

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON APPROXIMATELY 38 ACRES LOCATED AT THE NORTHEAST CORNER OF NW WARD ROAD AND THE FUTURE NW TUDOR ROAD EXTENSION, GENERALLY LOCATED ½ MILE NORTH OF NW CHIPMAN ROAD, IN DISTRICT PMIX (PLANNED MIXED USE DISTRICT), SUMMIT INNOVATION CENTER, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2015-034 submitted by Townsend Summit, LLC., requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on approximately 38 acres located at the Northeast corner of NW Ward Road and the future NW Tudor Road extension, generally located ½ mile North of NW Chipman Road was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District PMIX by the passage of the Unified Development Ordinance, Ordinance No. 5209, on September 6, 2001, which reclassified zoning districts citywide, effective November 1, 2001; 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 May 12, 2015, 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 June 4, 2015, and rendered a decision to approve the 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 preliminary development plan is hereby approved in District PMIX on the following described property:

All that part of Lot 11A, Summit Fair Lots 11A & 11B, a subdivision in the City of Lee's Summit, Jackson County, Missouri, and part of Lot 8, of Summit Fair, Second Plat Lots 8, 10-14, and Tract C, a subdivision in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of Section 31, Township 48 North, Range 31 West; thence South 02°13'20" West, along the West line of said Southwest Quarter, a distance of 666.75 feet; thence South 87° 46'40" East, departing the West line of said Southwest Quarter, a distance of 73.78 feet, to the POINT OF BEGINNING, said point also being on the East Right-of-Way line of Ward Road, as depicted on said Summit Fair Lots 11A & 11B; Thence on the said Easterly right-of-way line along a curve to the left having a radius of 1634.91 feet, an arc length of 604.47 feet and a chord bearing of North 24°11'18" West; Thence continuing

on said Easterly right-of-way line, North 34°46'49" West, 283.97 feet; Thence continuing on the said Easterly right-of-way line along a curve to the left having a radius of 1222.91 feet, an arc length of 558.77 feet and a chord bearing of North 47°52'12" West; Thence leaving said Easterly right-of-way line North 35°34'22" East, 767.63 feet, to a point on the Westerly lot line of Tract C, of said Summit Fair, Second Plat Lots 8, 10-14, and Tract C; Thence on said Tract C, Westerly and Southerly lot lines the following 3 bearings and distances; South 31°56'46" East, 335.90 feet; Thence South 69°18'06" East, 655.52 feet; Thence North 59°47'28" East, 49.84 feet, to a point of the Westerly Right-of-Way line of the Missouri Pacific Railroad, as depicted on said Summit Fair Lots 11A & 11B; Thence on said Westerly right-of-way line, South 38°34'39" East, 221.80 feet; Thence continuing on the said Westerly right-of-way line along a curve to the right having a radius of 3103.90 feet, an arc length of 1200.68 feet and a chord bearing of South 27°29'44" East, to the intersection of the proposed northerly right-of-way line of Tudor Road; Thence leaving said Westerly right-of-way line on the said proposed northerly right-of-way line of Tudor Road the following 7 bearings and distances; North 89°24'16" West, 248.77 feet; Thence North 85°16'44" West, 186.21 feet; Thence along a curve to the left having a radius of 2075.00 feet, an arc length of 209.07 feet and a chord bearing of South 85°27'24" West; Thence South 37°50'17" West, 28.56 feet; Thence along a non-tangent curve to the left having a radius of 2055.00 feet, an arc length of 63.60 feet and a chord bearing of South 81°07'05" West; Thence South 80°13'53" West, 372.83 feet; Thence North 56°14'44" West, 72.51 feet to the Point of Beginning, containing 40.041 Acres more or less (1,744,192 sqft) and being subject to all public roads, easements, reservations, restrictions, covenants, and conditions, if any now of record.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the maximum 3 story, or 40 foot, structure height, to allow for a maximum building height of 5 stories, or 60 feet, per the previously approved rezoning.
2. A modification shall be granted to the 72 sq. ft. sign face and 96 sq. ft. structure area monument sign requirements, to allow for one "L"-shaped monument sign (H7) with a sign area of up to 116 sq. ft. and a structure area up to 144 sq. ft., at the northeast corner of NW Ward Road and NW Tudor Road. All other monument signs shall comply with the CP-2 sign standards.
3. Development shall be in accordance with the preliminary development plan date stamped April 21, 2015.
4. Development standards, including density, lot area, setbacks, shall be as shown on the preliminary development plan date stamped April 21, 2015.
5. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped April 21, 2015.
6. A 10-foot pedway shall be required along the east side of the future NW Ward Road expansion prior to the issuance of any occupancy permit within Phase 3, or an escrow deposit to the City for the design and construction of such improvement and defer completion to coordinate with future NW Ward Road widening north of NW Tudor Road if not already four-lanes.
7. Lots 4 and 5 shall be required to provide shared access and parking should they develop in the manner shown on the preliminary development plan date stamped April 21, 2015; otherwise, they shall be required to meet the parking standards in Article 12 of the UDO.

