

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN LOCATED AT 1000 NE COLBERN RD IN DISTRICT CP-2, PROPOSED MID-CONTINENT PUBLIC LIBRARY, 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 #PL2019-378, submitted by Mid-Continent Public Library, requesting approval of a preliminary development plan in District CP-2 (Planned Community Commercial District) on land located at 1000 NE Colbern 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 January 9, 2020, 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 February 4, 2020 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-3 on the following described property:

All of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri, together with all that part of an unplatted tract of land, all lying in the Northeast Quarter of Section 29, Township 48 North, Range 31 West, described by Timothy Blair Wiswell, MO-PLS 2009000067, as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of Section 29, Township 48 North, Range 31 West; thence North 88 degrees 28 minutes 52 seconds West, on the South line of said Northeast Quarter, a distance of 755.18 feet to a point on the Southerly extension of the West line of Lot 1, Rice Acres, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 01 degree 23 minutes 04 seconds East, departing said South line, on said Southerly extension, a distance of 55.66 feet to the Southwest corner of said Lot 1, the POINT OF BEGINNING; thence North 01 degree 23 minutes 04 seconds East, on said West line, a distance of 436.21 feet to the Northwest corner of said Lot 1; thence South 88 degrees 38 minutes 41 seconds East, on the North line of said Lot 1 and its Easterly extension, a distance of 400.00 feet to a point; thence South 01 degree 23 minutes 04 seconds West, departing said Easterly extension, a distance of 436.21 feet to a point on the Easterly extension of the South line of said Lot 1; thence North 88 degrees 38 minutes 41 seconds West, on said

Easterly extension and on said South line, a distance of 400.00 feet to the POINT OF BEGINNING, containing 174,485 Square Feet or 4.0056 Acres, more or less.

SECTION 2. That the following conditions of approval apply:

1. The use of aluminum composite metal (ACM) panels shall be granted as a conditional material as shown on the building elevations date stamped December 10, 2019.
2. Several references to a 1-year storm event remain in the body of the Preliminary Storm Water Management Study, however all calculations have been revised to use the 2-year storm event. Revisions to reference the 2-year storm event throughout the body of the study will be required on the Final Storm Water Management Study, which will be submitted with the Final Development Plan submittal.
3. Locate the Backflow Prevention Device as required in Design and Construction Manual Section 6901.H.3. This relocation will be required on the Final Development Plan submittal.
4. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
5. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated January 3, 2020, prepared by Michael Park, City Traffic Engineer.

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

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.

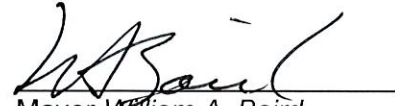
PASSED by the City Council of the City of Lee's Summit, Missouri, this 18th day of February, 2020.


Mayor William A. Baird

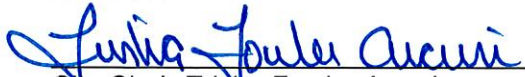
ATTEST:


City Clerk Trisha Fowler Arcuri

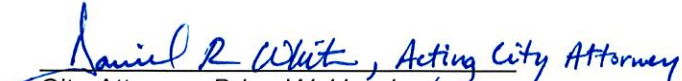
APPROVED by the Mayor of said city this 24th day of February, 2020.

