

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN LOCATED AT 510 NE MAIN STREET AND 6 NW ORCHARD STREET IN DISTRICT RP-2, PROPOSED "MAIN ORCHARD" 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 #PL2019-305, submitted by Engineering Solutions, requesting approval of a preliminary development plan in District RP-2 (Planned Two-Family Residential District) on land located at 510 NE Main St and 6 NW Orchard St 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 November 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 December 3, 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 RP-2 on the following described property:

Section 6, Township 47 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, being described as follows:

*All that part of the Northwest Quarter of the Northeast Quarter of Section 6, Township 47, Range 31, Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Northeast corner of Lot 7 HEARNE'S ADDITION to the City of Lee's Summit, said point being in the West line of Main Street; thence north along the West line of Main Street 208.75 feet; thence West 289.3, more or less, to the Northeast corner of Lot 7, NORTH LEA ADDITION, a subdivision in Lee's Summit; thence South along the East lines of Lots 7, 8, and 9 in said Addition to the Southeast corner of Lot 9; thence East 289.3 feet, more or less, to the point of beginning.*

AND

*All of Lot 7, Hearne's Addition, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri.*

SECTION 2. That the following conditions of approval apply:

1. The developer shall make payment to the City of Lee's Summit for construction costs in lieu of actual construction of the segment of sidewalk along NW Orchard St.
2. The proposed structures shall meet the design criteria and development plan descriptions as set forth in the "House Type Description Narrative", date stamped November 8, 2019, as referenced in Exhibit (A), 13 – List of Exhibits and attached hereto.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped September 9, 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.

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 10<sup>th</sup> day of December, 2019.

ATTEST:

  
City Clerk Trisha Fowler Arcuri

  
Mayor William A. Baird


APPROVED by the Mayor of said city this 12<sup>th</sup> day of December, 2019.

ATTEST:

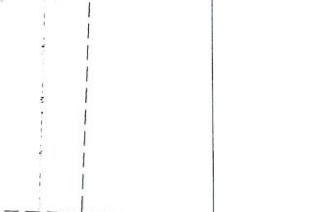
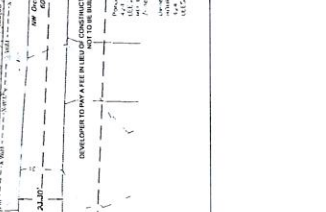
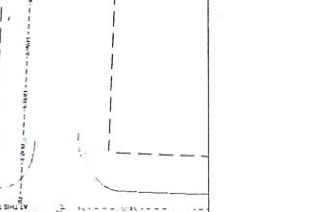
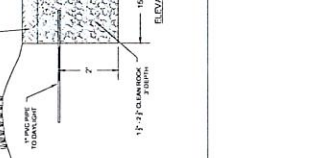
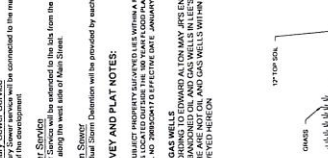
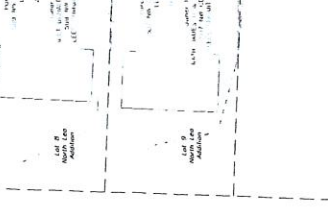
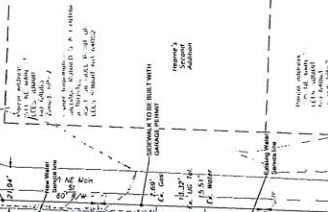
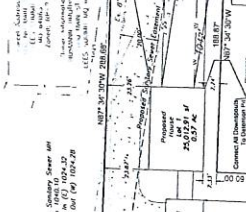
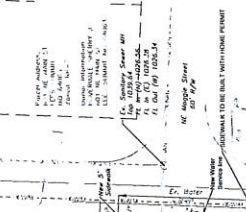
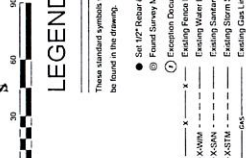
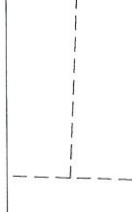
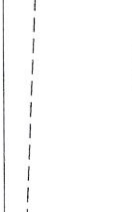
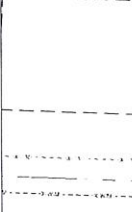
  
City Clerk Trisha Fowler Arcuri

  
Mayor William A. Baird

APPROVED AS TO FORM:

  
City Attorney Brian W/ Head





Section 6, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

PLAT BOUNDARY DESCRIPTION

All that part of the Northwest Quarter of Section 42, Township 42 N, Range 31 E, Leoni Summit, Jackson County, Missouri, described as follows: Beginning at the Northeast corner of Lot 7 HEREIN; ADDITION to the City of Leoni Summit, said plat being in the West line of Main Street 208.75 feet; thence West


Existing Contours  
Proposed Contours  
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Leoni Summit  
Jackson County  
Missouri

1939

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Project: Lots 1 – 6, Main Orchard

This memorandum is to serve as a guideline for the home construction on Lots 1, 2 & 4– 6, Main Orchard. Lot 3 is an existing 1,100 sf home constructed around the early 1900's.

