

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE PROPOSED CHAPEL RIDGE BUSINESS PARK OUTBUILDING, 3680 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 #PL2021-145 submitted by VAAP Chapel Ridge, requesting approval of a preliminary development plan on land located at 3680 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 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 June 24, 2021, 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 July 20, 2021, 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 on the following described property:

LOT 17, CHAPEL RIDGE BUSINESS PARK, LOTS 10-18 & TRACTS H THRU K

SECTION 2. That the following conditions of approval apply:

1. Compliance with plans and specifications submitted to and on file in the Development Services Department dated received June 3, 2021.
2. An Alternate Parking Plan allowing for 166 parking spaces to serve the subject property (a reduction from 181 existing parking spaces) shall be approved as part of the preliminary development plan.

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.

BILL NO. 21-144**ORDINANCE NO. 9202**

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 3rd day of August, 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 5th day of August, 2021.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

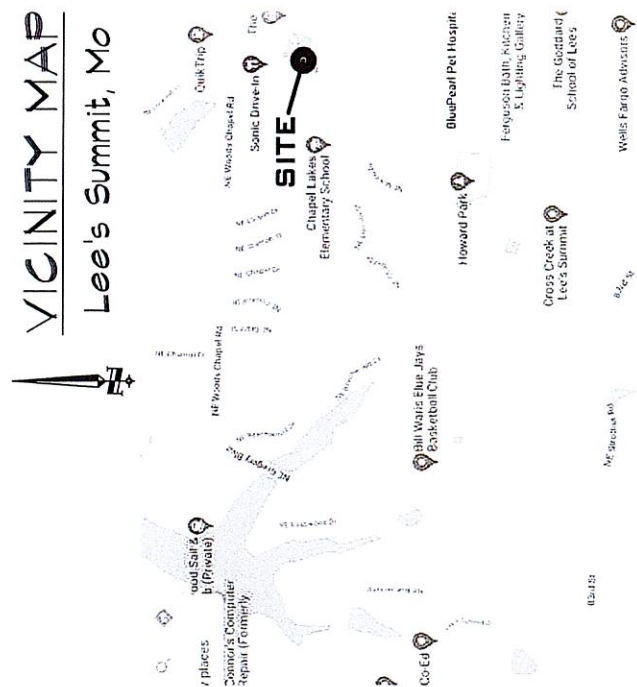
William A. Baird
Mayor William A. Baird

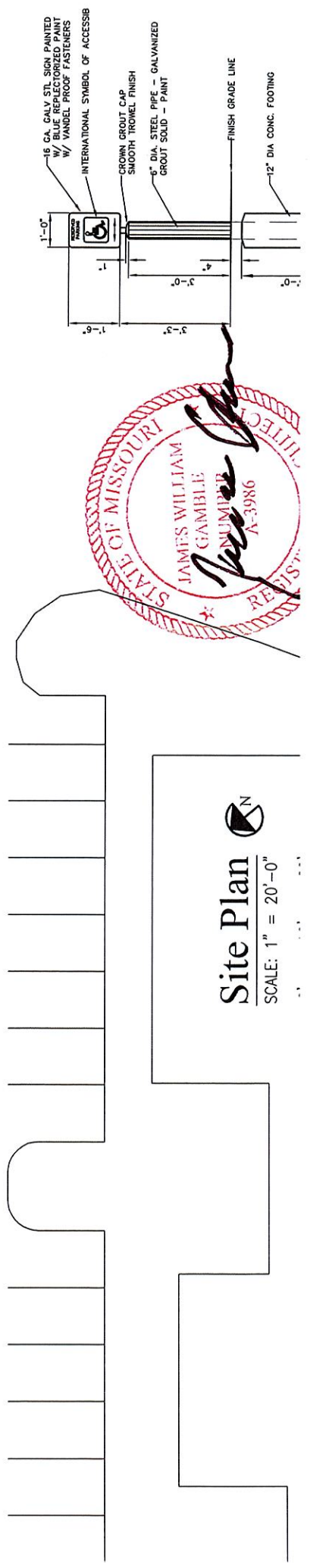
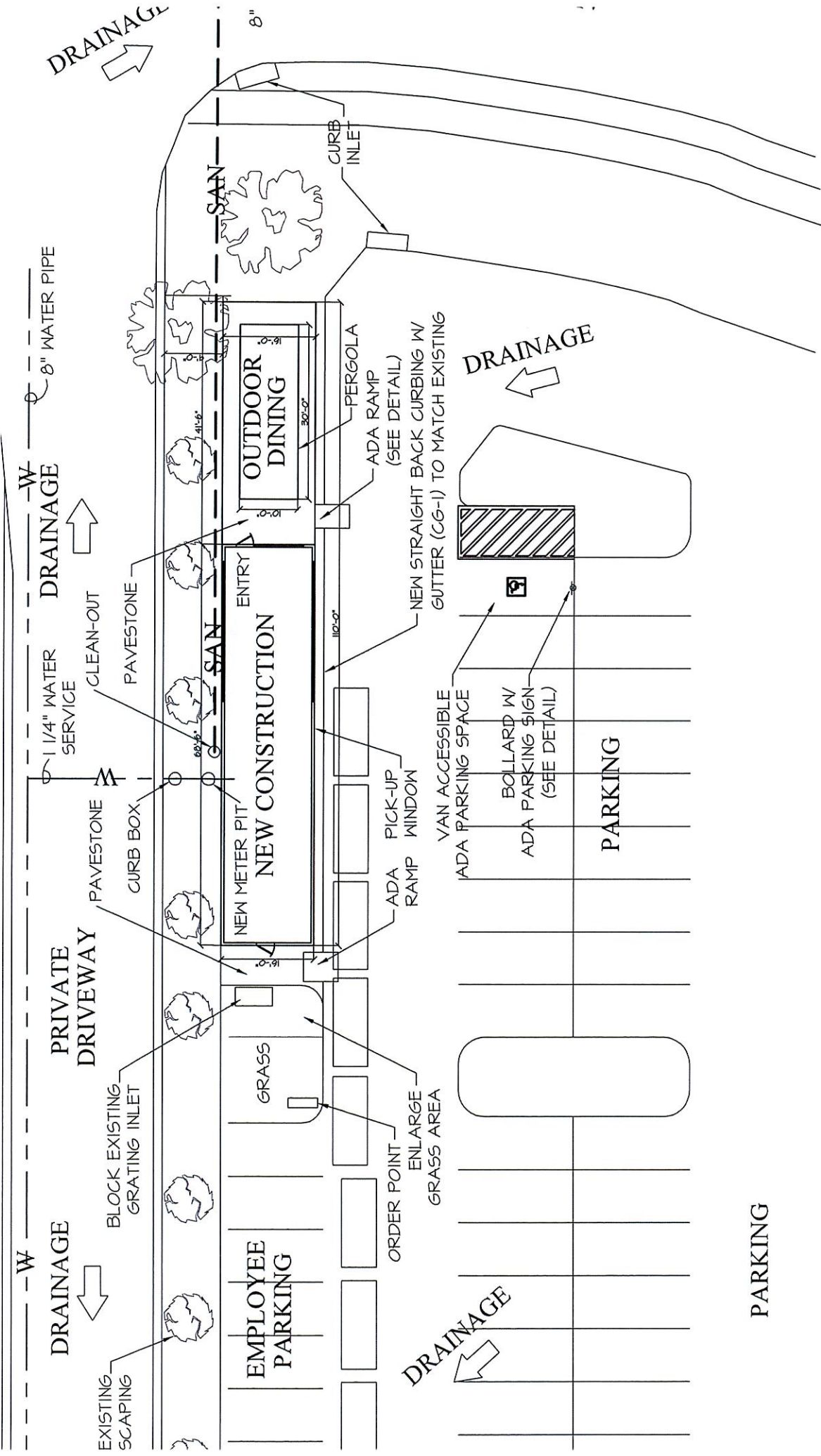
APPROVED AS TO FORM:

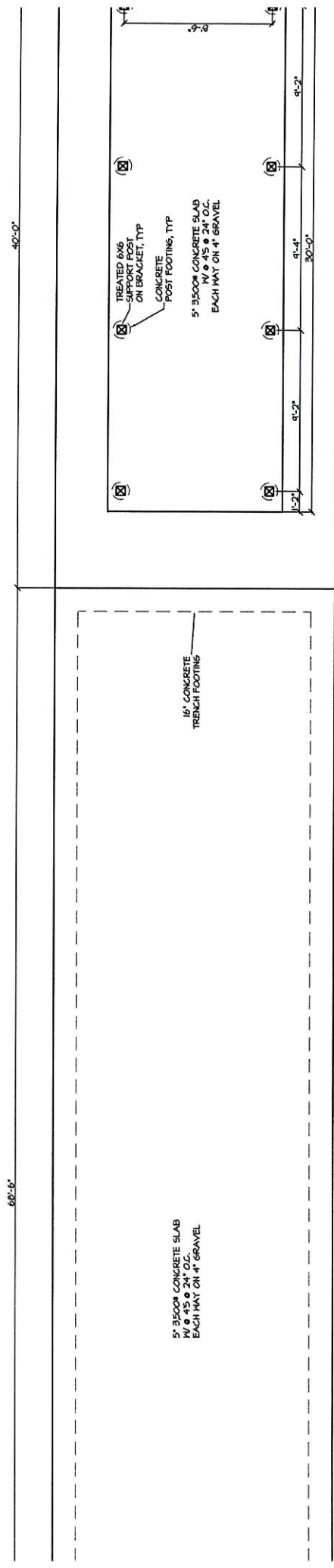
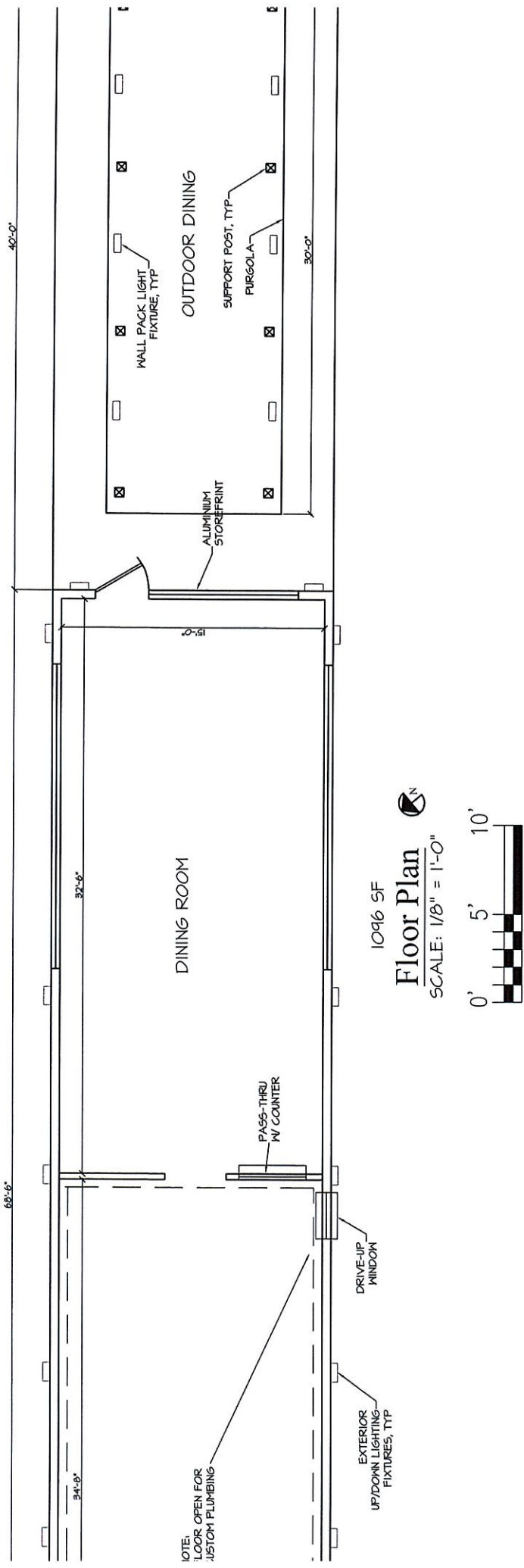
Daniel R. White
Chief Counsel of Management & Operations
Daniel White