8. Parking shall be provided per the alternate parking plan shown on the preliminary development plan.
9. Any increase to the development's aggregate 481,000 sq. ft. of floor area shown on Sheet AS100, date stamped April 21, 2015, shall require approval of a new preliminary development plan per Section 4.330 of the UDO.
10. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated May 7, 2015. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder's Office.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped April 21, 2015 appended hereto and made a part hereof.

SECTION 4. In granting modifications listed herein, the Governing Body concludes that the development will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent through the proposed project, effectively utilize the land upon which the development is proposed, and further the goals, spirit and intent of the Unified Development Ordinance.

SECTION 5. 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 6. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 7. 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 4th day of June, 2015.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 8th day of June, 2015.

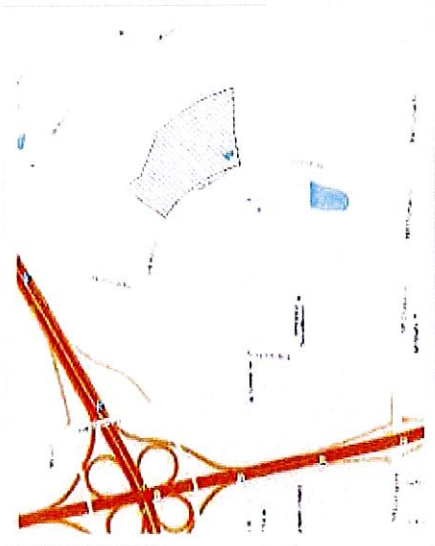
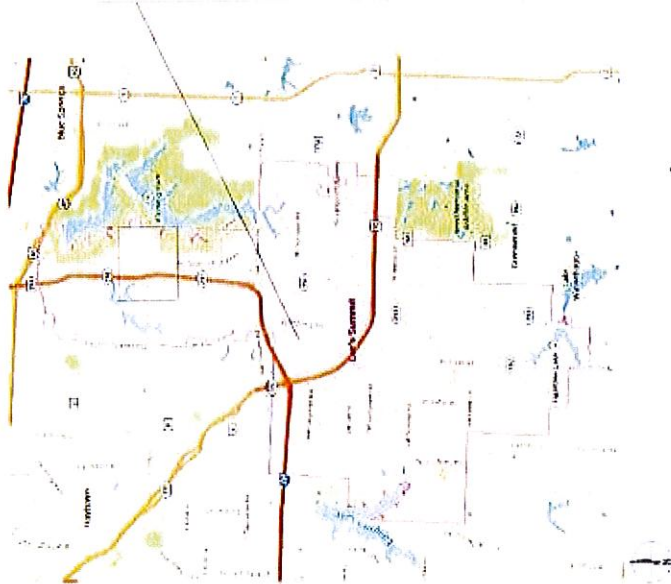

Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:


City Attorney Brian W. Head



VICINITY MAP

SHEET INDEX:
 Cover Sheet
 AS100 Concept Development Plan
 L100 Landscape Concept
 AP100 Area Plan - Site Surroundings
 A200 Exterior Architecture
 A300 Exterior Architecture
 C100 Existing Conditions
 C200 Site Planning
 C300 Site Planning
 C400 Site Planning
 C500 Site Planning
 C600 Site Planning
 C700 Site Planning
 C800 Site Planning
 C900 Site Planning
 C1000 Site Planning

SUMMIT INNOVATION CENTER

PRELIMINARY PLAN

City Comments Revision: April 21st, 2015
 March 20th, 2015

Project Team:

Owner:
 Transworld Capital
 15311 McCann Road
 Suite 200, Dallas, Texas 75244
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 www.transworldcapital.com

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 972.341.1000
 www.gould-evans.com

Civil Engineer:
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 15311 McCann Road
 Suite 200, Dallas, Texas 75244
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PRELIMINARY PLAN

