

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN LOCATED AT 2001 NW SHAMROCK AVE IN DISTRICT PMIX, PROPOSED DIALYSIS CLINIC, INC. 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 #PL2019-246, submitted by Dialysis Clinic, Inc., requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on land located at 2001 NW Shamrock Ave 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 October 10, 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 November 5, 2019, and approved a motion for a second ordinance reading to approve the preliminary development plan for said property; and

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:

LOT 2, WEST VILLAGE COMMERCIAL DEVELOPMENT LOTS 1-3

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the design of the required 20' wide high impact landscape screen along the south property line, to allow a 6' vinyl fence placed 3' north of the south property line and all required landscaping material planted on the north side of the fence.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped September 10, 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 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.

BILL NO. 19-243**ORDINANCE NO. 8761**

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 12th day of November, 2019.


Mayor William A. Baird

ATTEST:


City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 18th day of November, 2019.


Mayor William A. Baird

ATTEST:


City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:


City Attorney Brian W. Head


Acting City Attorney

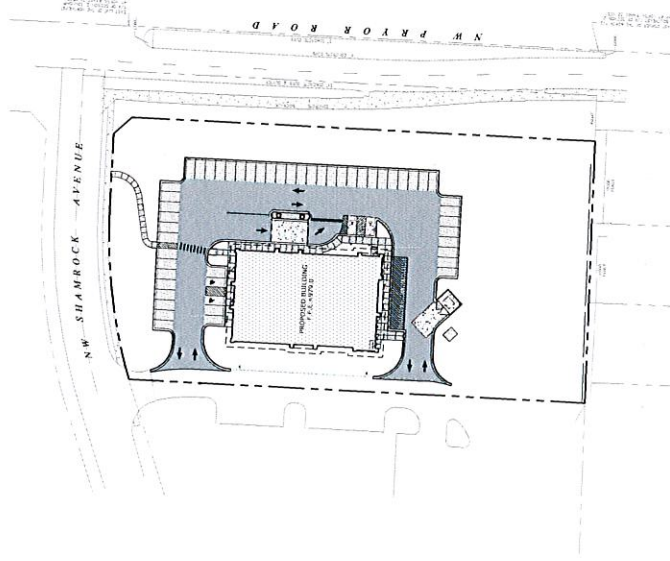
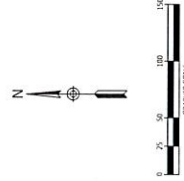
CATALYST PROJECT NO. 20180111
09/06/2019

CATALYST PROJECT NO. 20180111
09/06/2019



VICINITY MAP
NOT TO SCALE

Sheet List Table		Sheet Title
Sheet Number		
C0.0		COVER SHEET
C1.0		EXISTING CONDITIONS
C2.0		GENERAL NOTES
C3.0		INITIAL EROSION CONTROL PLAN
C3.1		INTERMEDIATE EROSION CONTROL PLAN
C3.2		FINAL EROSION CONTROL PLAN
C3.3		SEDIMENT AND EROSION CONTROL DETAILS
C4.0		LAYOUT PLAN
C5.0		GRADING & DRAINAGE PLAN
C6.0		UTILITY PLAN
C7.0		SITE DETAILS
C7.1		SITE DETAILS
C7.2		SITE DETAILS
C7.3		SITE DETAILS
L1.0		LANDSCAPE PLAN
L2.0		LANDSCAPE DETAILS
A1.0		FLOOR PLAN
A3.0		ROOF PLAN
A4.0		ELEVATIONS
A4.1		ELEVATIONS
A4.2		ELEVATIONS
A4.3		ROUNDUP PERSPECTIVES
E1.1		SITE PHOTOMETRICS
E1.2		SITE PHOTOMETRICS

[illegible]

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO
COMMUNITY PANEL NO. 29095C0616G, JANUARY 20, 2017. COMMUNITY NAME: FEMA COMMUNITY NAME

ARCHITECT
RANDY DOVER
4121 HILLSBORO RD SUITE 303
NASHVILLE, TN 37215
615.251.3388

PREPARED FOR
DIALYSIS CLINIC, INC.
1633 CHURCH STREET, STE 500
NASHVILLE, TN 37203
615.327.3061



CIVIL ENGINEER/LANDSCAPE ARCHITECT

Catalyst
DESIGN GROUP

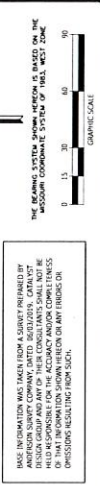
5016 CENTENNIAL BLVD., SUITE 200
NASHVILLE, TN 37209



