 34-36, A
SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.*

SECTION 2. That the following conditions of approval apply:

1. The use of architectural smooth metal panels as a conditional material as depicted on the building elevations date stamped February 19, 2019.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped February 19, 2019:

SECTION 4. 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

BILL NO. 19-66**ORDINANCE NO. 8605**

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.

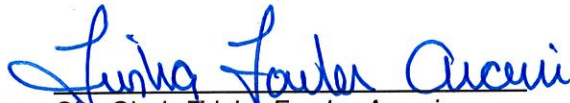
SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. 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 9th day of April, 2019.


Mayor William A. Baird

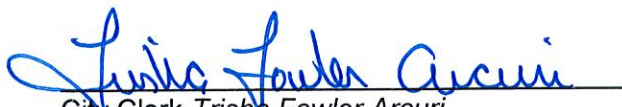
ATTEST:


City Clerk Trisha Fowler Arcuri

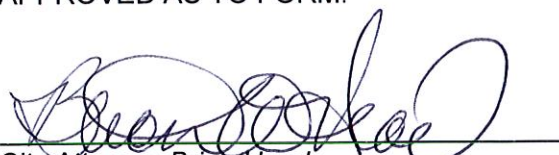
APPROVED by the Mayor of said city this 11th day of April, 2019.


Mayor William A. Baird

ATTEST:


City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:


City Attorney Brian Head

NOTE
ALL EASEMENTS

Technical drawing of a foundation cross-section. The drawing shows a foundation wall and a base. Key dimensions and labels include:

- Foundation wall thickness: 16" (16 inches)
- Foundation base width: 24" (24 inches)
- Foundation base depth: 16" (16 inches)
- Foundation base height: 16" (16 inches)
- Foundation base length: 16" (16 inches)
- Foundation base area: 16" (16 inches)
- Foundation base volume: 16" (16 inches)
- Foundation base weight: 16" (16 inches)
- Foundation base material: 16" (16 inches)
- Foundation base color: 16" (16 inches)
- Foundation base texture: 16" (16 inches)
- Foundation base finish: 16" (16 inches)
- Foundation base shape: 16" (16 inches)
- Foundation base size: 16" (16 inches)
- Foundation base scale: 16" (16 inches)
- Foundation base units: 16" (16 inches)
- Foundation base system: 16" (16 inches)
- Foundation base method: 16" (16 inches)
- Foundation base process: 16" (16 inches)
- Foundation base technique: 16" (16 inches)
- Foundation base tool: 16" (16 inches)
- Foundation base equipment: 16" (16 inches)
- Foundation base material: 16" (16 inches)
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PROPOSED PHALT	ALT
PROPOSED PHALT	ALT
PROPOSED PHALT	ALT
PROPOSED PHALT	ALT

BUILDING
AREA = 24,000 S.F.

150.0'

141.0'

10 112
10 125

15' HIG

PROPOSED RETAINING WALL

TWO BLOCK LEDGESTONE ON BRUITS

Figure 1: A schematic diagram of a rectangular plot with dimensions $L=110.00'$ and $B=79.00'$. The plot is divided into two sections by a dashed line. The top section is labeled "GALLON T" and the bottom section is labeled "AGRICULTURE". The plot is oriented with a north arrow pointing towards the top right. The plot is labeled "PLOT 1" and "PLOT 2".

NON
54.2 608

PROPERTY DESCRIPTION.

According to the Flood Insurance Rate Map of FEMA, Panel 430 of 625, Map # 26065C0430G, Dated January 20, 2017 the site is in Zone X, an area of minimal flood hazard.

SALLEE DEVELOPMENT
TYLER SALLEE

E. Iyer@saitecddevelopment.com

Figure 1 shows a rectangular structure with a dashed line inside. The label '33.8' is located at the bottom right of the diagram.



