

AN ORDINANCE APPROVING A REZONING FROM AG (AGRICULTURAL) TO DISTRICT RP-1 (PLANNED SINGLE-FAMILY RESIDENTIAL), RP-4 (PLANNED APARTMENT RESIDENTIAL DISTRICT) & CP-2 (PLANNED COMMUNITY COMMERCIAL DISTRICT) AND PRELIMINARY DEVELOPMENT PLAN FOR BLUE PARKWAY MIXED-DENSITY RESIDENTIAL DEVELOPMENT, LOCATED AT 2840 SE BLUE PARKWAY, 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 #PL2021-282 submitted by Griffin Riley Property Group, requesting approval of a rezoning from AG (Agricultural) to District RP-1 (Planned Single-Family Residential), RP-4 (RP-4 Planned Apartment Residential District) & CP-2 (Planned Community Commercial District) and preliminary development plan on land located at 2840 SE Blue Parkway, 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 September 23, 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 October 19, 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:

TRACT 1:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47, RANGE 31, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN ROADS.

FURTHER EXCEPTING THE FOLLOWING:

THAT PART CONVEYED TO MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION BY THE QUIT CLAIM DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064878.

THAT PART CONVEYED TO W. R. ROBBINS, TRUSTEE OF THE W. R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1995, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064936.

THAT PART CONVEYED TO YVONNE R. ROBBINS, TRUSTEE OF THE YVONNE R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1995, AS RESTATED AS OF JULY 22, 2005, IN WARRANTY DEED RECORDED 08/06/2014, AS DOCUMENT NO. 2014E0064937.

THAT PART CONVEYED TO W. R. ROBBINS, TRUSTEE OF THE W. R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1995, AS RESTATED AS OF JULY 22, 2005, IN WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064940.

THAT PART CONVEYED TO YVONNE R. ROBBINS, TRUSTEE OF THE YVONNE R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1995, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064941.

THAT PART CONVEYED TO W. R. ROBBINS, TRUSTEE OF THE W. R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1995, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064944.

THAT PART CONVEYED TO YVONNE R. ROBBINS, TRUSTEE OF THE YVONNE R. ROBBINS REVOCABLE LIVING TRUST DATED OCTOBER 27, 1995, AS RESTATED AS OF JULY 22, 2005, BY THE WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064945.

THAT PART CONVEYED TO MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION BY THE WARRANTY DEED RECORDED 08/14/2014 AS DOCUMENT NO. 2014E0067093 AND AS DOCUMENT NO. 2014E0067095.

THAT PART CONVEYED TO THE CITY OF LEE'S SUMMIT BY THE WARRANTY DEED RECORDED 08/14/2014 AS DOCUMENT NO.

2014E0067094 AND AS DOCUMENT NO. 014E0067094. AND FURTHER EXCEPT A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 02°19'49" WEST, ON THE EAST LINE OF THE SAID NORTHWEST QUARTER 2,514.26

FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH OUTER ROAD OF EXISTING EAST BOUND ROUTE 50 AS DESCRIBED IN GENERAL WARRANTY DEED , INSTRUMENT NUMBER 2014E0064945 RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 80°17'46" WEST WITH A RADIUS OF 708.50 FEET, A CENTRAL ANGLE OF 47°20'45" AND AN ARC DISTANCE OF 585.46 FEET; THENCE SOUTH 57°03'00" WEST, 31.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE

RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 32°57'00" WEST WITH A RADIUS OF 739.50 FEET, A CENTRAL ANGLE OF 13°17'24" AND AN ARC DISTANCE OF 171.53 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 784.50 FEET, A CENTRAL ANGLE OF 10°24'58" AND AN ARC DISTANCE OF 142.62

FEET TO A POINT INTERSECTING WITH THE WEST LINE OF THE EAST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 11;

THENCE ON SAID WEST LINE, NORTH 02°22'54" EAST, 1,958.98 FEET TO A POINT ON THE NORTH LINE OF THE SAID NORTH WEST QUARTER; THENCE ON SAID NORTH LINE, SOUTH 87°55'11" EAST, 658.12 FEET TO THE POINT OF BEGINNING.

TRACT II:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 02°19'49" WEST, ON THE EAST LINE OF THE SAID NORTHWEST QUARTER 2,514.26

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SECTION 2. That the following conditions of approval apply:

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 6.18 units per acre for the RP-1 district instead of 4 units per acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Width, shall be granted to allow minimum lot widths of 40' for the RP-1 district instead of 60'.
3. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum of 4,000 sf. per lot for the RP-1 district instead of 6,600 sf. per lot.
4. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 13.12 units per acre for the RP-4 district instead of 12 units to the acre.
5. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 3,300 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
6. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 2.5-inch caliper for shade trees instead of 3-inch.
7. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 2.0-inch caliper for ornamental trees instead of 3-inch.
8. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 6' tall for evergreen trees instead of 8' tall.
9. A modification of UDO Sec. 8.750 shall be granted to allow the required 20'-wide high-impact landscape buffers to be located off the property line in accordance with the submitted landscape plans dated September 2, 2021.
10. A modification shall be granted to reduce the required parking lot setback from 20' to 18' along the east property line adjacent to SE Heritage Street.
11. A stormwater waiver shall be submitted and approved for a peripheral drainage area located along the western edge of the proposed development.
12. Development shall be in accordance with the preliminary development plan dated September 2, 2021.
13. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA) and the off-site sanitary sewer improvements. 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 Records' Office. All public improvements shall be substantially complete prior to any building permits being issued.
14. Due to an excessive dead-end length for the water line proposed in Phase 2, the water line may be required to be looped in Phase 2. This would also potentially require the extension of public roads and storm sewers during Phase 2. Final determination will be made during the final development plan submittal and review process.
15. Interior water lines, storm lines, and sanitary sewer lines shown within Phase 3 may be considered to be private. Final determination to be made during the final development plan submittal and review process.

16. The sanitary sewers serving Phase 2 and shown to be installed beneath unfinished road bed may require the installation of additional roads, water lines and storm sewers. Final determination will be made during the final development submittal and review process.
17. A second means of access for emergency purposes shall be installed when required by the 2018 International Fire Code. The construction and location of the access shall be approved the City of Lees Summit Fire Marshall.

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 16th day of November, 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 17th day of November, 2021.

ATTEST:

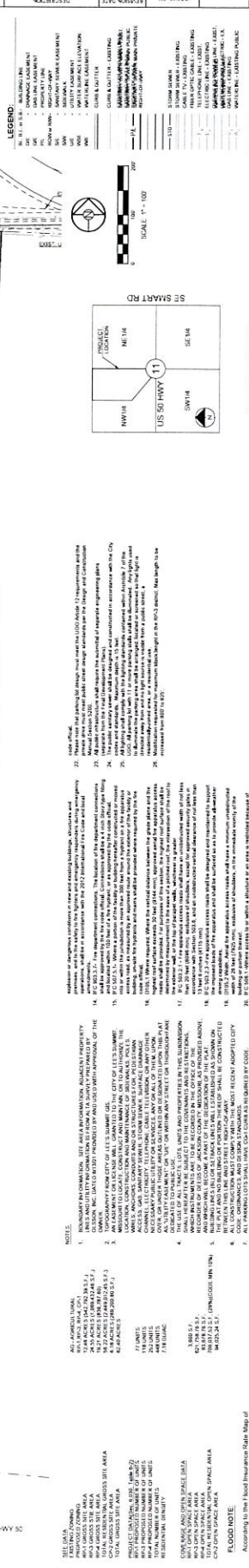
Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



