BILL NO. 15-84 ORDINANCE NO. 7637

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.

Randall L. Rhoads

Mayor *Randall L. Rhoads*

ATTEST:

Denise R. Chisum

City Clerk *Denise R. Chisum*

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

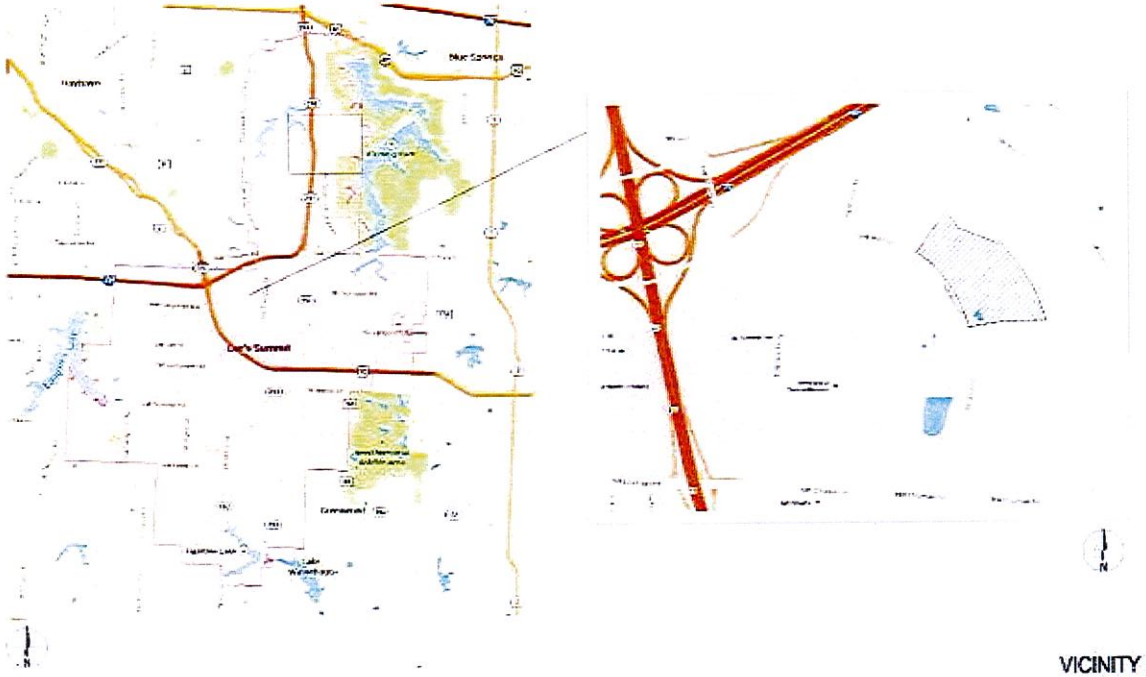
Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*



VICINITY MAP

SHEET INDEX:

SUMMIT INNOVATION CENTER

PRELIMINARY PLAN

City Comments Revision: April 21st, 2015

March 20th, 2015

Project Team:

Owner:

Architect:

Gould Evans Associates, LC
4041 Mill Street
Kansas City, Missouri 64111
816.931.5635 Voice
816.931.9940 Fax
www.gouldevans.com

Civil Engineer:

Treloar, Hansen & Hinshaw, Inc.
1901 Pennsylvania Drive
Columbia, MO 65203
573.814.1568 Voice
573.814.1128 Fax

