

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.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



W.A. Baird
Mayor William A. Baird

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

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

W.A. Baird
Mayor William A. Baird

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head



Project Synopsis

Municipality: Linn Summit, Missouri
Applicable Building Codes: 2018 International Building Code (IBC)
 2018 International Residential Building Code (IRC)
 2018 International Mechanical Code (IMC)
 2018 International Plumbing Code (IPC)
 2018 International Fire Code (IFC)
 2017 National Electrical Code (NEC)
 NFPA 5000-17-12000, Accessible and Usable Buildings and Facilities
Linn Summit Unified Development Ordinance (USDO)

107 NE, Town Centre Drive, Linn Summit, Missouri 64064

USDO Zoning: C-1 General

Proposed Zoning: C-2 P-1 Planned Industrial

Existing Land Use: Unzoned

Proposed Land Use: Unzoned, Limited Prior Recreational

Building Services:

None

Site Area:

10.8

Year Built:

2018

Landscaping Features:

Street Frontage

Height Requirements:

N/A

Number of Dwelling Units:

N/A

Structural Condition:

Met

A commercial indoor outdoor recreation facility or area shall be allowed provided the port distance is 300 feet greater distance from any residential property or area.

Adjacent Zoning (within 100'): CP-2, RP-4

Adjacent Land Use (within 100'): Commercial, Undeveloped, Residential, Government

Nearest Building Description:

Commercial Storage, Private Garage

Nearest Utility Site:

Private Water & Sewer

Pad Site A:

5,000

Pad Site B:

5,000

Pad Site C:

5,000

Pad Site D:

5,000

Pad Site E:

5,000

Pad Site F:

5,000

Pad Site G:

5,000

Pad Site H:

5,000

Pad Site I:

5,000

Pad Site J:

5,000

Pad Site K:

5,000

Pad Site L:

5,000

Pad Site M:

5,000

Pad Site N:

5,000

Pad Site O:

5,000

Pad Site P:

5,000

Pad Site Q:

5,000

Pad Site R:

5,000

Pad Site S:

5,000

Pad Site T:

5,000

Pad Site U:

5,000

Pad Site V:

5,000

Pad Site W:

5,000

Pad Site X:

5,000

Pad Site Y:

5,000

Pad Site Z:

5,000

Pad Site AA:

5,000

Pad Site BB:

5,000

Pad Site CC:

5,000

Pad Site DD:

5,000

Pad Site EE:

5,000

Pad Site FF:

5,000

Pad Site GG:

5,000

Pad Site HH:

5,000

Pad Site II:

5,000

Pad Site JJ:

5,000

Pad Site KK:

5,000

Pad Site LL:

5,000

Pad Site MM:

5,000

Pad Site NN:

5,000

Pad Site OO:

5,000

Pad Site PP:

5,000

Pad Site QQ:

5,000

Pad Site RR:

5,000

Pad Site SS:

5,000

Pad Site TT:

5,000

Pad Site UU:

5,000

Pad Site VV:

5,000

Pad Site WW:

5,000

Pad Site XX:

5,000

Pad Site YY:

5,000

Pad Site ZZ:

5,000

Pad Site AA:

5,000

Pad Site BB:

5,000

Pad Site CC:

5,000

Pad Site DD:

5,000

Pad Site EE:

5,000

Pad Site FF:

5,000

Pad Site GG:

5,000

Pad Site HH:

5,000

Pad Site II:

5,000

Pad Site JJ:

5,000

Pad Site KK:

5,000

Pad Site LL:

5,000

Pad Site MM:

5,000

Pad Site PP:

5,000

Pad Site QQ:

5,000

Pad Site RR:

5,000

Pad Site SS:

5,000

Pad Site TT:

5,000

Pad Site UU:

5,000

Pad Site VV:

5,000

Pad Site YY:

5,000

Pad Site ZZ:

5,000

Pad Site AA:

5,000

Pad Site BB:

5,000

Pad Site CC:

5,000

Pad Site DD:

5,000

Pad Site EE:

5,000

Pad Site FF:

5,000

Pad Site GG:

5,000

Pad Site HH:

5,000

Pad Site II:

5,000

Pad Site JJ:

5,000

Pad Site KK:

5,000

Pad Site LL:

5,000

Pad Site MM:

5,000

Pad Site PP:

5,000

Pad Site QQ:

5,000

Pad Site RR:

5,000

Pad Site SS:

5,000

Pad Site TT:

5,000

Pad Site UU:

5,000

Pad Site VV:

5,000

Pad Site YY:

5,000

Pad Site ZZ:

5,000

Pad Site AA:

5,000

Pad Site BB:

5,000

Pad Site CC:

5,000

Pad Site DD:

5,000

Pad Site EE:

5,000

Pad Site FF:

5,000

Pad Site GG:

5,000

Pad Site HH:

5,000

Pad Site II:

5,000

Pad Site JJ:

5,000

Pad Site KK:

5,000

Pad Site LL:

5,000

Pad Site MM:

5,000

Pad Site PP:

5,000

Pad Site QQ:

5,000

Pad Site RR:

5,000

Pad Site SS:

5,000

Pad Site TT:

5,000

Pad Site UU:

5,000

Pad Site VV:

5,000

Pad Site YY:

5,000

Pad Site ZZ:

5,000

Pad Site AA:

5,000

Pad Site BB:

5,000

Pad Site CC:

5,000

Pad Site DD:

5,000

Pad Site EE:

5,000

Pad Site FF:

5,000

Pad Site GG:

5,000

Pad Site HH:

5,000

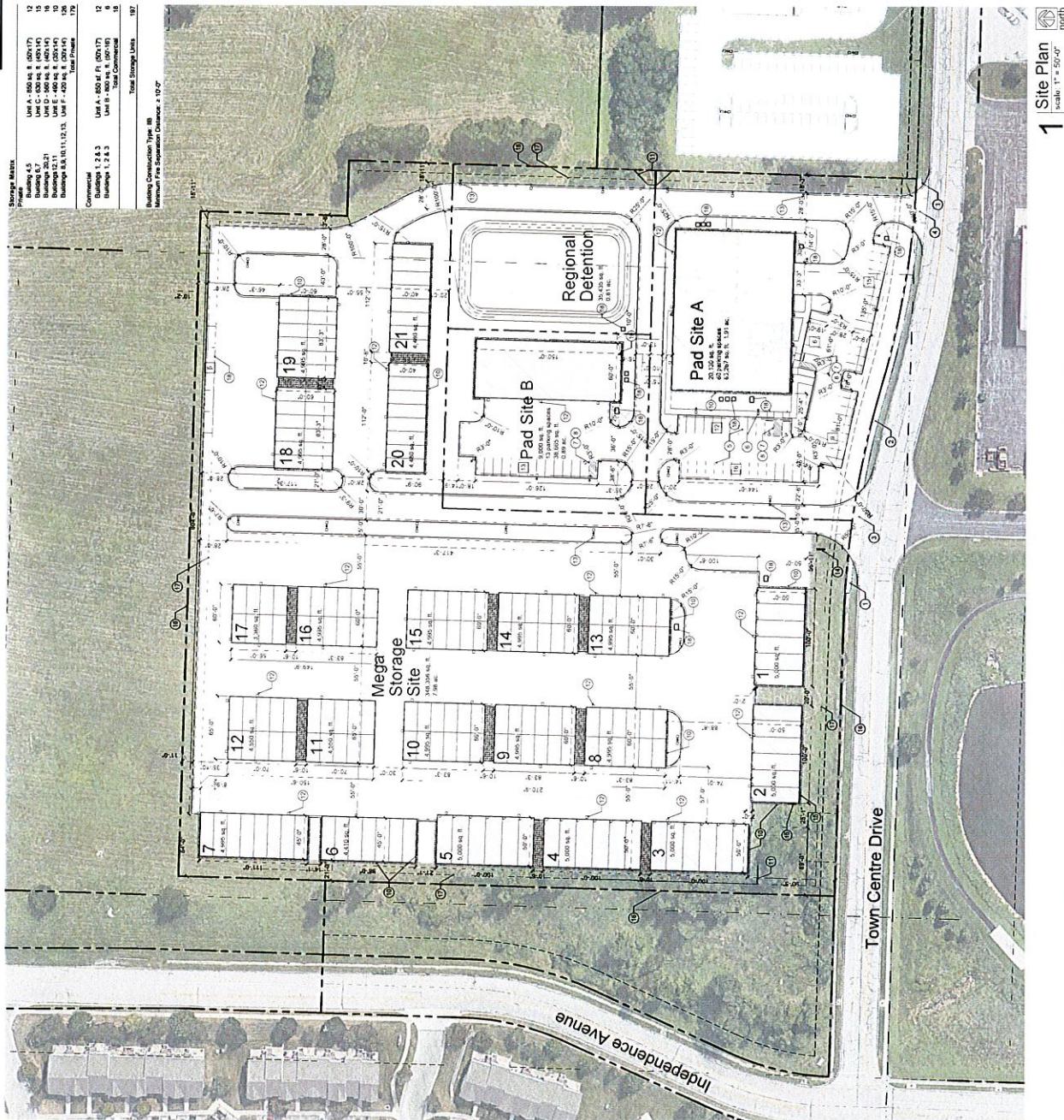
Pad Site II:

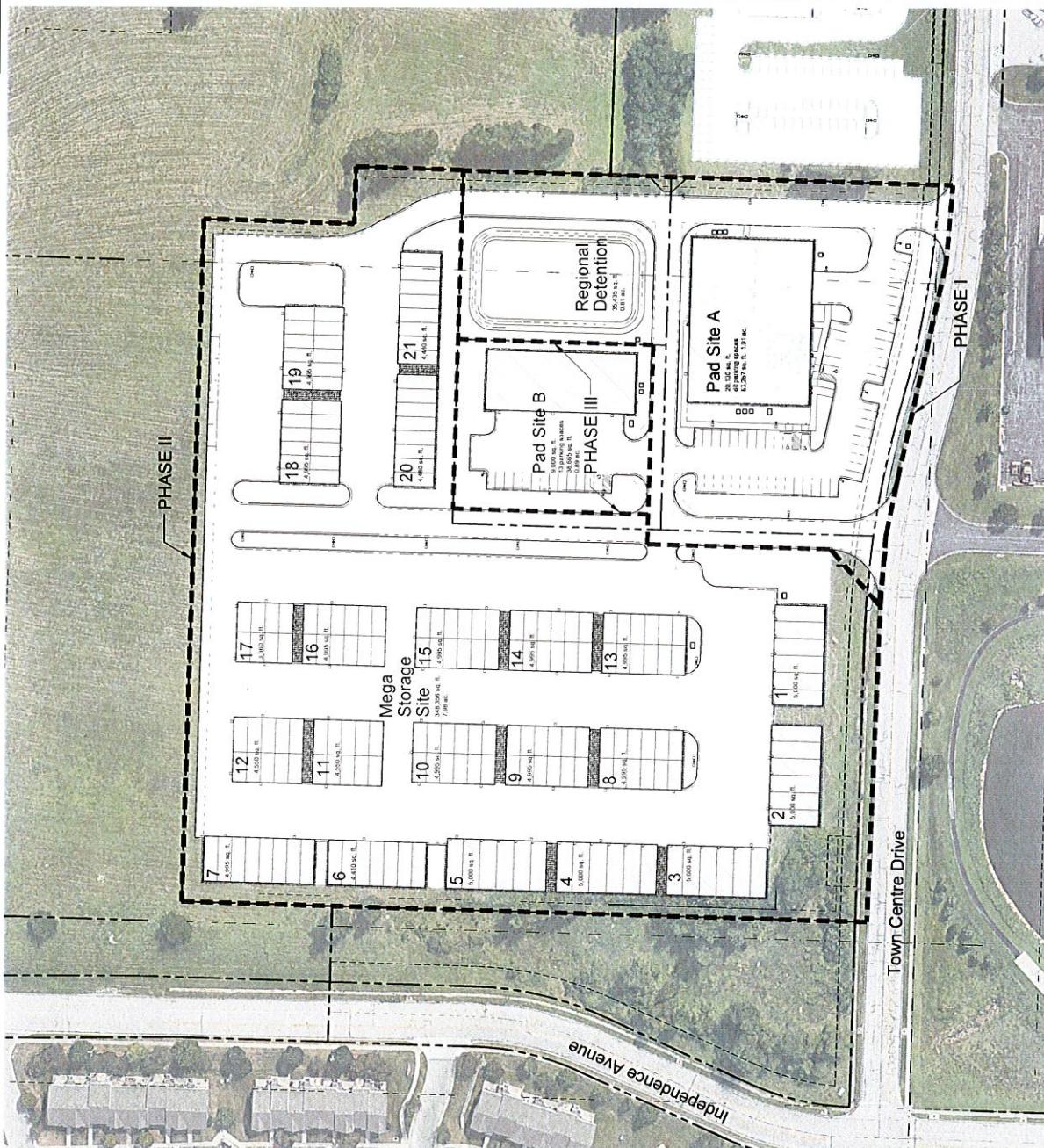
5,000

Pad Site JJ:

general notes

colon notes





Town Centre Lot 1

520 NE Town Centre Drive
Lee's Summit, Missouri

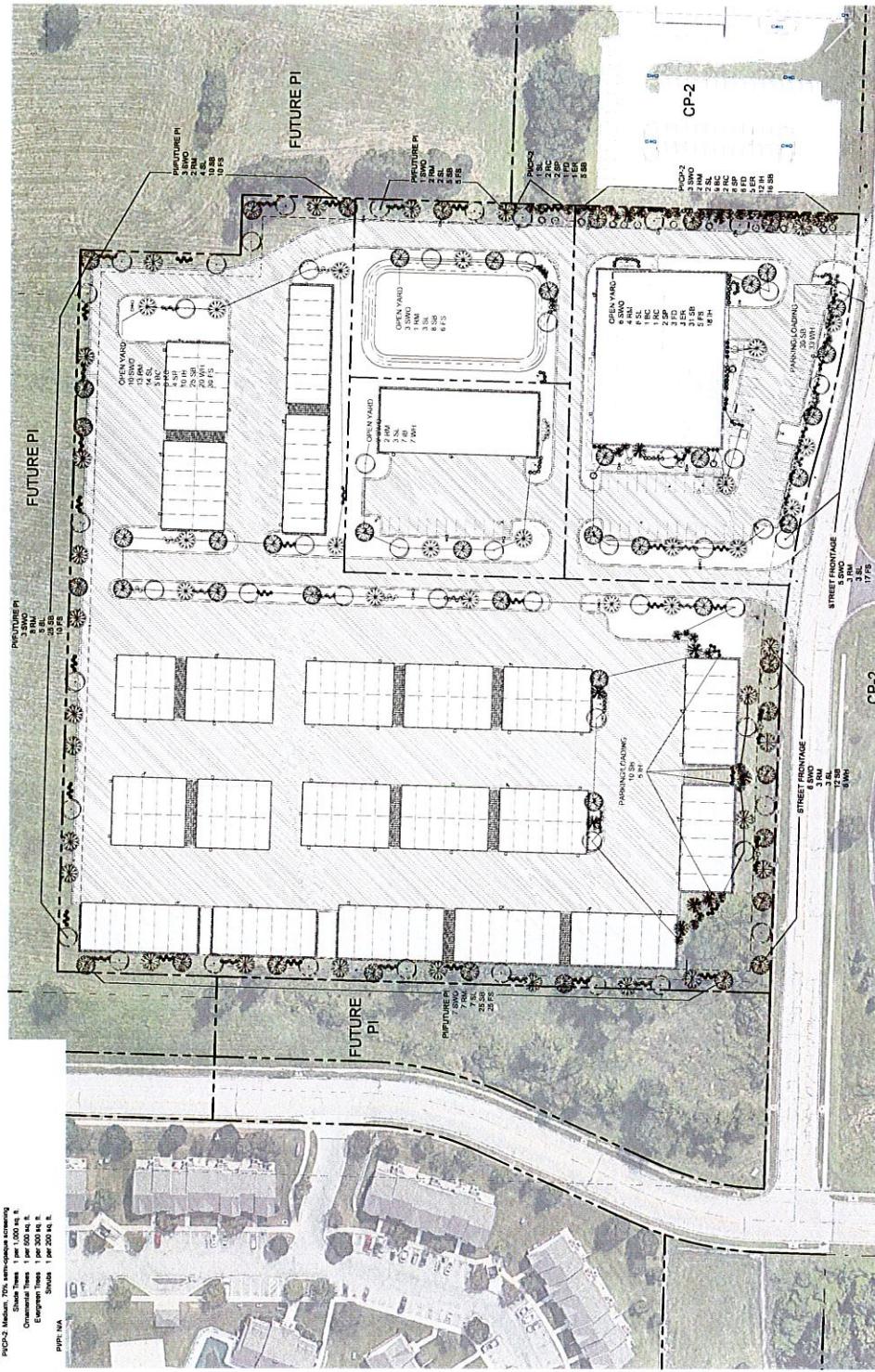
A new

Sheet number
111

drawing type
PDP & R zoning
project number

Tree and Shrub Planting List

Tree and Shrub Planting List									
SL#	LINN. & DIV.	CORPORATION NAME	REG. NO./AIA/NAME	MAIL ADDRESS	MAIL ZIP CODE	FIRM	STY	COMMON NAME	BOTANICAL NAME
1	SWD	SWAMP WHITE OAK	QUEEN'S INGLEHORN	3001 CIRLA	3" CAL.	Heng 56-60	Sprout-56-60		<i>QUercus alba</i>
2	NM	HELM MAPLE	ACID HOLLOW MAPLE F.		3" CAL.	Heng 46-50	Sprout-50-55		<i>Acer spicatum</i>
3	SL	SPRING (LOCUS)	OLIVE SPA. LOCUST	10001 HILL RD. BIRMINGHAM, AL 36010	3" CAL.	Heng 38-45	Sprout-45-55		<i>Robinia pseudoacacia</i>
4	NC	BIG CYPRESS	TACOMA BIG CYPRESS DIST. INC.	811 16TH ST.	3" CAL.	Heng 50-52	Sprout-52-65		<i>Taxodium distichum</i>
5	NC	HELDIUM	APACHE HELDIUM	811 16TH ST.	8' tall min.	Heng 46-55	Sprout-55-65		<i>Hedysarum occidentale</i>
6	SP	SHRUB LEAF PINE	PRUSS CHINA	8' tall min.	3" CAL.	Heng 15-20	Sprout-20-25		<i>Pinus chinensis</i>
7	ER	FLOWERING DOGWOOD	CORNELIA OF UHLAND		3" CAL.	Heng 15-20	Sprout-20-25		<i>Cornus florida</i>
8	ER	JACINTH ORNAMENT	ICERICORNIS CHINENSIS		3" CAL.	Heng 20-25	Sprout-25-30		<i>Iceris chinensis</i>
9	TLA	TLA	TLA						



Pic File #	File Name	File Type	File Size	File Description	File Status
Screen L3 - Screening NVA	Screen L3 - Screening NVA	Image	1.12 MB	Screen L3 - Screening NVA	Processed
Screen Fringe NVA	Screen Fringe NVA	Image	1.12 MB	Screen Fringe NVA	Processed
Open Yurt Areas = 36,065.9 0.000 20,965.1 0.	Open Yurt Areas = 36,065.9 0.000 20,965.1 0.	Text	7 KB	Open Yurt Areas = 36,065.9 0.000 20,965.1 0.	Processed
Shuts = 20,600/50000*20000	Shuts = 20,600/50000*20000	Text	12 KB	Shuts = 20,600/50000*20000	Processed
Buffers_PUPs_NVA	Buffers_PUPs_NVA	Image	1.12 MB	Buffers_PUPs_NVA	Processed
