

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR K1 SPEED ON LAND LOCATED AT 2911 NE INDEPENDENCE AVENUE 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 #PL2022-047 submitted by DH4 Holdings, LLC, requesting approval of a preliminary development plan on land located at 2911 NE Independence Ave 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 preliminary development plan on April 14, 2022, 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 May 10, 2022, 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 4C, Strother Crossing, Lots 4A-4C

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the required straight-back Portland cement concrete curbing (CG-1) to allow for a rollover curb type adjacent to the south property line, not to exceed 133' 3".
2. Development shall be in accordance with the preliminary development plan dated February 10, 2022 (revised April 4, 2022) and the architectural elevations dated February 10, 2022.

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.

BILL NO. 22-89**ORDINANCE NO. 9414**

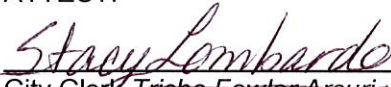
SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 17th day of May, 2022.



Mayor William A. Baird

ATTEST:



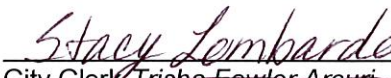
Deputy City Clerk ~~Trisha Fowler Arcuri~~

APPROVED by the Mayor of said city this 19 day of May, 2022.



Mayor William A. Baird

ATTEST:



Deputy City Clerk ~~Trisha Fowler Arcuri~~

APPROVED AS TO FORM:



City Attorney Brian W. Head

K-1 SPEED PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI 64063

2911 NORTHEAST INDEPENDENCE AVE

UTILITY CONTACTS

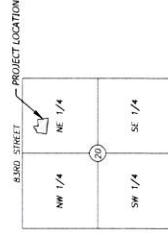
CITY OF LEE'S SUMMIT, MO
PLANNING AND DEVELOPMENT
CITY CLERK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1919
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1919
ELECTRIC COMPANY
220 SE HAMILTON RD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1919
WATER UTILITIES
220 SE HAMILTON RD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1919
MISSOURI GAS ENERGY
220 SE HAMILTON RD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1919
AT&T
220 SE HAMILTON RD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1919

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for conducting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities locations shall be the responsibility of the contractor to repair or replace at their expense and at the direction of the utility company. The contractor shall provide and survey all utility crossings prior to construction of any portion of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project until the project engineer has approved the utility information. Utility coordination/prioritizing/surveying shall be subsidiary to other bid items.

Dig Safely. 811
Missouri One-Call
1-800-344-7483



VICINITY MAP
SCALE: 1" = 100'



SECTION MAP
SCALE: 1" = 100'
SECTION 20 - 100' X 100'
LEE'S SUMMIT, MISSOURI

SHEET INDEX

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ARCHITECTURAL
A1.00 PRELIMINARY FLOORPLAN
A1.01 PRELIMINARY ELEVATIONS
A2.00 PRELIMINARY EXTERIOR ELEVATIONS

SURVEYOR OF RECORD

JASON S. ROUDERUSH
1301 ROLINGTON ST.
NORTH KANSAS CITY, KANSAS 64116
P (816) 361-1177
F (816) 361-1177
CONTACT: JASON S. ROUDERUSH
EMAIL: JROUDERUSH@OLSON.COM

DEVELOPER/OWNER

LEE'S SUMMIT
2911 NORTHEAST INDEPENDENCE AVE, SUITE A-925
NORTH KANSAS CITY, KANSAS 64116
P (816) 853-8323
F (816) 853-8323
CONTACT: DAVID HILL
EMAIL: DAVID.HILL@PHL.COM

CIVIL ENGINEER

AUSTIN LAGE
7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
P (913) 663-1500
F (913) 663-1500
CONTACT: AUSTIN LAGE
EMAIL: AUSTIN.LAGE@BHC.COM

APPROVED BY:

Administrator, Engineering Services Division

SUBMITTED BY:

BHC
OVERLAND PARK, KANSAS

Austin Lage, P.E.
MO P.E. No. 2021029127

Date

NE TOWN CENTRE TRL/VP

SECTION MAP
SCALE: 1" = 100'
SECTION 20 - 100' X 100'
LEE'S SUMMIT, MISSOURI

BHC
BUREAU OF HILL COUNTRY
7101 College Blvd., Suite 400
Overland Park, KS 66210
P: 913.663.1500
F: 913.663.1500
www.bhc.com

COVER SHEET
CVR

Development Plan
101 January 2020

Project # 271109

Drawings

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LEGAL DESCRIPTION

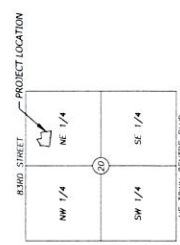
LOT 4C, STROTHER CROSSING, LOTS 4A-4C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

GENERAL NOTES

1. All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the City of Lee's Summit, Missouri.
2. All existing topographic, survey, and utility information shown was provided to BHC in the form of an Topographic Survey prepared by Olson and dated January 31, 2022. BHC makes no guarantees as to the accuracy of the existing topographic, survey, and utility information shown, and the Contractor shall verify the accuracy of the same and make any necessary adjustments prior to commencing construction.
3. The Contractor shall be required to obtain all Federal, State, and Local permits required for the project prior to commencing construction.
4. Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features as shown on the demolition plan to construct the improvements shown hereon. Any waste materials generated during the construction shall be disposed of in accordance with all local, state, and federal regulations governing such disposal.
6. The contractor shall protect any trees, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
7. The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage to existing or proposed improvements, and the contractor shall repair or replace such damage to the Owner's satisfaction at the Contractor's expense.
8. Contractors at the site shall be solely responsible for the safety for all aspects of work shown hereon.
9. All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
10. All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
11. Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the Contractor to obtain the location of same shall be repaired or replaced at the expense of the Contractor.
12. Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
13. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
14. Unless specified otherwise, all construction shall follow City of Lee's Summit's Design and Construction Manual, Summit, Missouri.
15. Private Erosion & Sediment Control inspections are required in accordance with NRPS schedule and requirements. After inspections, provide the City of Lee's Summit, Missouri with reports and documentation.
17. A Right-of-Way permit is required from the City of Lee's Summit, Missouri Public Works Department for any work within the public right-of-way.
18. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200.

OIL/GAS WELL LOCATION NOTE

PER MO DNR ARC CBS SYSTEM NO OIL/GAS WELLS ARE ON THE SUBJECT PROPERTY.





NOT TO SCALE

K-1 Speed
Entertainment Complex
Lot 4C Strother Crossing
Lots 4A-4C Lee's Summit, MO