COVER SHEET

CO.0

LOADING TITLE	PROJECT NUMBER	C1.0
EXISTING CONDITIONS	20180211	

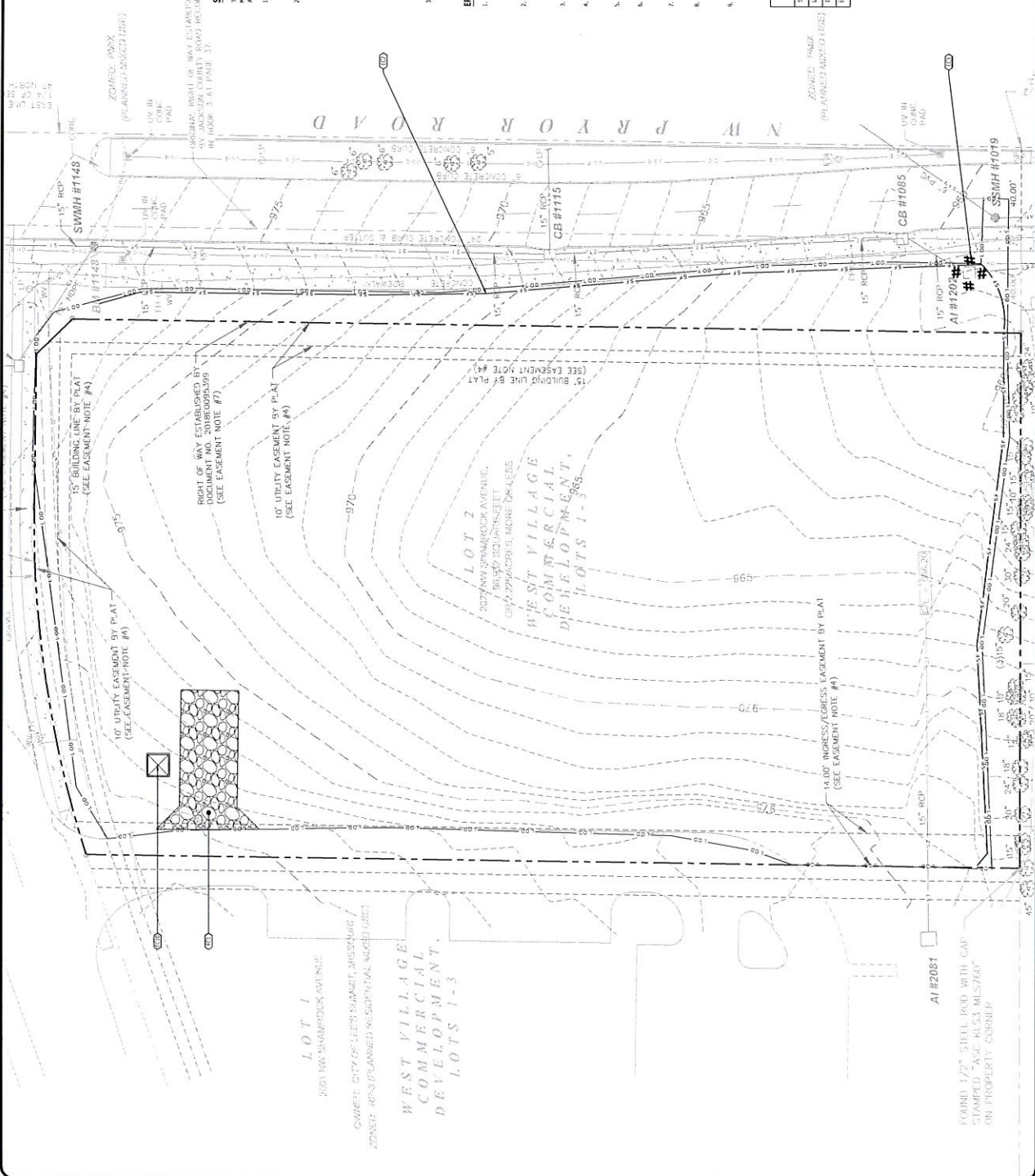


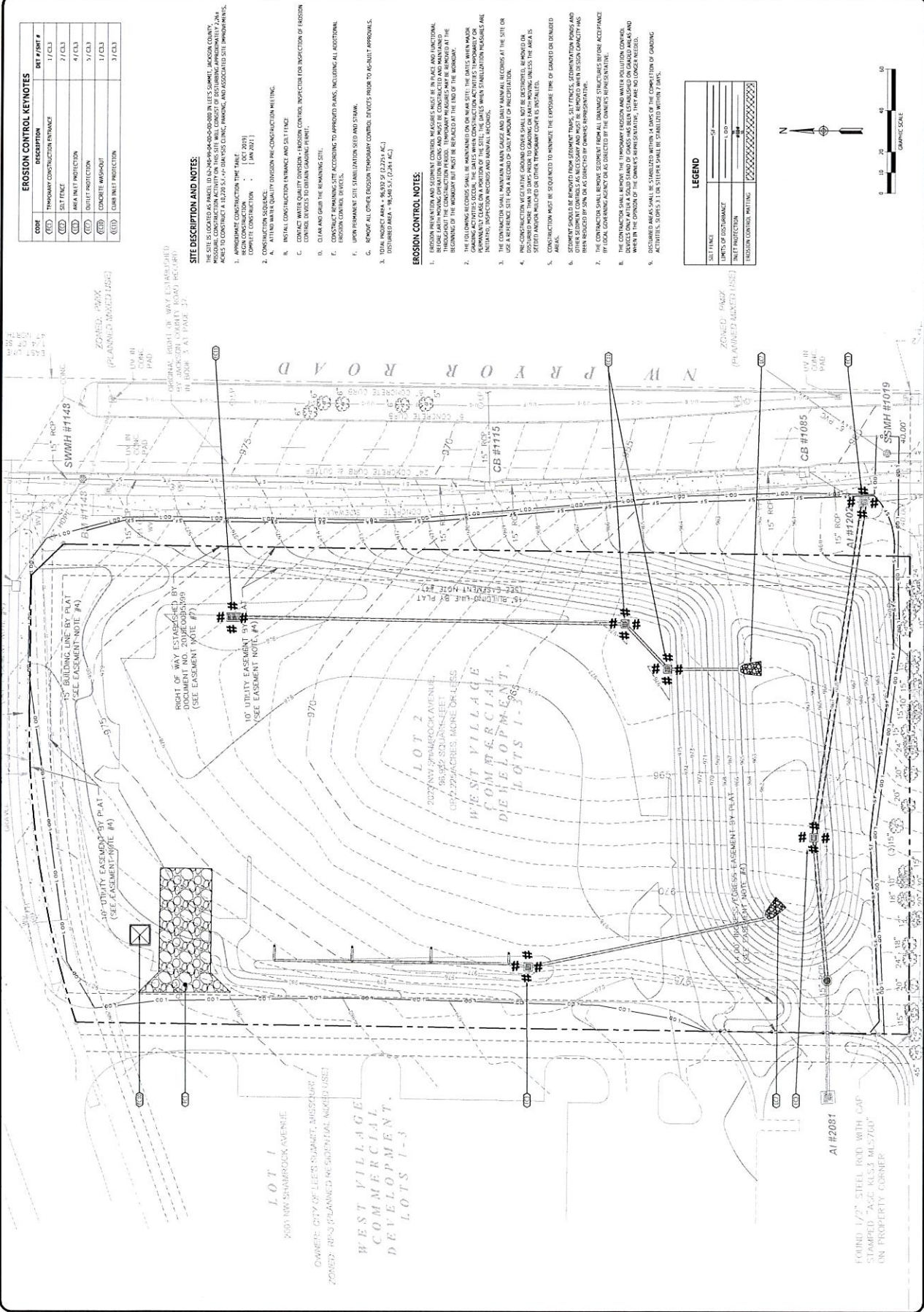
ERECTAN CONTROL NOTES

- [illegible]

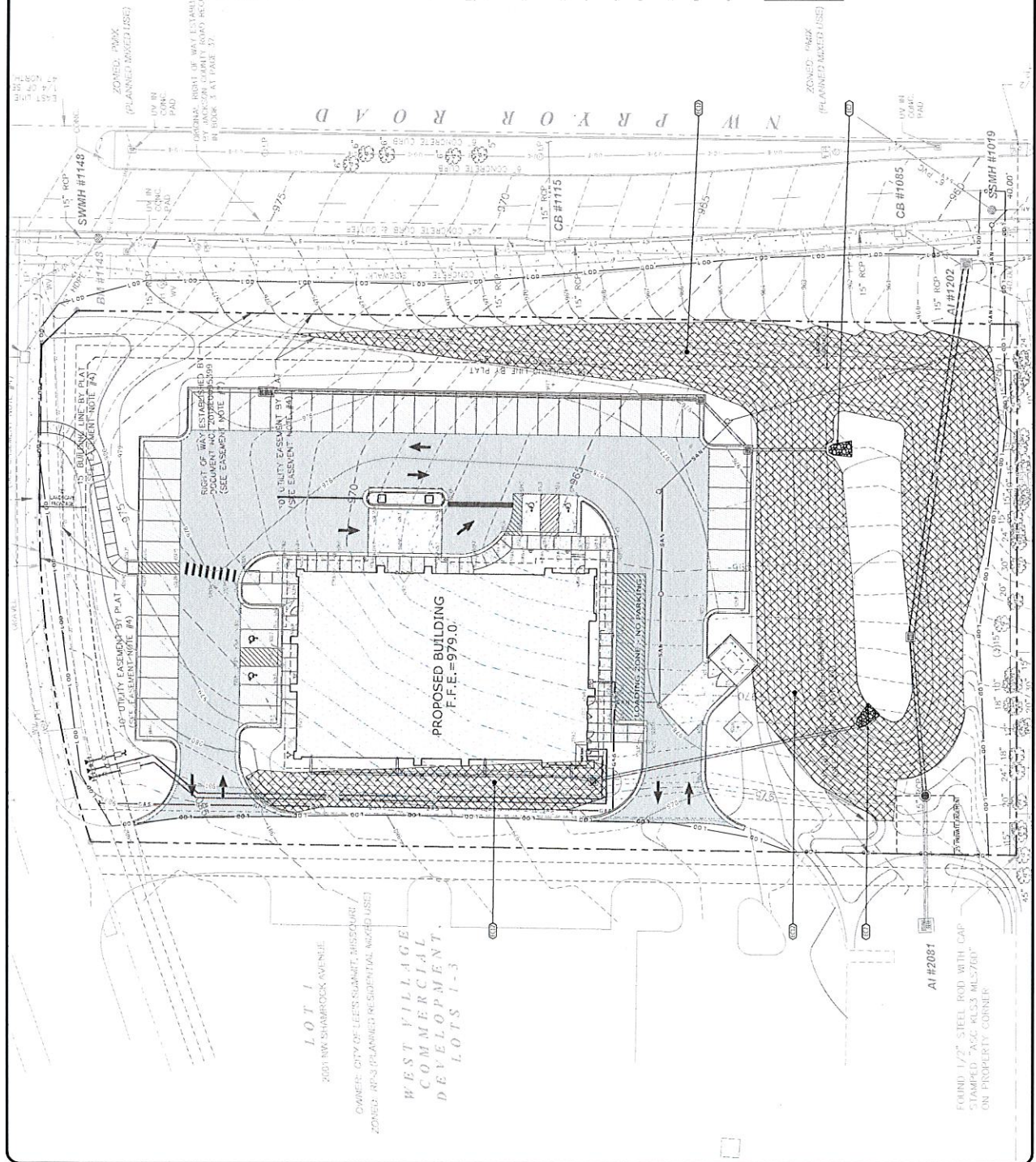
DEMOLITION NOTES

- [illegible]