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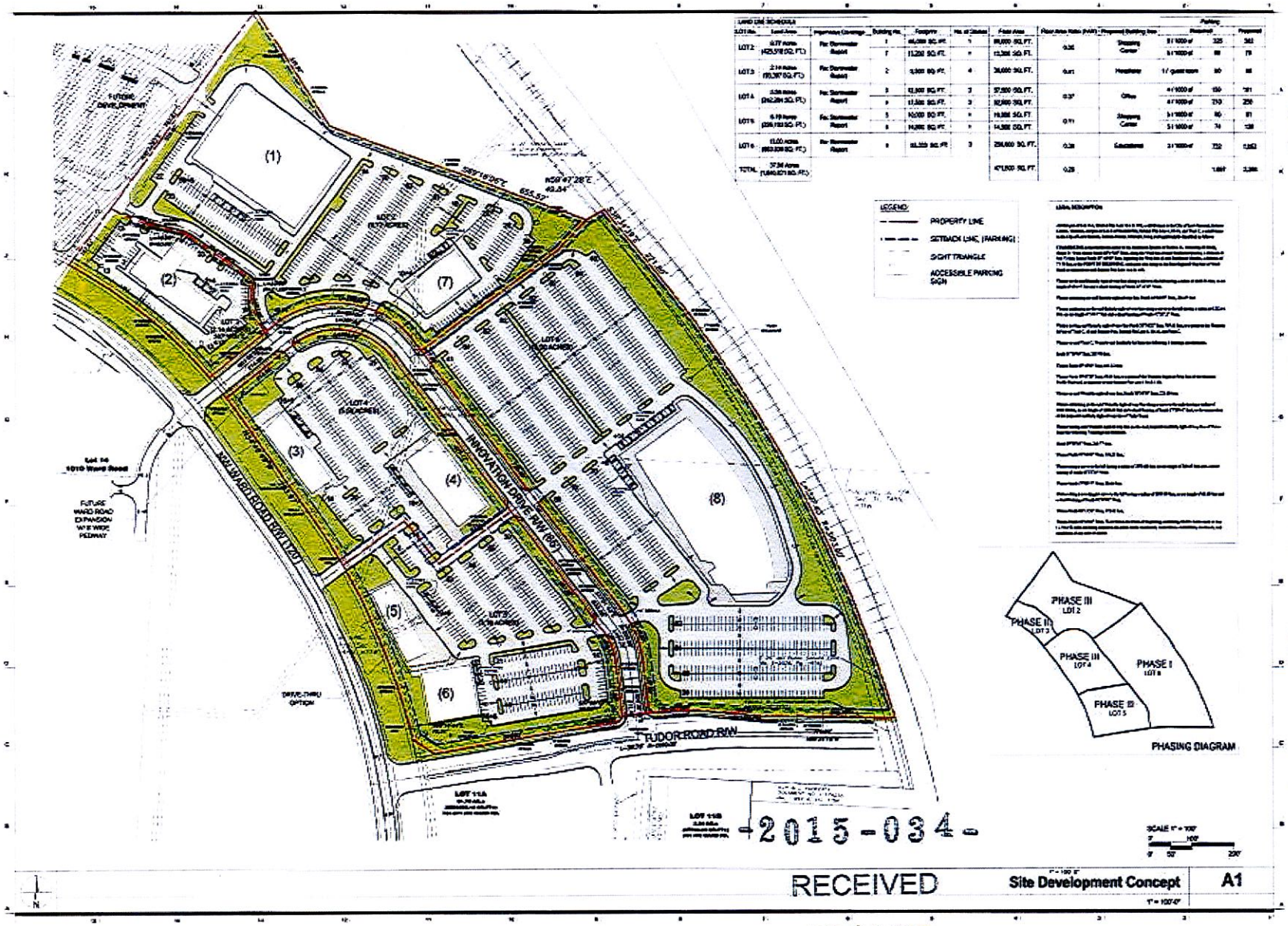
kansas city • lawrence • new orleans
phoenix • san francisco • tempe