IMPROVED LIGHT POLE

PROPOSED RETAINING WALL

SECTION 1-1

SCALE 1" = 30'

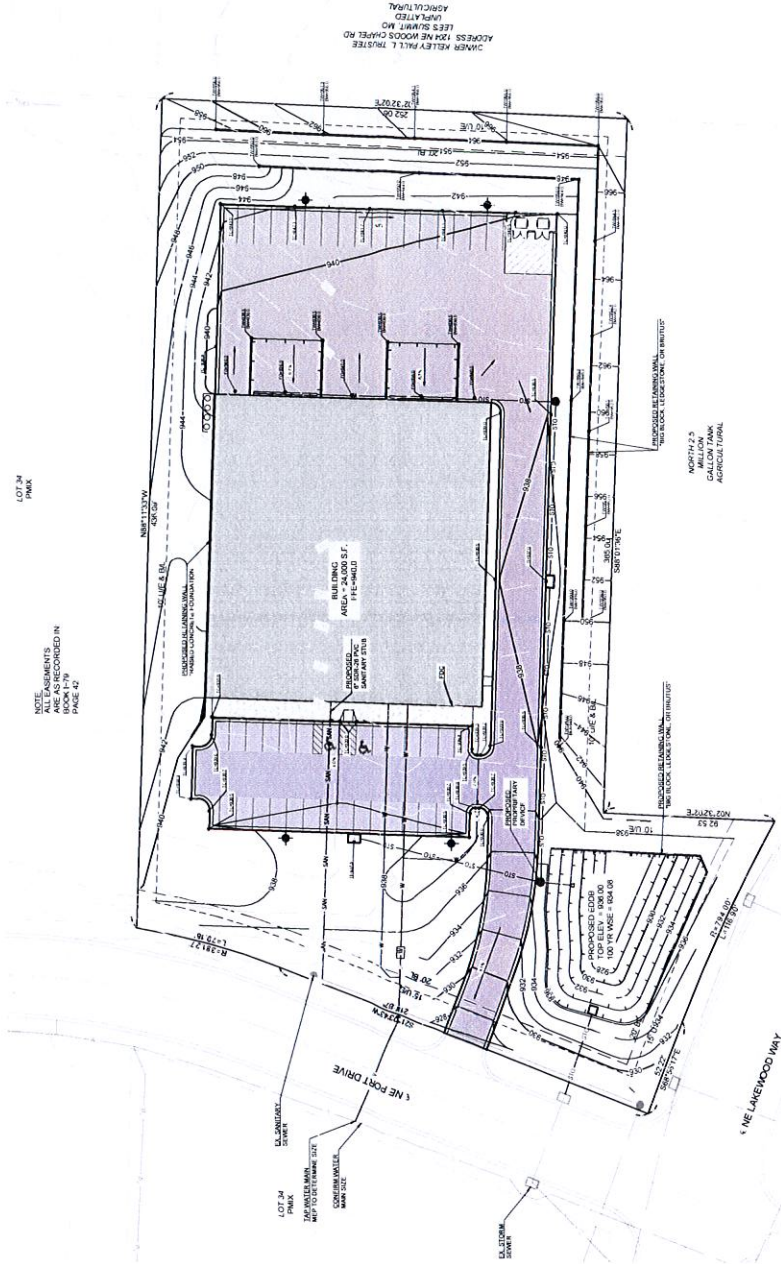
DEAN BY	DATE	REVISION	DATE	COMMENTS
BY	DATE	REVISION	DATE	COMMENTS
CHECKED BY	DATE	REVISION	DATE	COMMENTS
DATE PREPARED	DATE	REVISION	DATE	COMMENTS
PROJECT NUMBER	DATE	REVISION	DATE	COMMENTS
15-222	DATE	REVISION	DATE	COMMENTS

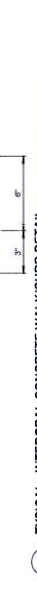
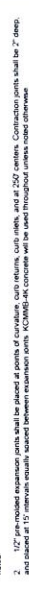
GRADING PLAN



GRADING NOTES:

- 1 NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS ON THE SITE.
- 2 THE CONTRACTOR, ENGINEER, ENVIRONMENTAL ENGINEER, AND LANDSCAPE ARCHITECT SHALL CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS ON THE SITE.
- 3 THE CONTRACTOR, ENGINEER, ENVIRONMENTAL ENGINEER, AND LANDSCAPE ARCHITECT SHALL CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS ON THE SITE.
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- 10 THE CONTRACTOR, ENGINEER, ENVIRONMENTAL ENGINEER, AND LANDSCAPE ARCHITECT SHALL CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS ON THE SITE.