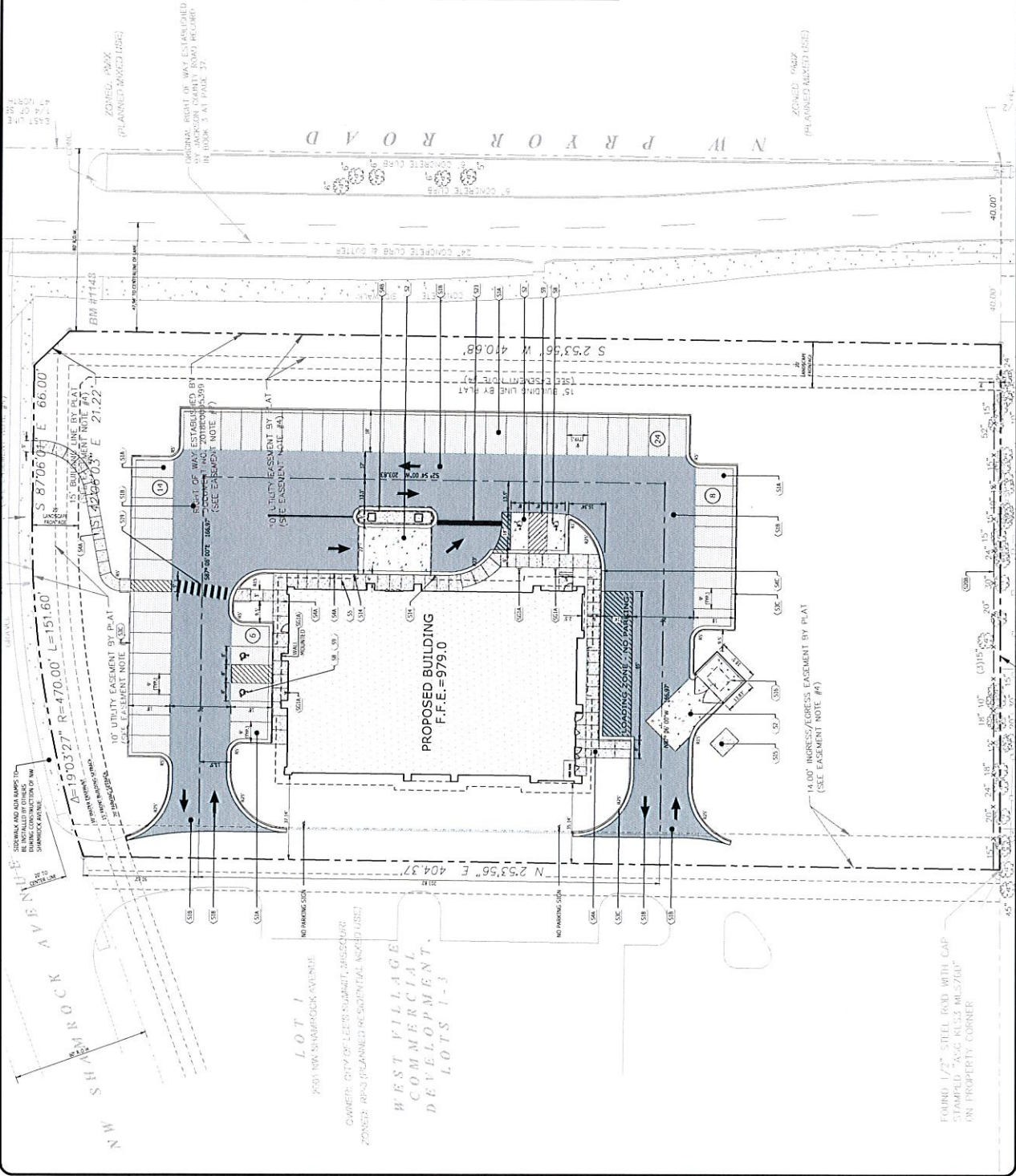
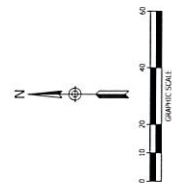
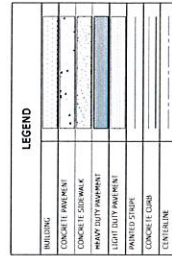




Age Group	Yes (%)	No (%)
18-24	55	45
25-34	50	50
35-44	45	55
45-54	40	60
55-64	35	65
65+	30	70



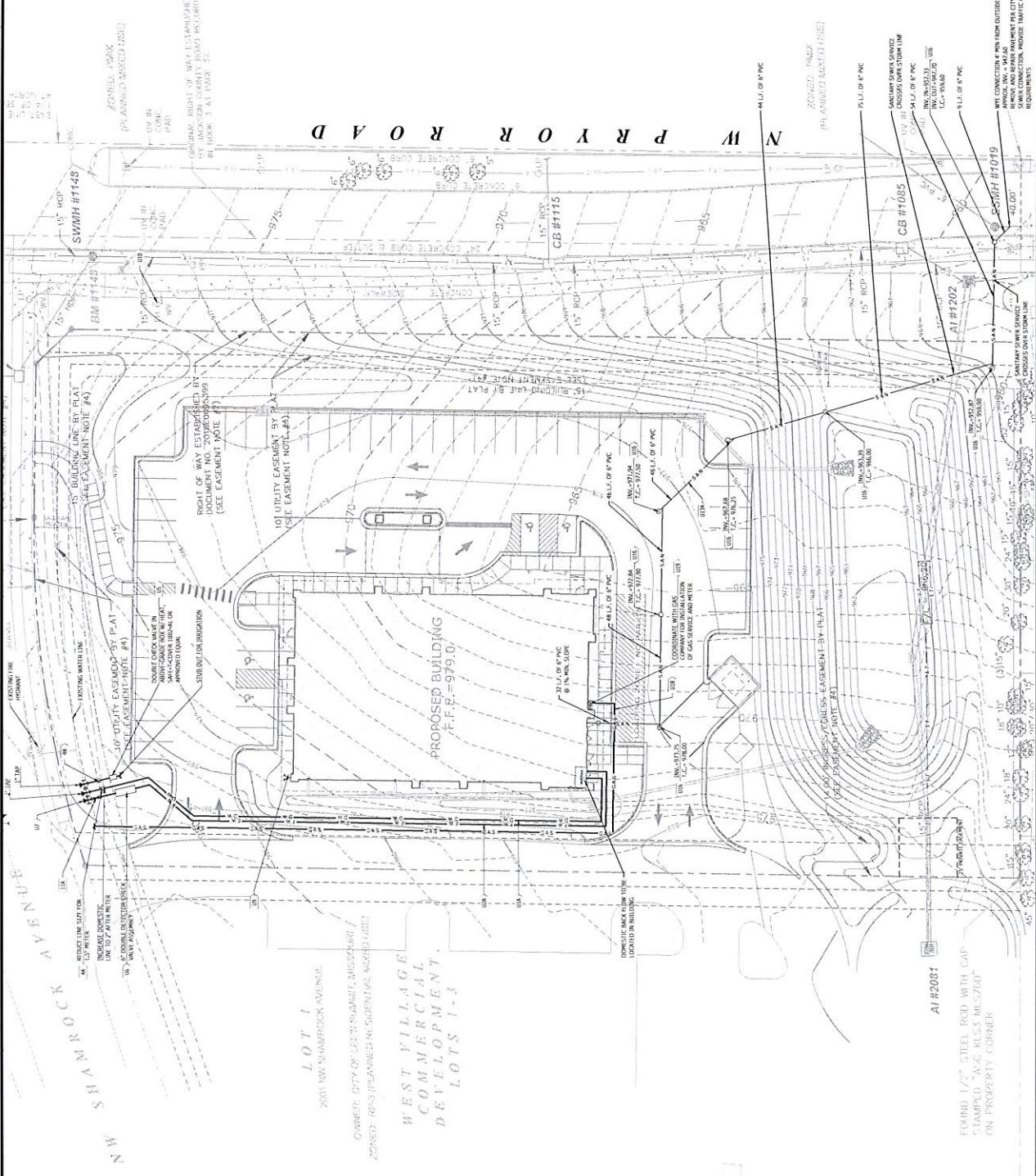
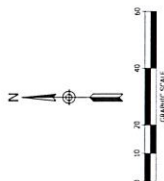
9