PRELIMINARY PLAN

0215-6450



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Site Development Concept

A1

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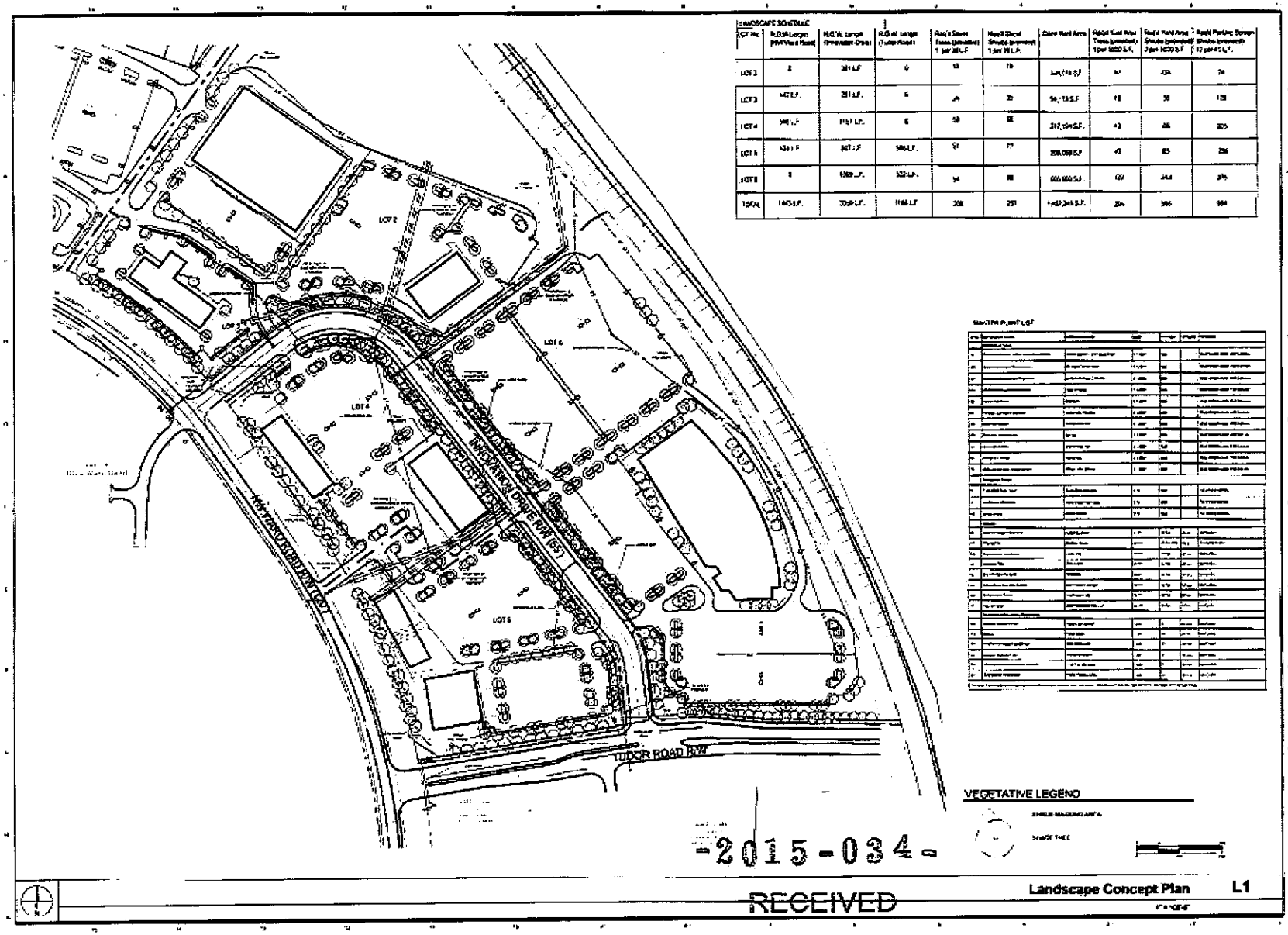
CITY COMMENTS APRIL 21ST, 2015

Site Development Concept

AS100

PRELIMINARY PLAN



LANDSCAPE SCHEDULE									
LOT No.	R.O.W. Length (NW Ward Road)	R.O.W. Length (Innovation Drive)	R.O.W. Length (Tudor Road)	Road's Street Trees (provided) 1 per 35 L.F.	Road's Street Shrubs (provided) 1 per 20 L.F.	Open Yard Area	Road's Yard Trees (provided) 1 per 1000 S.F.	Road's Yard Area Shrubs (provided) 1 per 1000 S.F.	Road's Parking Screen Shrubs (provided) 12 per 45 L.F.
LOT 2	[illegible]	361 L.F.	0	13	18	[illegible]	[illegible]	[illegible]	74
LOT 3	462 L.F.	251 L.F.	0	[illegible]	35	[illegible]	18	38	128
LOT 4	346 L.F.	1151 L.F.	0	50	58	217,104 S.F.	43	86	305
LOT 5	633 L.F.	867 L.F.	346 L.F.	51	77	258,000 S.F.	43	85	256
LOT 6	0	1309 L.F.	522 L.F.	54	88	600,000 S.F.	120	244	376
TOTAL	1441 L.F.	3939 L.F.	1168 L.F.	208	251	1,453,104 S.F.	204	396	994