DETAIL SHEET

709 WALL DETAIL

18-222	PROJ NUMBER				
01-18-2018	DATE REPAIRED				
Job	CHECKED BY				
020180018	CITY COMMENTS				

SCHLAG & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14000 White Oak Drive • Lanham, Maryland 20655
(913) 492-5156 • Fax: (913) 492-6406
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificate of Authority
#C000000000 F 04/01/2007 00137 #L2005008895

UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS

- | | | | | |
|-------|---|-------------------------------|--------|------|
| 12 EA | Aden + Pteris (Krimmberg) | Zinnigstein, Malsburg | 2° Cal | Blah |
| 14 EA | Zinnigstein, Malsburg | Malsburg, Zinnigstein, Zehnau | 2° Cal | Blah |
| 5 EA | Quercus robur + Quercus ilex + waxes 'Long' | Reger, Prince Oak | 2° Cal | Blah |
| 10 EA | Black spruce var. <i>mariana</i> 'Waldenpark' N. in a microclimate var. | Waldenpark, Newmarket | 5 gal | Good |
| 10 EA | Waldenpark cedars, Norway Spruce | Hagley, Jurburg | 5 gal | Good |
| | | Konigsplatz, Vierzehn | 5 gal | Good |

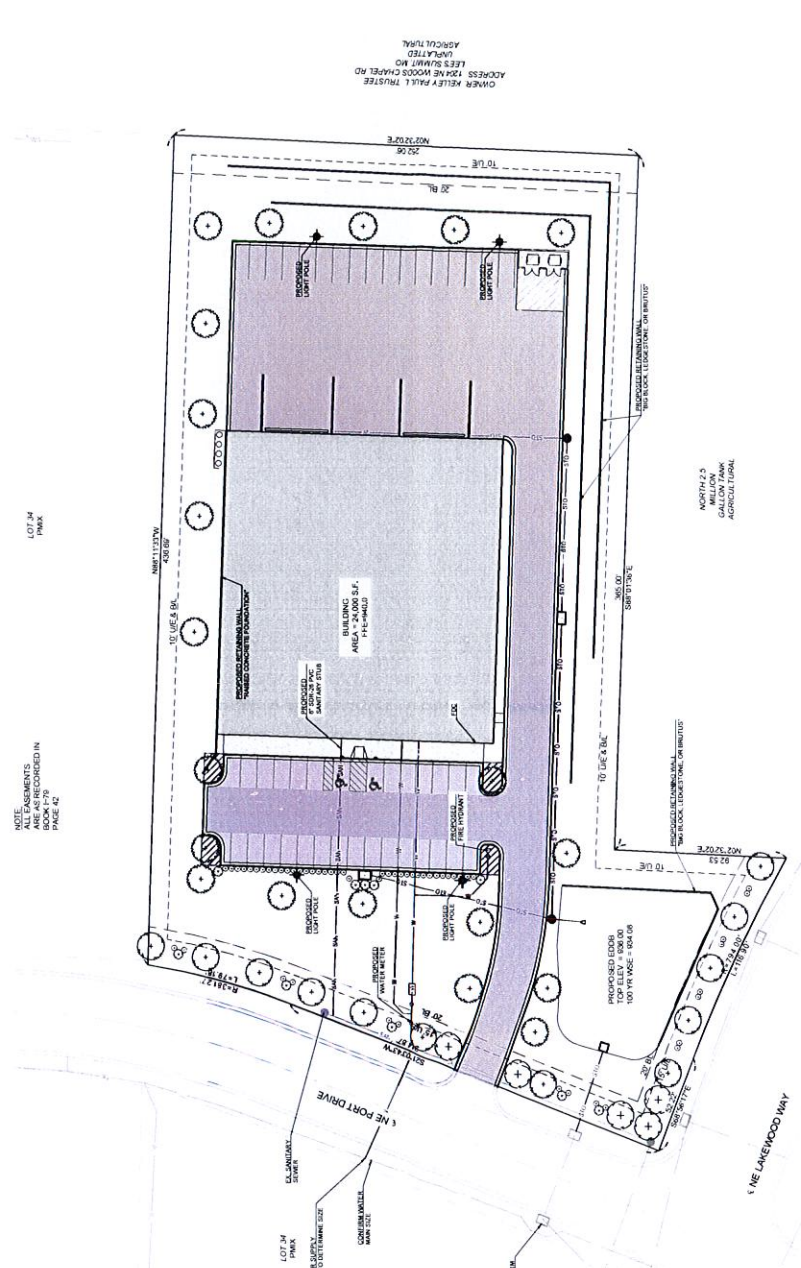
SPADIC THREEES

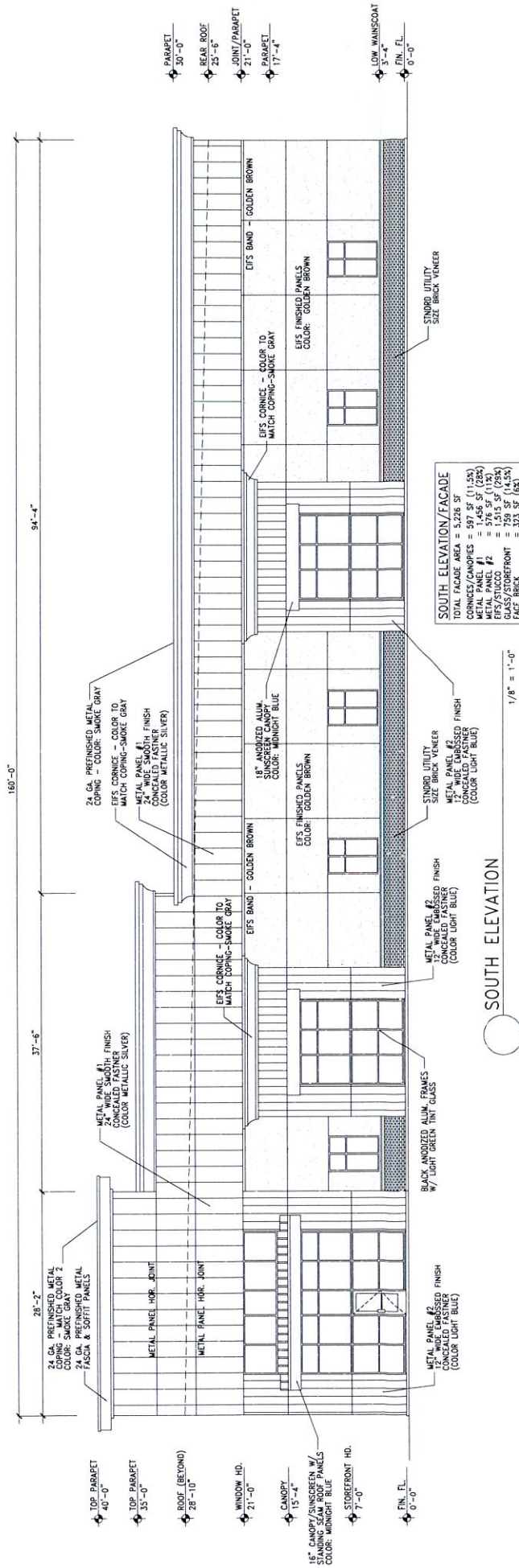
— WOL —
— ZIM —
— ORK —

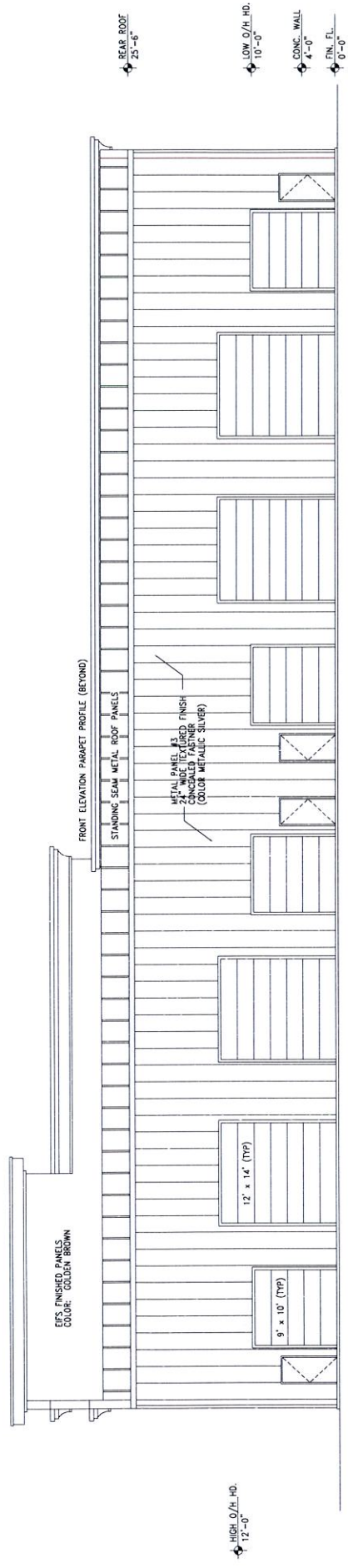
• • •

SHRUBS

• ——— WOL
• ——— WOL
• ——— WOL







REAR ROOF
25'-6"