#### Existing Area Description

The proposed development is located within an area of Downtown Lee's Summit that is one block west of Douglas Street and two blocks south of Chipman Road and the adjacent area is all zoned RP-2, Planned Two Family Residential District. The area to the north and west is single family and duplex family homes that were constructed in the 1950's with an average home size around 1,050 sf and a lots size of approximately 15,000 sf. Many of the existing homes that were constructed in the 1950's can be described as a mid-century ranch style home. These homes are typically rectangular in shape and have a long linear presentation toward the street with a single stall parking garage on one end of the home. Within the development area there are a few homes there were constructed in the early 1900's and have a typical "American Foursquare" and "Bungalow" style designs, with home sizes being 1,500 sf and 1,000 sf respectively and the lots sizes are approximately 0.50 acres in size.



Existing Ranch Style Home





Existing Bungalow Style Home



Existing Bungalow with Front Porch





New Home, Hearne's Addition Lot 18 A



Existing Duplex



**Development Plan Description**

Lots 1, 2, 4, 5 and 6

-These lots are going to be available for purchase by individual buyers to construct a new home. The home will be required to comply with the required items listed in the "House Characteristics" section of this memorandum.

Lot 3

-This lot has an existing "Bungalow" style home that is approximately 1,100 sf with a full stone foundation. The home has a dormer and a full house width front porch. There is not an existing garage and the driveway is gravel. The purposed development plan illustrates future construction of a two-story garage / apartment with a footprint of 1,200 sf. The intent is to build a lower level two stall garage for the existing home and a one stall garage for the second-floor apartment. This lot will be maintained as one owner and the house and garage unit will remain as a rental.



**Requested Modification** to the height of the garage structure on Lot 3 not to exceed the height of the principal structure. The principal structure is shown below in the Table 1 and the request is to construct the garage to a maximum height of 26 feet. With the setback from the right of way and location on the lot the structure will not appear imposing on the existing structures, but the height will allow for the construction of home elements to keep the architectural style consistent.

Table 1. Existing House Height Measurements

Top of Hip Roof	22' – 10"
Top of Lower Hip Roof	19' – 10"
Average Building Height	21' – 4"

\*Modification is to allow an increase of 4' – 8" higher Loft / Garage



28'-0"

#### House Characteristics

Minimum Floor Area	1,000 sf
Garage	Minimum Single Stall (Detached or Attached to Residence)
Garage Location	No street facing overhead garage doors (Detached or Attached)
Front Porch	Minimum width of 50% of Total House Width with a 6-foot depth
House Style	Two-Story or Single Story with Dormer (American Foursquare, Bungalow, Craftsman)
Driveway Width at ROW	16 Feet

#### House Style

The style of the home should include front porches that are facing the street right of way to promote pedestrian and neighborhood connectivity. This will include incorporating a walkway connection from the front of the home to the public sidewalk. The public sidewalk will not be constructed with the development, but the connection shall be provided for. The driveway width at the street should be limited to 16 feet to limit the amount of concrete mass on the site but the driveway width can expand behind the home to allow for a multi stall garage. The home shall be constructed in such a way that the entry to the home shall incorporate a minimum of two steps from the sidewalk grade to the front porch. Front porch must incorporate a minimum of two column elements to delineate the porch with a minimum of 30% of the porch being constructed with a railing or knee wall.





### *House Color and Material*

The developer will have the authority to review and approve all home colors, materials and styles prior to building permit approval.

The front of the House siding shall consist of multiple types of house siding to vary the appearance. Examples would include but not limited to lap siding or shake shingle combinations with stone or brick. The front and two sides of the home shall provide trim around window and door elements to be painted in a color that is different than the main body color of the house.

Acceptable materials for exterior siding of homes

- Wood Panel, Shingle
- Stone or Brick Veneer
- Real Brick or Stone
- Fiber Cement Lap Siding, Panel or Shingle

Excluded materials for exterior siding of homes

- Horizontal or Vertical Vinyl Siding
- Horizontal or Vertical Metal Siding
- Stucco