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Landscape Concept

L100

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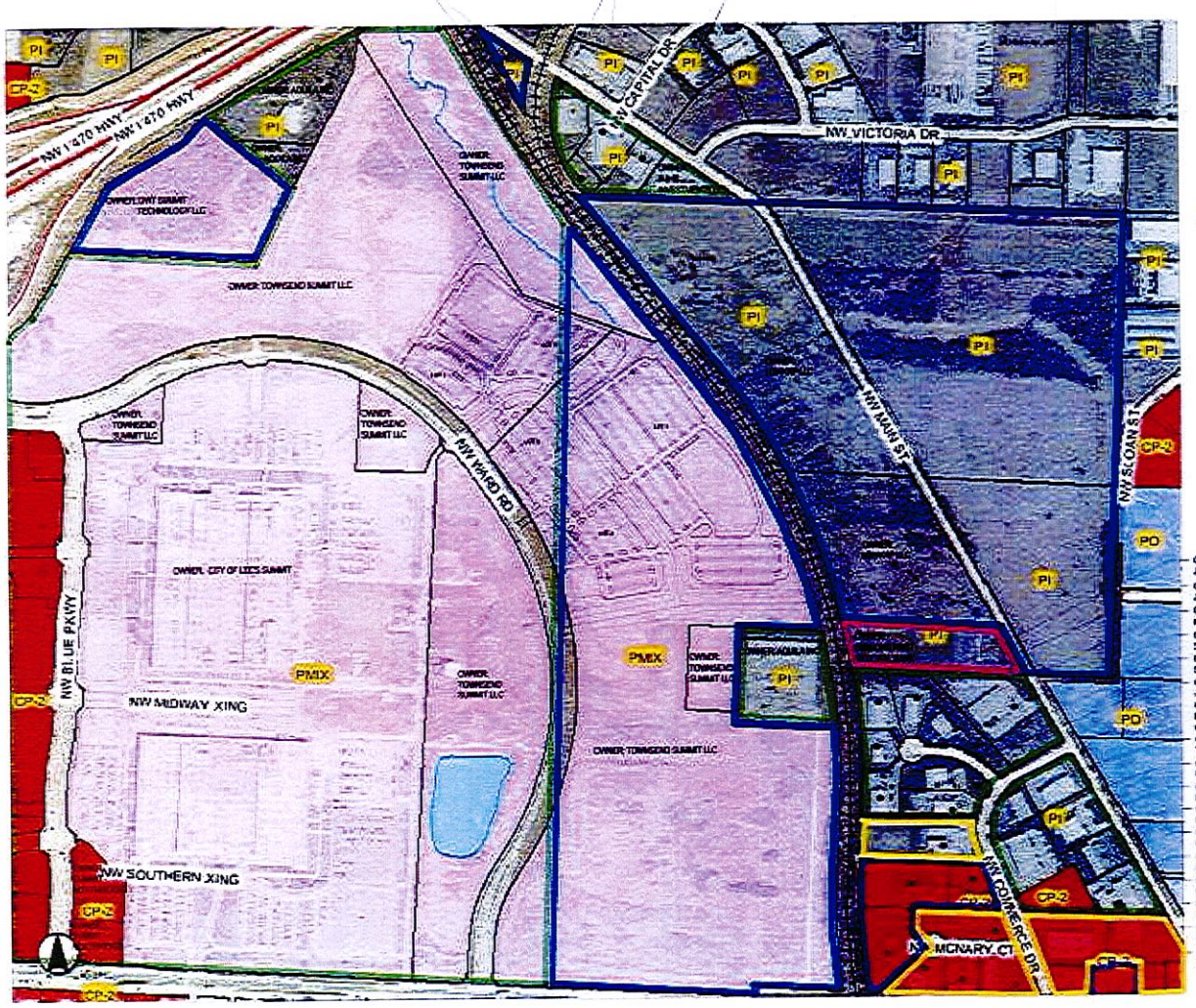

LEGEND

LAND USE

- Industrial
- Public / Semi-Public
- Commercial
- Undeveloped

XX - Zoning Designation

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Aerial Plan

AP100

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Aerial Plan - Site Surroundings | A1

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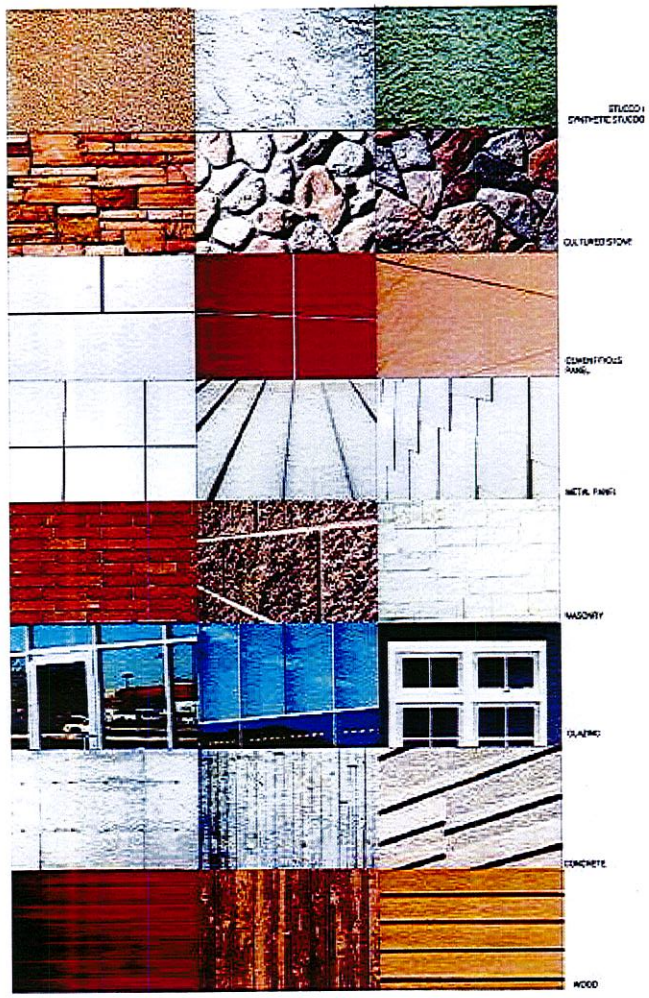