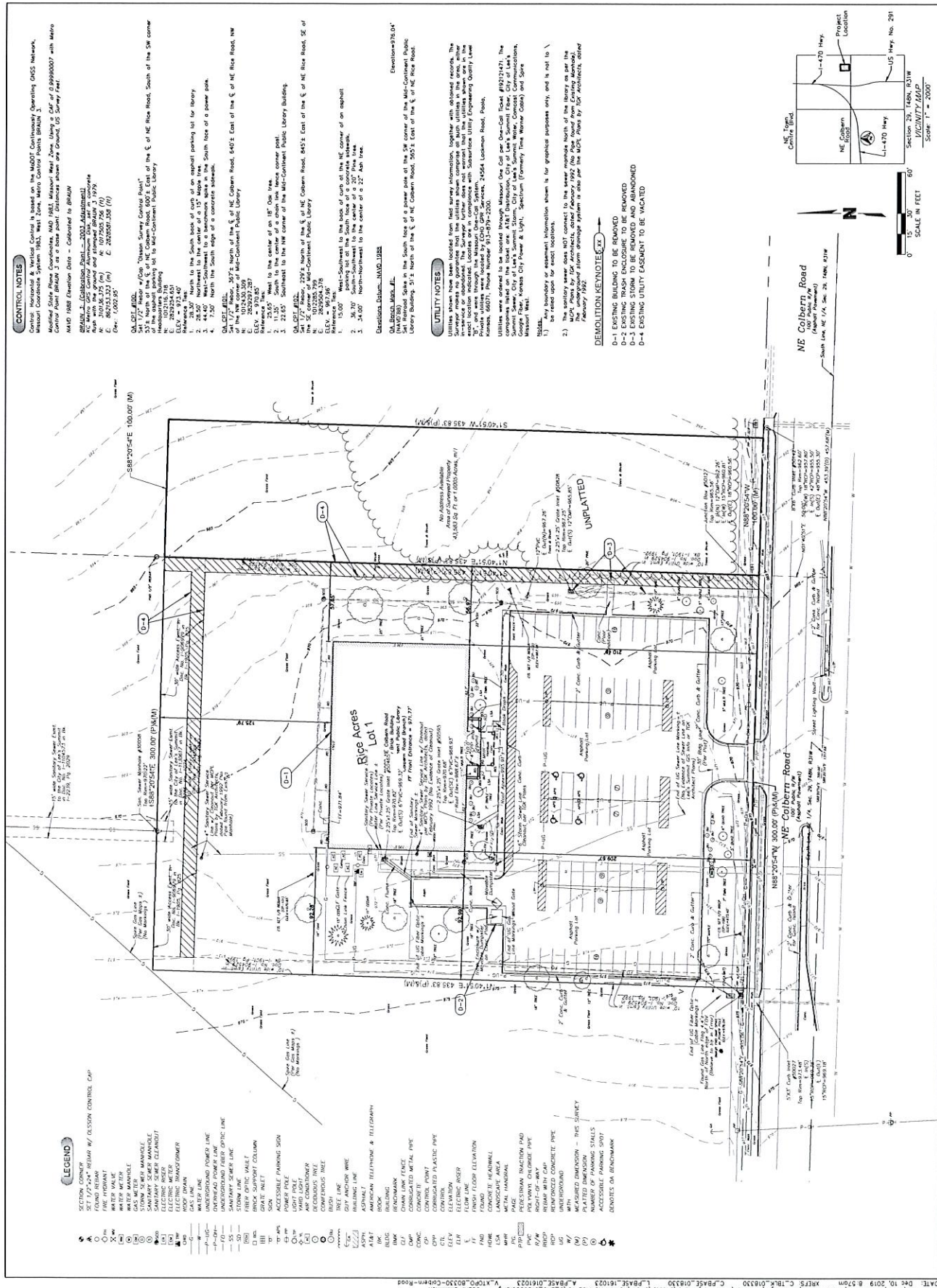

Mayor William A. Baird

ATTEST:


City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

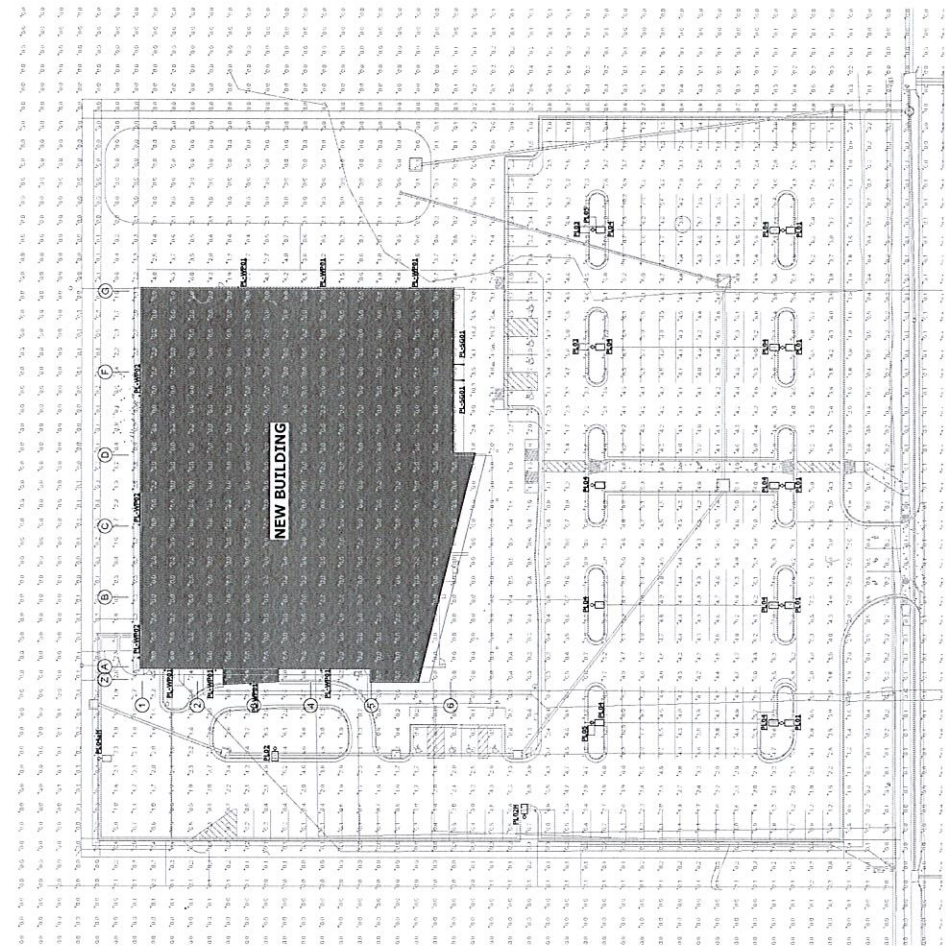

City Attorney Brian W. Head



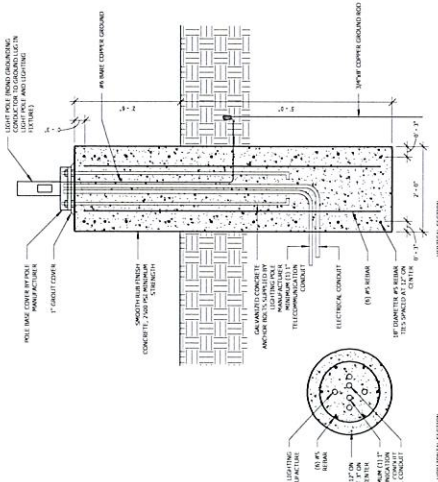
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USER: karmish

PARKING LOT LIGHTING FIXTURE SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	FIXTURE TYPE	WATTAGE	FOOT CANDLE	SPACING	NOTES
1	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
2	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
3	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
4	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
5	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
6	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
7	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
8	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
9	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing
10	150W LED FLOOD LIGHT	10	EA	150W LED FLOOD LIGHT	150W	100 FC	10' x 10'	10' x 10' spacing



1 SITE PHOTOMETRIC PLAN
1" = 30'-0"



2 PARKING LOT LIGHT POLE BASE
NOT TO SCALE

helix.

