

AN ORDINANCE APPROVING A REZONING FROM CP-2 (PLANNED COMMUNITY COMMERCIAL) TO DISTRICT PI (PLANNED INDUSTRIAL) AND PRELIMINARY DEVELOPMENT PLAN FOR LOT 1 TOWN CENTRE ON LAND LOCATED AT 520 NE TOWN CENTRE DR, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-380 submitted by WHD Management, LLC, requesting approval of a rezoning from CP-2 (Planned Community Commercial) to PI (Planned Industrial) and preliminary development plan on land located at 520 NE Town Centre 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 December 2, 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 January 4, 2022, 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 1, Lee's Summit Town Centre, Lot 1 & Lot 2

SECTION 2. That the following conditions of approval apply:

1. To comply with the requirements of the UDO, corrugated metal panel systems shall not be used as an exterior building material on any building. Exterior building materials shall comply with the approved materials listed under UDO Section 8.170.A and 8.170.B.
2. To comply with the requirements of the UDO, horizontal breaks, vertical breaks and architectural details shall be extended to all four sides of the proposed buildings in accordance with UDO Section 8.180.A and UDO Section 8.180.B.
3. An Alternate Parking Plan shall be approved to allow 0 striped parking spaces on the storage facility site.
4. Submittal of a geotechnical report to the City for the reclaimed pond site shall be required for Pad Sites A & B prior to the issuance of any building permit.

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 11th day of January, 2022.



W Baird
Mayor William A. Baird

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 11th day of January, 2022.

W Baird
Mayor William A. Baird

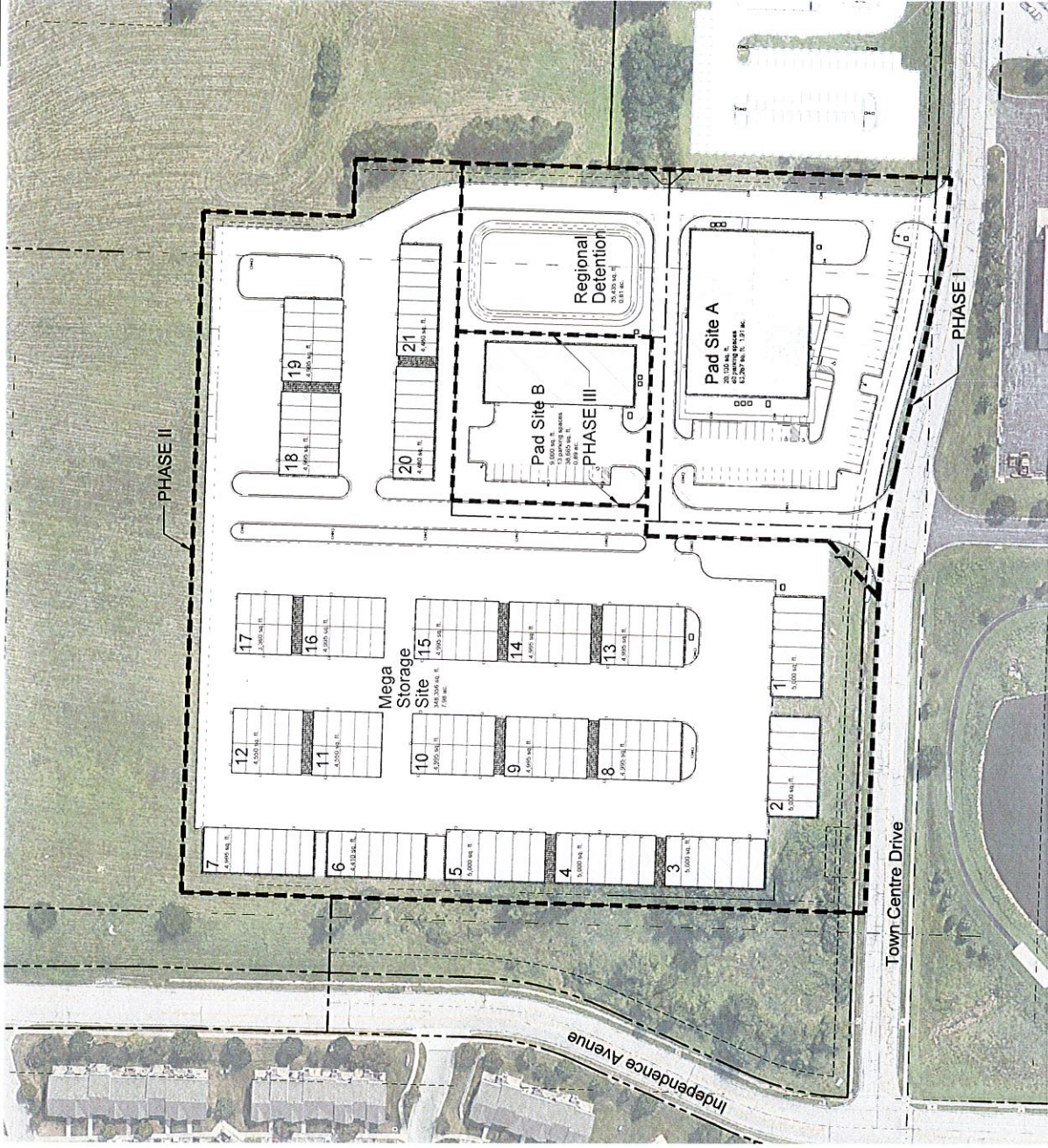
ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head