0215-6400

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Project Name		Location	Start Date	End Date	Status
1	Project A	Location A	Start Date A	End Date A	Status A
2	Project B	Location B	Start Date B	End Date B	Status B
3	Project C	Location C	Start Date C	End Date C	Status C
4	Project D	Location D	Start Date D	End Date D	Status D
5	Project E	Location E	Start Date E	End Date E	Status E
6	Project F	Location F	Start Date F	End Date F	Status F
7	Project G	Location G	Start Date G	End Date G	Status G
8	Project H	Location H	Start Date H	End Date H	Status H
9	Project I	Location I	Start Date I	End Date I	Status I
10	Project J	Location J	Start Date J	End Date J	Status J
11	Project K	Location K	Start Date K	End Date K	Status K
12	Project L	Location L	Start Date L	End Date L	Status L
13	Project M	Location M	Start Date M	End Date M	Status M
14	Project N	Location N	Start Date N	End Date N	Status N
15	Project O	Location O	Start Date O	End Date O	Status O
16	Project P	Location P	Start Date P	End Date P	Status P
17	Project Q	Location Q	Start Date Q	End Date Q	Status Q
18	Project R	Location R	Start Date R	End Date R	Status R
19	Project S	Location S	Start Date S	End Date S	Status S
20	Project T	Location T	Start Date T	End Date T	Status T
21	Project U	Location U	Start Date U	End Date U	Status U
22	Project V	Location V	Start Date V	End Date V	Status V
23	Project W	Location W	Start Date W	End Date W	Status W
24	Project X	Location X	Start Date X	End Date X	Status X
25	Project Y	Location Y	Start Date Y	End Date Y	Status Y
26	Project Z	Location Z	Start Date Z	End Date Z	Status Z
27	Project AA	Location AA	Start Date AA	End Date AA	Status AA
28	Project AB	Location AB	Start Date AB	End Date AB	Status AB
29	Project AC	Location AC	Start Date AC	End Date AC	Status AC
30	Project AD	Location AD	Start Date AD	End Date AD	Status AD
31	Project AE	Location AE	Start Date AE	End Date AE	Status AE
32	Project AF	Location AF	Start Date AF	End Date AF	Status AF
33	Project AG	Location AG	Start Date AG	End Date AG	Status AG
34	Project AH	Location AH	Start Date AH	End Date AH	Status AH
35	Project AI	Location AI	Start Date AI	End Date AI	Status AI
36	Project AJ	Location AJ	Start Date AJ	End Date AJ	Status AJ
37	Project AK	Location AK	Start Date AK	End Date AK	Status AK
38	Project AL	Location AL	Start Date AL	End Date AL	Status AL
39	Project AM	Location AM	Start Date AM	End Date AM	Status AM
40	Project AN	Location AN	Start Date AN	End Date AN	Status AN
41	Project AO	Location AO	Start Date AO	End Date AO	Status AO
42	Project AP	Location AP	Start Date AP	End Date AP	Status AP
43	Project AQ	Location AQ	Start Date AQ	End Date AQ	Status AQ
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46	Project AT	Location AT	Start Date AT	End Date AT	Status AT
47	Project AU	Location AU	Start Date AU	End Date AU	Status AU
48	Project AV	Location AV	Start Date AV	End Date AV	Status AV
49	Project AW	Location AW	Start Date AW	End Date AW	Status AW
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51	Project AY	Location AY	Start Date AY	End Date AY	Status AY
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54	Project BB	Location BB	Start Date BB	End Date BB	Status BB
55	Project BC	Location BC	Start Date BC	End Date BC	Status BC
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57	Project BE	Location BE	Start Date BE	End Date BE	Status BE
58	Project BF	Location BF	Start Date BF	End Date BF	Status BF
59	Project BG	Location BG	Start Date BG	End Date BG	Status BG
60	Project BH	Location BH	Start Date BH	End Date BH	Status BH
61	Project BI	Location BI	Start Date BI	End Date BI	Status BI
62	Project BJ	Location BJ	Start Date BJ	End Date BJ	Status BJ
63	Project BK	Location BK	Start Date BK	End Date BK	Status BK
64	Project BL	Location BL	Start Date BL	End Date BL	Status BL
65	Project BM	Location BM	Start Date BM	End Date BM	Status BM
66	Project BN	Location BN	Start Date BN	End Date BN	Status BN
67	Project BO	Location BO	Start Date BO	End Date BO	Status BO
68	Project BP	Location BP	Start Date BP	End Date BP	Status BP
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71	Project BS	Location BS	Start Date BS	End Date BS	Status BS
72	Project BT	Location BT	Start Date BT	End Date BT	Status BT

