

AN ORDINANCE APPROVING A REZONING FROM CP-2 (PLANNED COMMUNITY COMMERCIAL) TO DISTRICT RP-4 (PLANNED APARTMENT RESIDENTIAL) AND PRELIMINARY DEVELOPMENT PLAN FOR CHAPEL RIDGE, PHASE 5, LOCATED AT 3701 NE AKIN DR., 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 #PL2020-315 submitted by Engineering Solutions, LLC, requesting approval of a rezoning from CP-2 (Planned Community Commercial) to RP-4 (Planned Apartment Residential) and preliminary development plan on land located at 3701 NE Akin Dr, 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 January 7, 2021, 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 February 2, 2021, 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:

Lot 15C, Chapel Ridge Business Park Lots 15B & 15C Lot 15C.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the requirement for a high-impact landscape buffer between the proposed RP-4 property and the abutting CP-2 property to the east and south, to allow a medium-impact landscape buffer.
2. Development shall be in accordance with the preliminary development plan dated October 23, 2020.
3. The architectural style and building materials for the multi-family townhomes shall be consistent with the building elevations; 4-plex elevation, dated October 23, 2020 and 5-plex elevation dated January 22, 2020. The 3-plexes will follow the architectural style and materials depicted in the elevations for the 4- and 5-plexes.

BILL NO. 21-21**ORDINANCE NO. 9076**

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.

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 9th day of February, 2021.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 10th day of February, 2021.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head



William A. Baird
Mayor William A. Baird

C 001





**ENGINEERING
SOLUTIONS**

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Chapel Ridge Townhomes
15-C, 15-D, 15-E, 15-F, 15-G, 15-H, 15-I, 15-J, 15-K, 15-L, 15-M, 15-N, 15-O, 15-P, 15-Q, 15-R, 15-S, 15-T, 15-U, 15-V, 15-W, 15-X, 15-Y, 15-Z

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JACKSON, MISSISSIPPI 39201
PHONE: 601.977.1234
FAX: 601.977.1235
WWW.ESOLUTIONS-MS.COM

Client: Jackson County, Mississippi
Project: Jackson County, Mississippi
Prepared By: Jackson County, Mississippi
Checked By: Jackson County, Mississippi
Date: 7/20/2018

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Date: 7/20/2018

C-102



- NOTES:
1. Contractor is responsible for verifying all existing utility locations prior to excavation.
 2. All areas to be excavated for utility water, storm, sewer, or other services in the area designated for construction.
 3. No part of the project shall be within the 100 year flood zone.
 4. All erosion and sediment control measures need to be implemented prior to construction.
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time during the project and noted in the field or existing measures are found to be ineffective.
 6. Soil stabilization or related control shall be completed within 14 days of construction initiation.
 7. Contractor responsible for all density, testing of roadway subgrade and structural base.



