

AN ORDINANCE APPROVING A REZONING FROM DISTRICT PI AND PMIX TO DISTRICT PMIX AND PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 24 ACRES LOCATED AT THE NORTHEAST CORNER OF SW WARD RD AND SW SCHERER RD, PROPOSED WOODLAND GLEN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI

WHEREAS, Application #PL2018-101 submitted by John Duggan, requesting approval of a rezoning from District PI (Planned Industrial) and PMIX (Planned Mixed Use) to PMIX and preliminary development plan on land generally located at the northeast corner of SW Ward Rd and SW Scherer Rd was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and 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 public hearings for the consideration of the rezoning and preliminary development plan on May 9, 2019 and rendered a report to the City Council recommending that the rezoning and 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 June 4, 2019, and rendered a decision to approve the rezoning and 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 rezoning and preliminary development plan is hereby approved on the following described property:

All that part of the Northwest ¼ of Northwest 1/4, Section 18, Township 47, Range 31, Jackson County, Missouri, described as follows:

Beginning at the Southwest Corner of the Northwest 1/4 of Northwest 1/4, said Section 18, thence North with the West line of said 1/4, 1/4 Section, 660.0 feet, thence East parallel to the South line of said 1/4, 1/4, Section, 330.0 feet, thence South parallel to the West line of said 1/4 ¼, Section, 660.0 feet to the South line of said 1/4, 1/4, Section, thence West along said South line, 330.0 fee to the point of beginning.

And

All that part of the Northwest Quarter of Section 18, Township 47 North, Range 31 West, Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 18; thence South 02 degrees 35 minutes 57 seconds West, along the west line of said Section 18, 39.67 feet to the Northeast corner of the Northeast Quarter of Section 13, Township 47 North, Range 32 West; thence South 02 degrees 48 minutes 07 seconds West, along the West line of said Section 18, 610.08 feet; thence departing said West line, South 87 degrees 27 minutes 23 seconds East, 330.00 feet to the West line of South Terminal, Lot 1, a subdivision in the City of Lee's Summit and the Point of Beginning; thence along said West line, South 87 degrees 27 minutes 23 seconds East, 100.00 feet; thence South 02 degrees 48 minutes 07 seconds West, 430.49 feet to the Northwesterly line of Woodland Glen 1st Addition, a subdivision in the City of Lee's Summit; thence along said Northwesterly line, North 87 degrees 27 minutes 36 seconds West, 100.00 feet to the East line of Freeman Addition, a subdivision in the City of Lee's Summit; thence along said East line, North 02 degrees 48 minutes 07 seconds East, 430.50 feet to the Point of Beginning.

SECTION 2. That the following conditions of approval apply:

1. The development shall be constructed in accordance with the residential uses depicted on the preliminary development plan, date stamped September 5, 2018, and architectural elevations date stamped October 3, 2018, and February 12, 2019. Development standards (e.g. setbacks, lot area, etc.) shall be as shown on the preliminary development plan.
2. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated October 3, 2018.
3. Twin Villa dwelling units shall be constructed with stone and stucco front facades and contain at least two gables per individual dwelling unit.
4. Wrought iron fencing shall be required to be extended to the perimeter of the subject property along SW Ward Rd and SW Scherer Rd.
5. Installation of a Type III barrier at Winthrop Drive and Winthrop Terrace to restrict construction traffic access to the development site.

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 Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

AMENDED BILL NO. 19-133

ORDINANCE NO. 8687

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 23rd day of July, 2019.



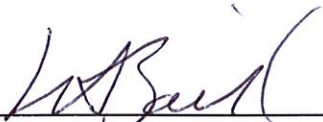
Mayor William A. Baird

ATTEST:



City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 26th day of July, 2019.