SPECIAL NOTICES

Mid-Continent Public Library
NEW BRANCH LIBRARY
Colbern Road Branch
1000 NE COLBERN ROAD
LEE'S SUMMIT, MISSOURI 64086
JACKSON COUNTY



A200

ELEVATIONS

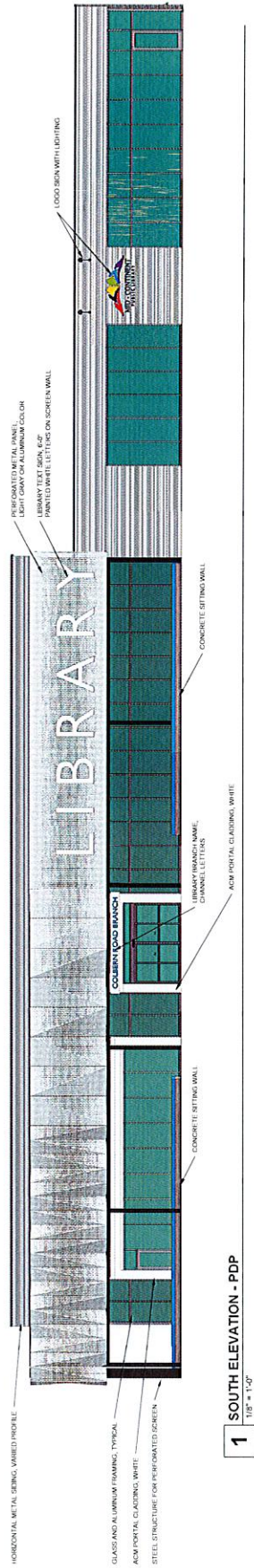
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4 EAST ELEVATION
1/8" = 1'-0"

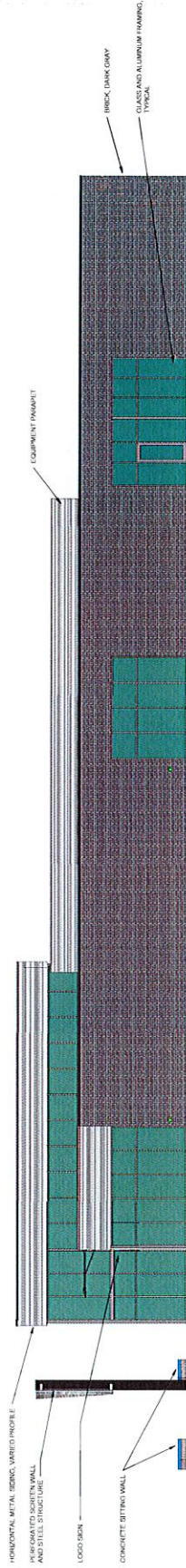
3 NORTH ELEVATION
1/8" = 1'-0"

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

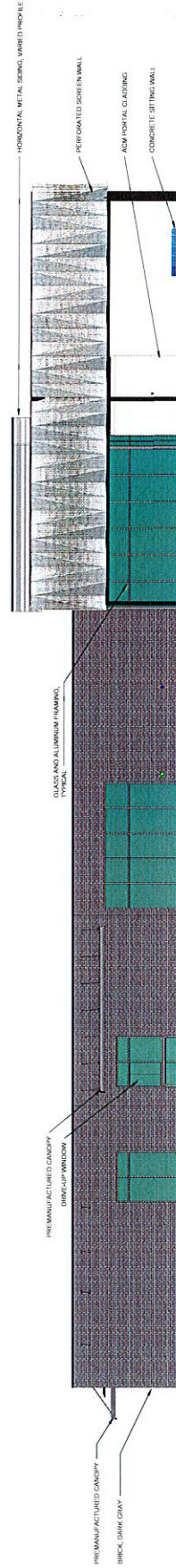
1 SOUTH ELEVATION
1/8" = 1'-0"



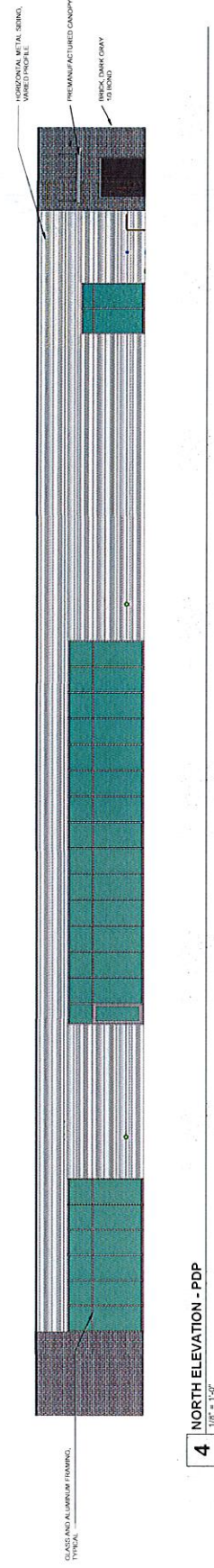
1 SOUTH ELEVATION - PDP
1/8" = 1'-0"