a new development for
 Town Centre Lot 1
 520 NE Town Centre Drive
 Lee's Summit, Missouri

11.02.2021
 prepared by
 DAE
 shown by
 10.01.2021

sheet number

A1.2

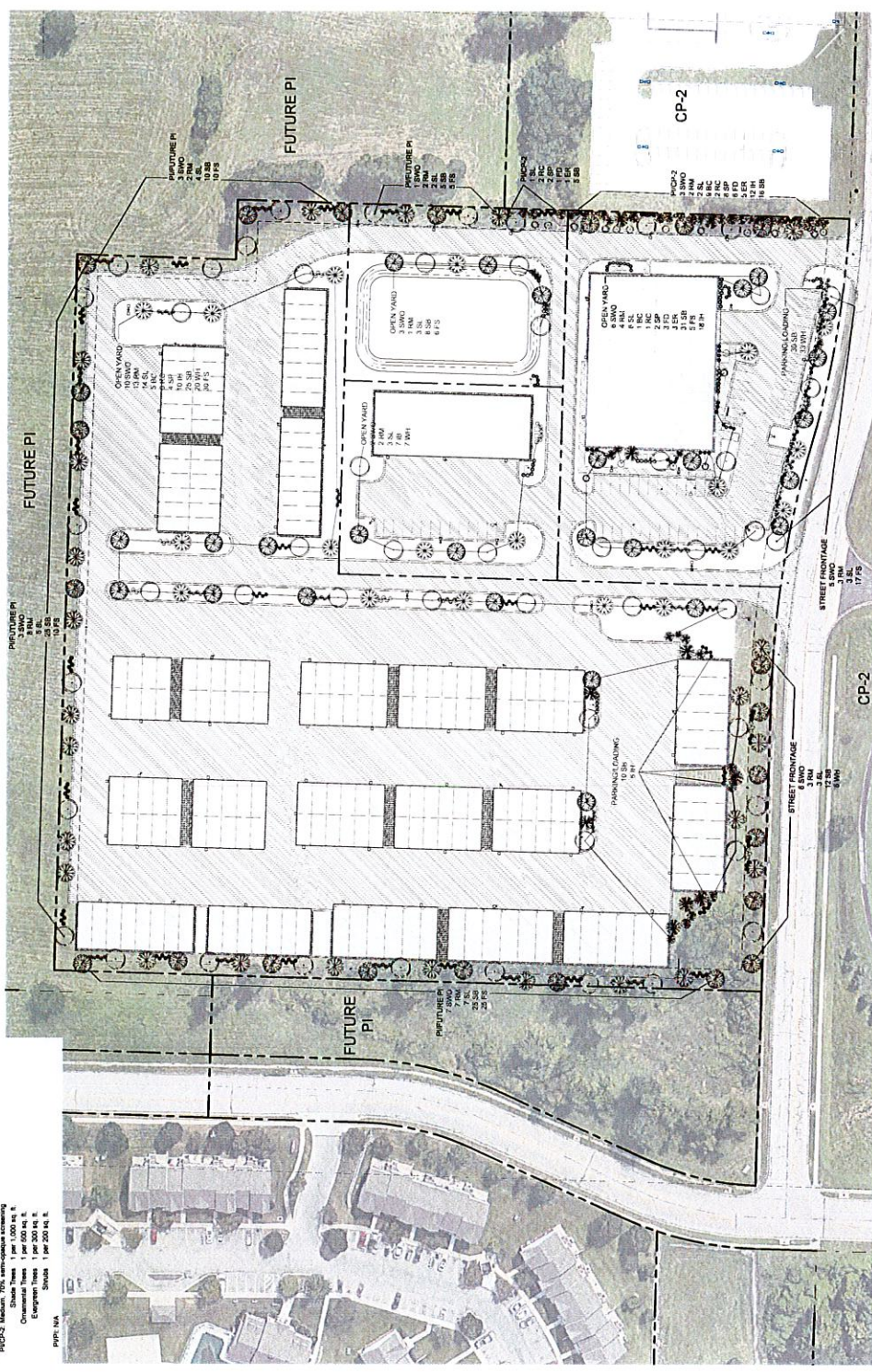
drawing type
 P&P & Reasoning
 project number
 2021