William A. Baird
Mayor William A. Baird

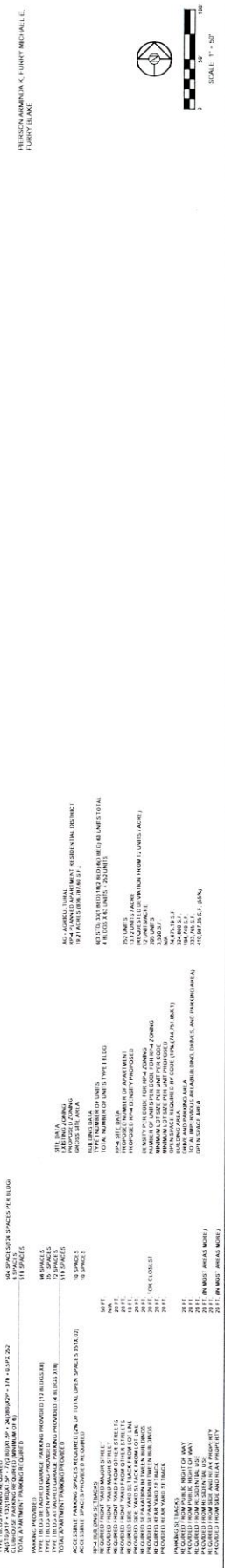
APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head



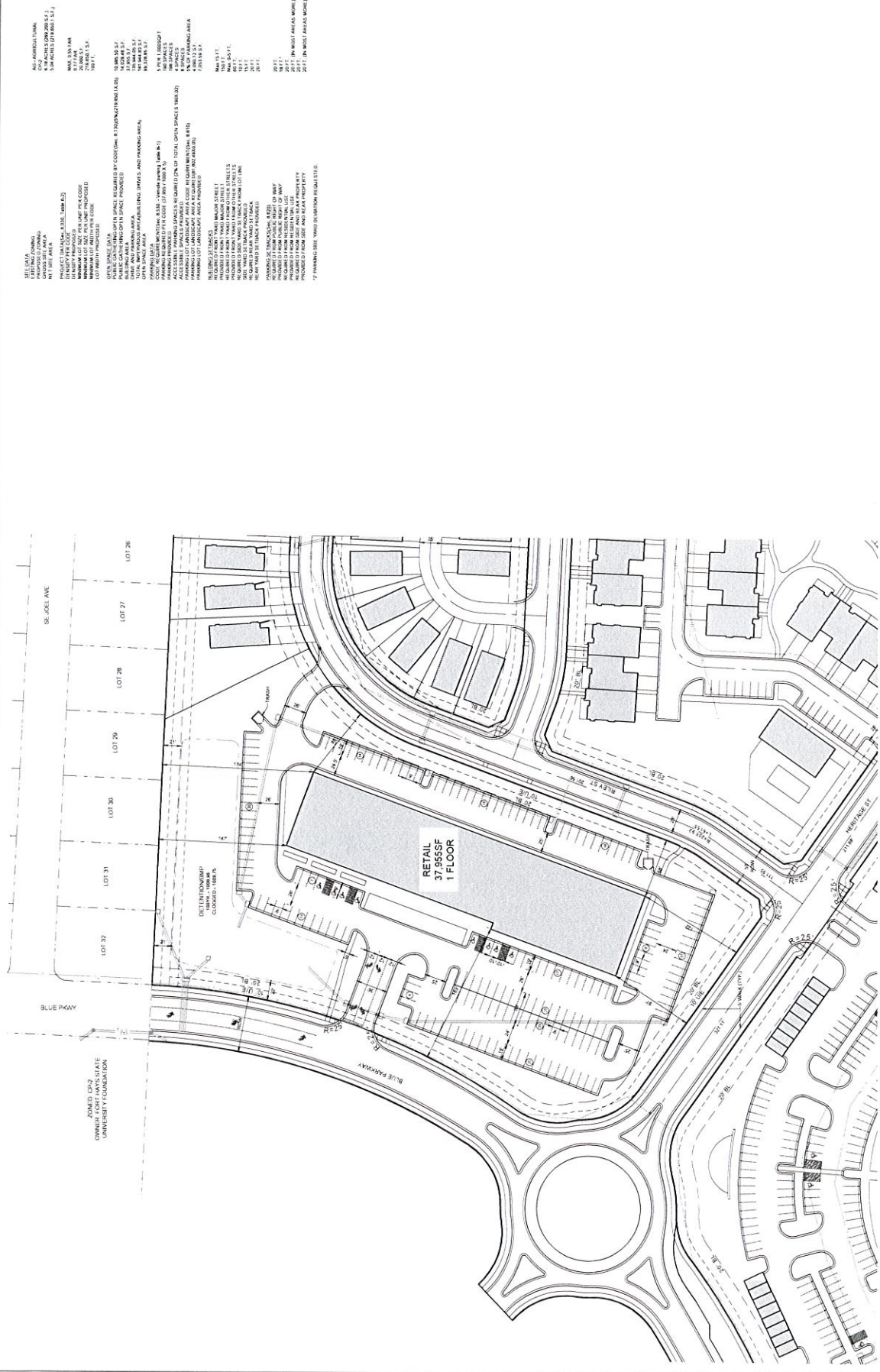
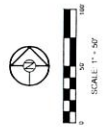
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 49. ERM panel 499 for map number 2900052004499.
 50. ERM panel 500 for map number 2900052004500.





DATE	DESCRIPTION
10/20/2017	PRELIMINARY DEVELOPMENT PLAN
10/20/2017	PRELIMINARY DEVELOPMENT PLAN
10/20/2017	PRELIMINARY DEVELOPMENT PLAN
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- EXISTING CONDITIONS:**
- EXISTING LOT 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



SHEET
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OVERALL
GRADING PLAN

NO.	DATE	DESCRIPTION
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2	11/10/10	REVISED
3	01/10/11	REVISED
4	03/10/11	REVISED
5	05/10/11	REVISED
6	07/10/11	REVISED
7	09/10/11	REVISED
8	11/10/11	REVISED
9	01/10/12	REVISED
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A NEW GRIFFIN RILEY DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
BLUE PARKWAY AND BLACKWELL ROAD
LEE'S SUMMIT, MISSOURI