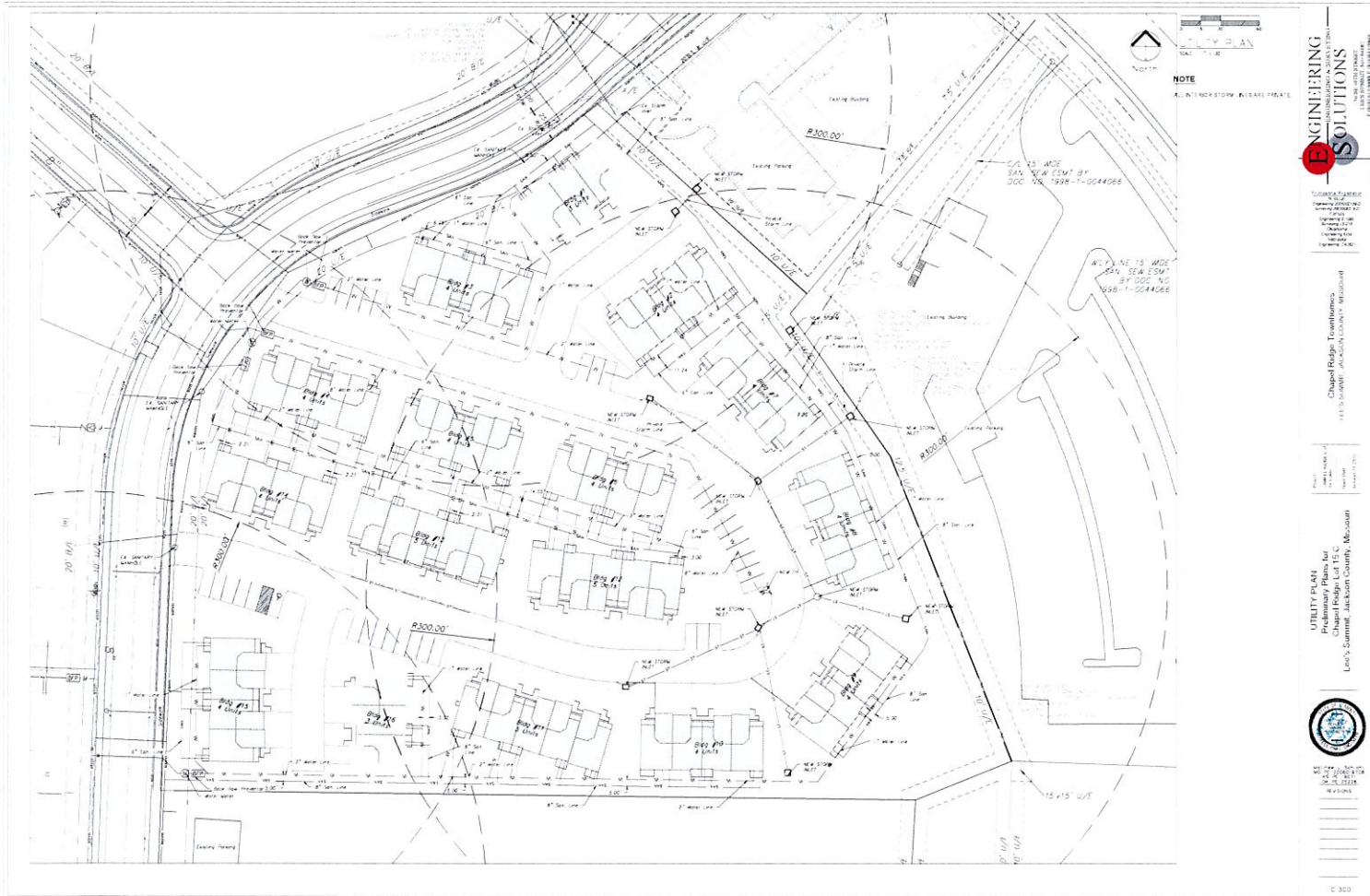
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Email: info@engsol.com

Grading Plan
Preliminary Plans for
Chapel Ridge, Jackson County, Missouri
Lee's Summit, Jackson County, Missouri

Professional Engineer
No. 12345
State of Missouri
Exp. 12/31/2025

C 202



NOTE
ALL NEW STORM PIPES ARE 15" DIA.

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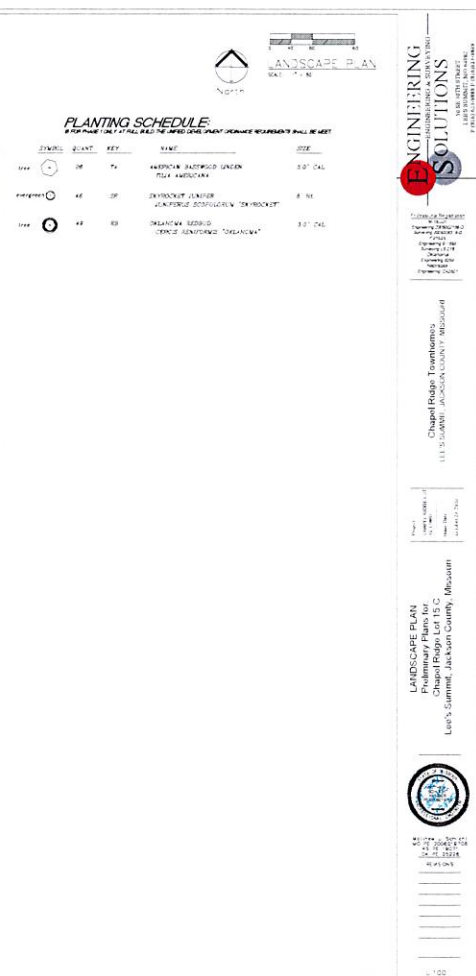
CHARTERED ENGINEER
STATE OF MISSISSIPPI
No. 12345
EXPIRATION DATE: 12/31/2025

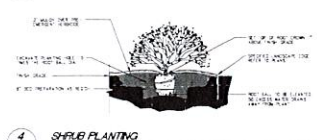
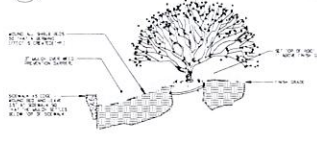
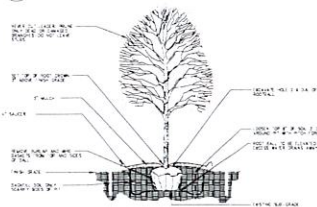
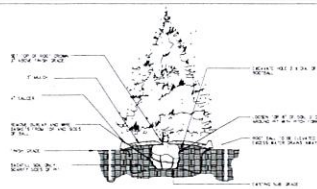
PROJECT: LOT 15, 400' SW 1/4, SEC 15, T15N, R15E, S15W, JACKSON COUNTY, MISSISSIPPI
SUBMITTAL NO. 15-0044068
DATE: 11/15/2024