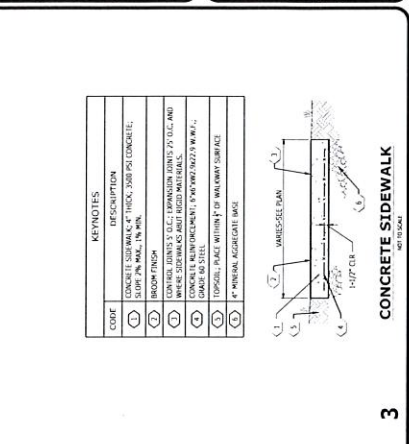
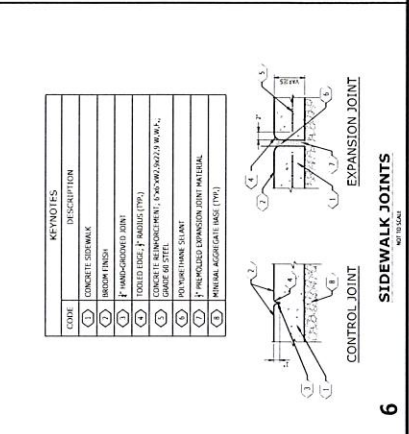
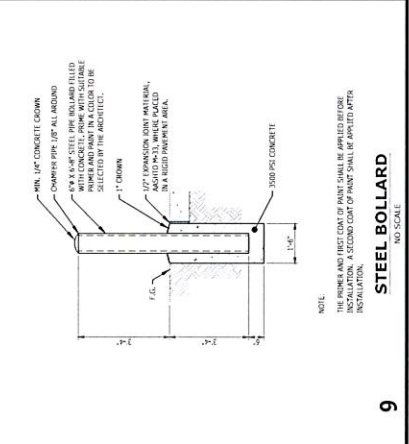
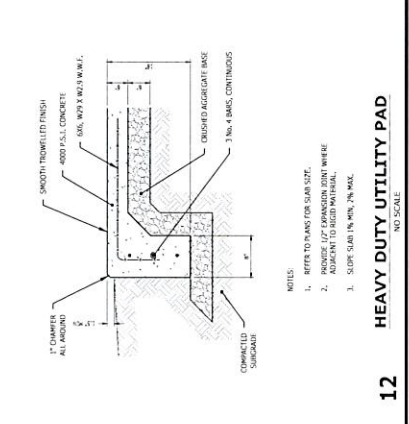


LEGEND	
DOMESTIC WATER SERVICE	
FIRE SERVICE	
GAS LINE	
THURST BLOCK	
CLAMNET ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	

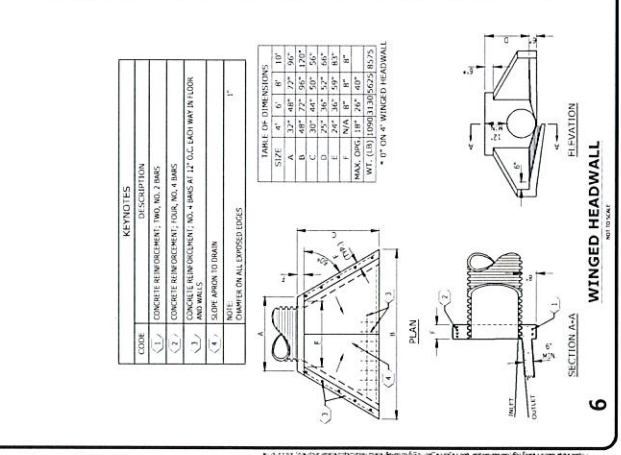
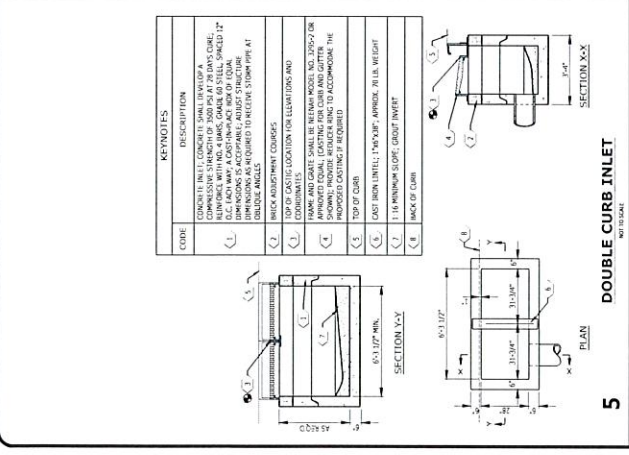
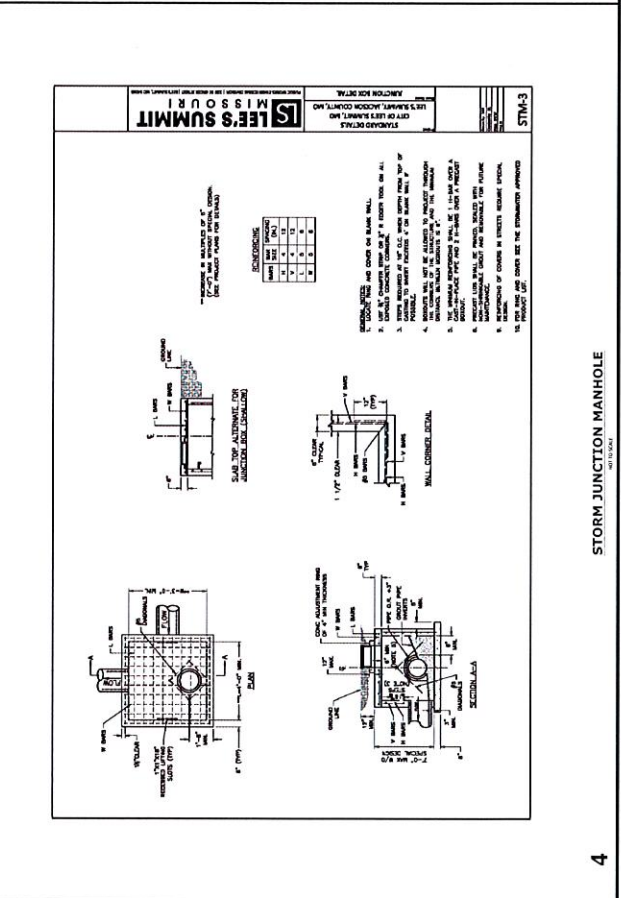
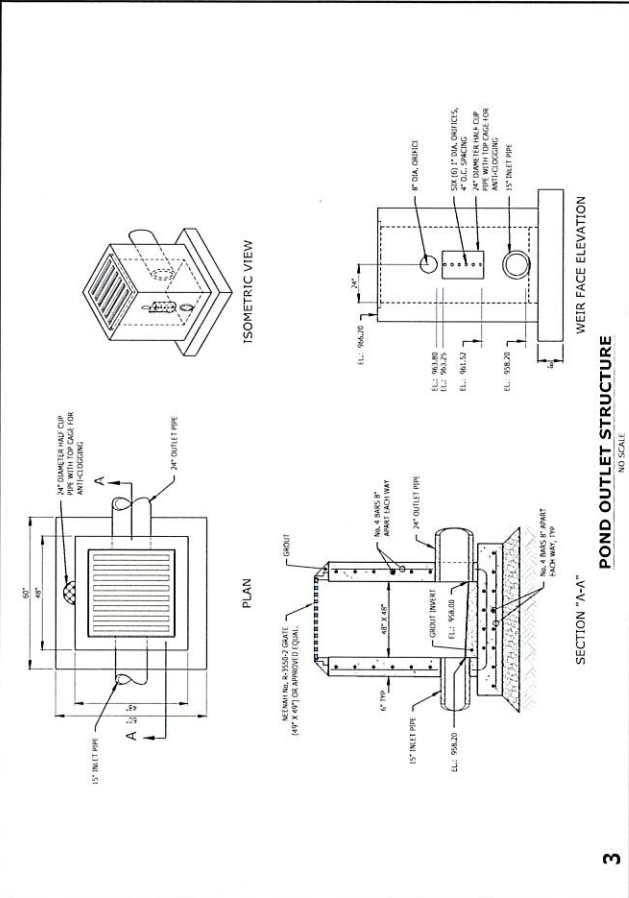
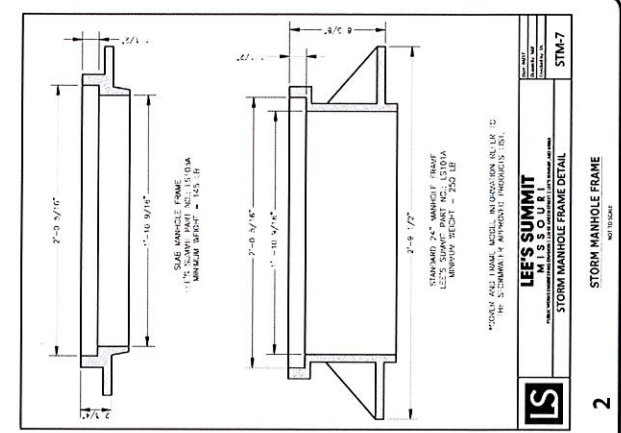
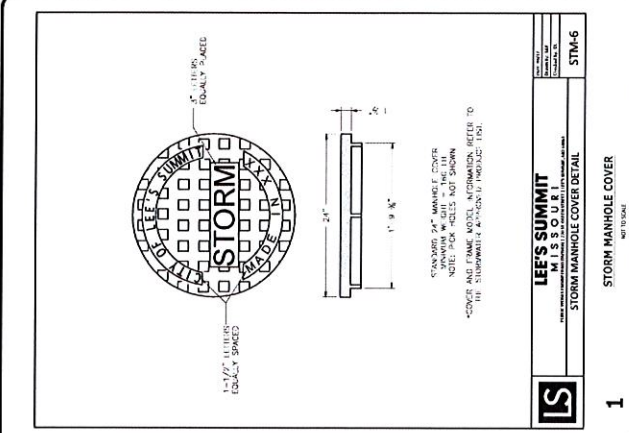
NOTE:
REDUCED PRESSURE BACKFLOW PREVENTORS FOR THE DOMESTIC SERVICE SHALL BE LOCATED INSIDE THE BUILDINGS. SEE PLUMBING PLANS.