CHAPEL RIDGE OUT BUILDING

DESCRIPTION Chapel Ridge, LLC Chapel Ridge Business Park in Lee's Summit, County, Missouri 096 SF	SHEET LEGEND A-1 - COVER SHEET A-2 - SITE PLAN A-3 - FOUNDATION PLAN - FLOOR PLAN A-4 - ELEVATIONS A-5 - CONSTRUCTION DETAILS A-6 - PERGOLA DETAILS	OWNER: VAAP Chapel Ridge, LLC Attn: Dr. Veeral Bhoot P. O. Box 24193 Overland Park, Kansas ARCHITECT: The Gamble Company, Inc 3500 S. Mize Ridge Ct. Independence, Missouri 816-809-8748	VICINITY MAP Lee's Summit, Mo 
DATA: BUILDING CODE LOCAL CODE S CODE MECHANICAL CODE	SITE DATA TABLE EXISTING LOT AREA: PROPOSED BUILDING AREA: TOTAL BUILDING AREA: FAR %: (LOT 17) IMPERVIOUS AREA: EXISTING PARKING SPACES: PROPOSED PARKING SPACES: 182,138 SF 1,096 SF 34,246 SF 1.9% NO CHANGE 170 155 		



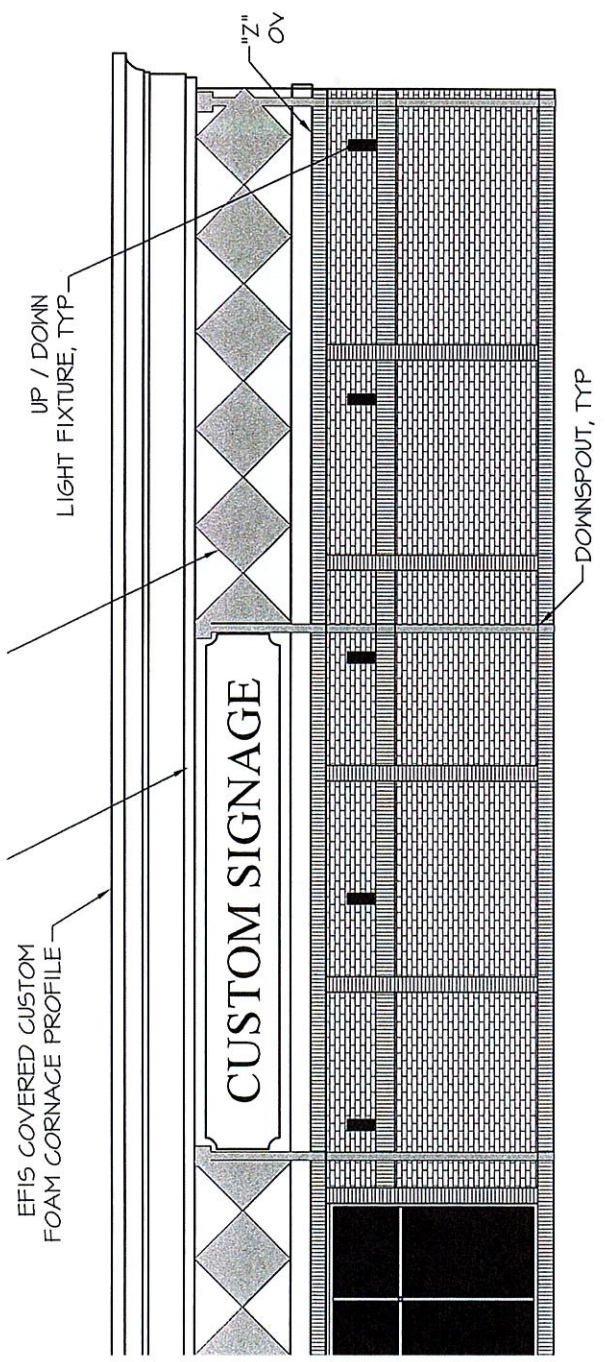


Foundation Plan

SCALE: 1/8" = 1'-0"

0' 5' 10'





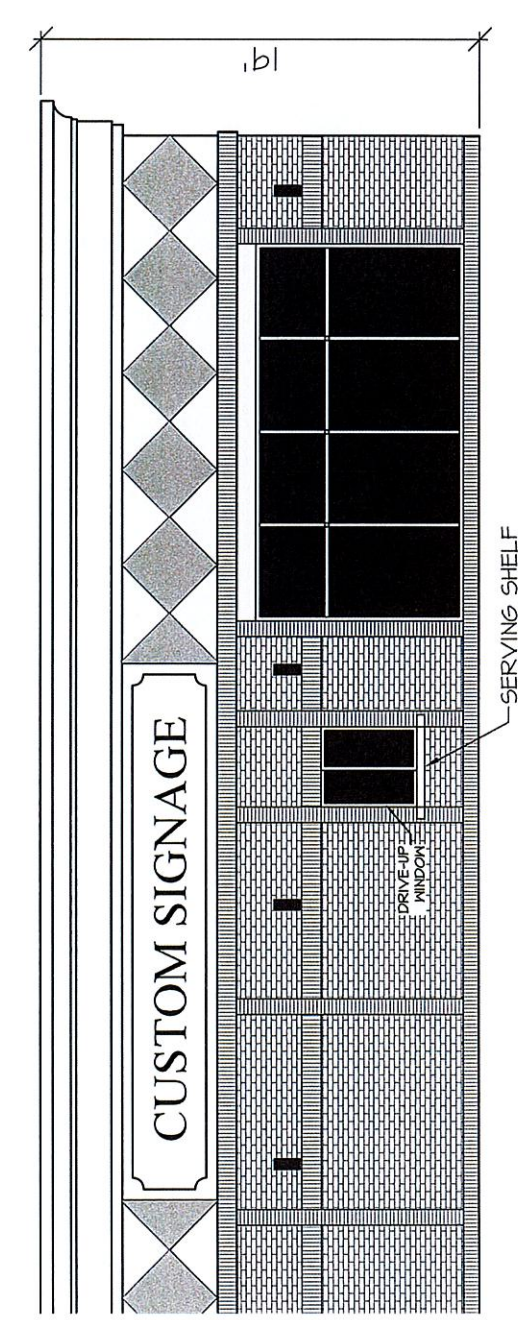
North Elevation

SCALE: 1/8" = 1'-0"



North Elevation

SCALE: 1/8" = 1'-0"



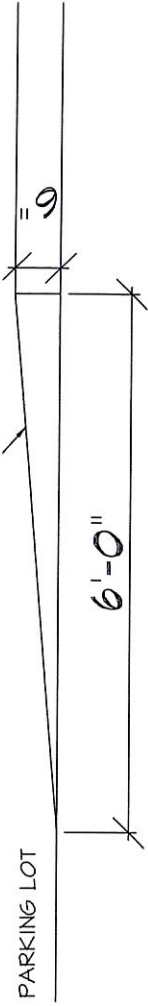
South Elevation

SCALE: 1/8" = 1'-0"