VEGETATIVE LEGEND

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

James K. Moore

20470

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L1

Landscape Concept Plan

Answer: **2**

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LEGEND

LAND USE

- Industrial
 Public / Semi-Public
 Commercial
 Undeveloped
 XX - Zoning Designation

XX - Zoning Designation

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**NOT FOR
CONSTRUCTION**

Annual Plan

AP100

PRELIMINARY PLAN

Aerial Plan - Site Surroundings	A1
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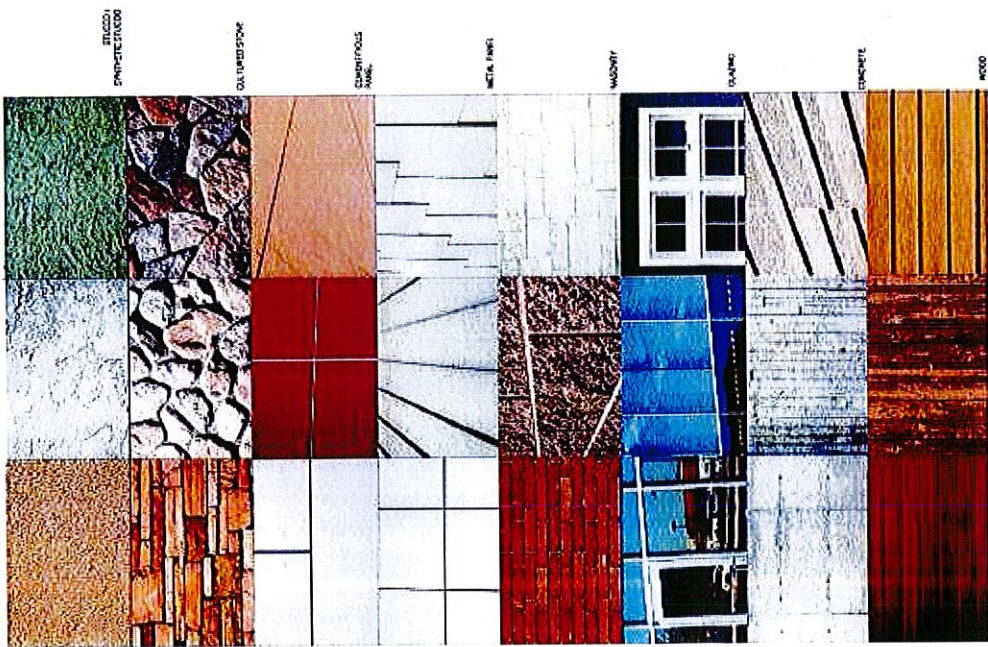
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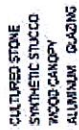
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Hospitality Building Use Concept Elevation



SYNTHETIC STUCCO
STOREFRONT ALUMINUM
GLAZING

CULTURED STONE
SYNTHETIC STUCCO
METAL PANEL CANOPY
STOREFRONT ALUMINUM
SLAZING



THINC

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27 **Building Buddies**

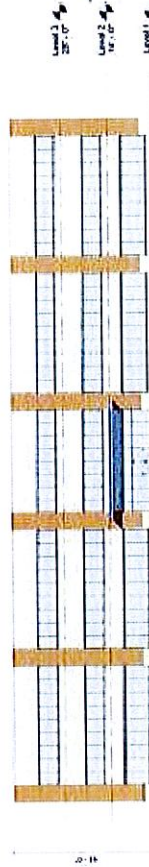
Shopping Center Building Use Concept Elevation	E1
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METAL PANEL
ALUMINUM STOREFRONT
GLAZING