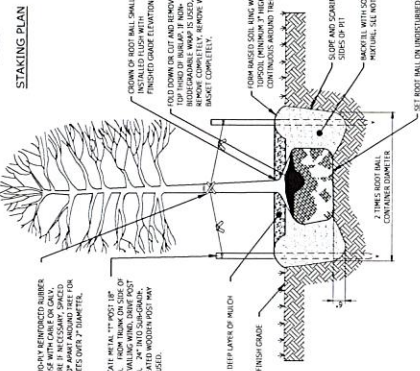
NOTE:
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DRAINAGE SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER LRS REQUIREMENTS PRIOR TO ENERGIZING THE SITE.



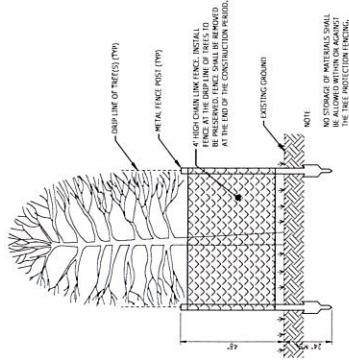
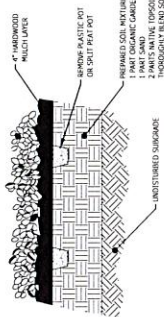




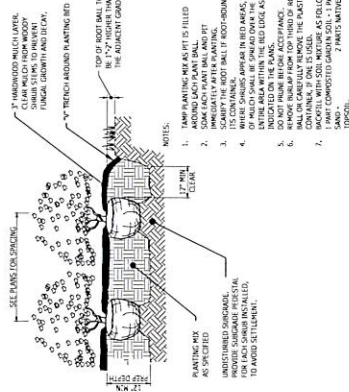


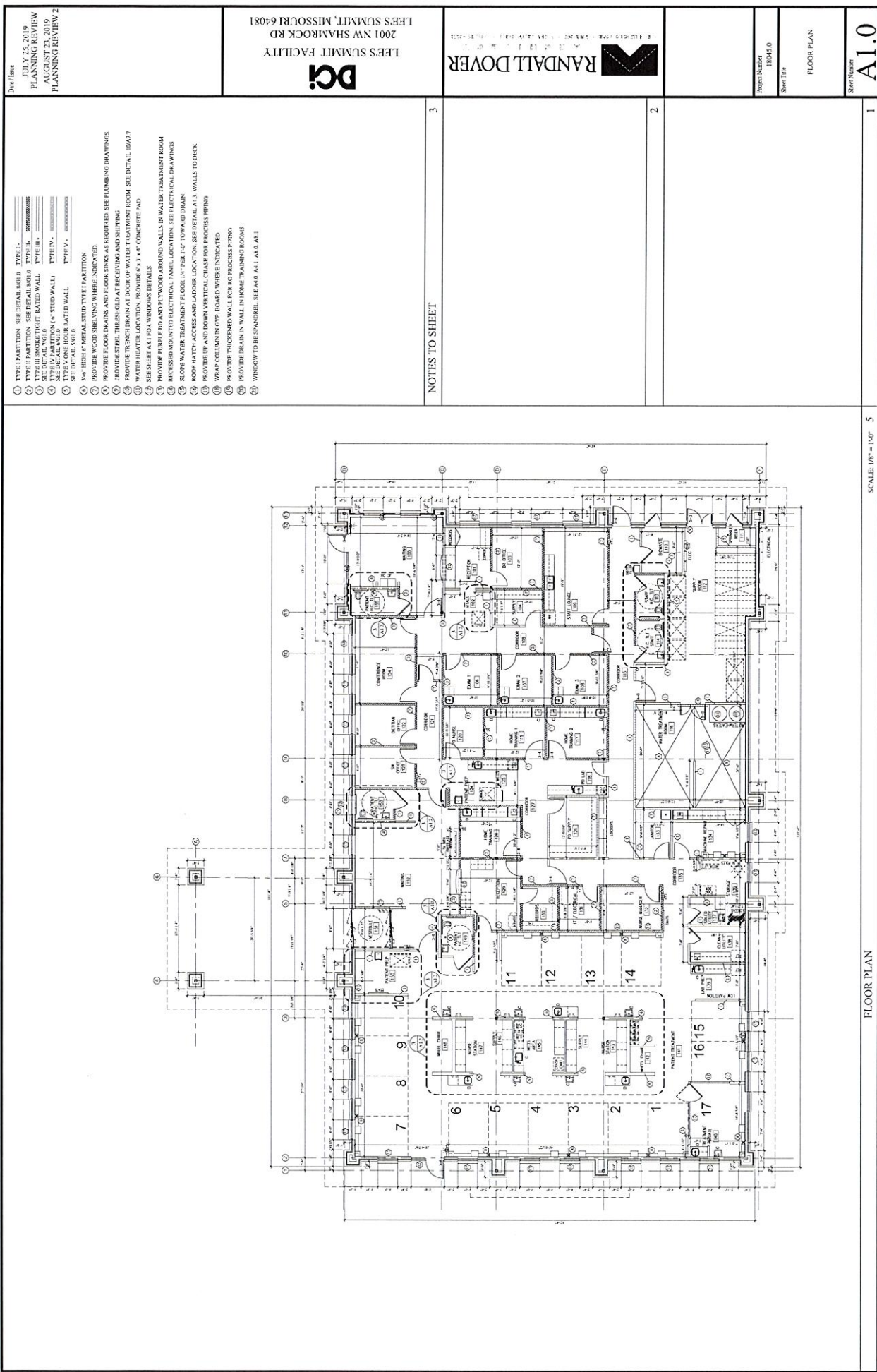
[illegible]

1 TREE PLANTING



SHRUB PLANTING





- 1) TYPE I PARTITION SEE DETAIL 801.9 TYPE I-1
2) TYPE II PARTITION SEE DETAIL 801.9 TYPE II-1
3) TYPE III PARTITION SEE DETAIL 801.9 TYPE III-1
4) TYPE IV PARTITION SEE DETAIL 801.9 TYPE IV-1
5) TYPE V PARTITION SEE DETAIL 801.9 TYPE V-1
6) TYPE VI PARTITION SEE DETAIL 801.9 TYPE VI-1
7) TYPE VII PARTITION SEE DETAIL 801.9 TYPE VII-1
8) TYPE VIII PARTITION SEE DETAIL 801.9 TYPE VIII-1
9) TYPE IX PARTITION SEE DETAIL 801.9 TYPE IX-1
10) TYPE X PARTITION SEE DETAIL 801.9 TYPE X-1
11) TYPE XI PARTITION SEE DETAIL 801.9 TYPE XI-1
12) TYPE XII PARTITION SEE DETAIL 801.9 TYPE XII-1
13) TYPE XIII PARTITION SEE DETAIL 801.9 TYPE XIII-1
14) TYPE XIV PARTITION SEE DETAIL 801.9 TYPE XIV-1
15) TYPE XV PARTITION SEE DETAIL 801.9 TYPE XV-1
16) TYPE XVI PARTITION SEE DETAIL 801.9 TYPE XVI-1
17) TYPE XVII PARTITION SEE DETAIL 801.9 TYPE XVII-1