Material Palette A10

MONUMENT SIGN H7

MONUMENT SIGN H5

TRASH ENCLOSURE ELEVS. H1

Education Building Use Spirit Rendering A1

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CITY COMMENTS APRIL 21ST, 2015

Project No.
Date
Sheet

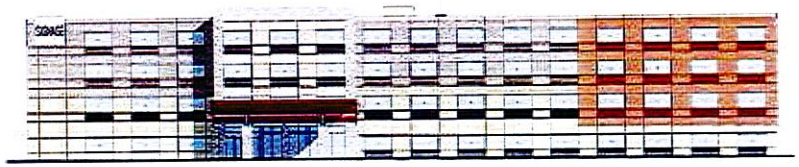
Exterior Aesthetics

A200

PRELIMINARY PLAN

CULTURED STONE
SYNTHETIC STUCCO
WOOD CANOPY
ALUMINUM GLAZING

Hospitality Building Use Concept Rendering | J9



South Elevation

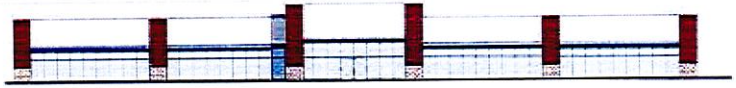
Hospitality Building Use Concept Elevation | J1
1/16" = 1'-0"

SYNTHETIC STUCCO
STOREFRONT ALUMINUM
GLAZING

BRICK MASONRY
SYNTHETIC STUCCO
STOREFRONT ALUMINUM
GLAZING

CULTURED STONE
SYNTHETIC STUCCO
METAL PANEL CANOPY
STOREFRONT ALUMINUM
GLAZING

Shopping Center Building Use Concept Images | E9



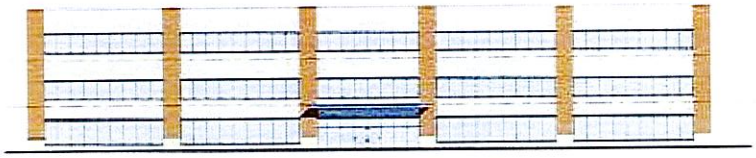
Shopping Center Building Use Concept Elevation | E1
1/16" = 1'-0"

METAL PANEL
ALUMINUM STOREFRONT
GLAZING

SYNTHETIC STUCCO
ALUMINUM GLAZING
BRICK MASONRY

SYNTHETIC STUCCO
BRICK MASONRY
CULTURED STONE
ALUMINUM STOREFRONT
GLAZING

Office Building Use Concept Images | A9



Office Building Use Concept Elevation | A1
1/16" = 1'-0"