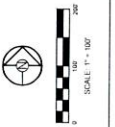
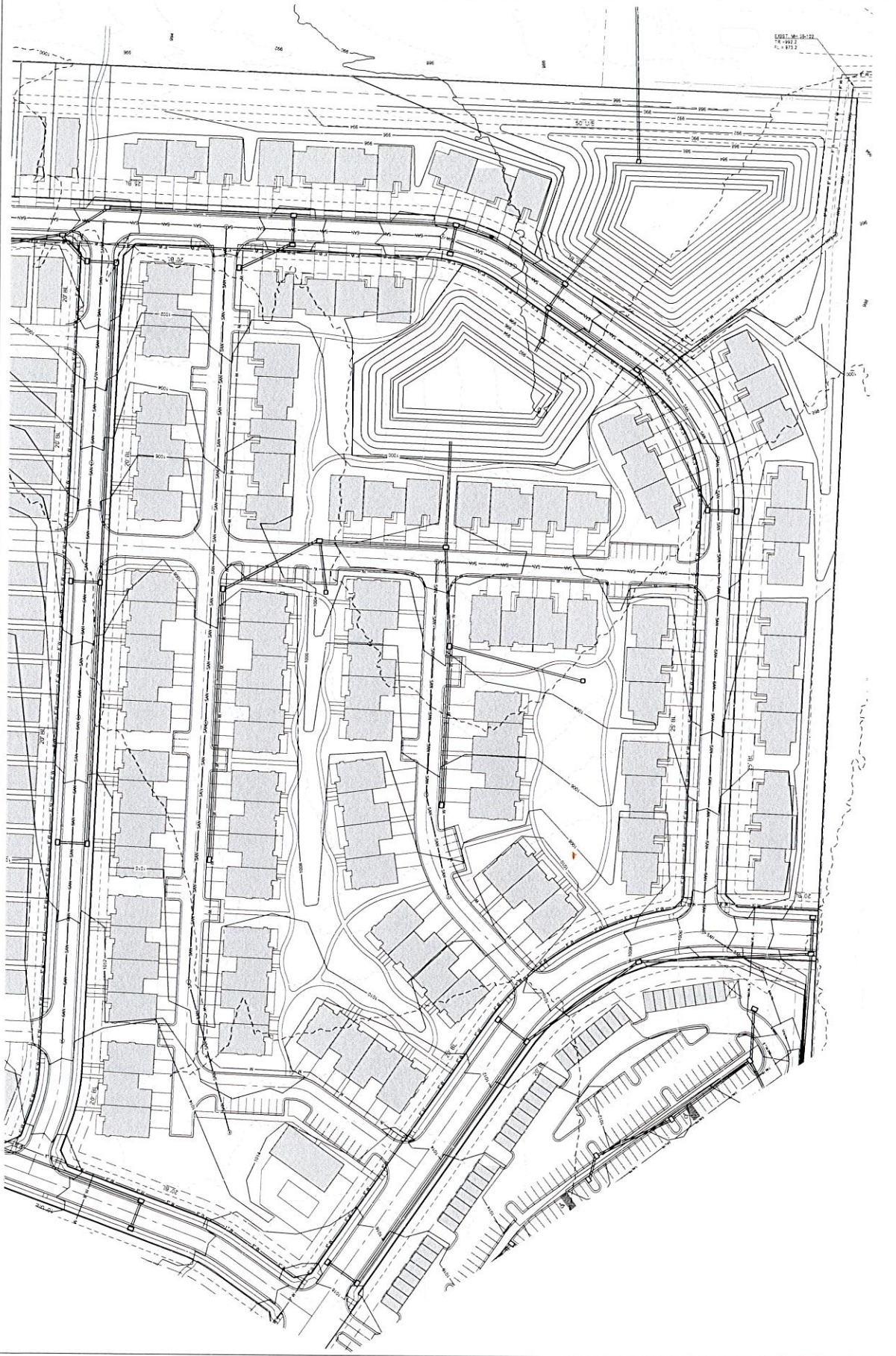
SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
1400 WEST 10TH STREET, SUITE 200, KANSAS CITY, MO 64108
TEL: 816.234.1234 FAX: 816.234.1235
WWW.SCHLAGEL-ASSOCIATES.COM
KANSAS REG. NO. 00000000 MISSOURI REG. NO. 00000000

**A NEW GRIFFIN RILEY DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
BLUE PARKWAY AND BLACKWELL ROAD
LEE'S SUMMIT, MISSOURI**

REVISION	DATE	DESCRIPTION
1	01/15/2021	ISSUED FOR PERMIT
2	02/10/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
3	03/05/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
4	04/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
5	05/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
6	06/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
7	07/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
8	08/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
9	09/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
10	10/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
11	11/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT
12	12/01/2021	REVISED TO REFLECT COMMENTS FROM CITY OF LEE'S SUMMIT

C2.2

SHEET

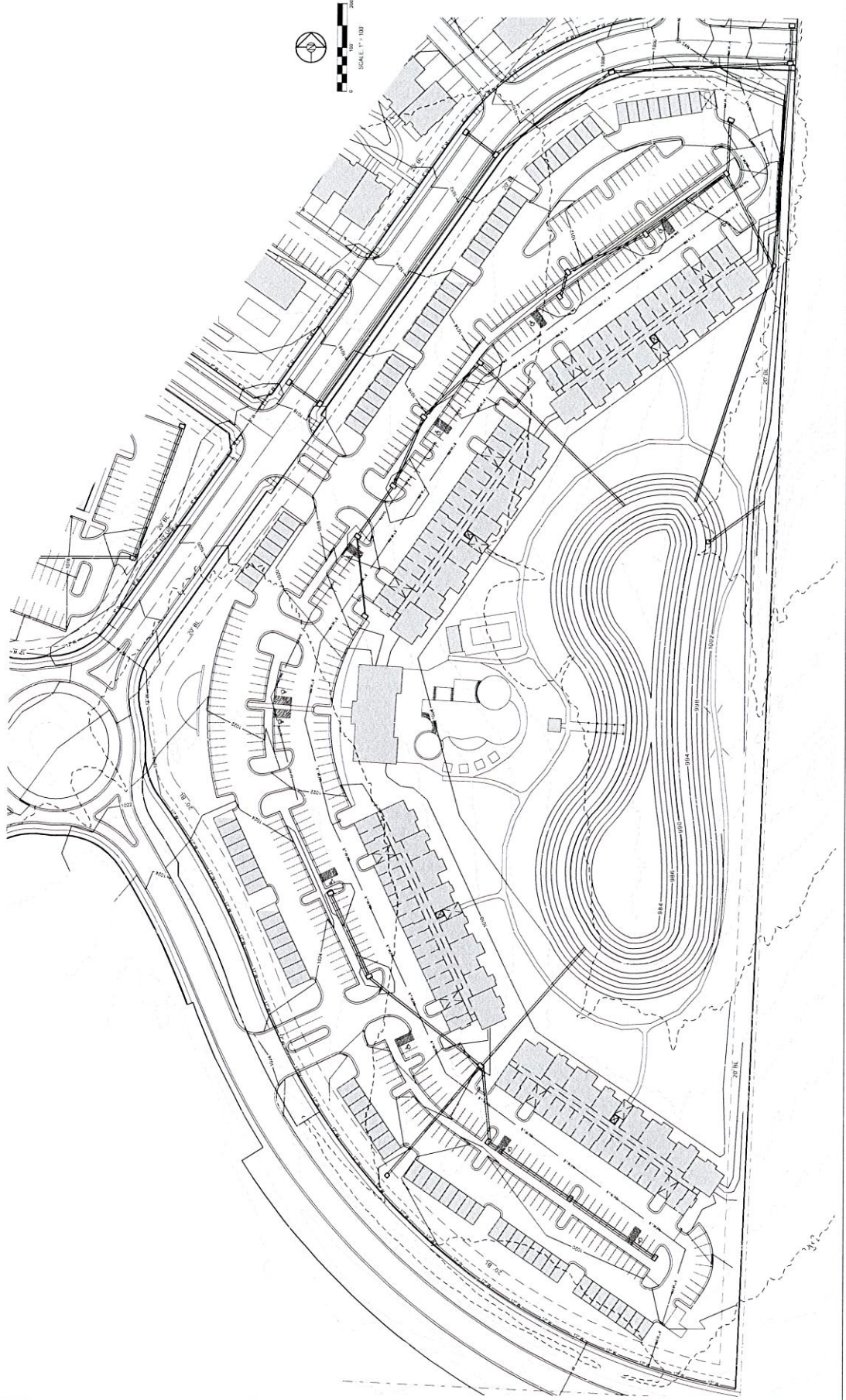


APARTMENT GRADING PLAN	
DATE	10/20/2010
DESIGNED BY	SC
CHECKED BY	SC
DATE	10/20/2010
PROJECT	LEE'S SUMMIT, MISSOURI
LOCATION	2010 N. 10th St. & Lee's Summit Rd.
SCALE	1" = 100'