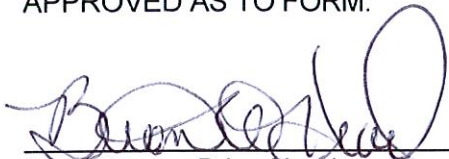
Mayor William A. Baird

ATTEST:



City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:



City Attorney *Brian Head*

Persels Road farther to the north and from Winthrop Drive to the south. The intersection of 14th Street also does not have left-turn lanes. However, left-turn movements at 14th Street may be limited in the future by extending the existing median along Ward Road to create better separation of full access when necessary or in association with future improvements to the intersection of Persels Road and Ward Road (e.g. realignment, turn lanes, permanent signal, etc.) rendering left-turn lanes at 14th Street unnecessary. There is currently no known crash concern at this location. The intersection of Heartwood Drive does not have left-turn lanes along Scherer Road as required in the AMC either. However, the intersection of Heartwood Drive requires significant improvements to mitigate existing sight distance limitations. Furthermore, the City has a planned capital improvement project for Scherer Road. These improvements to Scherer Road at Heartwood Drive are subject to staff's recommendation of approval as noted below. At the time of intersection improvement, whether by the City or developer as a condition of approval, a left-turn lane should be constructed. Right-turn lanes at each of these intersections may or may not be warranted under the provisions of the AMC, but this development will not likely generate enough traffic on its own to meet those conditions. The existing operations along Ward Road and Scherer Road at these intersections do not indicate the necessity of right-turn lanes at this time based on a lack of congestion, crash history and traffic volume. These are all existing conditions that serve a small amount of development (and associated traffic volume) with imminent future changes along Ward Road and Scherer Road. At this time and in relation to this development, particularly the phase of development which impacts Heartwood Drive, staff recommends improvements to the intersection of Scherer Road and Heartwood Drive.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	532	266	266
A.M. Peak Hour	50	11	39
P.M. Peak Hour	53	34	19

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour as a minimum condition for a transportation impact study in the Access Management Code.

LIVABLE STREETS (Resolution 10-17) COMPLIANT EXCEPTIONS

The proposed development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, landscaping, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

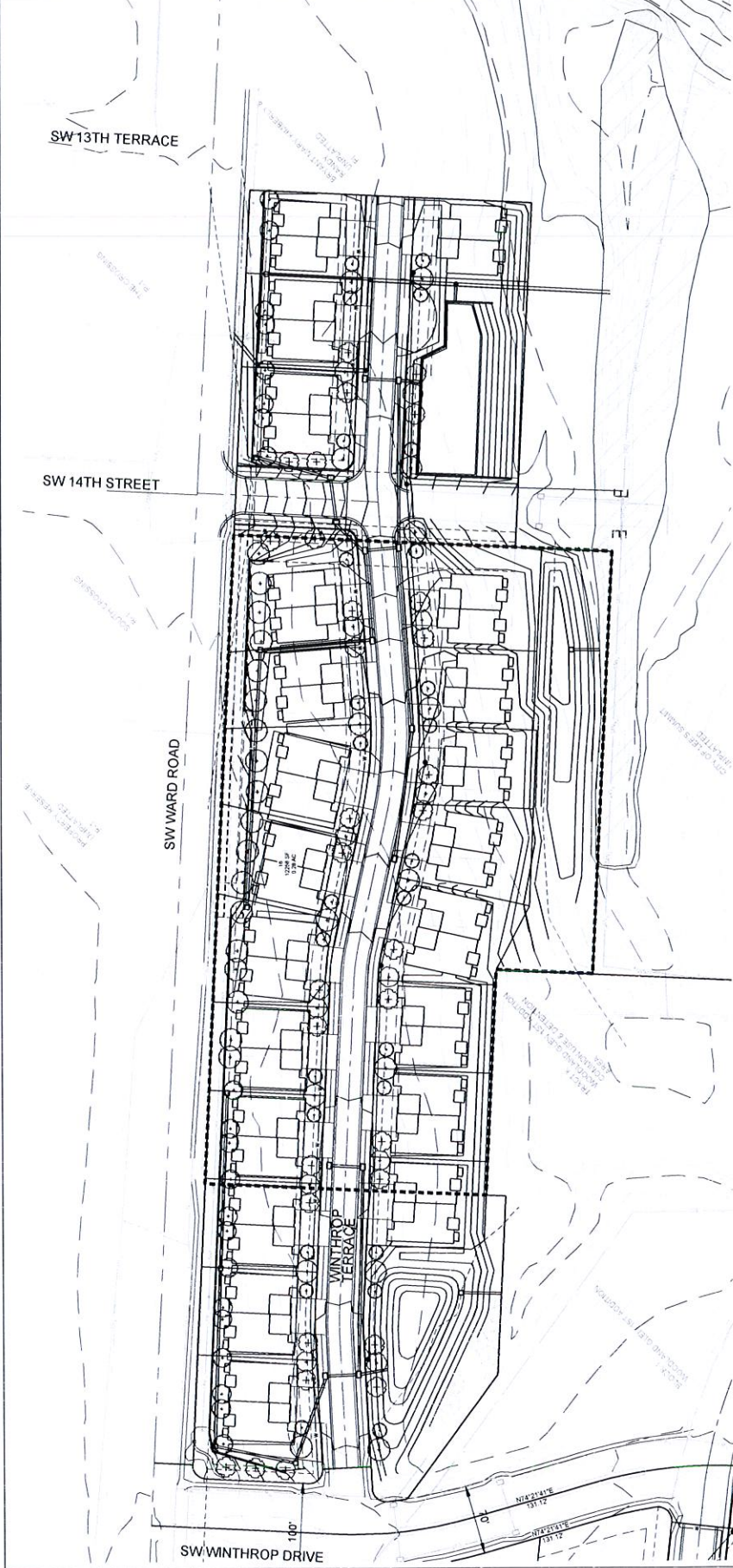
RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS
Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed preliminary development plan subject to the following conditions:

1. Prior to the issuance of building permits within any portion of the development adjacent to Heartwood Drive, or the connection of Heartwood Drive between the existing Heartwood Drive termini, improvements as generally described herein to the intersection of Heartwood Drive and Scherer Road shall be substantially completed. Road improvements to the intersection of Heartwood Drive and Scherer Road shall mitigate any areas of limited intersection sight distance such that Scherer Road at Heartwood Drive does not require stop signs and adequate visibility is provided for the existing speed limits. The improvements shall also include an eastbound left-turn lane along Scherer Road at Heartwood Drive with minimum dimensions described in the Access Management Code.

**WOODLAND GREEN ZONING AND
 PRELIMINARY DEVELOPMENT PLAN
 WARD ROAD AND SCHERRER ROAD
 LEE'S SUMMIT, MISSOURI**

NO.	REVISIONS	DATE	DESCRIPTION
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SHADE TREES

Symbol	Plant Name	Quantity
	21 EA. Acer 1 Freeman's Acornwing	21
	24 EA. Acer rubrum 'Sun Valley'	24
	31 EA. Ulmus 1 Freeman	31
	20 EA. Zelkova serrata 'Nuttalliana'	20

Symbol	Plant Name	Quantity
	21' Cal	21
	24' Cal	24
	24' Cal	24
	24' Cal	24

Symbol	Plant Name	Quantity
	24' Cal	24
	24' Cal	24
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Symbol	Plant Name	Quantity
	24' Cal	24
	24' Cal	24
	24' Cal	24
	24' Cal	24

- NOTES:**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL.
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 12. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL.
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 14. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL.
 15. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PLANNING DEPARTMENT'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL.



COMPONENT 2018 - GENTRY DESIGN STUDIO
 THESE DRAWINGS REPRESENT THE DESIGN INTENT OF THE ARCHITECTURAL WORK AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