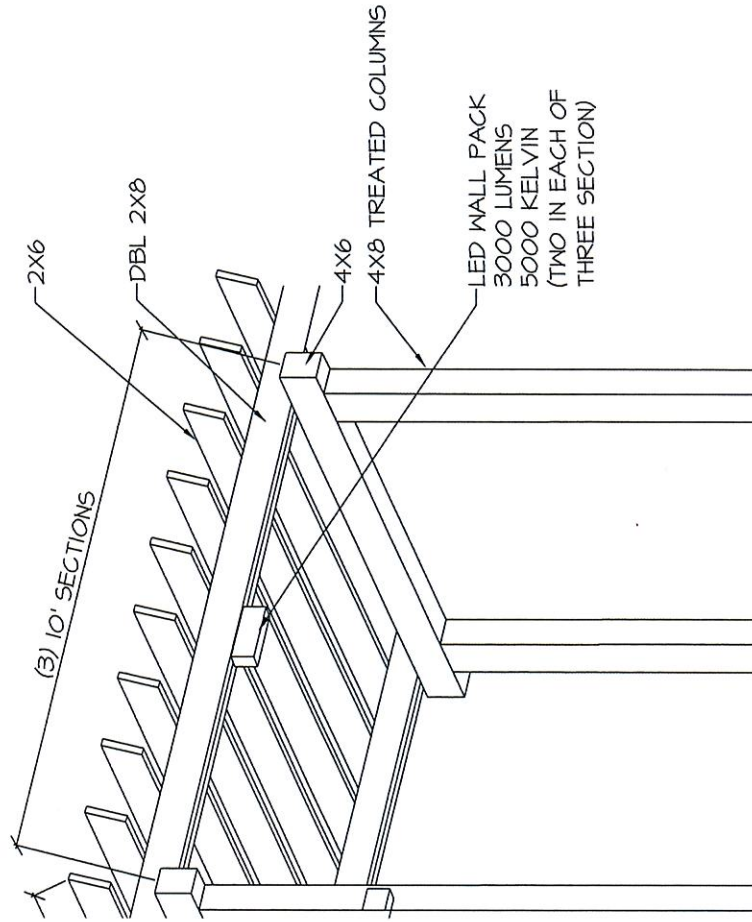