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Exterior Aesthetics

A201

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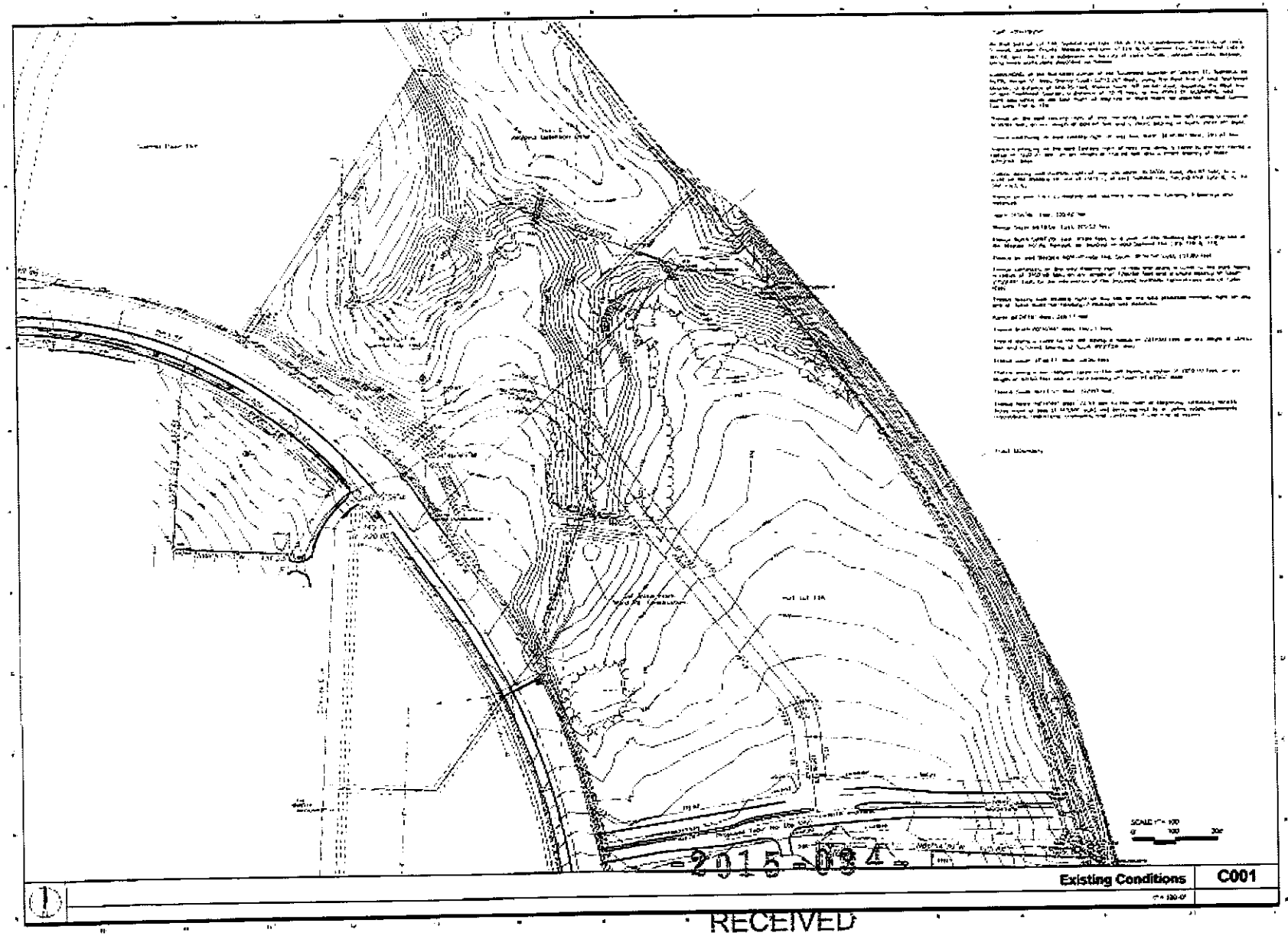

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Existing Conditions

C001

PRELIMINARY PLAN

2015-034

Existing Conditions | C001

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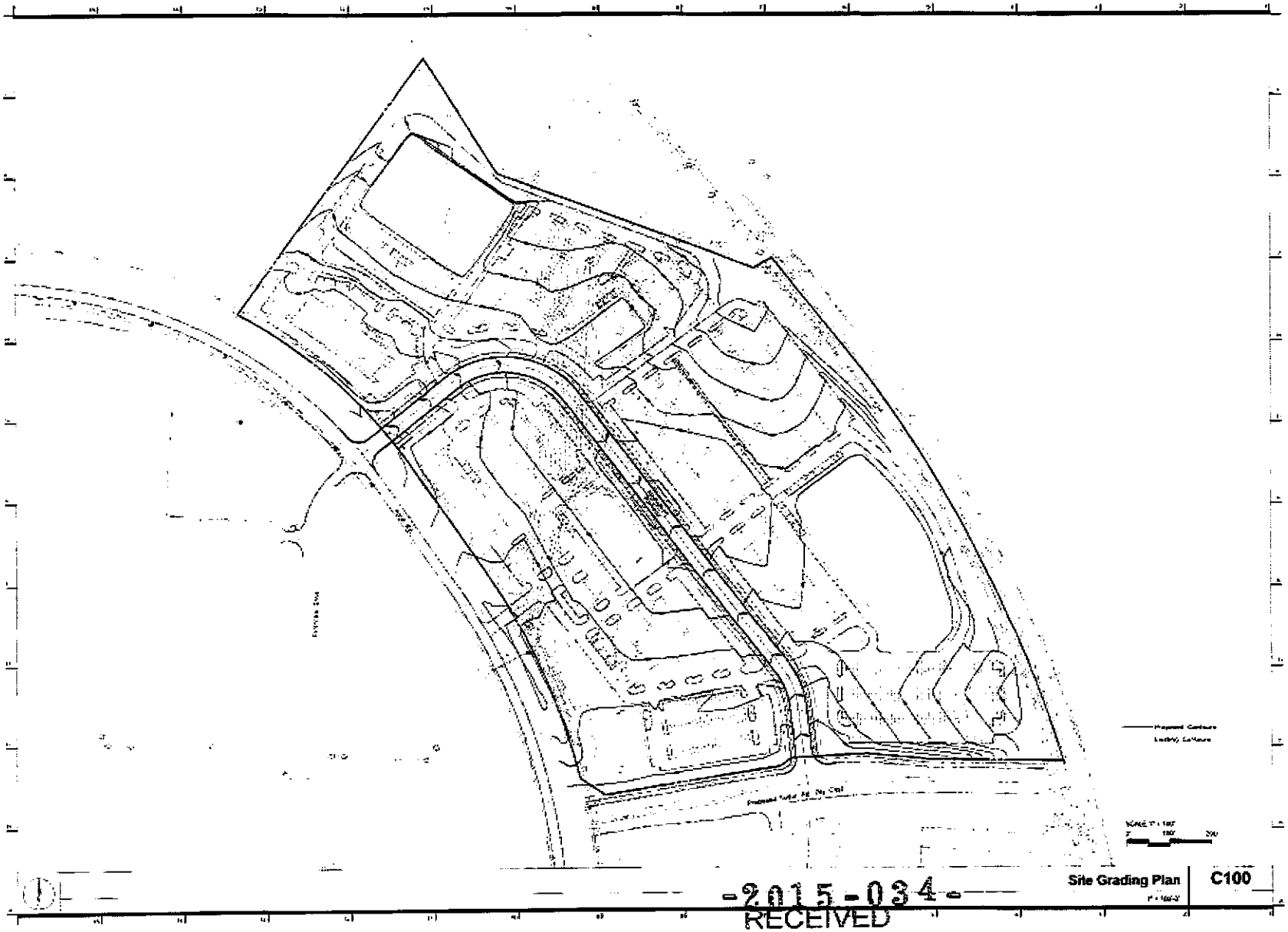