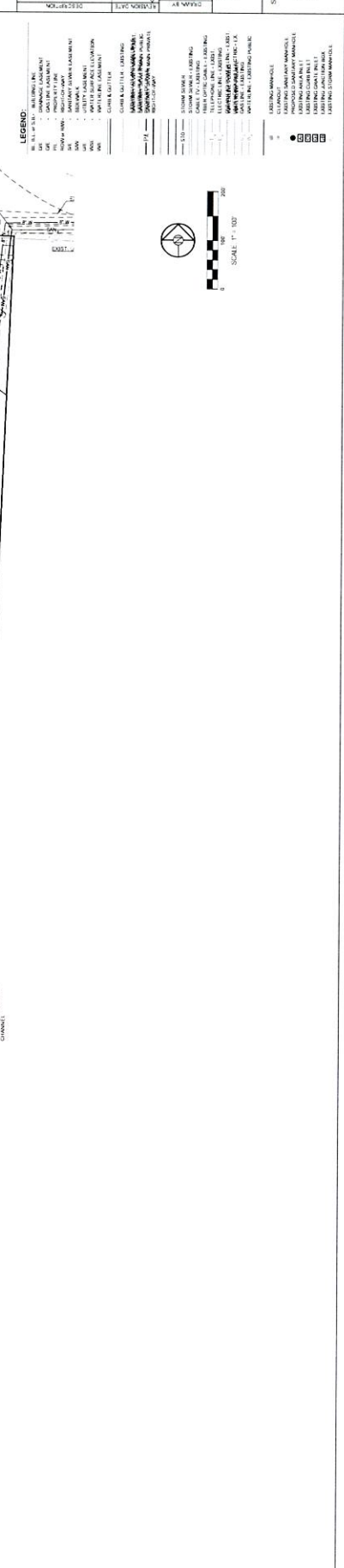
SHEET
C2.3
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A NEW GRIFFIN RILEY DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
BLUE PARKWAY AND BLACKWELL ROAD
LEE'S SUMMIT, MISSOURI

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1400 West 10th Street • Suite 100 • Kansas City, MO 64108
913.231.1000 • www.schlagel.com







NOTES:

1. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION SHALL BE RESOLVED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL REVIEW AND EXISTING BUILDINGS, STRUCTURES, AND TO THE SAFETY TO LIFE, FIRE, AND EMERGENCY RESPONSES DURING THE CONSTRUCTION OF THE PROJECT. THE CITY ENGINEER SHALL REVIEW THE PROJECT WITH THE 2017 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
2. THE CITY ENGINEER SHALL REVIEW THE PROJECT WITH THE 2017 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS. THE CITY ENGINEER SHALL REVIEW THE PROJECT WITH THE 2017 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
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5. THE CITY ENGINEER SHALL REVIEW THE PROJECT WITH THE 2017 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS. THE CITY ENGINEER SHALL REVIEW THE PROJECT WITH THE 2017 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.

NOTE:

1. ALL FIRE APPARATUS ACCESS ROADS HAVE BEEN DESIGNED FOR A WIDTH OF 26 FEET (SEE SITE PLAN).
2. TURNING RADIUS: SHOWN ON THE PLAN IS BASED ON A FIRE ENGINE TURNING RADIUS OF 20 FEET.
3. PARKING LOTS HAVE BEEN DESIGNED TO MEET CITY CODE.
4. FIRE HYDRANTS AND LOC HAVE NOT BEEN IDENTIFIED AT THIS TIME.
5. ALL FIRE ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING A 75,000 LB VEHICLE AS REQUIRED BY CODE.

1. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION SHALL BE RESOLVED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL REVIEW AND EXISTING BUILDINGS, STRUCTURES, AND TO THE SAFETY TO LIFE, FIRE, AND EMERGENCY RESPONSES DURING THE CONSTRUCTION OF THE PROJECT. THE CITY ENGINEER SHALL REVIEW THE PROJECT WITH THE 2017 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
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9. THE CITY ENGINEER SHALL REVIEW THE PROJECT WITH THE 2017 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS. THE CITY ENGINEER SHALL REVIEW THE PROJECT WITH THE 2017 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.

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16200 W. 10TH ST. SUITE 100 • KANSAS CITY, MO 64114
TEL: 816.488.5700 • FAX: 816.488.5701
WWW.SCHLAGEL.COM • INFO@SCHLAGEL.COM

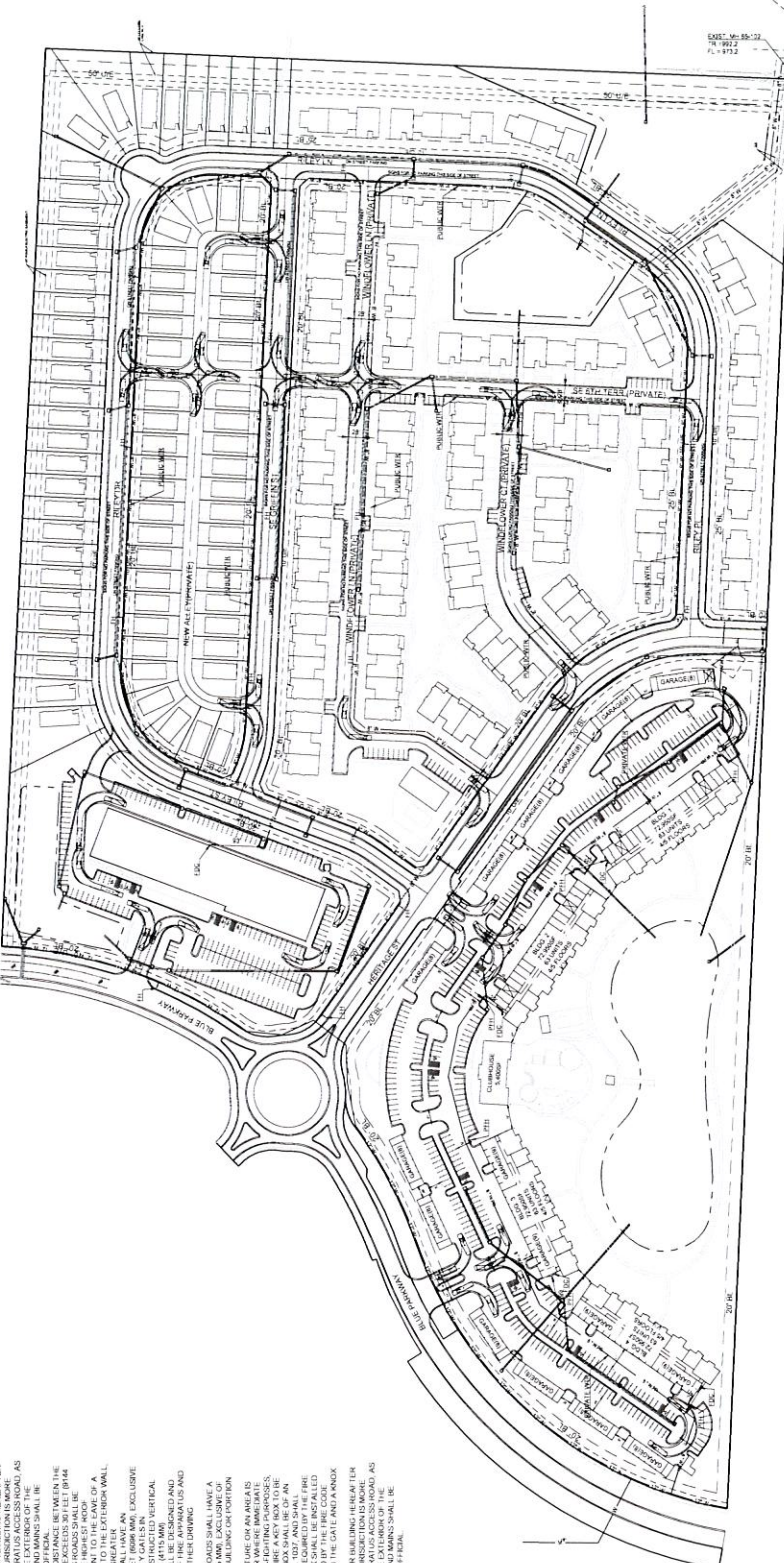
A NEW GRIFFIN RILEY DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
BLUE PARKWAY AND BLACKWELL ROAD
LEE'S SUMMIT, MISSOURI