LOW O/H HD.
10'-0"

CONC. WALL
2'-0"

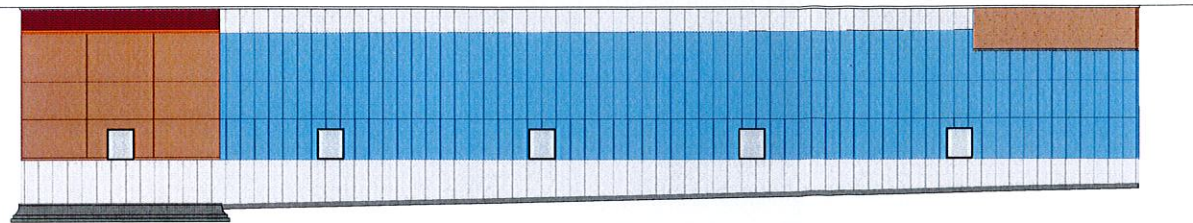
TIN. FL.
0'-0"

HIGH O/H HD.
12'-0"

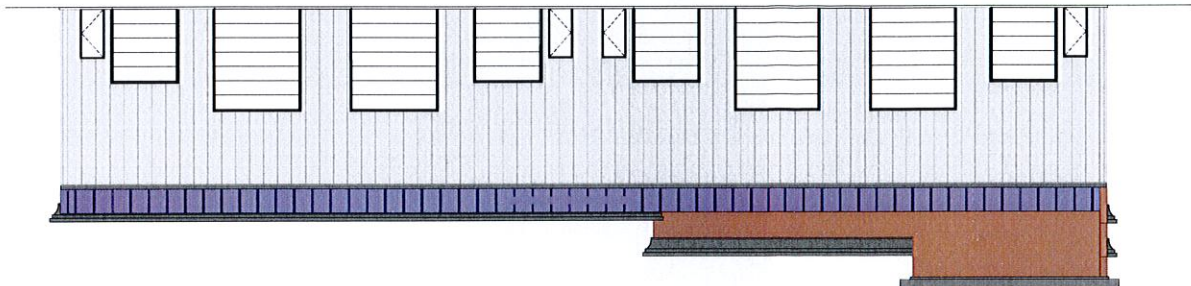
EAST ELEVATION

1/8" = 1'-0"