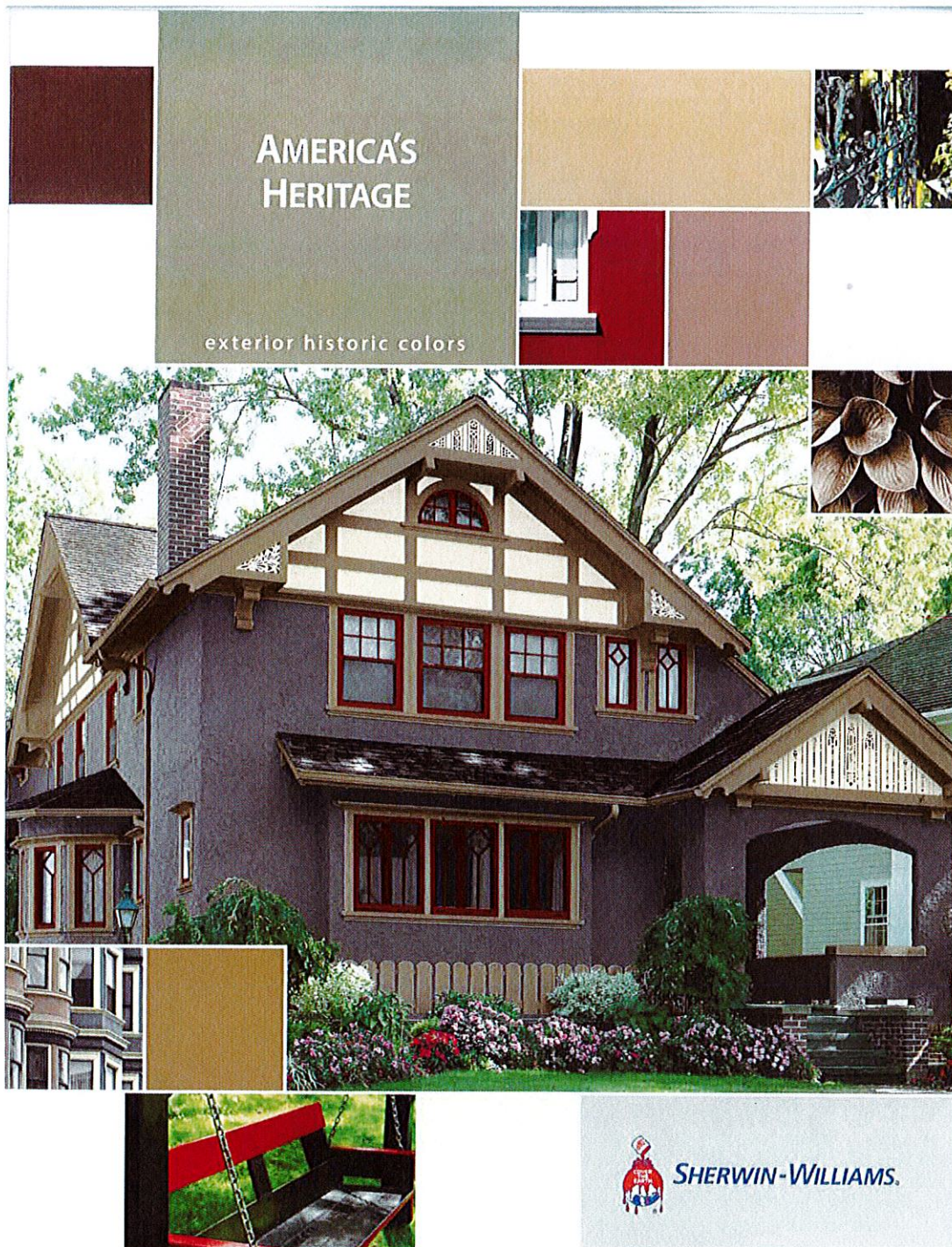
The following pictures are illustrations of home materials and the intended appearance of the homes. The side and rear elevations shall maintain the principal home siding material around the entire perimeter of the home. The detached or attached garage shall maintain the same siding primary / secondary materials as the main house.

Home colors shall not be

- High Contrasting Color Palettes
- Florescent

The following pages are taken from Sherwin Williams and will provide options for the home colors and schemes, the final houses are not limited to these specific color palettes, but these are to be considered the basis for judgement of the final home options. White is not shown on these pages but is allowed as a home color.



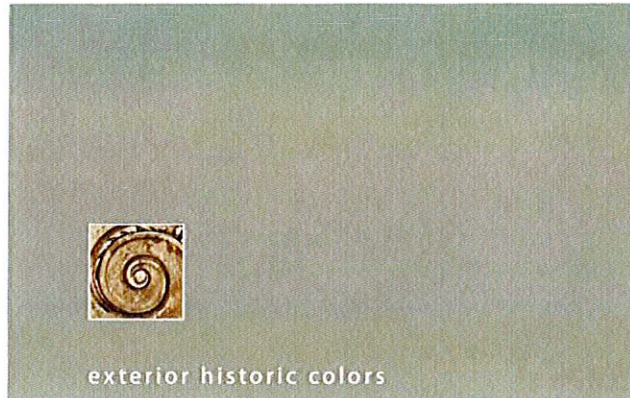


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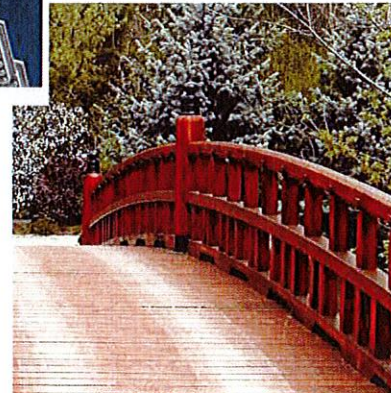


exterior historic colors



## AMERICA'S HERITAGE

The America's Heritage Palette pays homage to key architectural styles throughout American history. Ranging from exuberant hues that adorned ornately appointed Victorians to the softer, restrained shades of Craftsman bungalows, our featured color combinations are based on authentic schemes from their respective eras. Each has endured the test of time and is sure to provide beauty and enjoyment for centuries to come.