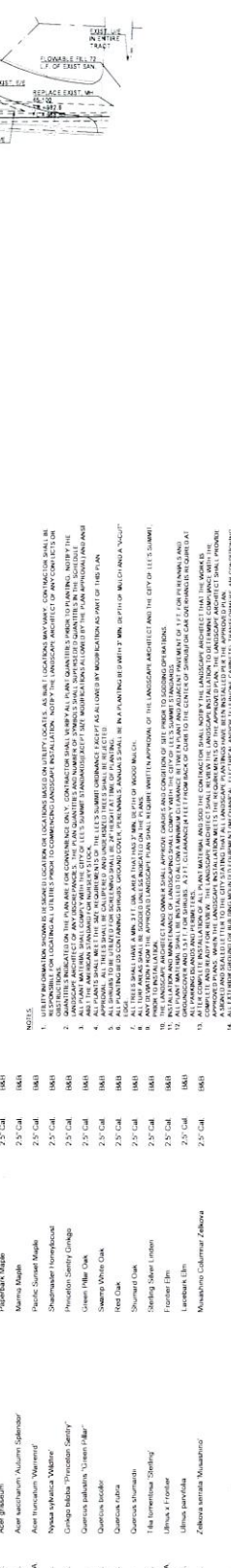
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SHEET

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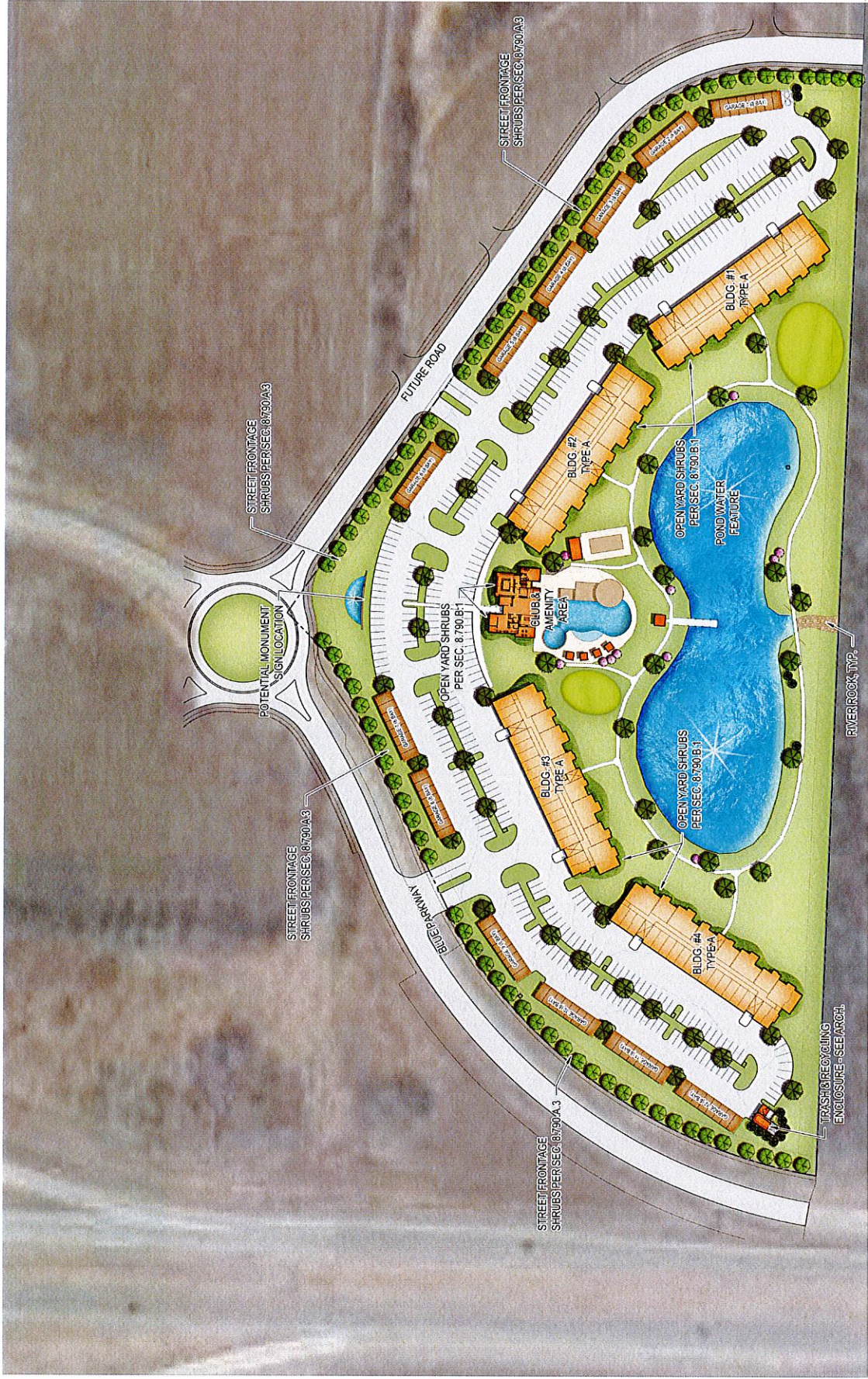


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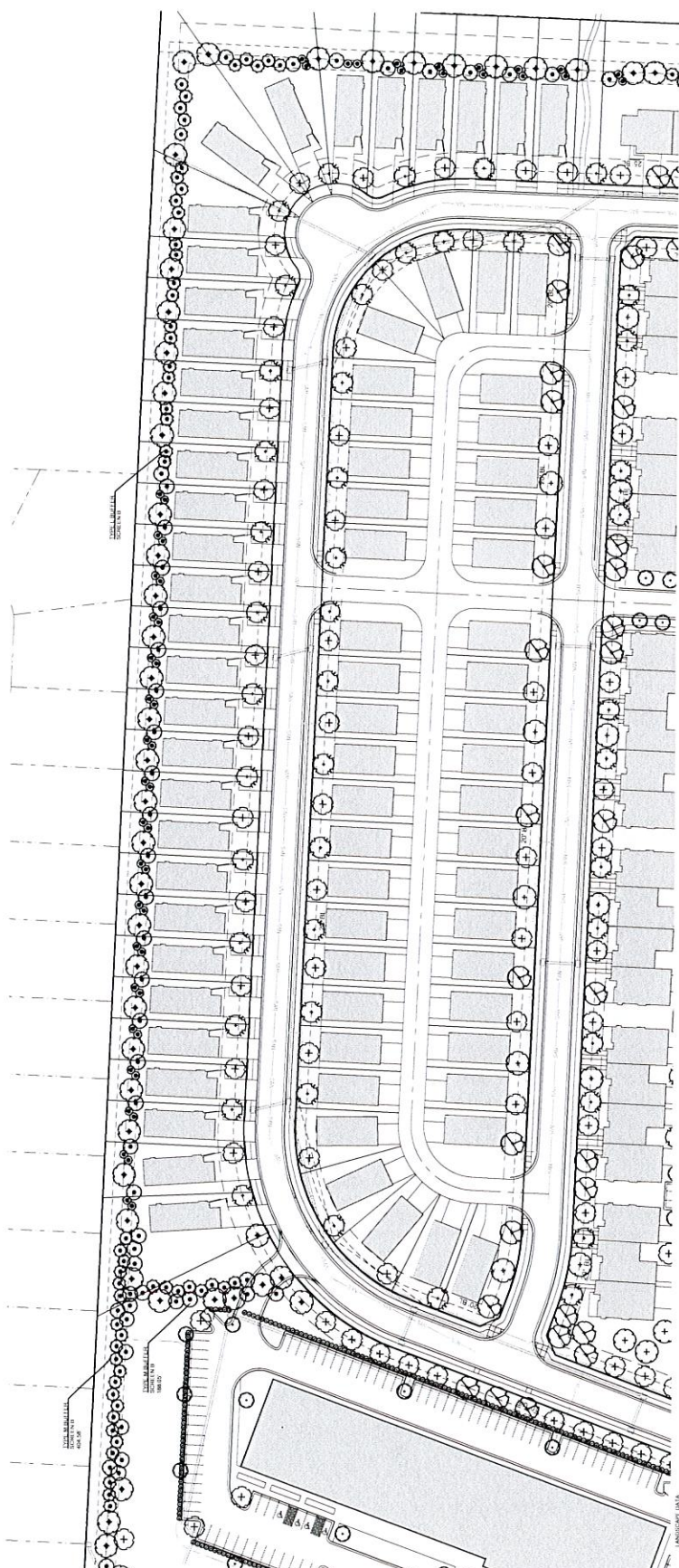
100% IMMUNITY AND MORE! 1-800-544-1113 FOR COUNTRIES