NOTES TO SHEET

1) TYPE I PARTITION SEE DETAIL 801.9 TYPE I-1
2) TYPE II PARTITION SEE DETAIL 801.9 TYPE II-1
3) TYPE III PARTITION SEE DETAIL 801.9 TYPE III-1
4) TYPE IV PARTITION SEE DETAIL 801.9 TYPE IV-1
5) TYPE V PARTITION SEE DETAIL 801.9 TYPE V-1
6) TYPE VI PARTITION SEE DETAIL 801.9 TYPE VI-1
7) TYPE VII PARTITION SEE DETAIL 801.9 TYPE VII-1
8) TYPE VIII PARTITION SEE DETAIL 801.9 TYPE VIII-1
9) TYPE IX PARTITION SEE DETAIL 801.9 TYPE IX-1
10) TYPE X PARTITION SEE DETAIL 801.9 TYPE X-1
11) TYPE XI PARTITION SEE DETAIL 801.9 TYPE XI-1
12) TYPE XII PARTITION SEE DETAIL 801.9 TYPE XII-1
13) TYPE XIII PARTITION SEE DETAIL 801.9 TYPE XIII-1
14) TYPE XIV PARTITION SEE DETAIL 801.9 TYPE XIV-1
15) TYPE XV PARTITION SEE DETAIL 801.9 TYPE XV-1
16) TYPE XVI PARTITION SEE DETAIL 801.9 TYPE XVI-1
17) TYPE XVII PARTITION SEE DETAIL 801.9 TYPE XVII-1

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

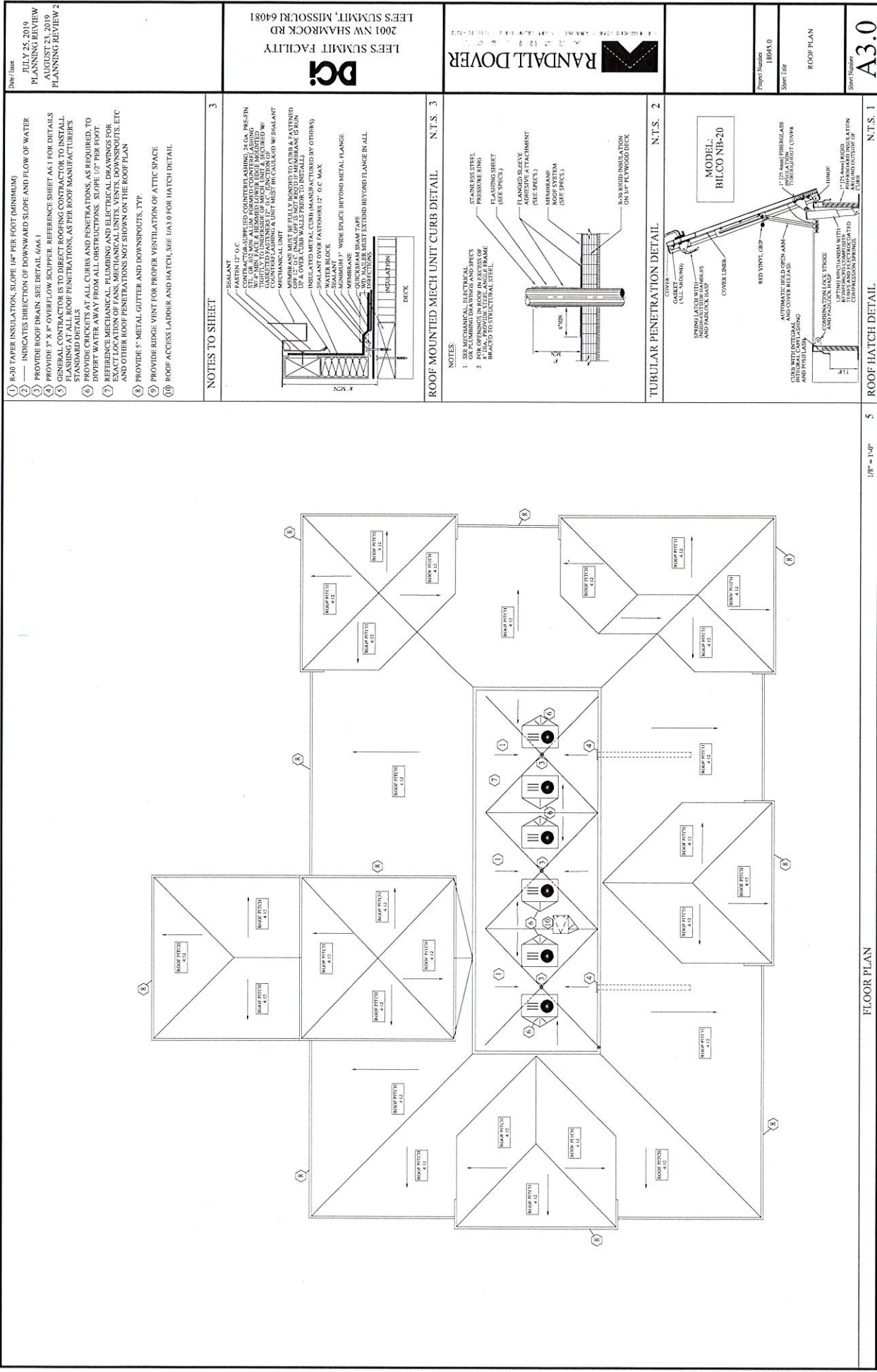
NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET

NOTES TO SHEET



Due Date:
AUGUST 23, 2019
PLANNING REVIEW

LEES SUMMIT FACILITY
2001 NW SHAMROCK RD
LEES SUMMIT, MISSOURI 64081



RANDALL DOVER
ARCHITECTS
1000 N. GARDEN ST., SUITE 100
ST. LOUIS, MO 63102

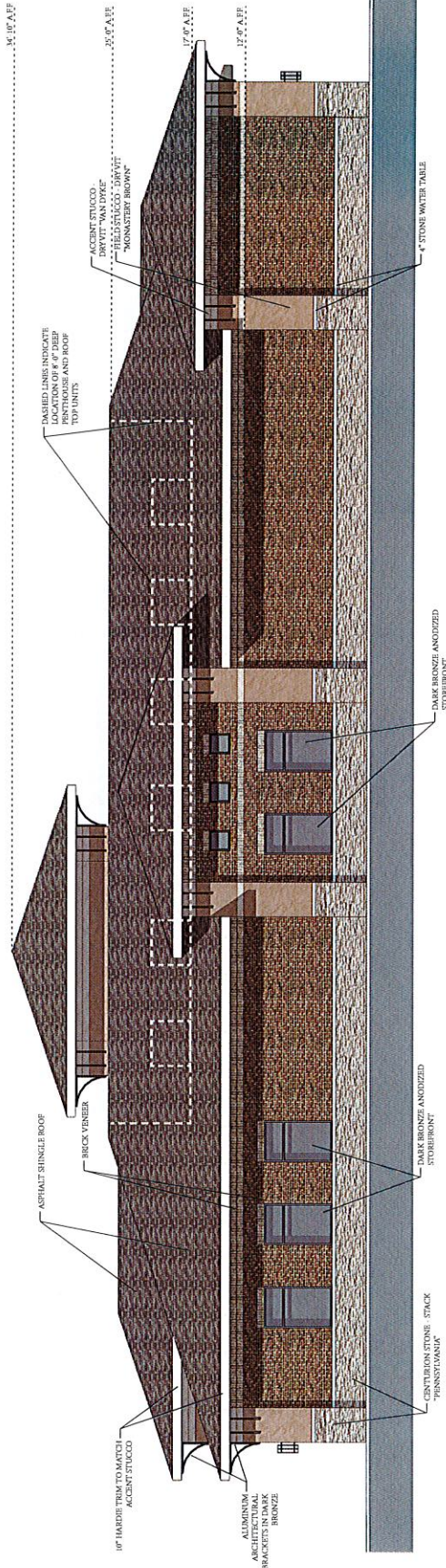


Project Number:
18045.0

Sheet Title

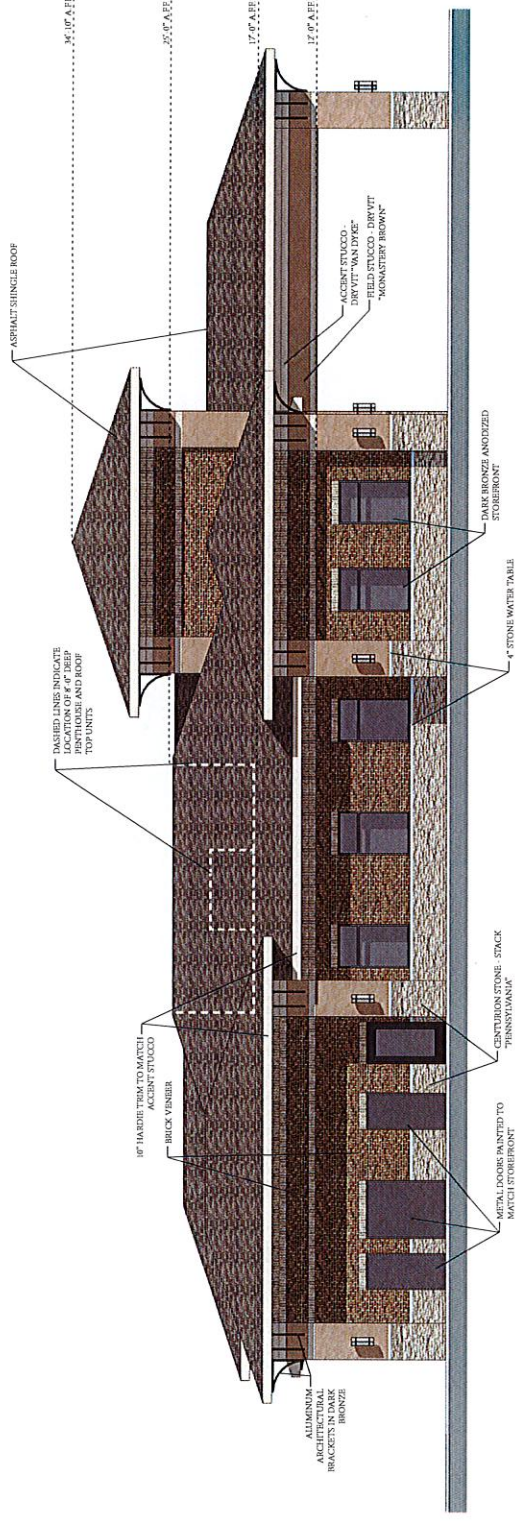
RENDERED
ELEVATIONS

Sheet Number:
A4.1



WEST ELEVATION

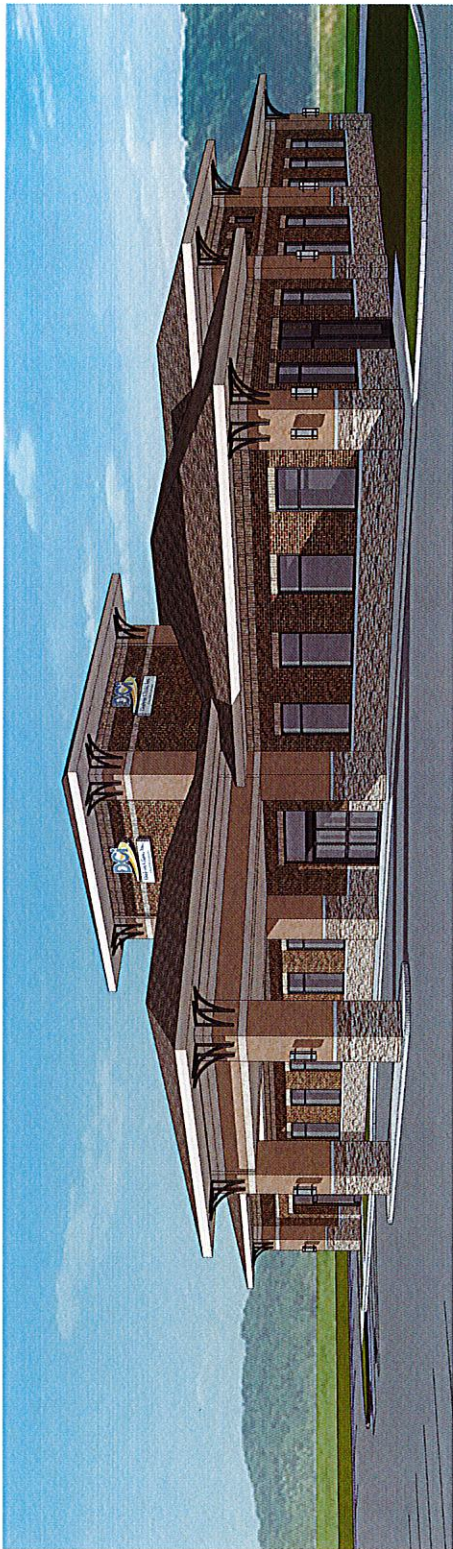
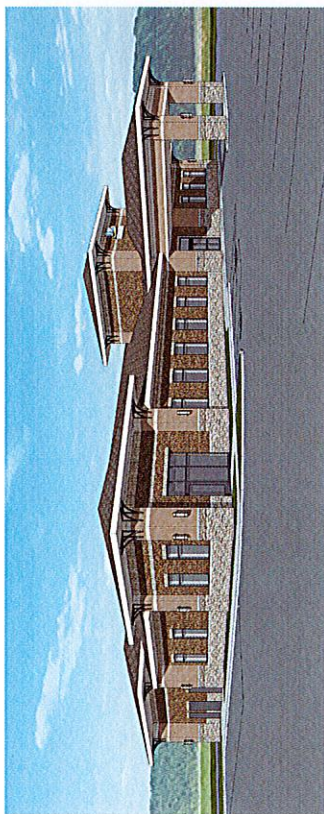
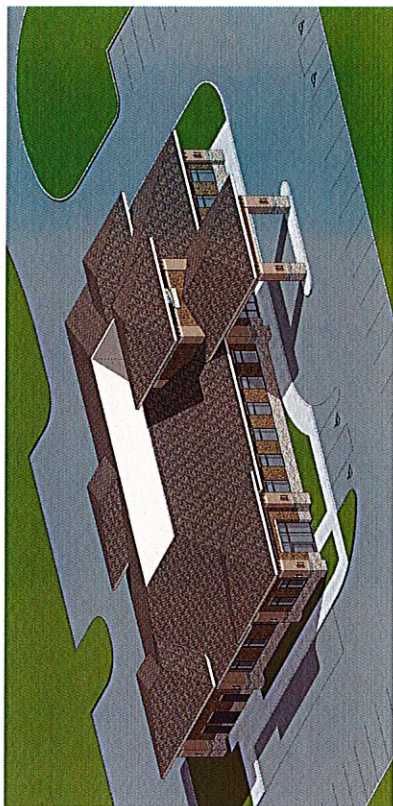
NTS 3