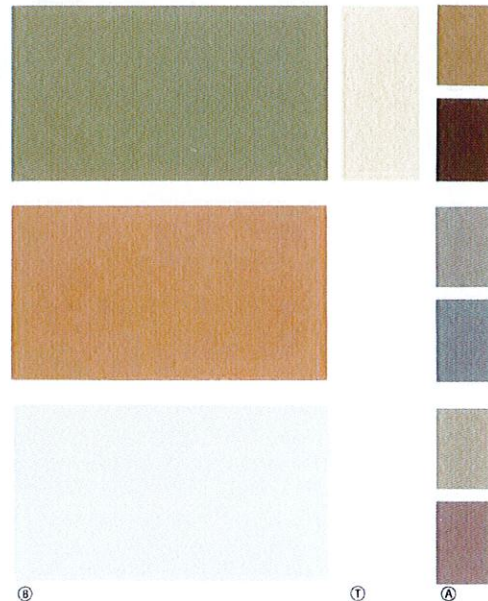
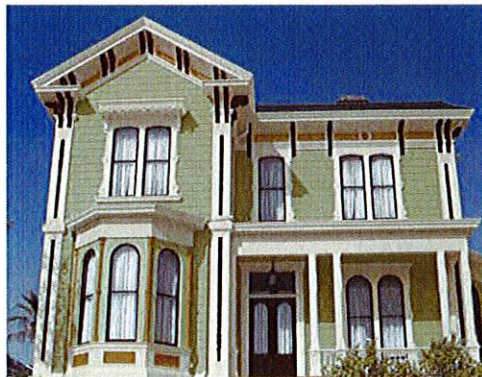


historic color

## AMERICA'S HERITAGE



BODY	TRIM	ACCENT	ACCENT 2
Renwick Rose Beige SW 2804	Renwick Beige SW 2805	Pewter Tankard SW 0023	Polished Mahogany SW 2838
Renwick Golden Oak SW 2824	Downing Straw SW 2813	Roycroft Vellum SW 2833	Deepest Mauve SW 0005
Downing Sand SW 2822	Rookwood Clay SW 2823	Rookwood Sash Green SW 2810	Rookwood Blue Green SW 2811



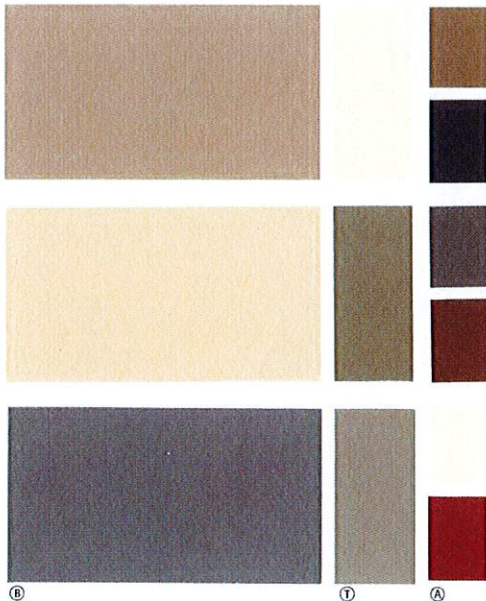
BODY	TRIM	ACCENT	ACCENT 2
Sheraton Sage SW 0014	Downing Sand SW 2872	Rookwood Antique Gold SW 2814	Fairfax Brown SW 2856
Eastlake Gold SW 0009	Classical White SW 2829	Curio Gray SW 0024	Downing Slate SW 2819
Pearl Gray SW 0052	Classic Light Buff SW 0050	Colonial Revival Stone SW 2827	Mulberry Silk SW 0001

Due to variations in the printing process, actual colors may vary from those shown in this brochure.





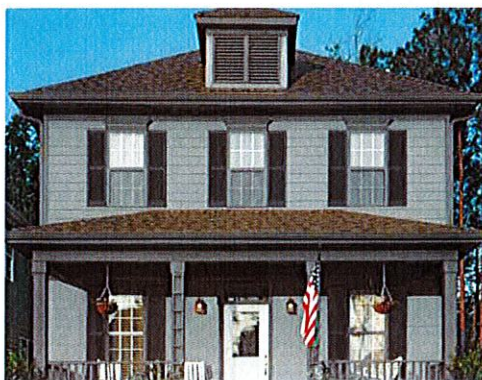
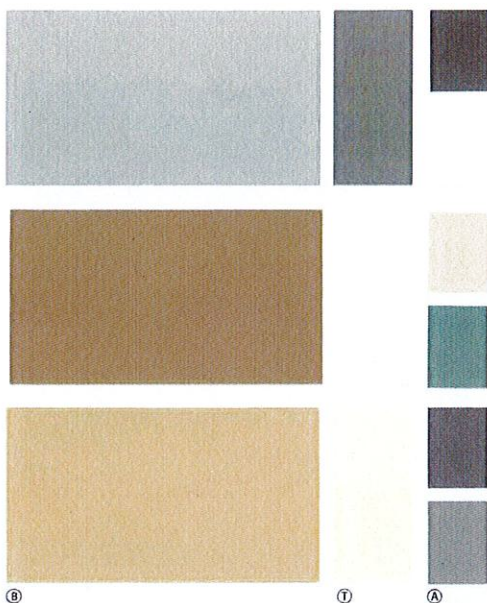
BODY	TRIM	ACCENT	ACCENT 2
Downing Slate SW 2819	Downing Straw SW 2813	Rookwood Antique Gold SW 2814	Rookwood Medium Brown SW 2807
Downing Earth SW 2820	Renwick Beige SW 2805	Rookwood Terra Cotta SW 2803	Rookwood Dark Brown SW 2808
Renwick Olive SW 2815	Downing Sand SW 2822	Rookwood Dark Green SW 2816	Rookwood Amber SW 2817