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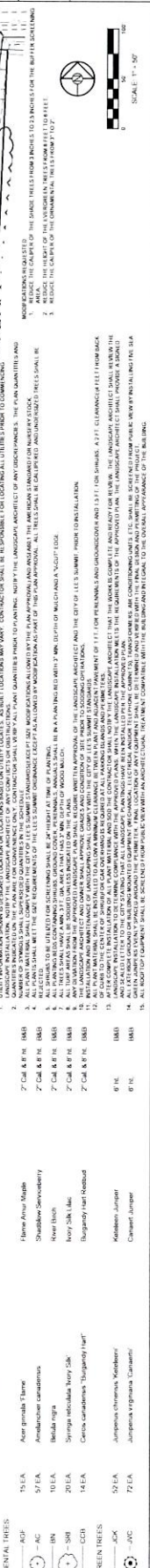


RENDERED SITE PLAN
 1" = 60' 0"

0 20 40 60 80 100

[illegible][illegible]

1. REDUCE THE CALIBER OF THE SHADE TREES FROM 3 INCHES TO 2 1/2 INCHES FOR THE BUFFER SCREENING AREA.
2. REDUCE THE HEIGHT OF THE EVERGREEN TREES FROM 8 FEET TO 6 FEET.

[illegible][illegible][illegible]

gambelii Turner
canadensis
canadensis
nigra
sp. reticulata Henry 23k
sp. reticulata Henry 23k
s. canadensis "Burgundy Hart"
muschirensis "Kelderson"
mus. virginiana "Canastota"
flavus Arnold Magdalen
Shuttleworth Servotendy
flavus Birch
flavus Sills (des)
Burgundy Hart Neboud
Kelderson Jumper
Canastota Jumper

Acid	Base	Conjugate Acid	Conjugate Base
Acetic acid	CH_3COOH	CH_3COO^-	H^+
Ammonia	NH_3	NH_4^+	OH^-
Bicarbonate	HCO_3^-	H_2CO_3	CO_3^{2-}
Sulfuric acid	H_2SO_4	HSO_4^-	H^+
Carbonic acid	H_2CO_3	HCO_3^-	H^+
Hydrochloric acid	HCl	Cl^-	H^+
Hydroxide	OH^-	H_2O	O^{2-}

BLUE PARKWAY AND BLACKWELL ROAD
PRELIMINARY DEVELOPMENT PLAN

A NEW GRIFFIN RILEY DEVELOPMENT

LEES SUMMIT, MISSOURI

LANDSCAPE PLAN

RETAIL

LANDSCAPE

PLAN

SHEET

C1.3

##

SCALE: 1" = 30'

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BY: [Signature]

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BLUE PARKWAY AND BLACKWELL ROAD
PRELIMINARY DEVELOPMENT PLAN

A NEW GRIFFIN RILEY DEVELOPMENT

LEES SUMMIT, MISSOURI

LANDSCAPE PLAN

RETAIL

LANDSCAPE

PLAN

SHEET

C1.3

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BLUE PARKWAY AND BLACKWELL ROAD
PRELIMINARY DEVELOPMENT PLAN

A NEW GRIFFIN RILEY DEVELOPMENT

LEES SUMMIT, MISSOURI

LANDSCAPE PLAN

RETAIL

LANDSCAPE

PLAN

SHEET

C1.3

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BLUE PARKWAY AND BLACKWELL ROAD
PRELIMINARY DEVELOPMENT PLAN

A NEW GRIFFIN RILEY DEVELOPMENT

LEES SUMMIT, MISSOURI

LANDSCAPE PLAN

RETAIL

LANDSCAPE

PLAN

SHEET

C1.3

##

SCALE: 1" = 30'

DATE: 05/15/08

BY: [Signature]

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BY: [Signature]

DATE: 05/15/08

SCALE: 1" = 30'

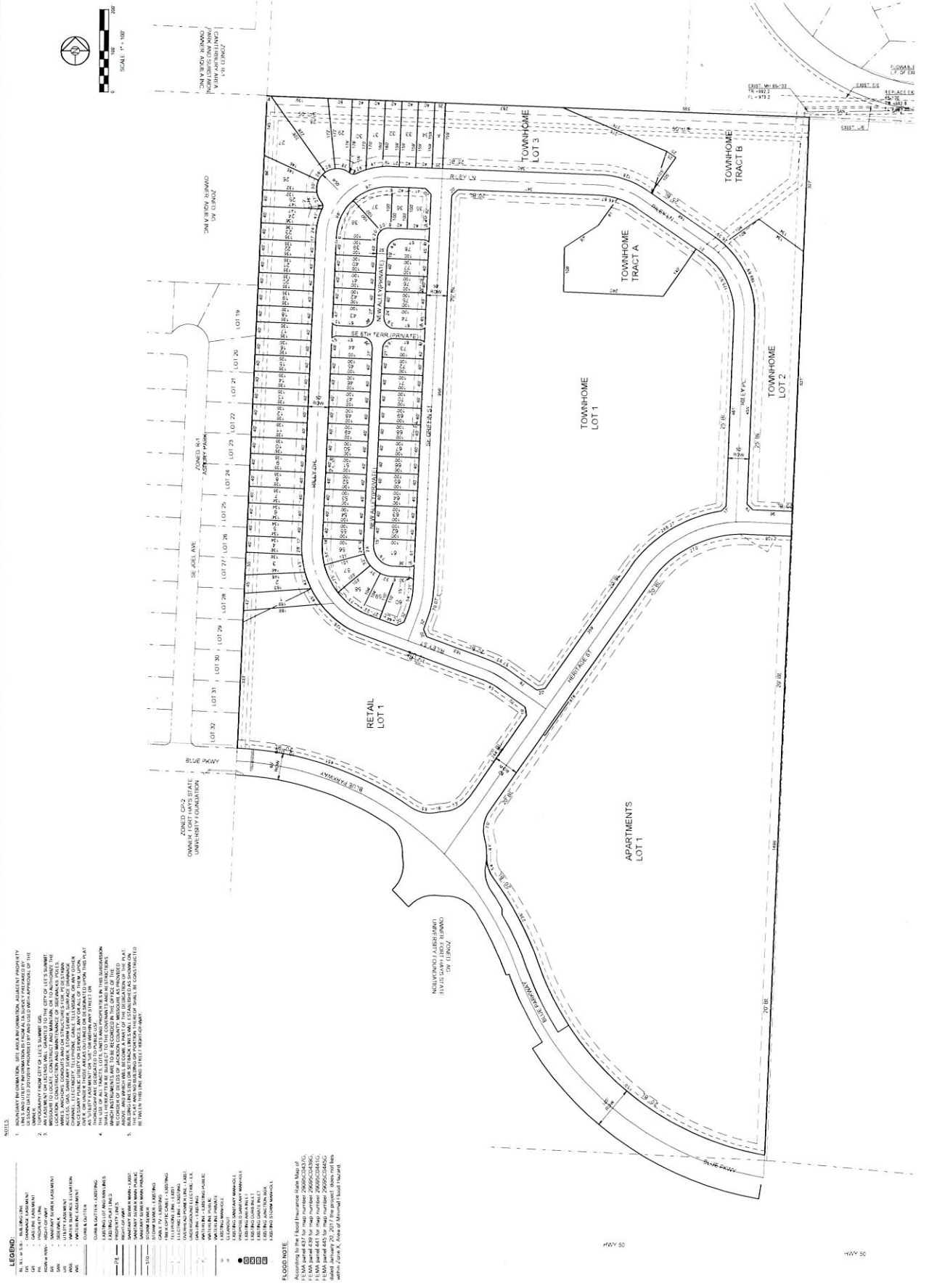
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DATE: 05/15/08