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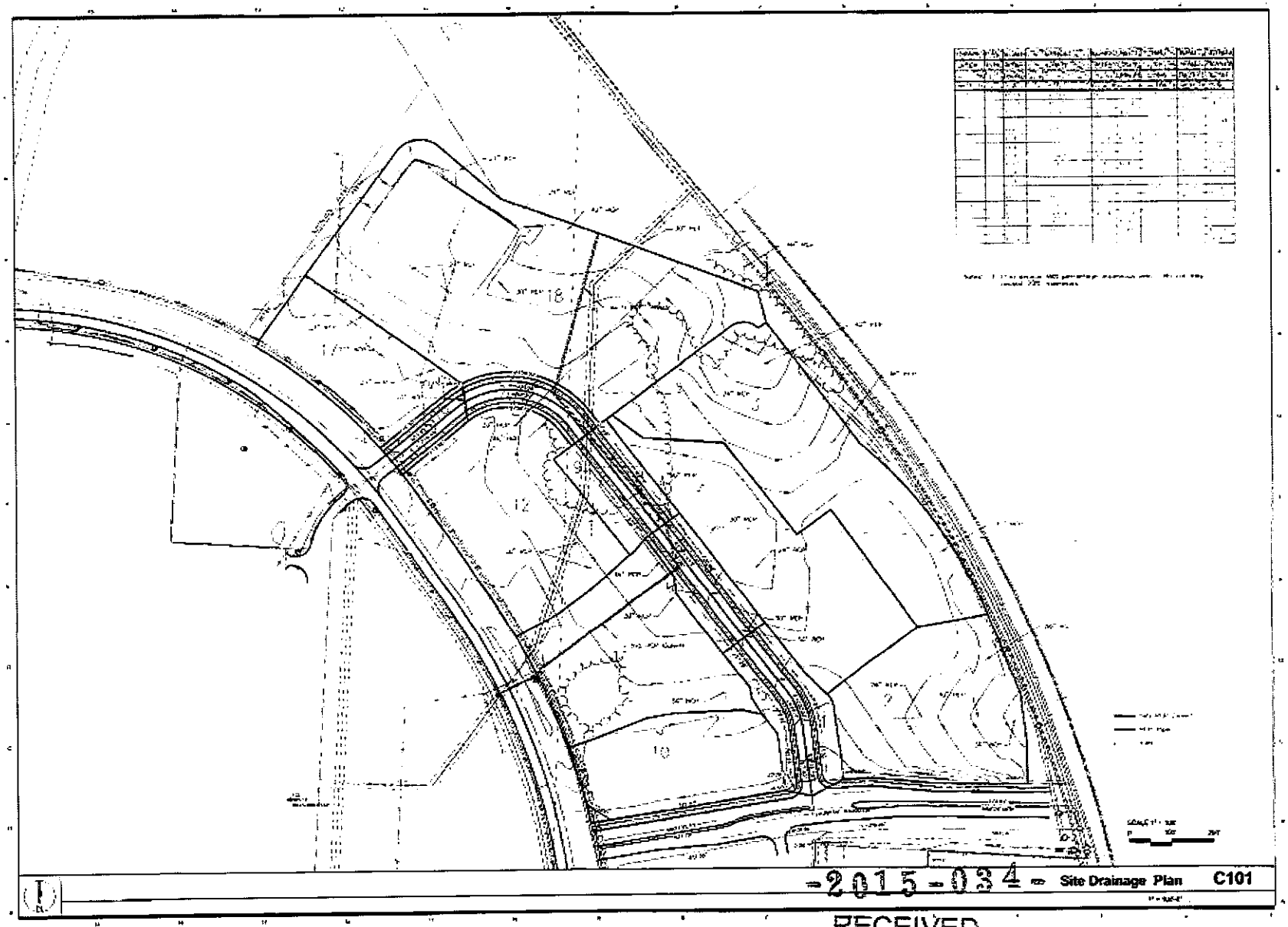
Site Grading Plan