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 11/15/2024

SCALE: 1" = 40'

C 300





GENERAL LANDSCAPE NOTES:
BLANK MATERIAL

PLANT MATERIAL

[illegible]

LAWN AND TURF AREAS

[illegible]

INSTALLATION

[illegible]

MAINTENANCE BY OWNER

22 NEW SOIL TO BE THOROUGHLY WATERED AND CURD OF 500 ML CONTAINING WATER AS REQUIRED, AND COMPLETED BY 15 APR 2002

[illegible]

[illegible]

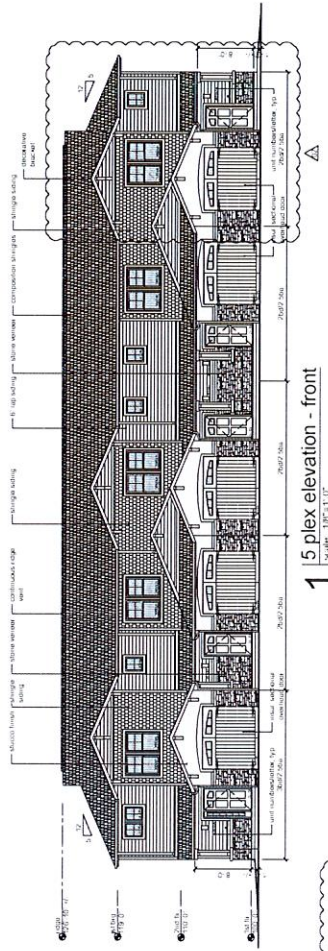


Chapel Ridge Townhomes Phase 5

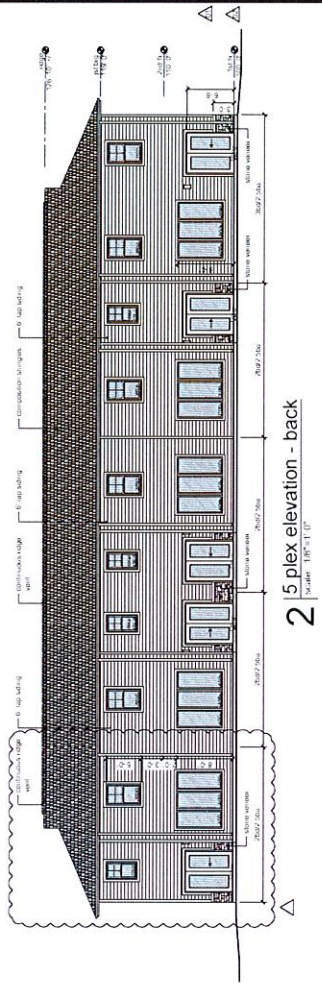
a new residential project for
Lee's Summit, Missouri 64064

DATE: 01.22.2020
DRAWN BY: DAE
CHECKED BY: DAE
PROJECT NO: 192719

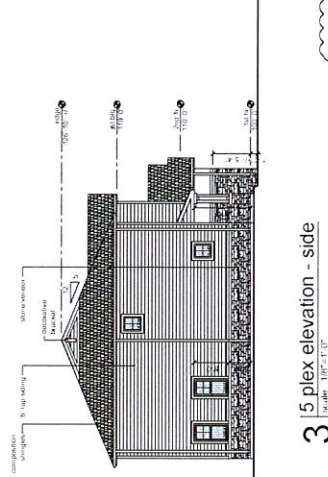
A3.2
drawing type
permit
project number



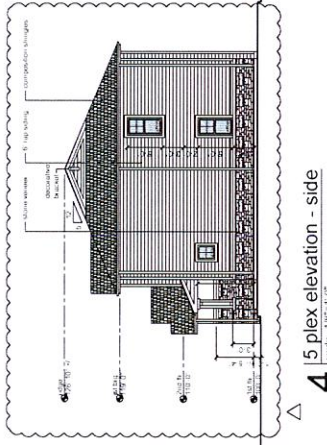
1 15 plex elevation - front
Scale: 1/8" = 1'-0"



2 15 plex elevation - back
Scale: 1/8" = 1'-0"



3 15 plex elevation - side
Scale: 1/8" = 1'-0"



4 4 plex elevation - side
Scale: 1/8" = 1'-0"