SCALE: 1" = 30'

BY: [Signature]

DATE: 05/15/08



- NOTES**
1. INFORMATION IN THIS PLAN IS FOR INFORMATION ONLY. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 10. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND

1	1.000' (30.48m) WIDE
2	2.000' (60.96m) WIDE
3	3.000' (91.44m) WIDE
4	4.000' (121.92m) WIDE
5	5.000' (152.40m) WIDE
6	6.000' (182.88m) WIDE
7	7.000' (213.36m) WIDE
8	8.000' (243.84m) WIDE
9	9.000' (274.32m) WIDE
10	10.000' (304.80m) WIDE
11	11.000' (335.28m) WIDE
12	12.000' (365.76m) WIDE
13	13.000' (396.24m) WIDE
14	14.000' (426.72m) WIDE
15	15.000' (457.20m) WIDE
16	16.000' (487.68m) WIDE
17	17.000' (518.16m) WIDE
18	18.000' (548.64m) WIDE
19	19.000' (579.12m) WIDE
20	20.000' (609.60m) WIDE
21	21.000' (640.08m) WIDE
22	22.000' (670.56m) WIDE
23	23.000' (701.04m) WIDE
24	24.000' (731.52m) WIDE
25	25.000' (762.00m) WIDE
26	26.000' (792.48m) WIDE
27	27.000' (822.96m) WIDE
28	28.000' (853.44m) WIDE
29	29.000' (883.92m) WIDE
30	30.000' (914.40m) WIDE
31	31.000' (944.88m) WIDE
32	32.000' (975.36m) WIDE
33	33.000' (1005.84m) WIDE
34	34.000' (1036.32m) WIDE
35	35.000' (1066.80m) WIDE
36	36.000' (1097.28m) WIDE
37	37.000' (1127.76m) WIDE
38	38.000' (1158.24m) WIDE
39	39.000' (1188.72m) WIDE
40	40.000' (1219.20m) WIDE
41	41.000' (1249.68m) WIDE
42	42.000' (1280.16m) WIDE
43	43.000' (1310.64m) WIDE
44	44.000' (1341.12m) WIDE
45	45.000' (1371.60m) WIDE
46	46.000' (1402.08m) WIDE
47	47.000' (1432.56m) WIDE
48	48.000' (1463.04m) WIDE
49	49.000' (1493.52m) WIDE
50	50.000' (1524.00m) WIDE
51	51.000' (1554.48m) WIDE
52	52.000' (1584.96m) WIDE
53	53.000' (1615.44m) WIDE
54	54.000' (1645.92m) WIDE
55	55.000' (1676.40m) WIDE
56	56.000' (1706.88m) WIDE
57	57.000' (1737.36m) WIDE
58	58.000' (1767.84m) WIDE
59	59.000' (1798.32m) WIDE
60	60.000' (1828.80m) WIDE
61	61.000' (1859.28m) WIDE
62	62.000' (1889.76m) WIDE
63	63.000' (1920.24m) WIDE
64	64.000' (1950.72m) WIDE
65	65.000' (1981.20m) WIDE
66	66.000' (2011.68m) WIDE
67	67.000' (2042.16m) WIDE
68	68.000' (2072.64m) WIDE
69	69.000' (2103.12m) WIDE
70	70.000' (2133.60m) WIDE
71	71.000' (2164.08m) WIDE
72	72.000' (2194.56m) WIDE
73	73.000' (2225.04m) WIDE
74	74.000' (2255.52m) WIDE
75	75.000' (2286.00m) WIDE
76	76.000' (2316.48m) WIDE
77	77.000' (2346.96m) WIDE
78	78.000' (2377.44m) WIDE
79	79.000' (2407.92m) WIDE
80	80.000' (2438.40m) WIDE
81	81.000' (2468.88m) WIDE
82	82.000' (2499.36m) WIDE
83	83.000' (2529.84m) WIDE
84	84.000' (2560.32m) WIDE
85	85.000' (2590.80m) WIDE
86	86.000' (2621.28m) WIDE
87	87.000' (2651.76m) WIDE
88	88.000' (2682.24m) WIDE
89	89.000' (2712.72m) WIDE
90	90.000' (2743.20m) WIDE
91	91.000' (2773.68m) WIDE
92	92.000' (2804.16m) WIDE
93	93.000' (2834.64m) WIDE
94	94.000' (2865.12m) WIDE
95	95.000' (2895.60m) WIDE
96	96.000' (2926.08m) WIDE
97	97.000' (2956.56m) WIDE
98	98.000' (2987.04m) WIDE
99	99.000' (3017.52m) WIDE
100	100.000' (3048.00m) WIDE

FLOOD NOTE
According to the Flood Insurance Rate Map of the Lee's Summit, Missouri, the area shown on this plan is in the Flood Hazard Zone. The user of this plan shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.