GENTRY DESIGN STUDIO
 128 SOUTH CHESTNUT - OLATHE, KS 66061
 PHONE - 913-993-0175

DATE: _____
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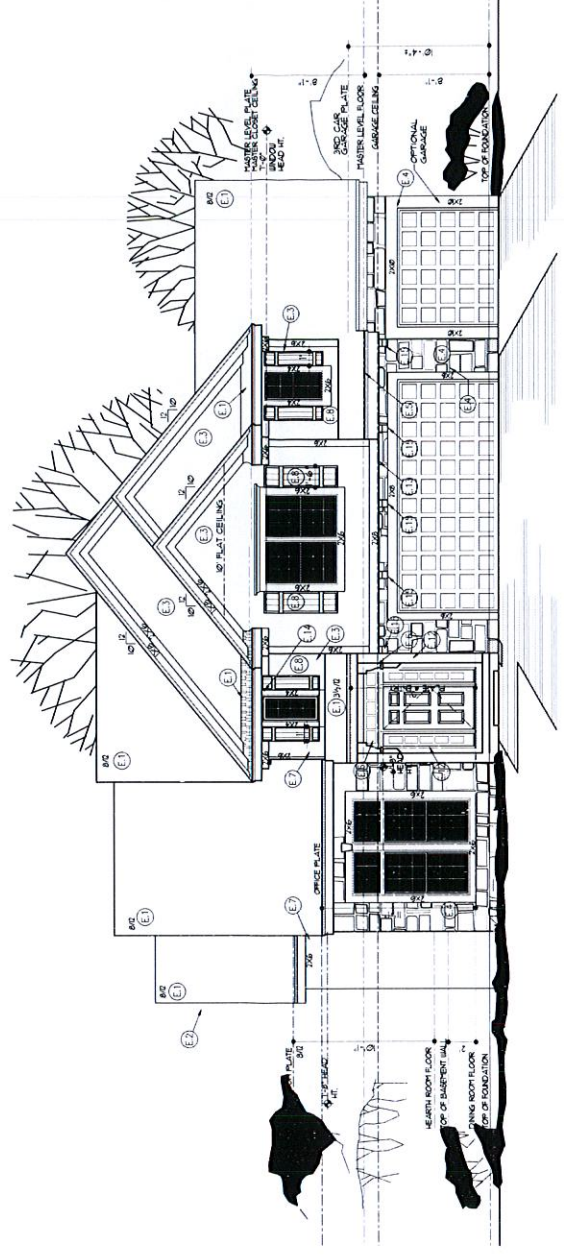
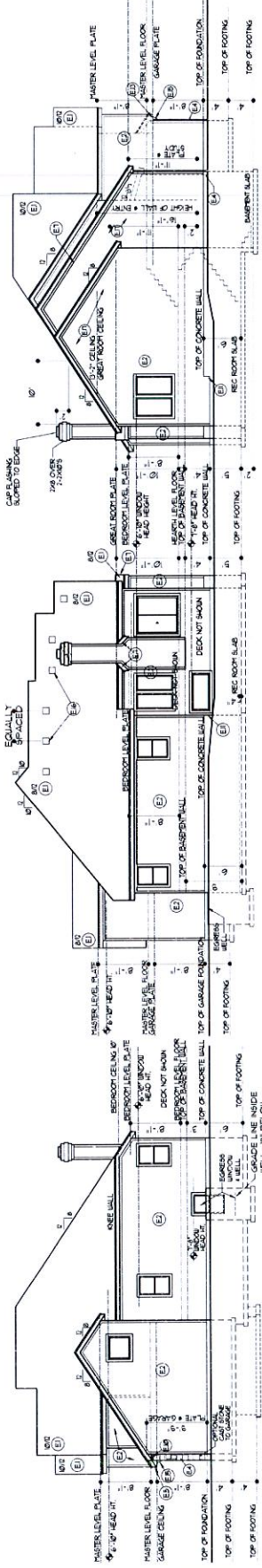
ABP FUNDING, LLC
 9101 W. 110TH ST., 200. • 913-208-2288
 66201
 OVERLAND PARK, KANSAS

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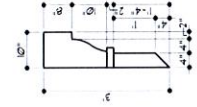
SHEET NO. **A5**