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

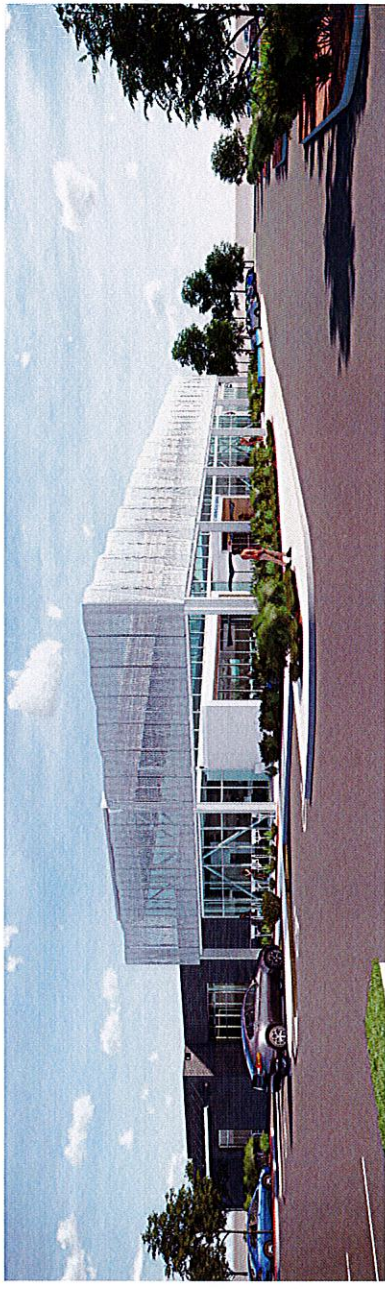


3 WEST ELEVATION - PDP
1/8" = 1'-0"



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

PRELIMINARY: UNCERTIFIED FOR
PRE-DEVELOPMENT PLAN REVIEW



[illegible]

- [illegible]

RIGHT OF WAY / PROPERTY LINE

DASHED LINE

SOLID LINE
—————
—————

TREE PROTECTION FENCING

30' LANDSCAPE BUFFER

EXISTING TREE TO REMAIN

OVERSTORY TREE

ORNAMENTAL TREE

EVEGREENS TREE

GARDEN BED

- 1 PLANTING BED WITH HARDWOOD MULCH REF. LANDSCAPE GENERAL NOTES
- 2 EXISTING TREE TO REMAIN
- 3 SIGHT TRIANGLES
- 4 PARKING LOT PERIMETER USED FOR 9% CALCULATION



3750 S. Fremont Ave.
Springfield, MO 65814
417.377.9629

helix.

1609 Walnut
Kansas City, MO 64108 816.302.0300

Any gap may be due to differences in the following characteristics of the respondents: age, gender, education, occupation, income, and marital status. The respondents were not matched for any of these characteristics. Also, data for the number of children in the household were not available. The respondents were not matched for the number of children in the household. The respondents were not matched for the number of children in the household. The respondents were not matched for the number of children in the household.

Mid-Continent Public Library
RENOVATIONS TO
COLBERN ROAD BRANCH
1000 NE Colbern Road
Lee's Summit, Missouri 64086
Jackson County