NOTES:
1. REFER TO SHEET A3.1 FOR GENERAL NOTES.
2. REFER TO SHEET A3.2 FOR MATERIALS AND FINISHES.
3. REFER TO SHEET A3.3 FOR ELECTRICAL AND MECHANICAL NOTES.
4. REFER TO SHEET A3.4 FOR LANDSCAPE ARCHITECTURE NOTES.
5. REFER TO SHEET A3.5 FOR CIVIL ENGINEERING NOTES.
6. REFER TO SHEET A3.6 FOR STRUCTURAL NOTES.
7. REFER TO SHEET A3.7 FOR GEOTECHNICAL NOTES.
8. REFER TO SHEET A3.8 FOR ENVIRONMENTAL NOTES.
9. REFER TO SHEET A3.9 FOR HISTORIC PRESERVATION NOTES.
10. REFER TO SHEET A3.10 FOR ARCHITECTURAL DETAILS.

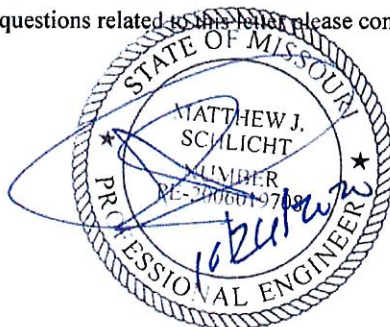


Storm Drainage Letter
October 26, 2020
Chapel Ridge Lot 15 C
Lee's Summit, MO

The subject project Chapel Ridge Lot 15 C is part of a Regional Detention Plan. The proposed development on Lot 15 C is in conformance with the Approved Regional Detention Plan. No further storm water improvements pertaining to attenuation are required for the proposed development.

Should you have any questions related to this letter please contact Matt Schlicht, Engineering Solutions

Matt Schlicht





LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: December 18, 2020 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: December 3, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020315 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: THE TOWNHOMES AT CHAPEL RIDGE-LOT 15C **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed residential subdivision is generally located at the southwest corner of I-470 Highway and NE Woods Chapel Road within a previously approved development that has been mostly constructed. The surrounding area consists of similar residential density to the west and mix of non-residential properties elsewhere as planned.

ALLOWABLE ACCESS

The proposed development will be primarily accessed from NE Akin Drive through the use of two private drives. As planned and previously approved with a commercial mixed use development, the two access points are aligned with the existing intersections of NE Akin Circle and another existing private drive across NE Akin Drive. Individual lot access within the subdivision will be from the proposed private drive, not from surrounding public roadways in compliance with the Access Management Plan. The proposed drives at existing street intersections will provide adequate sight distance.

EXISTING STREET CHARACTERISTICS (*Lanes, Speed limits, Sight Distance, Medians*)

NE Akin Drive, is an undivided two-lane local road with a 25 mph speed limit that intersects with NE Ralph Powell Road on the north side of the subject property. NE Akin Drive transitions into NE Morgan Drive along the south side of the subject property, also connecting to NE Ralph Powell Road. Both intersections of NE Akin Drive/NE Morgan Drive at NE Ralph Powell Road are T-intersections with minor road stop control. NE Ralph Powell Road is a median divided 4-lane commercial collector with turn lanes and a 35 mph speed limit. The median limits access to NE Akin Drive to right-in/right-out, but NE Morgan Drive has full access.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes ☒ No ☐

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied and/or will be compliant as shown on the PDP.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	449	225	224
A.M. Peak Hour	32	7	25
P.M. Peak Hour	40	25	15

TRANSPORTATION IMPACT STUDY REQUIRED?YES ☐NO ☒

The proposed development will not likely generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies. Refer to the traffic impact analysis titled 'Traffic Impact Analysis Chapel Ridge Mixed Use Development Lee's Summit, Missouri', dated September, 2005, for additional information pertaining to the previously approved development at the subject property.

LIVABLE STREETS (Resolution 10-17)COMPLIANT ☒EXCEPTIONS ☐

The proposed development 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, street connectivity 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 development.



Project Chapel Ridge Townhomes Phase 5
Request Modification Request
Date December 18, 2020

Modification Request

I.) High Impact Buffer and Landscaping, Required by UDO Article 8, Division III

This residential use is located within an existing commercial area of the development and the High Impact Buffer is intended to screen residents from commercial use, typically when the commercial use is constructed after the residential use. In this situation the residents will be fully aware of the commercial use located to the east and south of the proposed residential project. The plan has provided adequate landscape screening to create a buffer from the office commercial use located to the east and south side of the project. The request is to approve the landscape plan provide and remove the need to install a fence along the property line, which it is the developer's opinion that the natural screen buffer will meet the intent of the code and have a better aesthetic feel for the development.

PL2020-315 Rezoning and Preliminary Development Plan

3701 NE Akin Drive