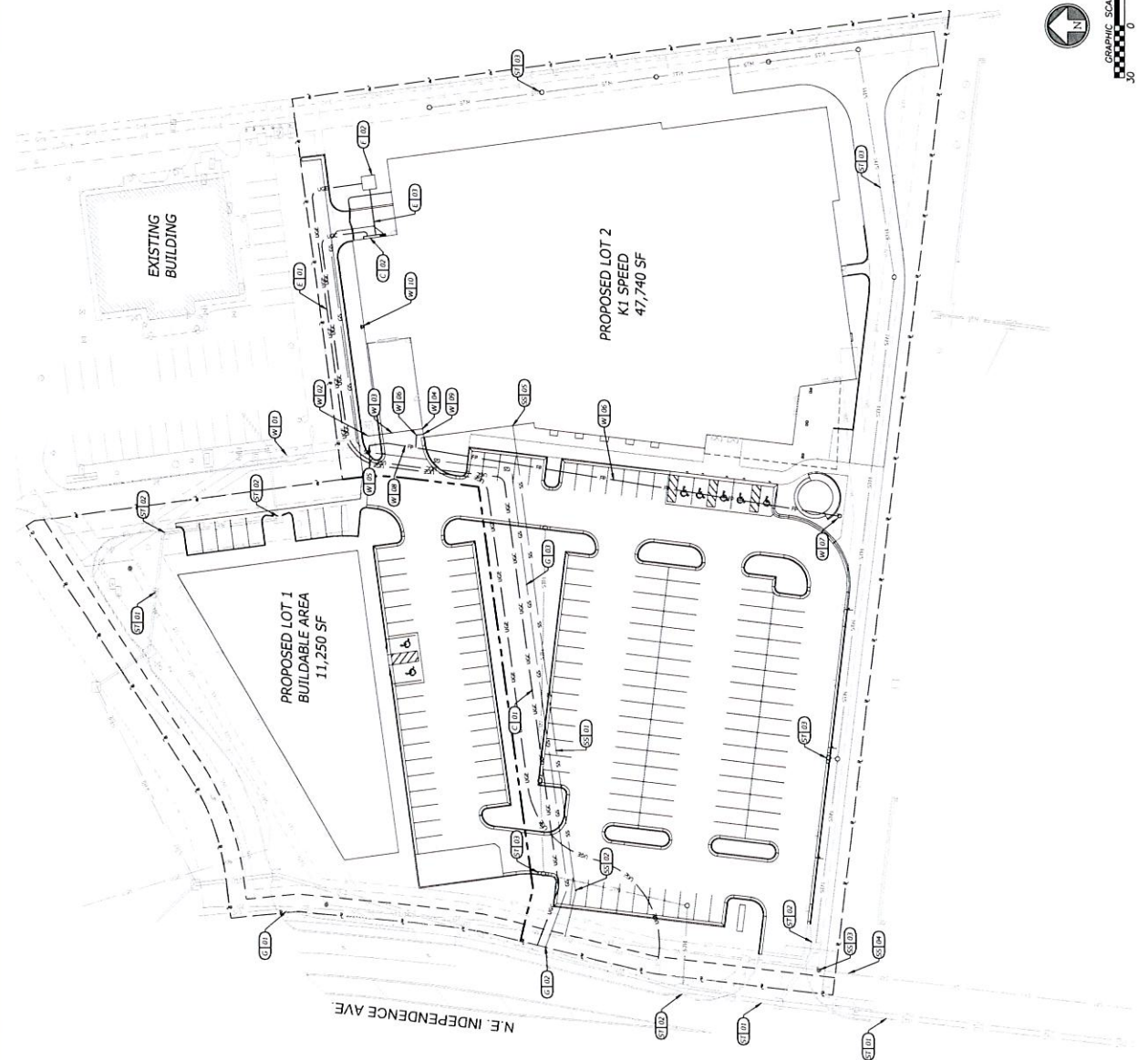
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Project #	211163
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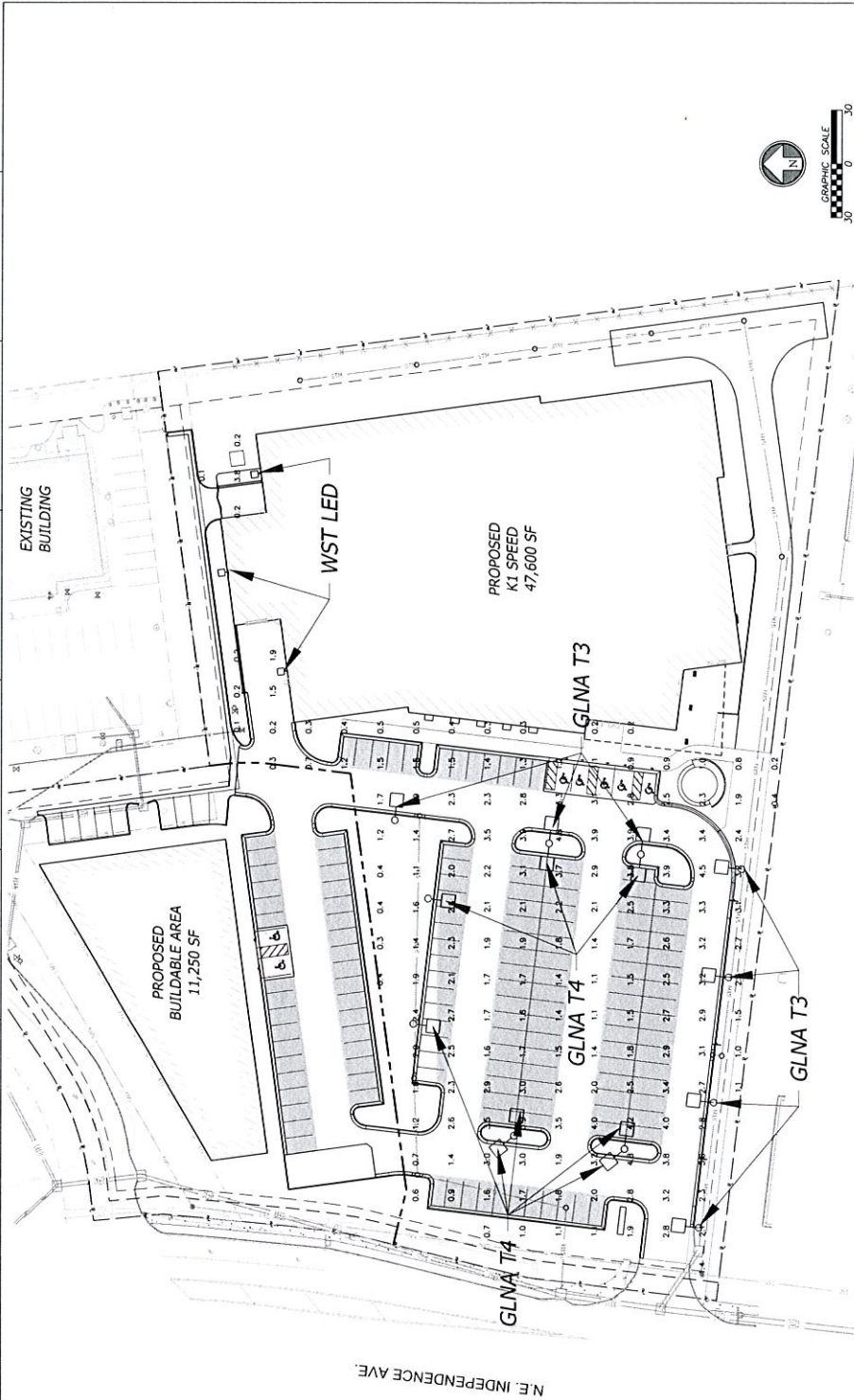
10 January 2020