NOT FOR CONSTRUCTION



WINDOW SCHEDULE	OPERABLE	WEATHERFIELD (UNDOOR FINISH)
1-30000	DINING ROOM	30000
2-30000	GREAT	30000
3-30000	KITCHEN	30000
4-30000	KITCHEN ISLAND	30000
5-30000	OFFICE	30000
6-30000	BEDROOM #1	30000
7-30000	BEDROOM #2	30000
8-30000	BEDROOM #3	30000
9-30000	BEDROOM #4	30000
10-30000	MASTER	30000
11-30000	MASTER BATH	30000
12-30000	DOOR BRACKET	30000
13-30000	FRONT	30000
14-30000	FRONT	30000
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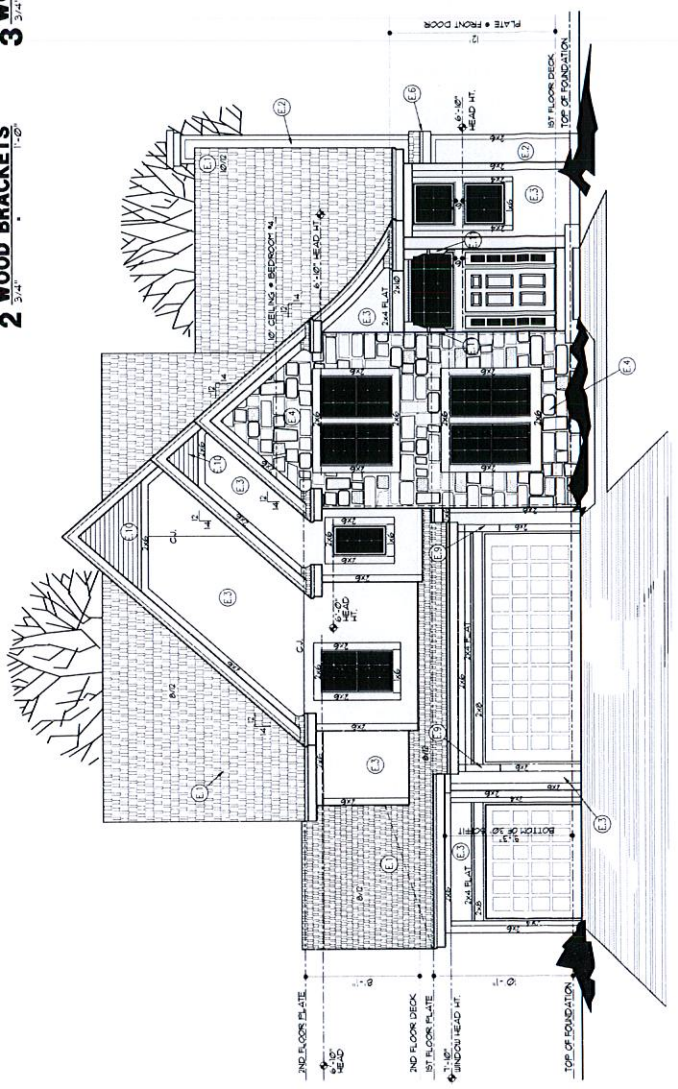
LETTER NOTATIONS
 G-GARLS 1:1 EPSPIC 4-ARCHED



2 WOOD BRACKETS 1/4" = 1'-0"



3 WOOD BRACKET 1/4" = 1'-0"



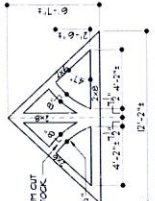
ELEVATION NOTES

- (E) ROOFING TO BE COMPOSITION SHINGLES OR SOMET
- (F) ROOFING TO BE COMPOSITION SHINGLES (CLIPPED)
- (G) ROOFING TO BE COMPOSITION SHINGLES (CLIPPED)
- (H) ROOFING TO BE COMPOSITION SHINGLES (CLIPPED)
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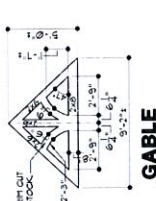
EVANSTON 'C'
1 FRONT ELEVATION
 1/4" = 1'-0"

WINDOW SCHEDULE	CONSTRUCTION	USE	LOCATION
1-3040TG	1-3040TG	TO MATCH UNIT BELOW	BOOK ROOM/POOR
2-3040T	2-3040T	TO MATCH UNIT BELOW	STAIRS
3-3040G	3-3040G	TO MATCH UNIT BELOW	NOTER
4-3040G	4-3040G	TO MATCH UNIT BELOW	GREAT
5-3040G	5-3040G	TO MATCH UNIT BELOW	BREAKFAST
6-3040G	6-3040G	TO MATCH UNIT BELOW	STAIRS
7-3040G	7-3040G	TO MATCH UNIT BELOW	STAIRS
8-3040G	8-3040G	TO MATCH UNIT BELOW	STAIRS
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50-3040G	49-3040G	TO MATCH UNIT BELOW	STAIRS