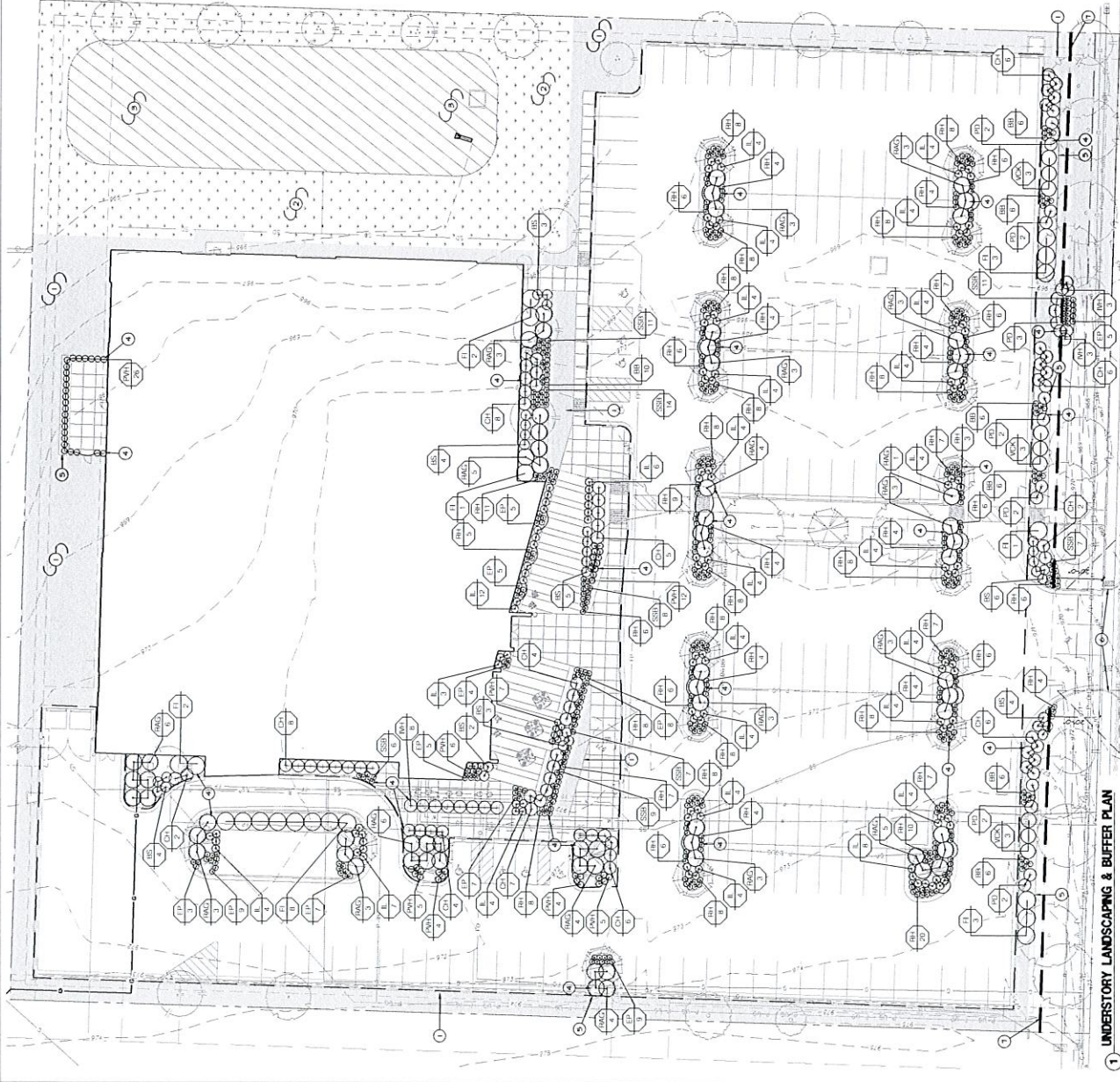
10
PAGE

NOT FOR
CONSTRUCTION

ochsner hare + hare
the olsson studio

Project No. 016-1023	Date 12/10/19	Drawn TG
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L500



1 UNDERSTORY LANDSCAPING & BUFFER PLAN

LANDSCAPE GENERAL NOTES:

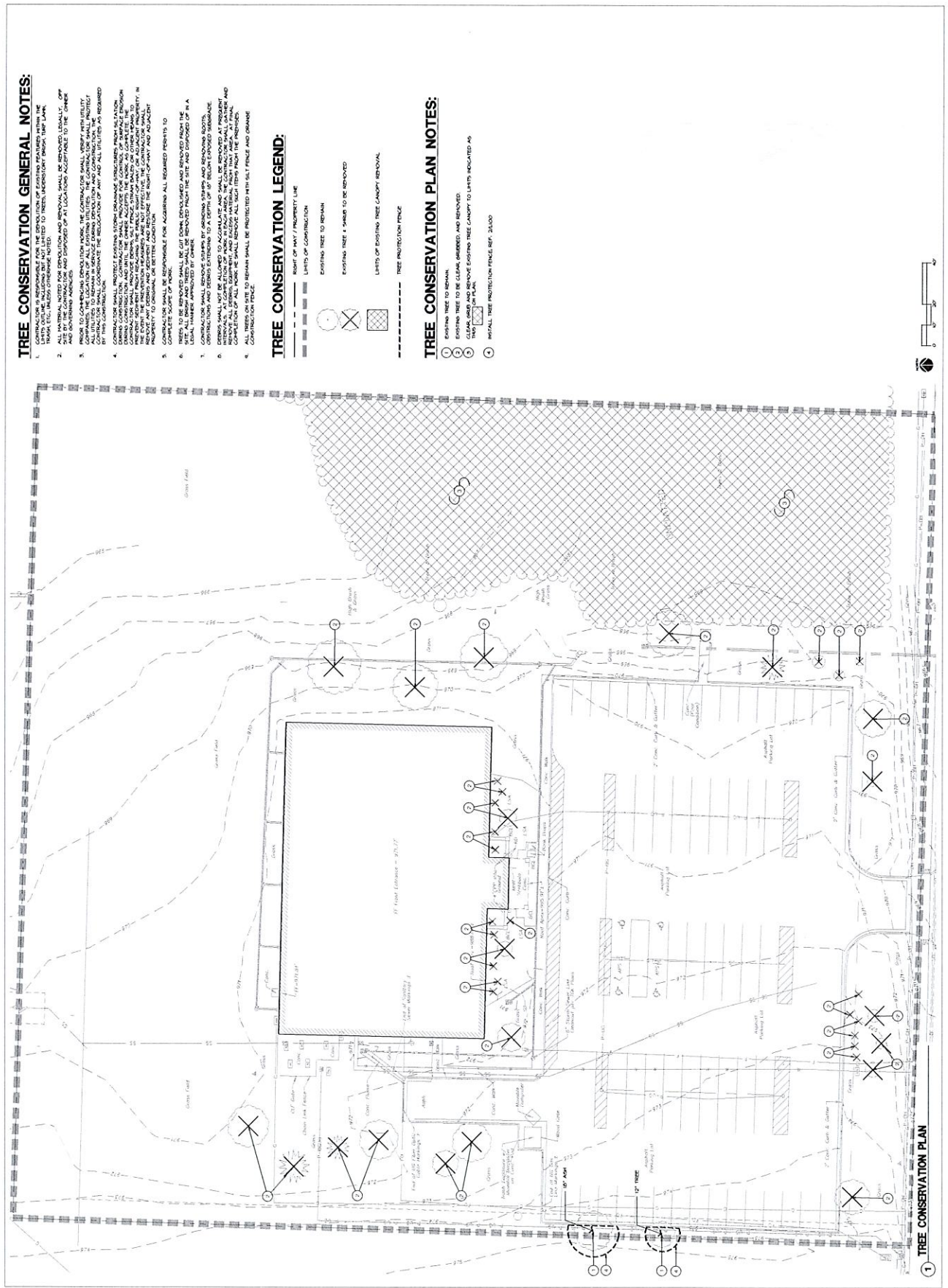
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, DRAINAGE, AND EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION. THE CITY SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT TO ADEQUATELY TRANSMIT AND SPECIFY THE LOCATION OF ALL EXISTING UTILITIES, DRAINAGE, AND EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
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LANDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- 20' LANDSCAPE BUFFER
- EXISTING TREE
- OVERSTORY TREE
- ORNAMENTAL TREE
- FOCUS TREE
- DETENTION BASIN SEED MIX
- TEMP TREE FOCUS MIX

LANDSCAPE PLAN NOTES:

1. AREA TO BE SAVED FOR THE TREE FOCUS ARE SPECIFICATIONS
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TREE CONSERVATION GENERAL NOTES:

1. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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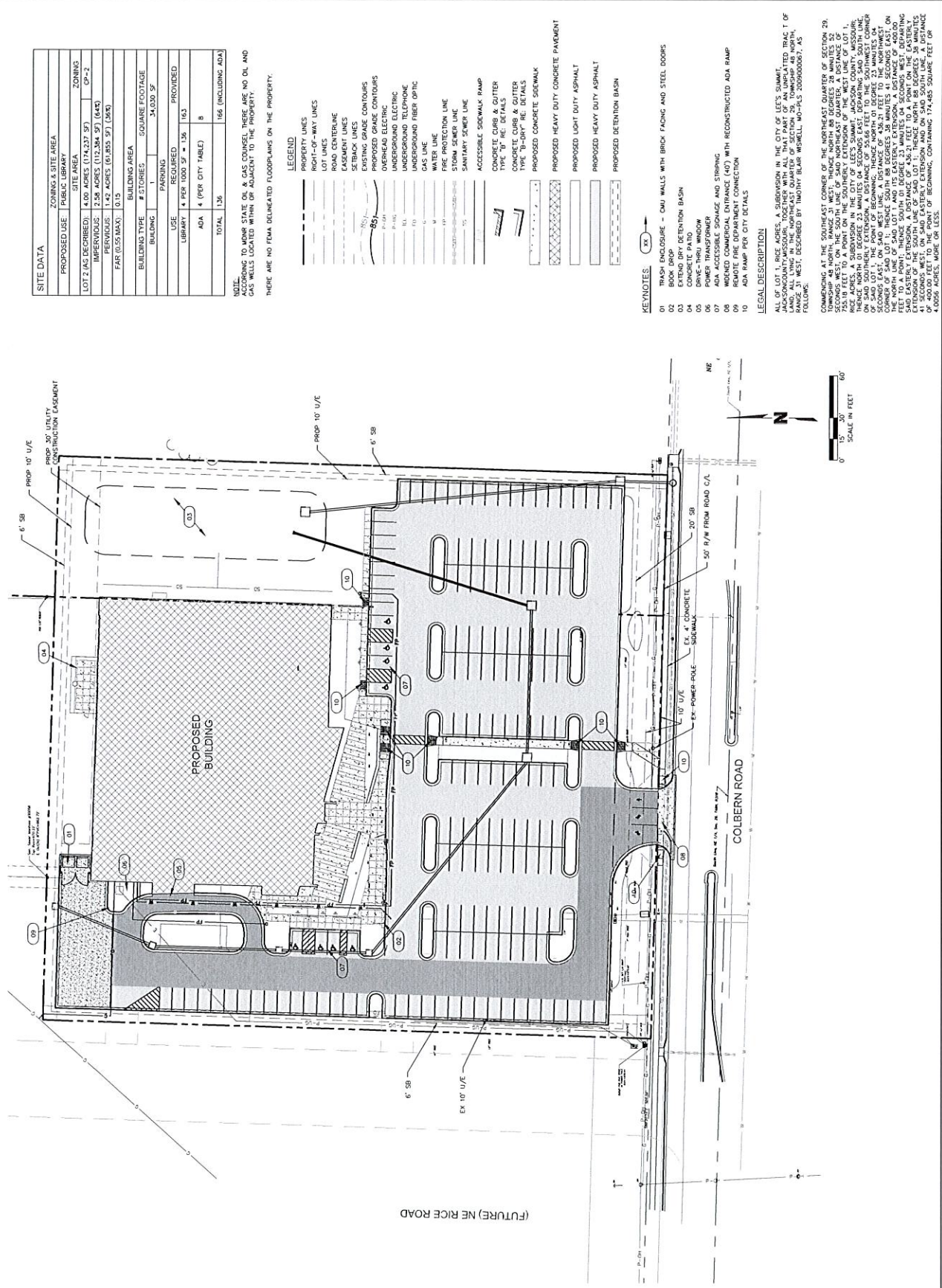
TREE CONSERVATION PLAN NOTES:

1. EXISTING TREE TO REMAIN
2. EXISTING TREE TO BE CLEAR, SKINNED, AND REMOVED
3. EXISTING TREE TO BE REMOVED
4. EXISTING TREE TO BE REMOVED
5. EXISTING TREE TO BE REMOVED
6. EXISTING TREE TO BE REMOVED
7. EXISTING TREE TO BE REMOVED
8. EXISTING TREE TO BE REMOVED
9. EXISTING TREE TO BE REMOVED
10. EXISTING TREE TO BE REMOVED

TREE CONSERVATION LEGEND:

- 1. RIGHT OF WAY / PROPERTY LINE
- 2. LIMITS OF CONSTRUCTION
- 3. EXISTING TREE TO REMAIN
- 4. EXISTING TREE TO BE REMOVED
- 5. EXISTING TREE TO BE REMOVED
- 6. EXISTING TREE TO BE REMOVED
- 7. EXISTING TREE TO BE REMOVED
- 8. EXISTING TREE TO BE REMOVED
- 9. EXISTING TREE TO BE REMOVED
- 10. EXISTING TREE TO BE REMOVED