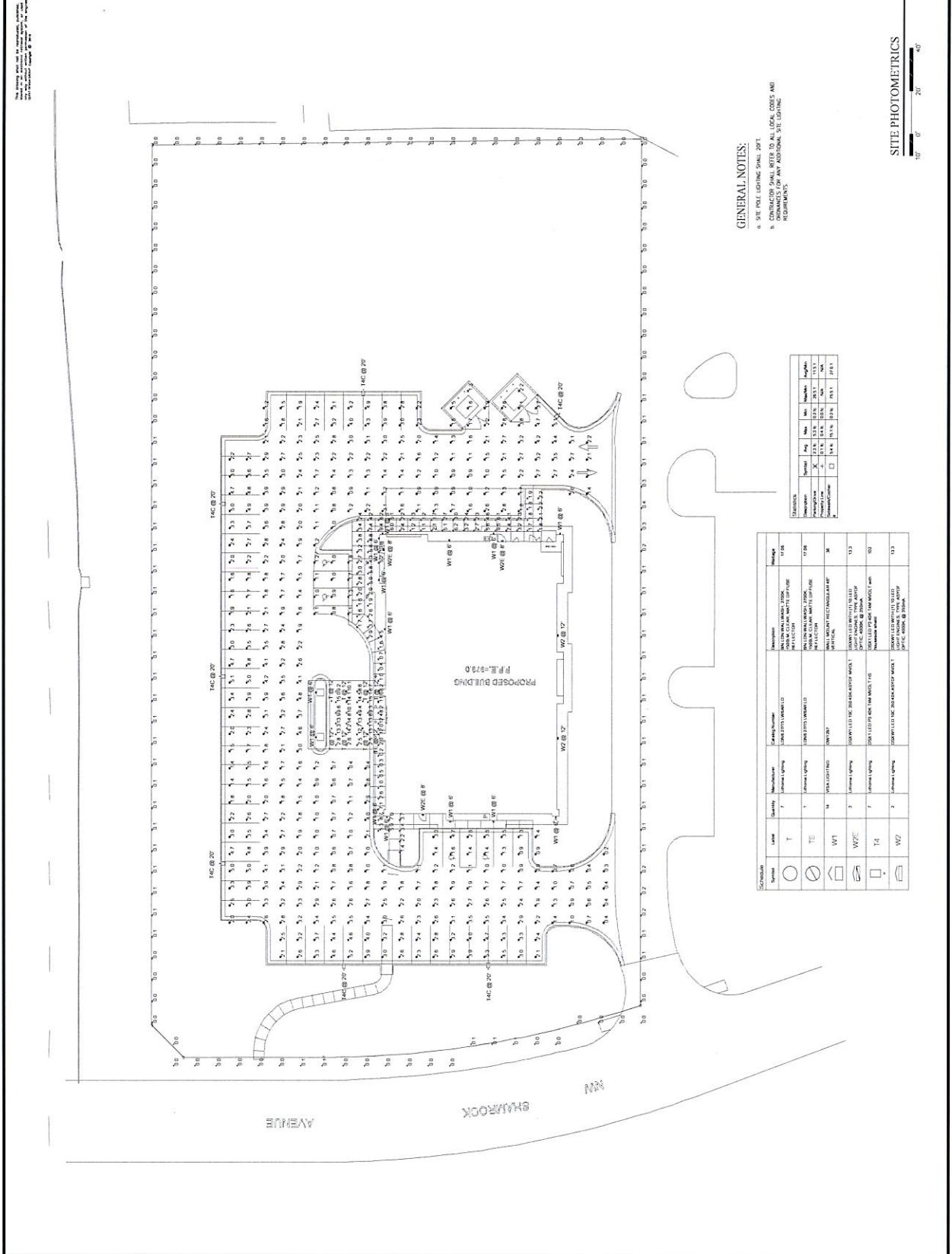


SOUTH ELEVATION

NTS 1

Date / Issue AUGUST 23, 2019 PLANNING REVIEW	LEES SUMMIT FACILITY 2001 NW SHAWROCK RD LEES SUMMIT, MISSOURI 64081 BCi	RANDALL DOVER ARCHITECTS 1000 N. 10TH ST., SUITE 100 DENVER, CO 80202 (303) 733-1100 www.randalldover.com	Project Number 19045.0 Sheet Title RENDERED ELEVATIONS Sheet Number A4.2
DUMPSTER ENCLOSURE TYPICAL FRONT ELEVATION NTS. 11	DUMPSTER ENCLOSURE TYPICAL SIDE ELEVATION NTS. 3	DUMPSTER ENCLOSURE TYPICAL REAR ELEVATION NTS. 9	SIGNAGE DIMENSIONS NTS. 1

Date Issued AUGUST 23, 2019 PLANNING REVIEW	LEES SUMMIT FACILITY 2001 NW SHAMROCK RD LEES SUMMIT, MISSOURI 64081 BCi	RANDALL DOVER ARCHITECTS 1001 N. JEFFERSON ST., SUITE 100 ST. LOUIS, MO 63102 TEL: 314.426.1234 WWW.RANDALLDOVER.COM  Project Number 19045.0 Sheet Title RENDERED PERSPECTIVES Sheet Number A4.3
VIEW FROM INTERSECTION OF PRYOR AND SHAMROCK  NTS 3	PERSPECTIVE VIEW FROM SOUTHEAST OF SITE  NTS 9	AERIAL ISOMETRIC VIEW  NTS 1



GENERAL NOTES:

- 1. SEE PLOT LAYOUT SHALL 2017
- 2. DISTANCES SHALL BE TO ALL OPEN, CLOSING AND REQUIREMENTS

DESCRIPTION	Beam Spread	Height	Beam Spread	Height
1. T	12.0°	10.0'	12.0°	10.0'
2. TE	12.0°	10.0'	12.0°	10.0'
3. WT	12.0°	10.0'	12.0°	10.0'
4. WZ	12.0°	10.0'	12.0°	10.0'

DESCRIPTION	Beam Spread	Height	Beam Spread	Height
1. T	12.0°	10.0'	12.0°	10.0'
2. TE	12.0°	10.0'	12.0°	10.0'
3. WT	12.0°	10.0'	12.0°	10.0'
4. WZ	12.0°	10.0'	12.0°	10.0'

SITE PHOTOMETRICS

1" = 20'



D-Series Size 1 LED Wall Luminaire

Specifications:
Model: D-100
Height: 10.0"
Width: 10.0"
Depth: 4.0"
Weight: 10.0 lbs
Power: 100W
Voltage: 120V
Frequency: 60Hz
Beam Angle: 120°
Color Temperature: 4000K
CRI: 90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

EXAMPLE: D-100 LED WALL LUMINAIRE

Fixture	Model	Height	Width	Depth	Weight	Power	Voltage	Frequency	Beam Angle	Color Temperature	CRI
1	D-100	10.0"	10.0"	4.0"	10.0 lbs	100W	120V	60Hz	120°	4000K	90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

Page 1 of 1

VISUAL LIGHTING

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

EXAMPLE: D-100 LED WALL LUMINAIRE

Fixture	Model	Height	Width	Depth	Weight	Power	Voltage	Frequency	Beam Angle	Color Temperature	CRI
1	D-100	10.0"	10.0"	4.0"	10.0 lbs	100W	120V	60Hz	120°	4000K	90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

Page 1 of 1

VISUAL LIGHTING

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

EXAMPLE: D-100 LED WALL LUMINAIRE

Fixture	Model	Height	Width	Depth	Weight	Power	Voltage	Frequency	Beam Angle	Color Temperature	CRI
1	D-100	10.0"	10.0"	4.0"	10.0 lbs	100W	120V	60Hz	120°	4000K	90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

Page 1 of 1

D-Series Size 1 LED Area Luminaire

Specifications:
Model: D-100
Height: 10.0"
Width: 10.0"
Depth: 4.0"
Weight: 10.0 lbs
Power: 100W
Voltage: 120V
Frequency: 60Hz
Beam Angle: 120°
Color Temperature: 4000K
CRI: 90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

EXAMPLE: D-100 LED AREA LUMINAIRE

Fixture	Model	Height	Width	Depth	Weight	Power	Voltage	Frequency	Beam Angle	Color Temperature	CRI
1	D-100	10.0"	10.0"	4.0"	10.0 lbs	100W	120V	60Hz	120°	4000K	90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

Page 1 of 1

VISUAL LIGHTING

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

EXAMPLE: D-100 LED AREA LUMINAIRE

Fixture	Model	Height	Width	Depth	Weight	Power	Voltage	Frequency	Beam Angle	Color Temperature	CRI
1	D-100	10.0"	10.0"	4.0"	10.0 lbs	100W	120V	60Hz	120°	4000K	90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

Page 1 of 1

LDN6 OS

Specifications:
Model: LDN6 OS
Height: 10.0"
Width: 10.0"
Depth: 4.0"
Weight: 10.0 lbs
Power: 100W
Voltage: 120V
Frequency: 60Hz
Beam Angle: 120°
Color Temperature: 4000K
CRI: 90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

EXAMPLE: LDN6 OS

Fixture	Model	Height	Width	Depth	Weight	Power	Voltage	Frequency	Beam Angle	Color Temperature	CRI
1	LDN6 OS	10.0"	10.0"	4.0"	10.0 lbs	100W	120V	60Hz	120°	4000K	90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

Page 1 of 1

VISUAL LIGHTING

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

EXAMPLE: LDN6 OS

Fixture	Model	Height	Width	Depth	Weight	Power	Voltage	Frequency	Beam Angle	Color Temperature	CRI
1	LDN6 OS	10.0"	10.0"	4.0"	10.0 lbs	100W	120V	60Hz	120°	4000K	90

Notes:
1. Luminaire is designed for use in wet locations.
2. Luminaire is designed for use in corrosive environments.
3. Luminaire is designed for use in high-impact environments.

Page 1 of 1

PL2019-246 – PRELIMINARY DEVELOPMENT PLAN
DCI Lee's Summit, 2001 NW Shamrock Ave
Dialysis Clinic, Inc., applicant