1 | Phasing Plan
 scale: 1" = 50'-0"
 north

Tree and Shrub Planting List

ITEM #	QTY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPREAD	REMARKS
01	15	FRAGMENT SUMAC	RHUS ARGENTATA	3-5 GAL	SPREAD 16-18"	
02	0	WMI 65	MILK THISTLE	3" CAL	HEIGHT 2-4'	SPREAD 3-4'
03	0	BI 60	BIMBERBY HOLLY	5 GAL	HEIGHT 3-4'	SPREAD 4-6'
04	0	BI 195	SPINNEY H. HORNWOOD	5 GAL	HEIGHT 3-4'	SPREAD 4-6'
05	0	TOTAL	428			

Landscaping Requirements:
 Street Frontage: 1 Shrub per 20' of street frontage with the following species:
 1 Shrub per 20' of street frontage with 04.
 Parking Lot Screening: 12 shrubs per 100 linear feet of parking
 Open Yard Areas: 2 shrubs per 5,000 sq. ft. of total lot area excluding building footprints
 1 tree per 5,000 sq. ft. of total lot area including building
General Buffer:
 1 Shrub per 1,000 sq. ft. of area to be planted by the property owner
 1 Tree per 5,000 sq. ft. of area to be planted by the property owner
Adjacent Property Zoning:
 E.P. Parks & Recreation: 1 Shrub per 1,000 sq. ft. of area to be planted by the property owner
 E.P. Parks & Recreation: 1 Tree per 5,000 sq. ft. of area to be planted by the property owner
Buffer Requirements:
 PFCP-2 Medium: 70% semi-compact screening
 Shrub Trees: 1 per 1,000 sq. ft.
 Compact Trees: 1 per 500 sq. ft.
 Evergreen Trees: 1 per 500 sq. ft.
 Shrubs: 1 per 200 sq. ft.



Item #	Quantity	Species	Notes
06	62	Shrub: 20716012	
07	11	Tree: 342020	
08	17	Shrub: 342020	
09	13	Tree: 63137146	
10	6	Shrub: 63137146	
11	25	Shrub: 63137146	
12	5	Shrub: 63001000	
13	11	Shrub: 63001000	
14	27	Shrub: 63002000	
15	29	Total Shrubs	
16	11	Total Trees	
17	131	Total Shrubs	
18	142	Total Trees	

Item #	Quantity	Species	Notes
19	14	Shrub: 20716012	
20	12	Tree: 342020	
21	18	Shrub: 342020	
22	48	Tree: 63137146	
23	97	Shrub: 63137146	
24	6	Total Shrubs	
25	0	Total Trees	
26	12	Total Shrubs	

Item #	Quantity	Species	Notes
27	14	Shrub: 20716012	
28	12	Tree: 342020	
29	18	Shrub: 342020	
30	48	Tree: 63137146	
31	97	Shrub: 63137146	
32	6	Total Shrubs	
33	0	Total Trees	
34	12	Total Shrubs	

Item #	Quantity	Species	Notes
35	14	Shrub: 20716012	
36	12	Tree: 342020	
37	18	Shrub: 342020	
38	48	Tree: 63137146	
39	97	Shrub: 63137146	
40	6	Total Shrubs	
41	0	Total Trees	
42	12	Total Shrubs	

Item #	Quantity	Species	Notes
43	14	Shrub: 20716012	
44	12	Tree: 342020	
45	18	Shrub: 342020	
46	48	Tree: 63137146	
47	97	Shrub: 63137146	
48	6	Total Shrubs	
49	0	Total Trees	
50	12	Total Shrubs	

Item #	Quantity	Species	Notes
51	14	Shrub: 20716012	
52	12	Tree: 342020	
53	18	Shrub: 342020	
54	48	Tree: 63137146	
55	97	Shrub: 63137146	
56	6	Total Shrubs	
57	0	Total Trees	
58	12	Total Shrubs	

Item #	Quantity	Species	Notes
59	14	Shrub: 20716012	
60	12	Tree: 342020	
61	18	Shrub: 342020	
62	48	Tree: 63137146	
63	97	Shrub: 63137146	
64	6	Total Shrubs	
65	0	Total Trees	
66	12	Total Shrubs	

**Appl. #PL2021-380 REZ/PDP and
Appl. #PL2021-411 SUP
520 NE Town Centre Dr**