1 TREE CONSERVATION PLAN

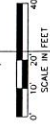
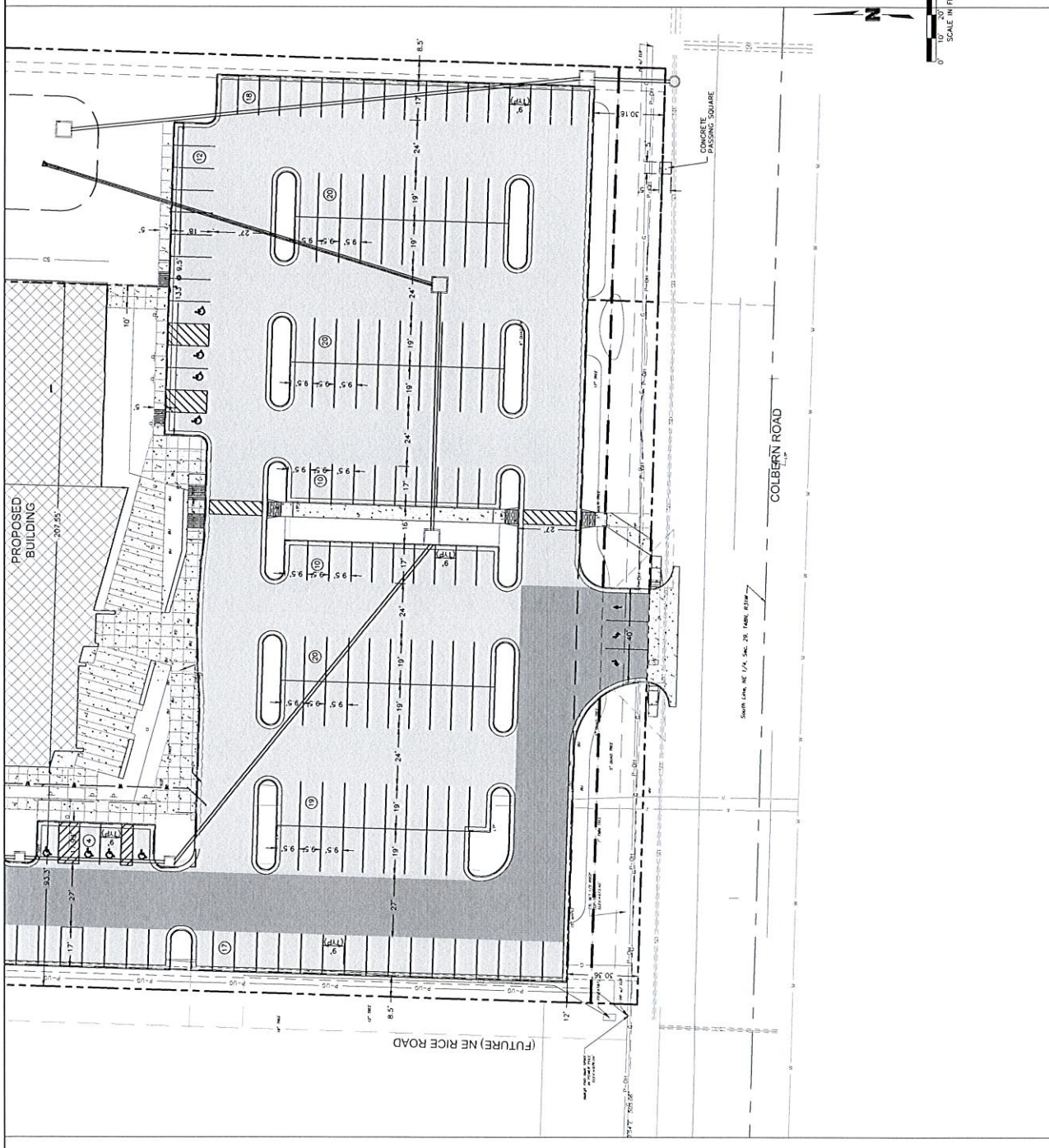


EXISTING CONDITIONS LEGEND

- PROPERTY LINES
- EXISTING ELECTRIC
- EXISTING WATER
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING WATER
- EXISTING SANITARY
- EXISTING GRADE

PROPOSED CONDITIONS LEGEND

- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND WATER
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND FIBER OPTIC
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED GRADE



SAPP
DESIGN
ARCHITECTS

2015-2016
1000 N.E. Colbern Road
Lee's Summit, MO 64086

helix.