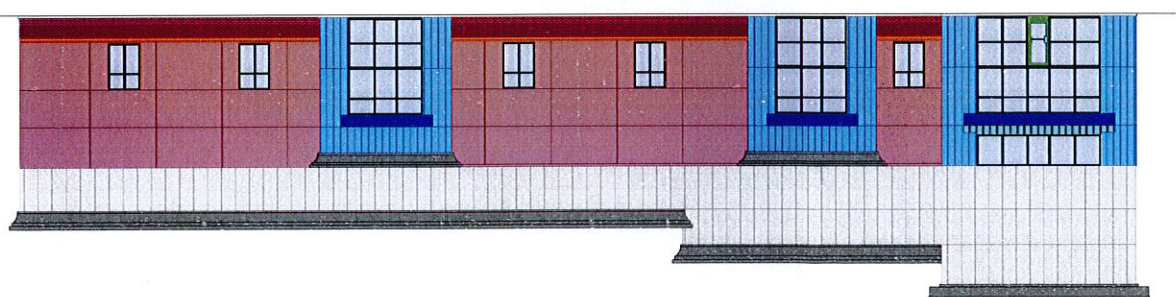
1/8" = 1'-0" NORTH ELEVATION



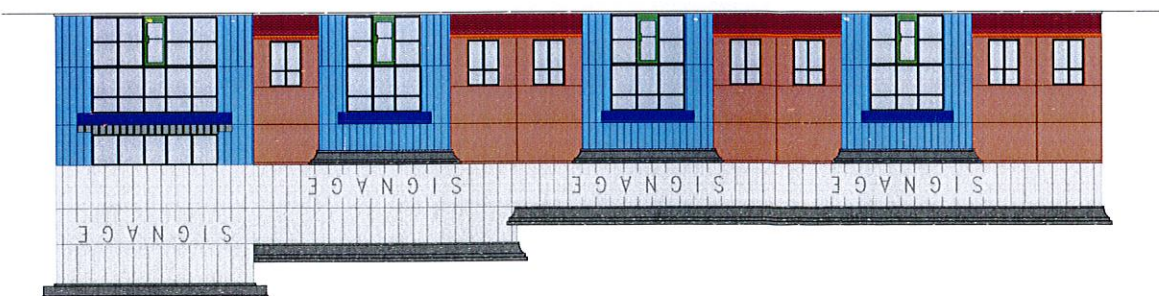
1/8" = 1'-0" EAST ELEVATION

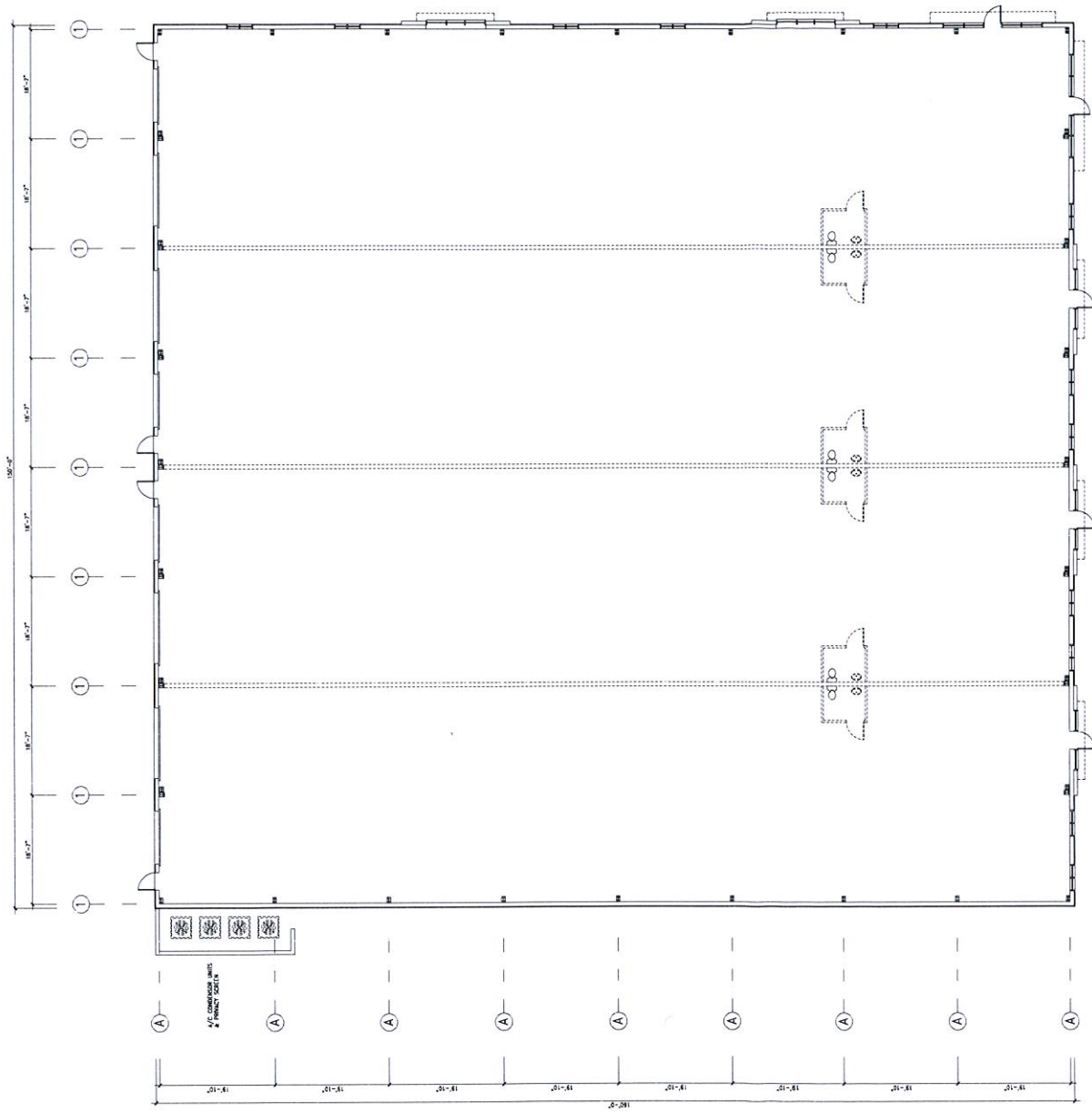