BODY	TRIM	ACCENT	ACCENT 2
Craftsman Brown SW 2835	Roycroft Vellum SW 2833	Rookwood Brown SW 2806	Naval SW 6244
Birdseye Maple SW 2834	Roycroft Brass SW 2843	Roycroft Bronze Green SW 2846	Aurora Brown SW 2837
Roycroft Pewter SW 2848	Weathered Shingle SW 2841	Roycroft Vellum SW 2833	Roycroft Copper Red SW 2839

The above scheme is featured on the cover

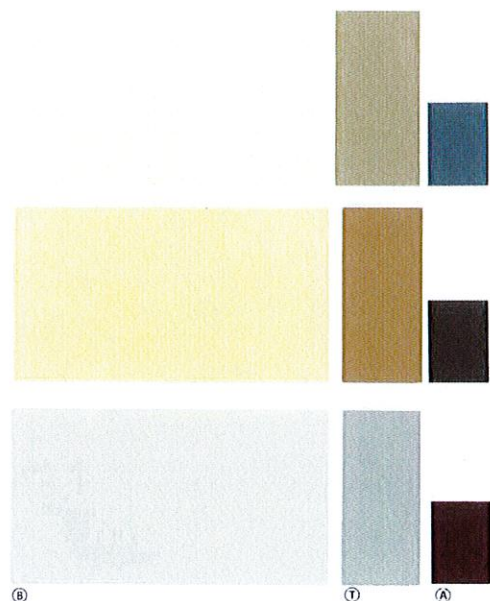




BODY	TRIM	ACCENT	ACCENT 2
Downing Stone SW 2821	Sage Green Light SW 2851	Roycroft Bronze Green SW 2816	Classic Light Buff SW 0050
Rookwood Clay SW 2823	Pure White SW 7005	Downing Sand SW 2822	Teal Stencil SW 0018
Downing Straw SW 2813	Roycroft Vellum SW 2833	Roycroft Pewter SW 2848	Classic French Gray SW 0077



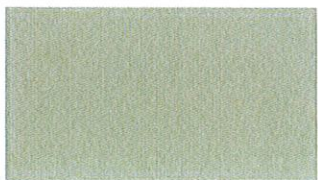
BODY	TRIM	ACCENT	ACCENT 2
Antique White SW 6119	Roycroft Suede SW 2842	Creamy SW 7012	Bunglehouse Blue SW 0048
Peace Yellow SW 2857	Rookwood Antique Gold SW 2814	Classical White SW 2829	Roycroft Bottle Green SW 2847
Roycroft Mist Gray SW 2844	Downing Stone SW 2821	Extra White SW 7006	Rookwood Dark Red SW 2801







BODY	TRIM	ACCENT	ACCENT 2
Needlepoint Navy SW 0032	Classic Light Buff SW 0050	New Colonial Yellow SW 2853	Antiquarian Brown SW 0045
Chelsea Gray SW 2850	Westchester Gray SW 2849	Decorous Amber SW 0007	Roycroft Pewter SW 2848
Downing Sand SW 2822	Classical White SW 2829	Toile Red SW 0006	Rookwood Dark Brown SW 2808



BODY	TRIM	ACCENT	ACCENT 2
Colonial Revival Stone SW 2827	Classical White SW 2829	Tricorn Black SW 6258	Rookwood Red SW 2802
Colonial Revival Gray SW 2832	Pure White SW 7005	Downing Slate SW 2819	Harvester SW 6373
Colonial Revival Green Stone SW 2826	Classic Light Buff SW 0050	Polished Mahogany SW 2838	Roycroft Bronze Green SW 2846

(B) Body (T) Trim (A) Accent Featured accent colors can be used individually or as a combination.