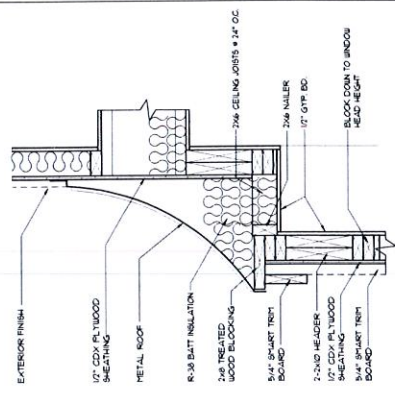
LETTER NOTATIONS:
 G-GUTTERS 1-TERRACE A-ARCHED



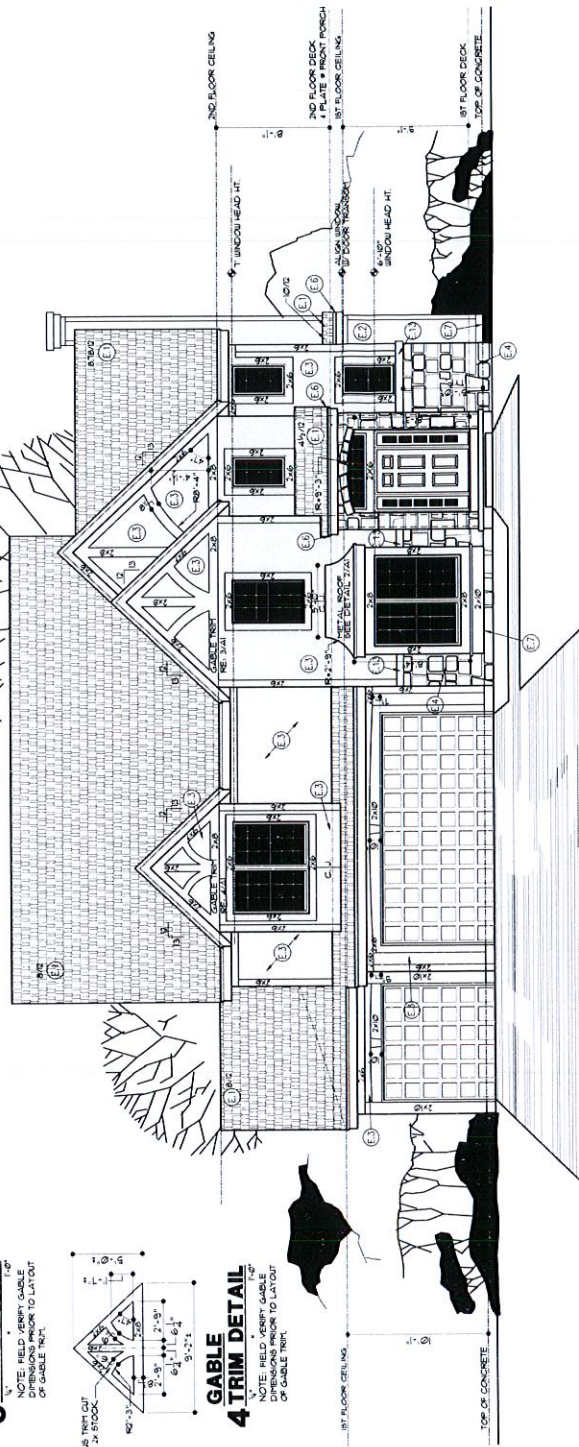
GABLE TRIM DETAIL 3
 NOTE: SEE GABLE TRIM DIMENSIONS PRIOR TO LAYOUT OF GABLE TRIM.



GABLE TRIM DETAIL 4
 NOTE: SEE GABLE TRIM DIMENSIONS PRIOR TO LAYOUT OF GABLE TRIM.