C100

PRELIMINARY PLAN

Site Grading Plan | C100

-2015-034-



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Site Drainage Plan

C101

PRELIMINARY PLAN

-2015-034- Site Drainage Plan C101

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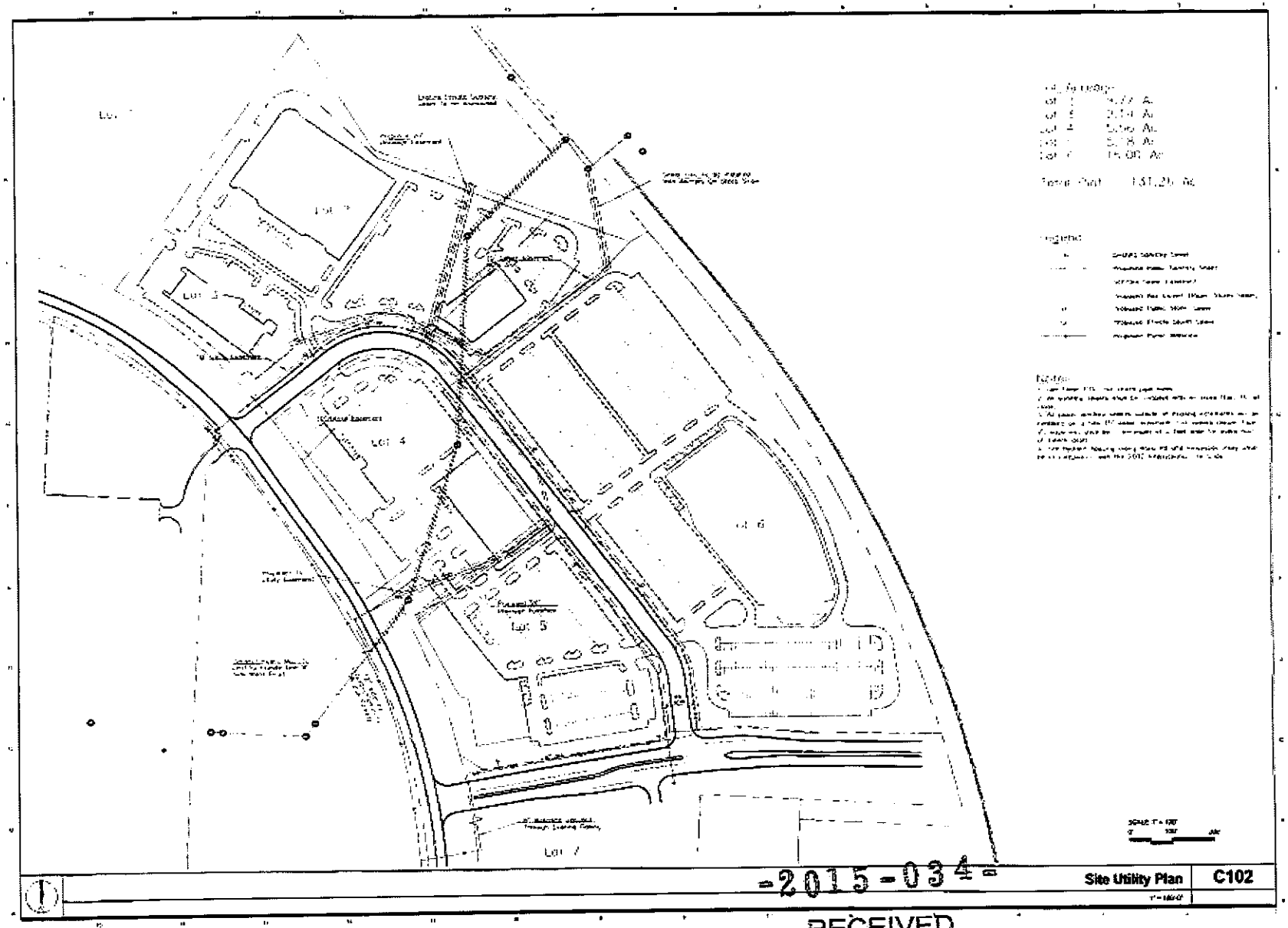

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Site Utility Layout

C102

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Townsend Summit, LLC, applicant