SYNTHETIC STUCCO
ALUMINUM GLAZING
BRICK MASONRY

SYNTHETIC STUCCO
BRICK MASONRY
CULTURED STONE
ALUMINUM STOREFRONT
GLAZING



Level 2 of

Unit 2

Level: 1

Office Building Use Concept Images | A9

Office Building Use Concept Elevation	A1
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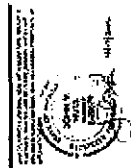
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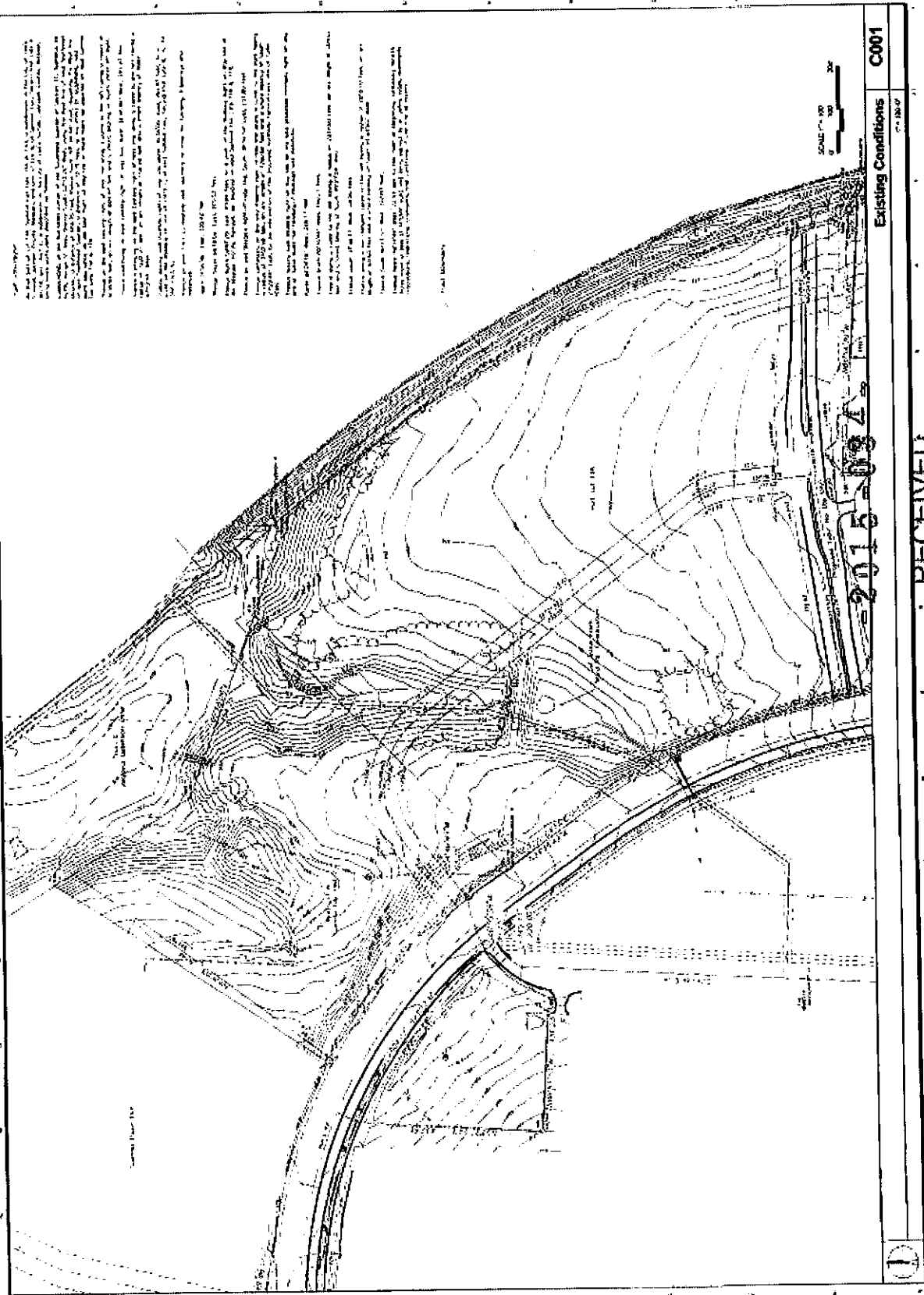
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Existing Conditions
C001