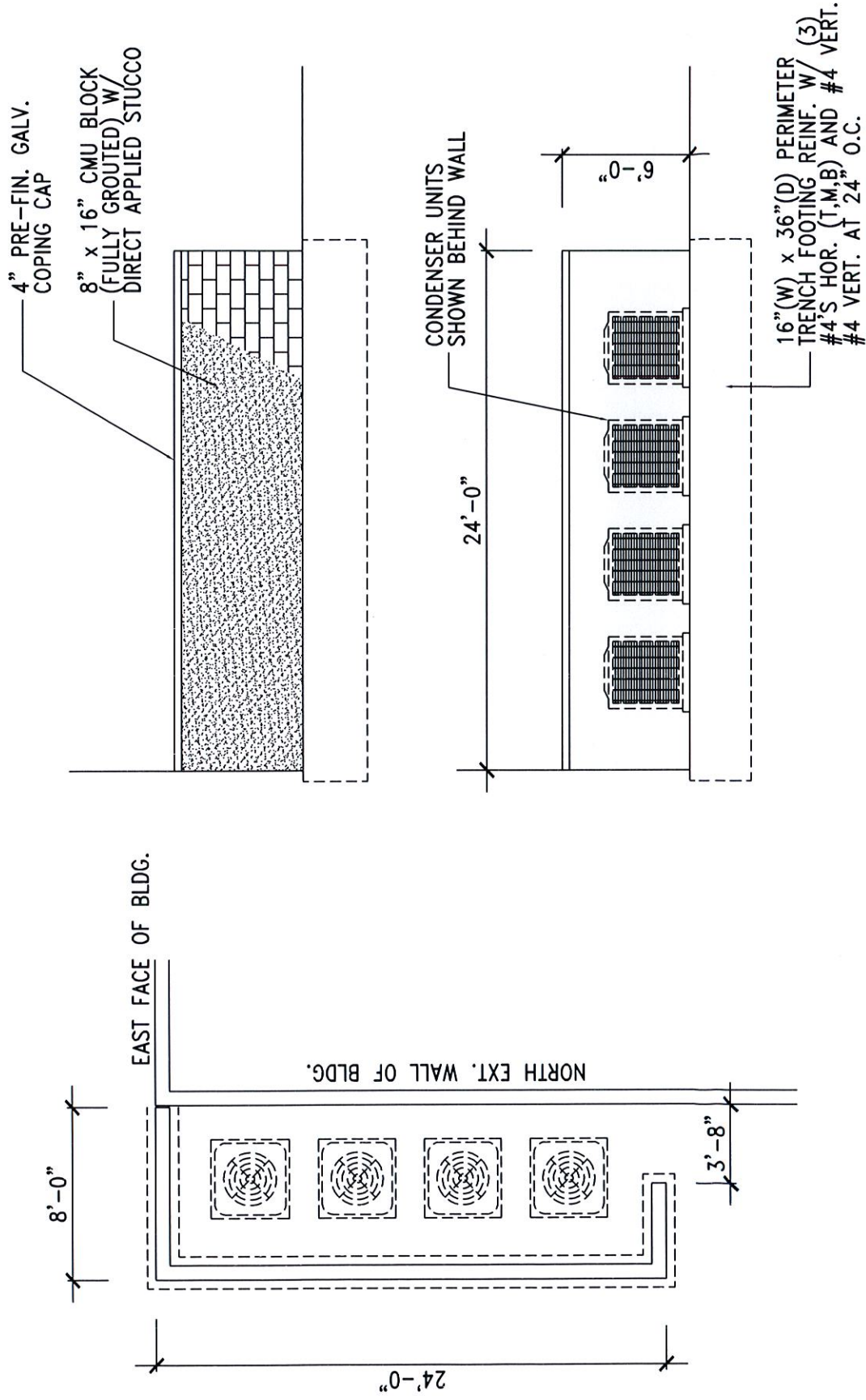
1/8" = 1'-0" SOUTH ELEVATION



1/8" = 1'-0" WEST ELEVATION



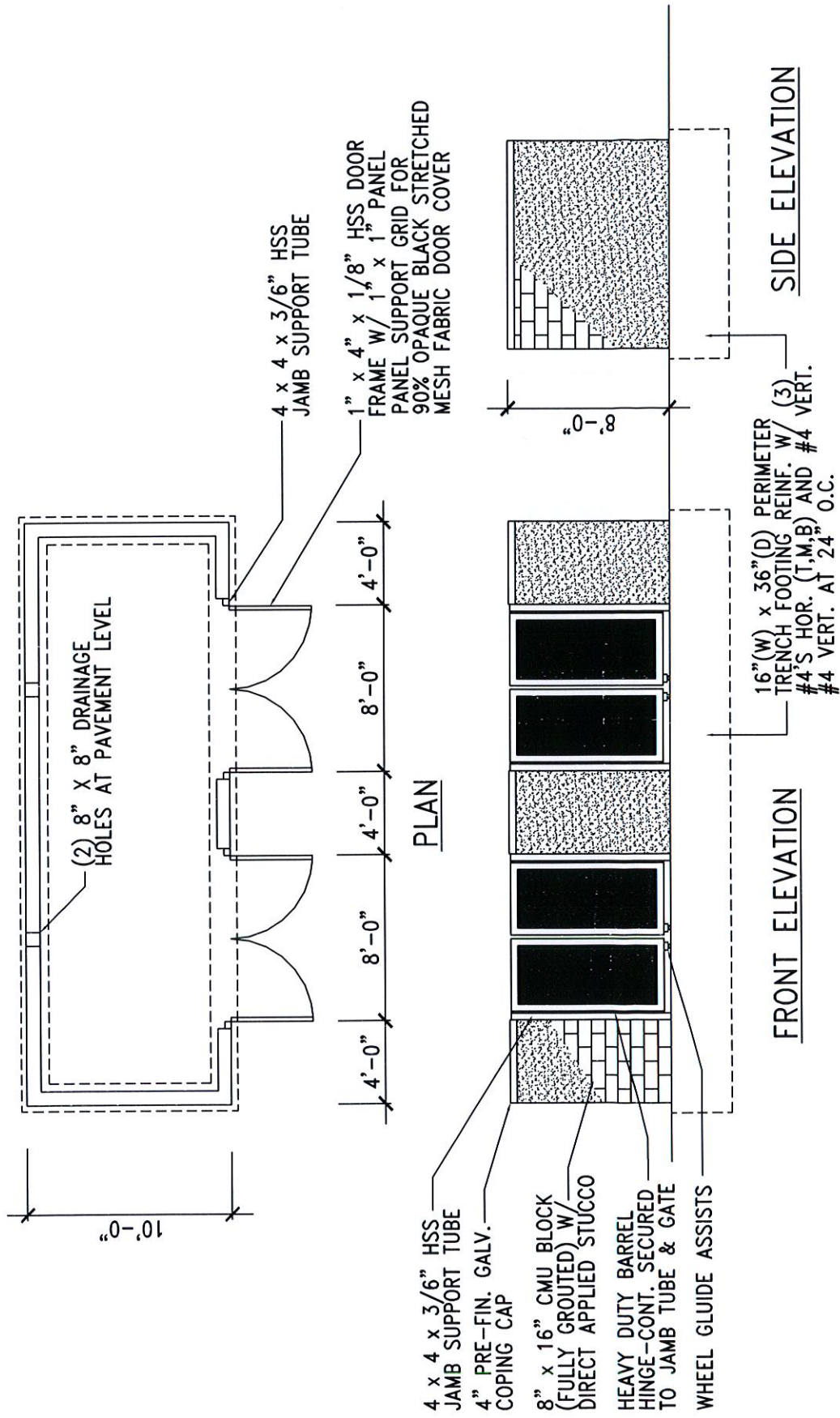




MECHANICAL EQUIPMENT SCREEN

1/4" = 1'-0"

28'-0"



TRASH ENCLOSURE DETAIL

1/4" = 1'-0"



Public Hearing #PL2019-019 – PRELIMINARY DEVELOPMENT PLAN
Lakewood Business Park Lot 35, 401 NE Port Dr.
Sallee Real Estate Investments, LLC, applicant