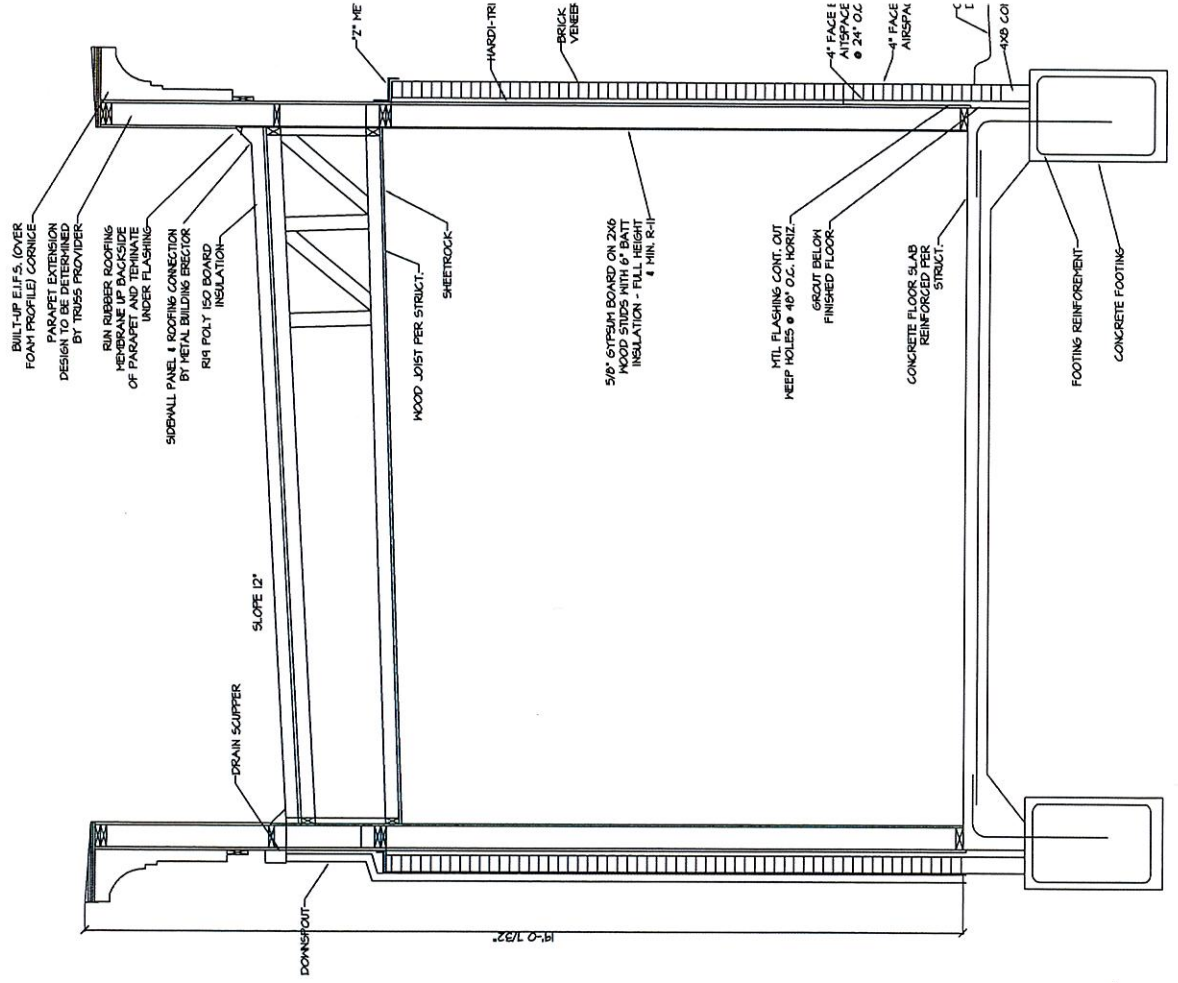
South Elevation