PRELIMINARY PLAN



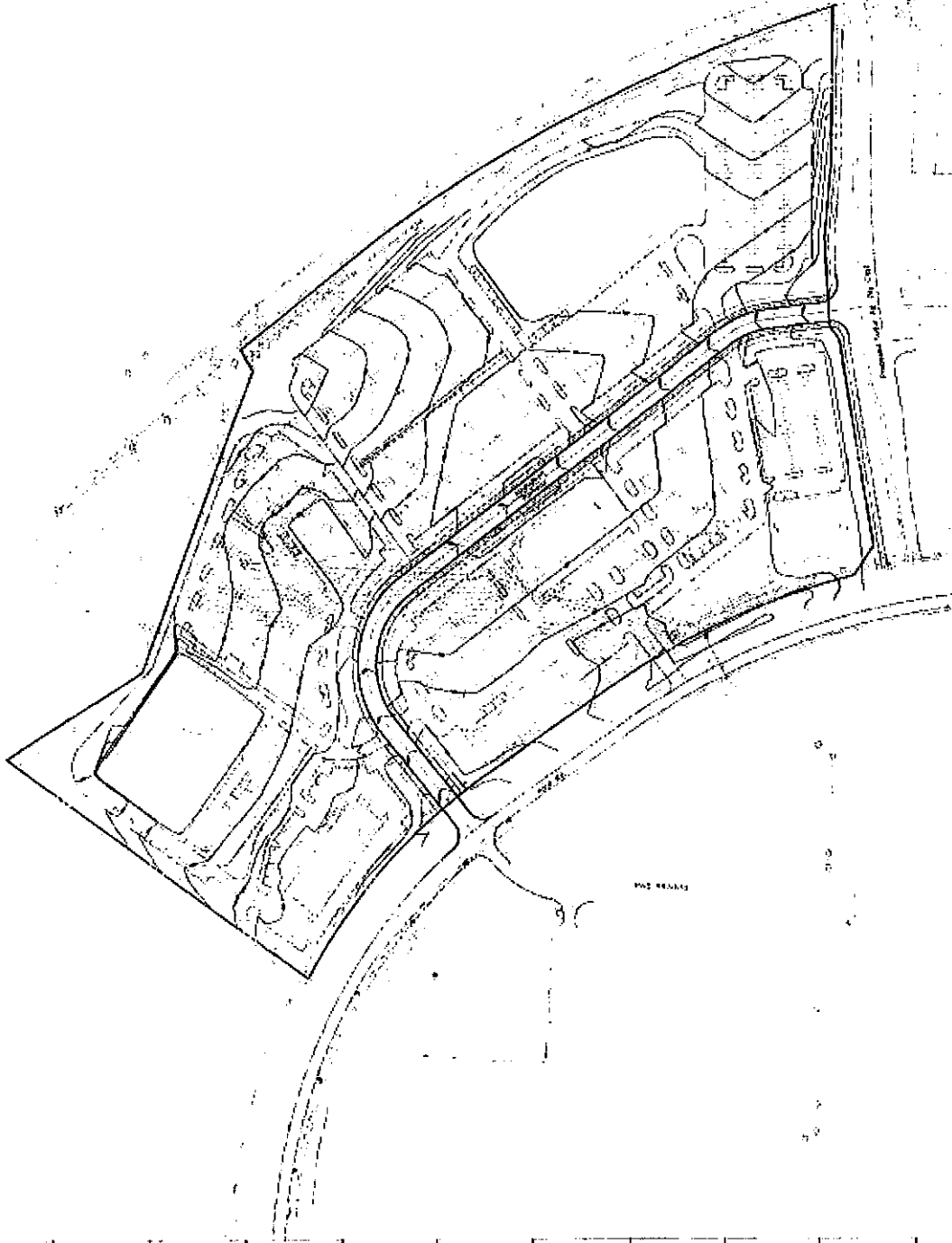
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1. The first step is to identify the problem.
 2. The second step is to define the problem.
 3. The third step is to analyze the problem.
 4. The fourth step is to develop a solution.
 5. The fifth step is to implement the solution.
 6. The sixth step is to evaluate the solution.
 7. The seventh step is to monitor the solution.
 8. The eighth step is to maintain the solution.
 9. The ninth step is to improve the solution.
 10. The tenth step is to document the solution.



at _____ City Commission	at _____
Printed this _____	at _____
Date _____	at _____
Signed _____	at _____

PRELIMINARY PLAN



Site Grading Plan C100

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C100

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1. Location of new water
supply in the project area

2015 Grand Earth

SUMMIT INNOVATION CENTER

2. Location of new water
supply in the project area

THHinc

3. Location of new water
supply in the project area



4. Location of new water
supply in the project area

5. Location of new water
supply in the project area

Site Utility Layout
C102

PRELIMINARY PLAN

1. Location of new water
supply in the project area

2. Location of new water
supply in the project area

3. Location of new water
supply in the project area

4. Location of new water
supply in the project area

5. Location of new water
supply in the project area

Scale: 1" = 100'

Site Utility Plan
C102

1" = 100'

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#PL2015-034 -- Preliminary Development Plan
Summit Innovation Center
Townsend Summit, LLC. applicant