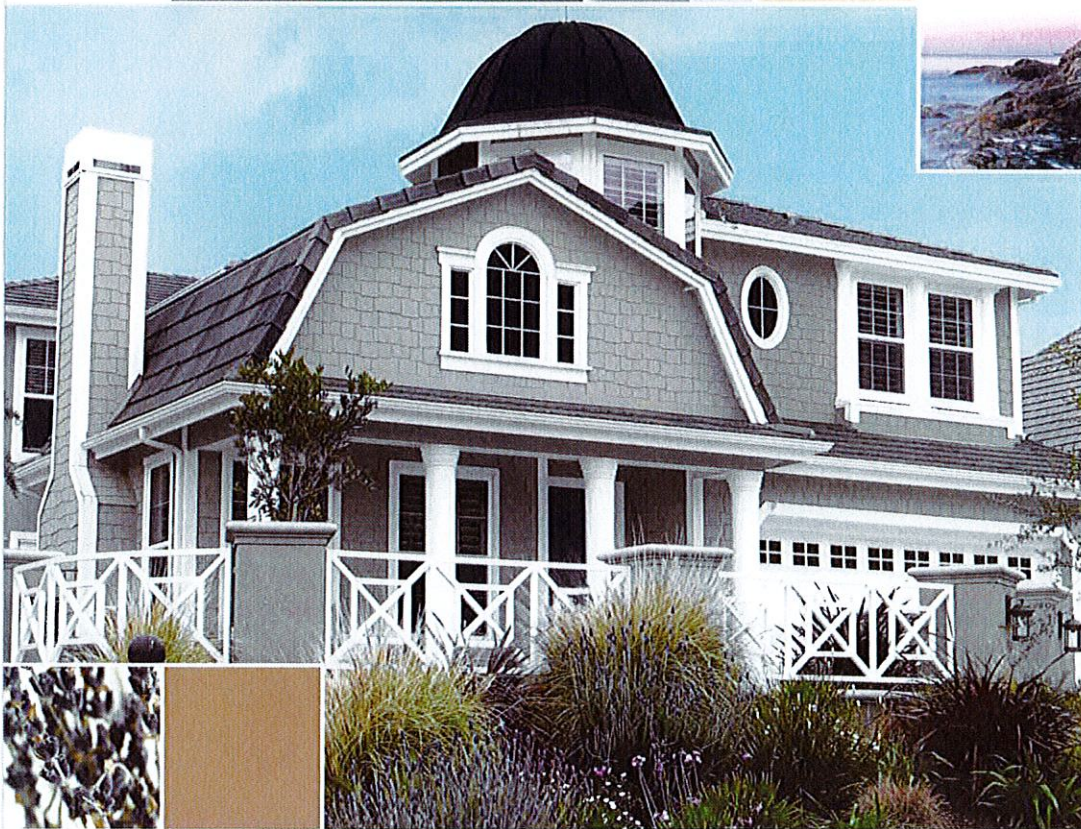




House Type Description  
November 8, 2019  
Main Orchard  
Lee's Summit, MO

## NORTHERN SHORES AND SEAPORTS

exterior coastal colors



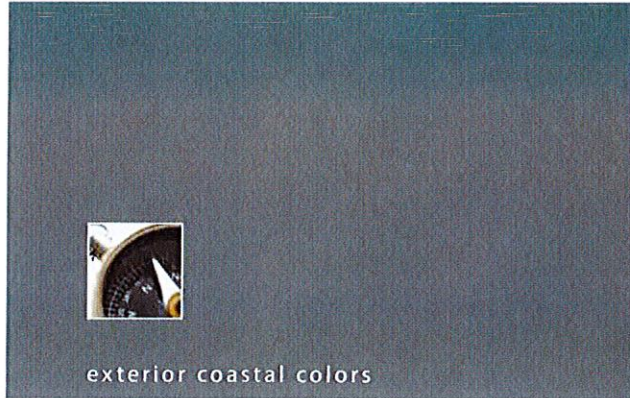
SHERWIN-WILLIAMS.

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exterior coastal colors



## NORTHERN SHORES AND SEAPORTS

From the lush forests of the Pacific Northwest to the misty harbors of Maine, cool weather and gentle waters create a perfect environment for relaxation and rejuvenation.

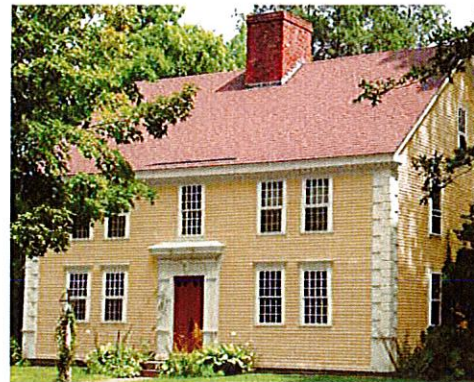
In the Northern Shores & Seaports Palette, you'll find softened shades of traditional colors found throughout nature. Slate blue, dusty red and subdued gray-green tones offer a calming serenity reflective of a vast, pristine landscape.



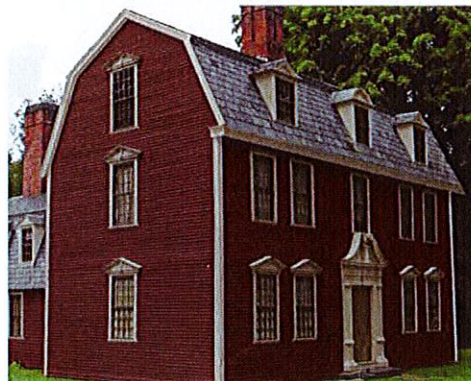


coastal color

## NORTHERN SHORES AND SEAPORTS



BODY	TRIM	ACCENT
Restrained Gold SW 6129	Believable Buff SW 6120	Sierra Redwood SW 7598
Butternut SW 6389	Concord Buff SW 7684	Olympic Range SW 7750
Homburg Gray SW 7622	White Duck SW 7010	Butterscotch SW 6377



BODY	TRIM	ACCENT
Carriage Door SW 7594	Urban Putty SW 7532	Sanderling SW 7513
Creamy SW 7012	Lanyard SW 7680	Tanbark SW 6061
Perfect Greige SW 6073	Pure White SW 7005	Naval SW 6744