METAL ROOF DETAIL 2



- ELEVATION NOTES**
- 1) ROOFING TO BE COMPOSITION SHINGLES ON 3/8" FELT
 - 2) ROOFING TO BE COMPOSITION SHINGLES ON 3/8" FELT
 - 3) ROOFING TO BE COMPOSITION SHINGLES ON 3/8" FELT
 - 4) ROOFING TO BE COMPOSITION SHINGLES ON 3/8" FELT
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EVANSTON 'D'
1 FRONT ELEVATION
 1/4" = 1'-0"

SHOULD THE CONTRACTOR FIND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE DRAWINGS, NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIAL REQUIREMENTS BEFORE CONSTRUCTION BEGINS. ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT SHALL BE IDENTIFIED AND CLEARED IN ACCORDANCE WITH THE CURRENT MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CURRENT PRINTED STANDARDS SPECIFICATIONS WHICH ARE USED AND RECOMMENDED BY MANUFACTURERS AND ASSOCIATIONS SHALL BE USED UNLESS OTHERWISE SPECIFIED AND NOTED.



COMPOSITION
ROOF

STUCCO

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK, SUPPLEMENT NO. 1, AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, SUPPLEMENT NO. 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, SUPPLEMENT NO. 1, AND THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK, SUPPLEMENT NO. 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, SUPPLEMENT NO. 1, AND THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK, SUPPLEMENT NO. 1.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

ABBREVIATIONS

ACR - AIR CONDITIONING REFRIGERANT
 C.I. - CONCRETE IN PLACE
 C.C. - CONCRETE CURB
 C.O. - CONCRETE ON
 C.S. - CONCRETE SLAB
 C.F. - CONCRETE FINISH
 C.D. - CONCRETE DRAIN
 C.P. - CONCRETE PAVEMENT
 C.M. - CONCRETE MASONRY
 C.W. - CONCRETE WALL
 C.F. - CONCRETE FINISH
 C.D. - CONCRETE DRAIN
 C.P. - CONCRETE PAVEMENT
 C.M. - CONCRETE MASONRY
 C.W. - CONCRETE WALL

FR - FINISH
 MFG - MANUFACTURER
 N.O. - NOT TO SCALE
 N.C. - NOT TO SCALE
 N.S. - NOT TO SCALE
 N.A. - NOT TO SCALE
 N.C. - NOT TO SCALE
 N.S. - NOT TO SCALE
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ENERGY REQUIREMENTS

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ENERGY REQUIREMENT ALTERNATIVE

1. USE OF A CERTIFIED HERB ENERGY BATTERY IS AN ALTERNATIVE TO PRESERVATIVE ENERGY COMPLIANCE. WHERE THE AIR BATTERY IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

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NOT FOR CONSTRUCTION

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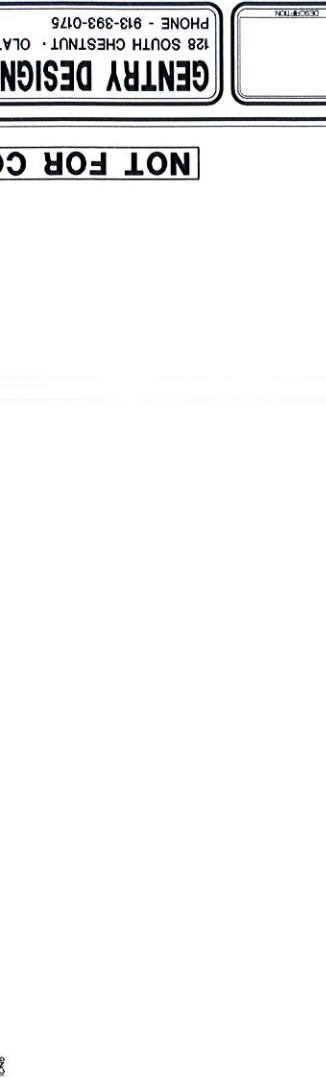
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128 SOUTH CHESTNUT • CLATHE, KS 66601
 PHONE - 913-393-0175
GENTRY DESIGN STUDIO

9101 W. 110TH ST., #200, OVERLAND PARK, KANSAS
 66201
ABP FUNDING, LLC



1 FRONT ELEVATION
 1/4" = 1'-0"

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Appl. #PL2018-101 REZ and PRELIM DEV PLAN Woodland Glen John Duggan, applicant