SCALE: 1/8" = 1'-0"



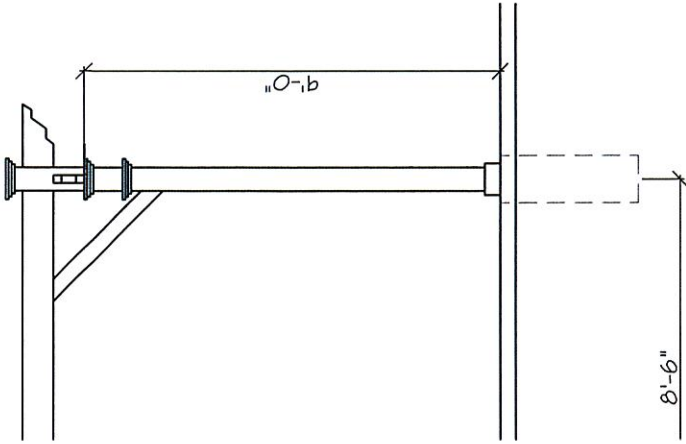


ADA RAMP DETAIL



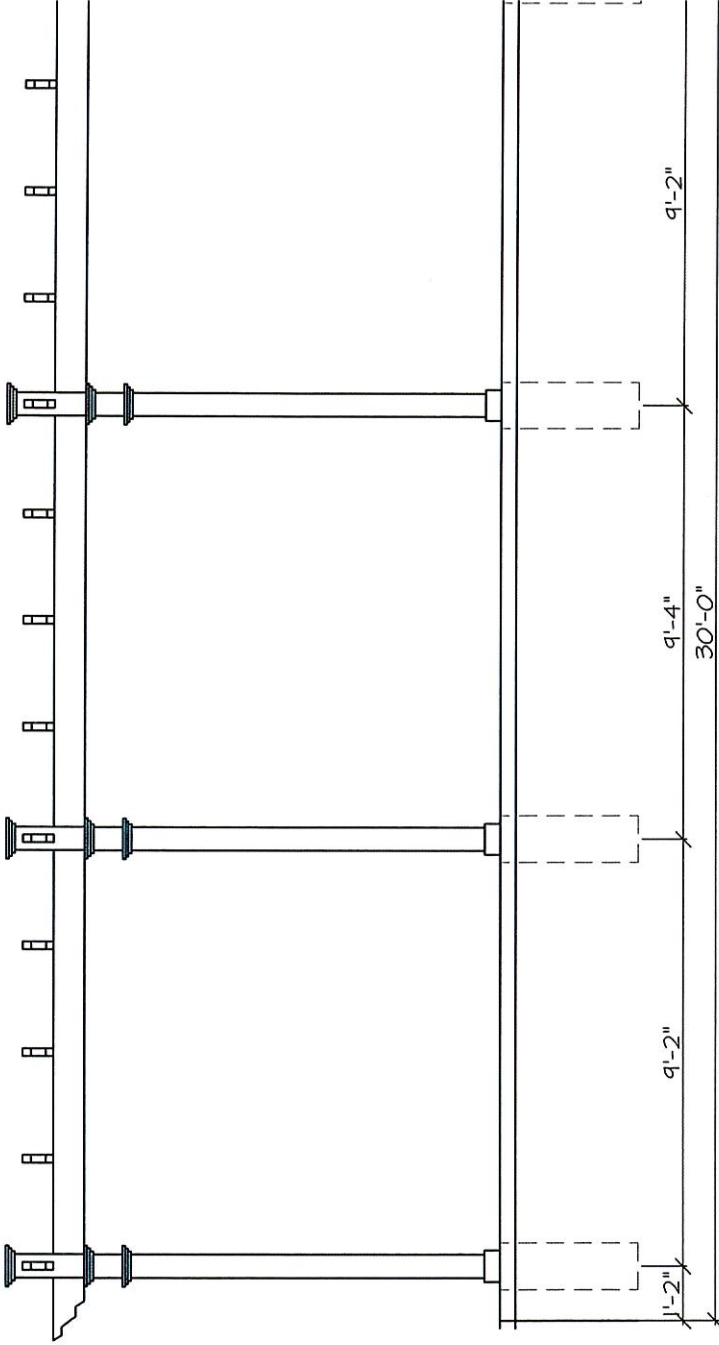
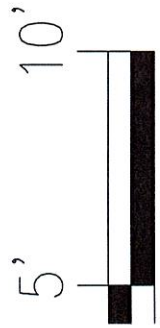
Partial Arbor Detail





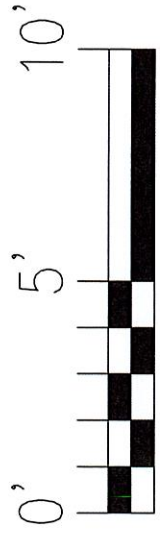
Purgola Elevation

E: 1/4" = 1'-0"



Purgola Front Elevation

SCALE: 1/4" = 1'-0"



68'-6"

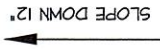


SCUPPER, TYP



RTU

ROOF DECK



PARAPET WALL -

FLASHING, CANT STRIP & ROOF DECK
MECHANICALLY FASTENED

Roof Plan

SCALE: 3/16" = 1'-0"



Appl. #PL2021-145 PRELIM DEV PLAN
Chapel Ridge outbuilding