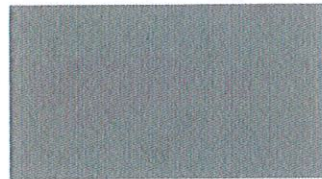
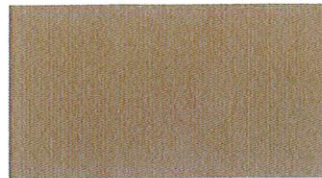
The above scheme is featured on the cover







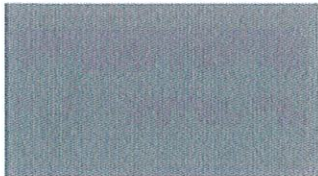
BODY	TRIM	ACCENT
Portabello SW 6102	Modern Gray SW 7632	Porpoise SW 7047
Anew Gray SW 7030	Extra White SW 7006	Fireweed SW 6378
Retreat SW 6207	Creamy SW 7012	Portico SW 7548



(B)

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BODY	TRIM	ACCENT
Storm Cloud SW 6249	Alabaster SW 7008	Ramie SW 6156
Svelte Sage SW 6164	Lotus Pod SW 7572	Leather Bound SW 6118
Lanyard SW 7680	Buff SW 7683	Sea Serpent SW 7615



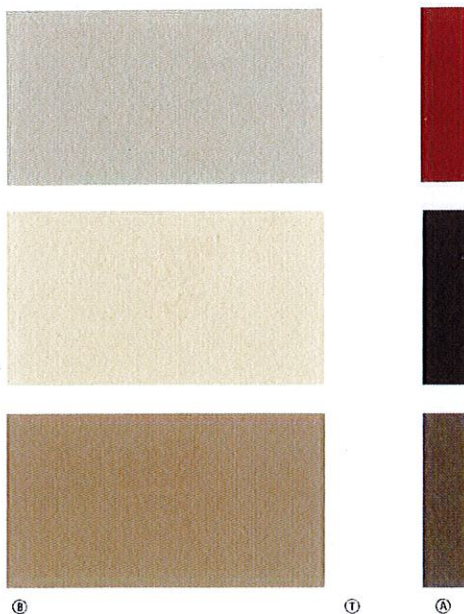


BODY	TRIM	ACCENT
Downing Earth SW 2820	Dover White SW 6385	Spiced Cider SW 7702
Accessible Beige SW 7036	Tony Taupe SW 1036	Foggy Day SW 6235
Chatroom SW 671	Muslin SW 6133	Beach House SW 7518



BODY	TRIM	ACCENT
Stone Lion SW 7507	Windfresh White SW 7628	Roycroft Copper Red SW 2839
Macadamia SW 6149	Pure White SW 7005	Caviar SW 6950
Meadowlark SW 7522	Dover White SW 6385	Pier SW 7545

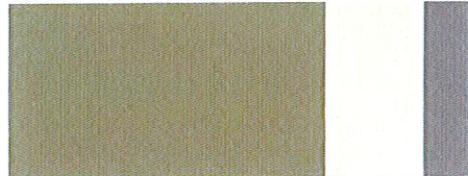
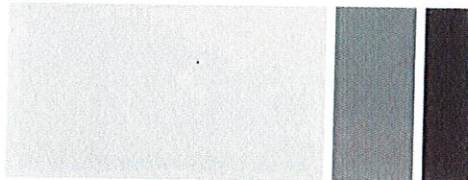
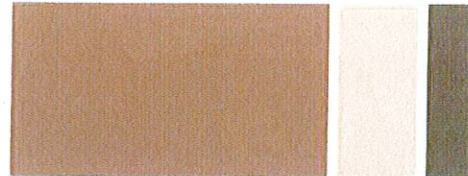
Colors can change in the printing process, so each color is as close as possible to the actual color.







BODY	TRIM	ACCENT
Pottery Urn SW 7715	Fresco Cream SW 7719	Roycroft Brass SW 2843
Roycroft Mist Gray SW 2844	Attitude Gray SW 7060	Rock Bottom SW 7062
Renwick Olive SW 2815	Roycroft Vellum SW 2833	Renwick Heather SW 2818



(B) (T) (A)



(B) (T) (A)



BODY	TRIM	ACCENT
Comfort Gray SW 6205	Alabaster SW 7008	Rookwood Red SW 2802
Latte SW 6108	Warm Stone SW 7032	Muddled Basil SW 7745
Harmonic Tan SW 6136	Ivoire SW 6127	Java SW 6090

(B) Body (T) Trim (A) Accent



The following are example houses that could be constructed on the lots



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50 SE 30<sup>th</sup> Street Lee's Summit, MO 64082

P: (816) 623-9888 F: (816) 623-9849

[www.engineeringsolutionskc.com](http://www.engineeringsolutionskc.com)





Detached Garage Option





Detached Garage Option





Attached Garage w/ Breezeway





Attached Garage w/ Breezeway



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Four-Sided Architecture



Part of the NE 1/4 Section 6, Township 47 North, Range 31 West  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**GENERAL NOTE:**

1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

2 - TRENCH CHAINS SHALL BE INSTALLED AT ALL SANITARY WYES LOCATION.