Total Studio	Total Studio	Image	1.12 MB	Total Studio	Processed
Total Commercial	Total Commercial	Image	1.12 MB	Total Commercial	Processed
Total Residential	Total Residential	Image	1.12 MB	Total Residential	Processed
Total Other	Total Other	Image	1.12 MB	Total Other	Processed
Total All	Total All	Image	1.12 MB	Total All	Processed
Total Areas	Total Areas	Image	1.12 MB	Total Areas	Processed

	Proposed	Present
Major Strategic Site Parking & Screening N/A	Shedules: 20/20/20/20 =	14
Screened Frontage: N/A	Times: 34/34 =	12
Open Vacant Areas: + 34/36= 67/85 = 24/45 = 14/16	Shedules: 16 =	16
Bidirectional PUP - N/A	Times: 24/40=100/100 =	49
East Lot Line: Piranha PI	Shedules: 33 =	33
North Lot Line: Piranha PI	Shedules: 17 =	17
West Lot Line: Piranha PI	Shedules: 24/40=100/100 =	97
South Lot Line: Frontage Site Above	Times: -	9
	Shedules: -	0
Total Frontage:	Times: -	37
Total Sheds:	Shedules: -	21
Total Garage:	Shedules: -	50
Total Commercial:	Shedules: -	61
Total Residential:	Shedules: -	16
Total Evergreen:	Shedules: -	17
Total Sheds:	Shedules: -	212

Residential Location	Residential	Residential	Residential
Commercial Location	Commercial	Commercial	Commercial
Street Frontage: N/A			
Street Frontage: NA			
Open & Flat Areas: 0.37/0.20: 10 - 10.3, 31.14: 8	7		
Trees: 0.33/0.20/0.00: 7			
Shrubs: 0.30/0.20/0.00: 14	14		
Bulldozed: PWD/PD/Buller			
East/Lot Line: 0.12/0.20/1.20: 41			
Shrub: 1.20/0.10/0.00: 1	1		
Ornamental: 1.20/0.10/0.00: 2			
Evergreen: 1.20/0.10/0.00: 4	4		
Shrub: 1.20/0.10/0.00: 6			
Trees*: -	5		
Shrubs: -	10		
North Lot Line: Ppl:			
West Lot Line: Ppl:			
Southern Lot Line: Frontage - See Above			
Total Shrub: 6	13		
Total Ornamental: 2	2		
Total Evergreen: 4	4		
Total Shrub: 20	30		
Required: 120	120		
Overrun Shrub: 11	11	19	
Overrun Shrub: 22	22	22	
Overrun Shrub: 233	233	478	

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



N