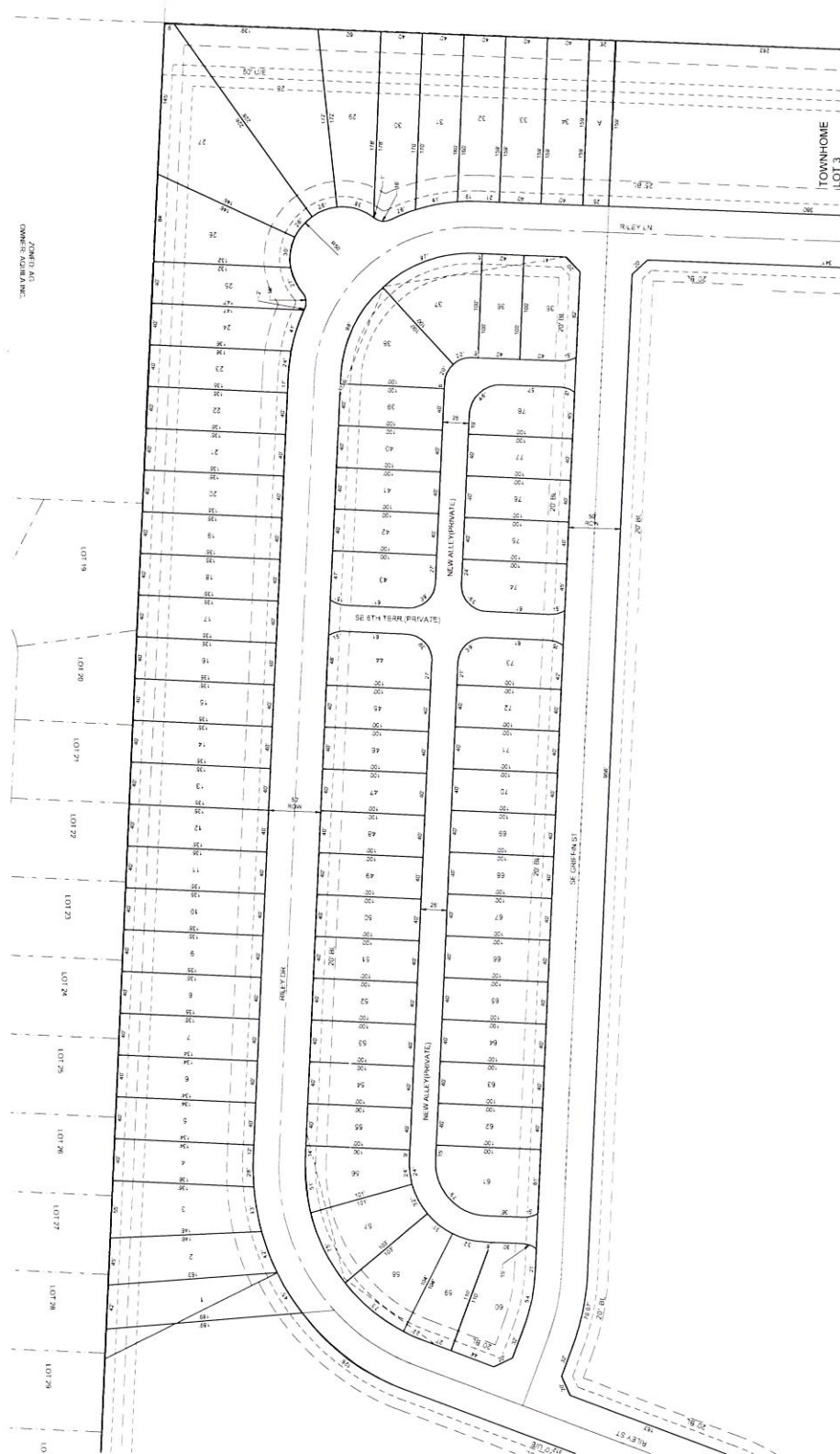
SHEET
V1.1
#

SINGLE FAMILY
PRELIMINARY
PLAT

OWNER	LEE'S SUMMIT, MISSOURI
DATE	10/20/2023
BY	SC
CHECKED BY	SC
DATE	10/20/2023
PROJECT	BLUE PARKWAY AND BLACKWELL ROAD
SECTION	SECTION 1

**A NEW GRIFFIN RILEY DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
BLUE PARKWAY AND BLACKWELL ROAD
LEE'S SUMMIT, MISSOURI**

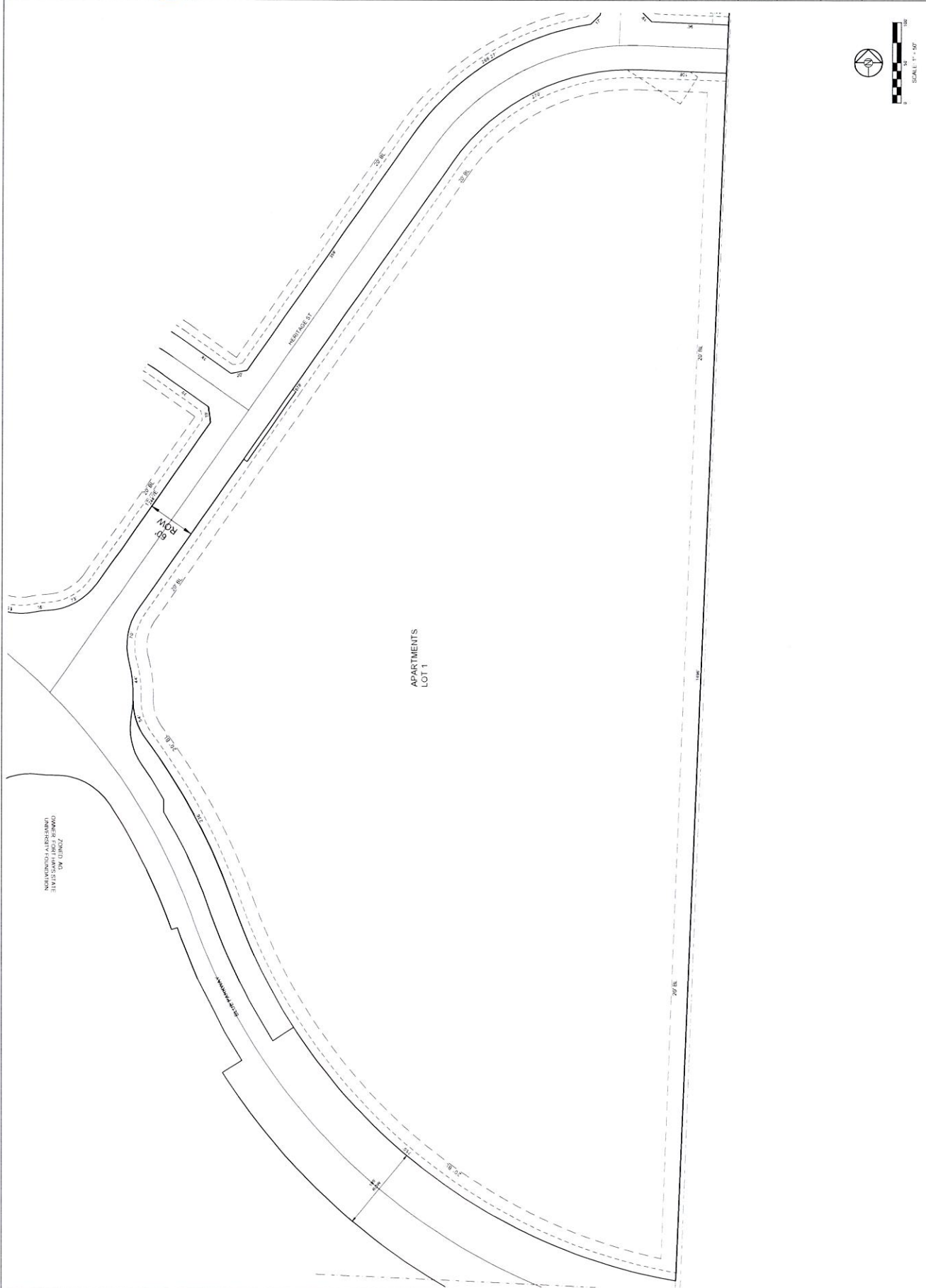
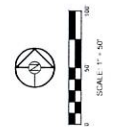
SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
1400 S. MAIN ST. SUITE 100 • LEE'S SUMMIT, MO 64083
(816) 485-5156 • FAX (816) 485-5157
WWW.SCHLAGEL-ASSOCIATES.COM

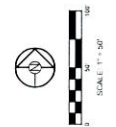


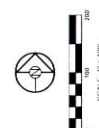
**A NEW GRIFFIN RILEY DEVELOPMENT
 PRELIMINARY DEVELOPMENT PLAN
 BLUE PARKWAY AND BLACKWELL ROAD
 LEE'S SUMMIT, MISSOURI**

PROJECT NO.	2020-001
DATE	01/15/2020
PROJECT NAME	NEW GRIFFIN RILEY DEVELOPMENT
LOCATION	LEE'S SUMMIT, MISSOURI
OWNER	GRiffin Riley LLC
DESIGNER	SCHLAGEL ASSOCIATES
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1

V1.3
 #









Appl. #PL2021-282 - REZONING from AG to RP-1, RP-3,
RP-4 and CP-2 & PRELIMINARY DEVELOPMENT PLAN
Blue Parkway Mixed-Density Residential Development,
2840 SE Blue Pkwy
Griffin Riley Property Group, applicant