I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

**INDEX OF SHEETS:**  
C.400 ~ SANITARY SEWER COVER SHEET  
C.401 ~ SANITARY SEWER GENERAL LAYOUT  
C.402 ~ SANITARY SEWER PLAN & PROFILE  
C.403 ~ SANITARY SEWER DETAILS

C.400 - SANITARY SEWER COVER SHEET  
C.401 - SANITARY SEWER GENERAL LAYOUT  
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C.403 - SANITARY SEWER DETAILS

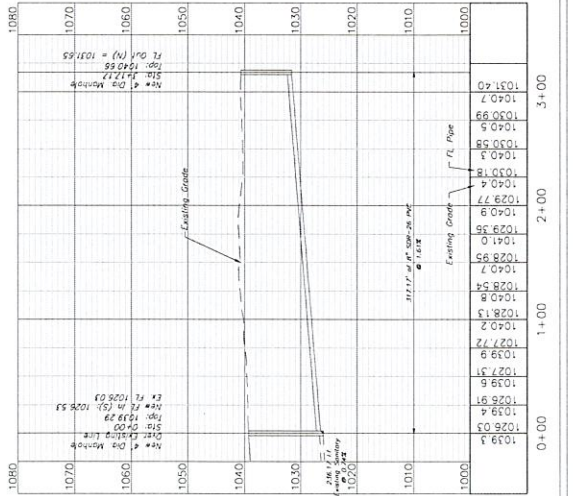
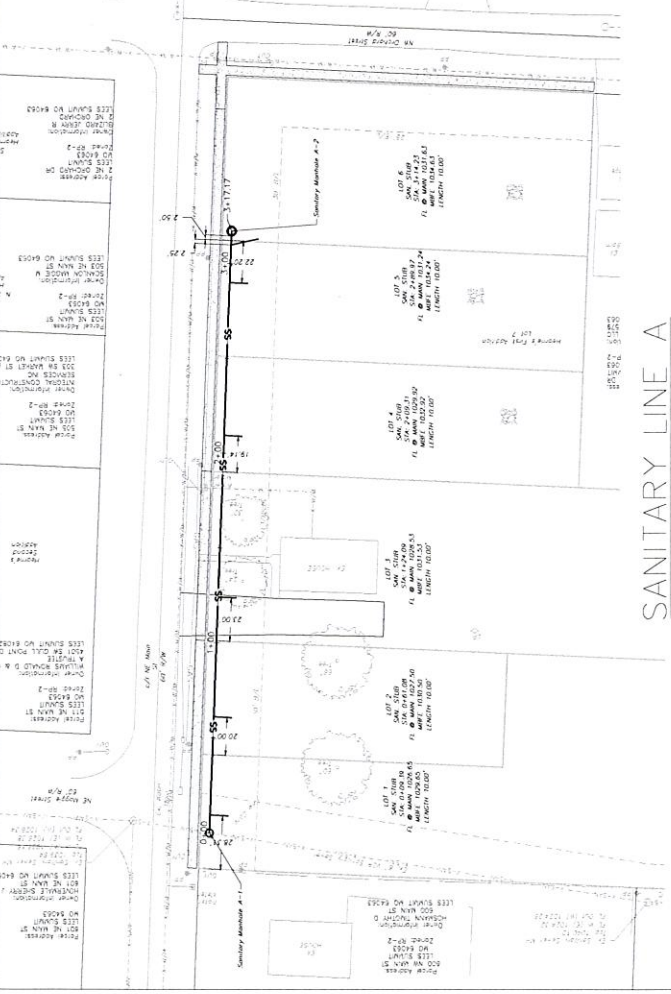
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
CITY CLERK

C 400



**GENERAL NOTE:**  
 1- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED  
 2- TRENCH DEPTHS SHALL BE INSTALLED AT ALL SANITARY WPEL LOCATION





Professional Registration  
 Engineering: 000000000  
 Surveying: 000000000  
 Planning: 000000000  
 Surveying: 000000000  
 Engineering: 000000000  
 Engineering: 000000000

Section 6, Township 47 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri  
 510 NW MAIN STREET  
 Section 6, Township 47 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

Sanitary Sewer General Layout  
 Construction Plans for  
 510 NW MAIN STREET  
 Section 6, Township 47 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

North Arrow  
 Scale: 1" = 30'  
 0 10 20 30  
 Feet



**GENERAL NOTE:**  
 THE DESIGNER SHALL CONFORM TO THE CITY OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 145.  
 2" TRENCH CHISELS SHALL BE INSTALLED AT ALL SANITARY WYES LOCATIONS.

- LEGEND:**
- Existing Underground Power
  - Existing Curb, Curb & Gutter
  - Existing Fence
  - Existing Gas Main
  - Existing Water Main
  - Existing Storm Sewer
  - Existing Sanitary Sewer
  - Existing Underground Telephone
  - Existing Overhead Power
  - Existing Fiber Optic Cable
  - Proposed Storm Sewer
  - Proposed Sanitary Sewer
  - Proposed Water









**PL2019-305 PRELIM DEV PLAN  
MAIN ORCHARD  
510 NW MAIN ST AND 6 NW ORCHARD ST**