1000 N.E. Colbern Road
Lee's Summit, MO 64086

10
PACKAGE

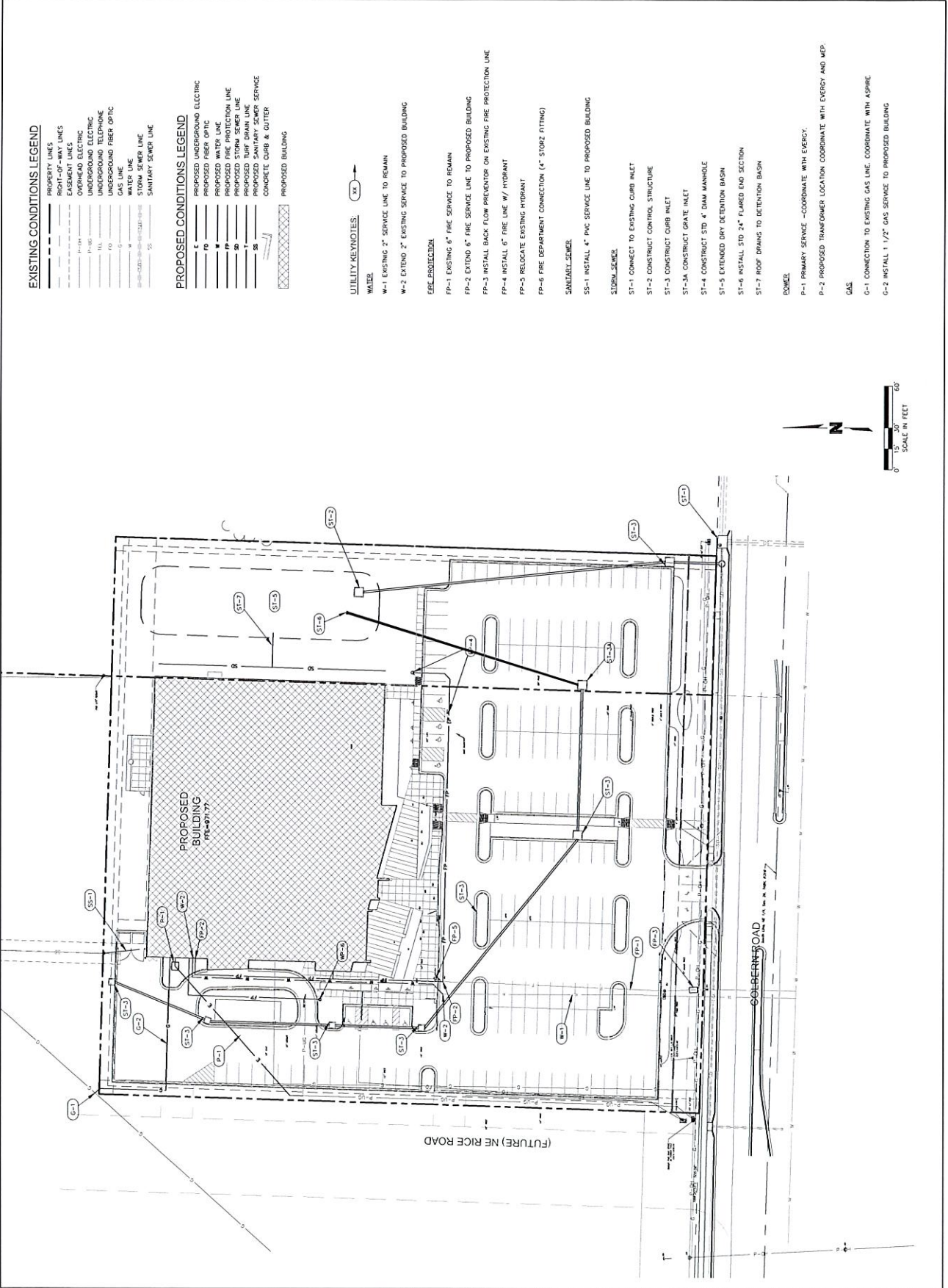
Mid-Continent Public Library
PRELIMINARY DEVELOPMENT PLANS FOR
COLBERN ROAD BRANCH
1000 N.E. COLBERN ROAD
LEE'S SUMMIT, MO 64086
JACKSON COUNTY

PRELIMINARY
DEVELOPMENT PLAN
NOT FOR CONSTRUCTION
12.10.19

olsson

2020-2021
1000 N.E. Colbern Road
Lee's Summit, MO 64086

C3
SITE DIMENSION PLAN



EXISTING CONDITIONS LEGEND

- PROPERTY LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- GAS LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE

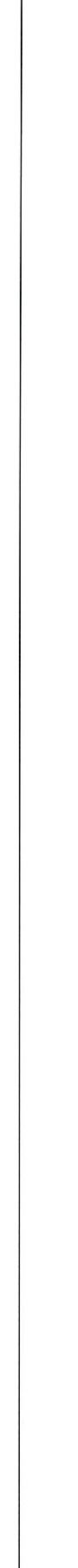
PROPOSED CONDITIONS LEGEND

- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED FIRE PROTECTION LINE
- PROPOSED STORM SEWER LINE
- PROPOSED TURF DRAIN LINE
- PROPOSED SANITARY SEWER SERVICE
- CONCRETE CURB & GUTTER
- PROPOSED BUILDING

UTILITY KEYNOTES:

- WATER**
- W-1 EXISTING 2" SERVICE LINE TO REMAIN
- W-2 EXTEND 2" EXISTING SERVICE TO PROPOSED BUILDING
- FIRE PROTECTION**
- FP-1 EXISTING 6" FIRE SERVICE TO REMAIN
- FP-2 EXTEND 6" FIRE SERVICE LINE TO PROPOSED BUILDING
- FP-3 INSTALL BACK FLOW PREVENTOR ON EXISTING FIRE PROTECTION LINE
- FP-4 INSTALL 6" FIRE LINE W/ HYDRANT
- FP-5 RELOCATE EXISTING HYDRANT
- FP-6 FIRE DEPARTMENT CONNECTION (4" STORED FITTING)
- SANITARY SEWER**
- SS-1 INSTALL 4" PVC SERVICE LINE TO PROPOSED BUILDING
- STORM SEWER**
- ST-1 CONNECT TO EXISTING CURB INLET
- ST-2 CONSTRUCT CONTROL STRUCTURE
- ST-3 CONSTRUCT CURB INLET
- ST-3A CONSTRUCT GATE INLET
- ST-4 CONSTRUCT STD. 4" DIAM MANHOLE
- ST-5 EXTENDED DRY DETENTION BASIN
- ST-6 INSTALL STD. 24" FLARED END SECTION
- ST-7 ROOF DRAINS TO DETENTION BASIN
- POWER**
- P-1 PRIMARY SERVICE - COORDINATE WITH EVCOPY.
- P-2 PROPOSED TRANSFORMER LOCATION COORDINATE WITH EVCOPY AND MEP.
- GAS**
- G-1 CONNECTION TO EXISTING GAS LINE COORDINATE WITH ASPHIRE
- G-2 INSTALL 1 1/2" GAS SERVICE TO PROPOSED BUILDING





Appl. #PL2019-378 - PRELIMINARY DEVELOPMENT PLAN
Mid-Continent Public Library, 1000 NE Colbern Rd
Mid-Continent Public Library, applicant