UTILITY PLAN
C3.0



- CONSTRUCTION NOTES**
- W - WATER SERVICE INFORMATION - CITY OF LEE SUMMIT
01 EXISTING 6" WATER MAIN LINE, CONTRACTOR TO VERIFY LOCATION AND DEPTH
02 2.5" TAPPING SLEEVE AND 2.5" TAPPING VALVE TO BE INSTALLED ON EXISTING 6" WATER MAIN.
03 CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN.
04 INSTALL 2.5" DOMESTIC WATER LINE.
05 CONNECT DOMESTIC SERVICE LINE TO BUILDING PLUMBING.
06 INSTALL 6" FIRE HYDRANT.
07 INSTALL 6" FIRE PROTECTION LINE.
08 INSTALL 6"x6"x6" TEE.
09 CONTRACTOR TO VERIFY LOCATION LINE TO BUILDING PLUMBING.
10 BUILDING MOUNTED POC.
- E - ELECTRIC SERVICE INFORMATION - CITY OF LEE SUMMIT
01 CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING 6" UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC STRUCTURE TO TRANSFORMER PAD.
02 PROPOSED TRANSFORMER PAD.
03 CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING.
04 TRANSFORMER TO BUILDING.
- C - COMMUNICATION SERVICE INFORMATION
01 CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING 6" UNDERGROUND COMMUNICATION CONDUIT W/ RAIL WIRE FROM THE BUILDING TO THE CONNECTION AT COMMUNICATION BOX. COORDINATE W/ COMMUNICATION UTILITY PROVIDER.
02 CONNECT COMMUNICATIONS CONDUITS TO BUILDING, REFER TO ELECTRICAL PLAN.
- G - GAS SERVICE INFORMATION
01 EXISTING 4" GAS MAIN.
02 TAP EXISTING GAS MAIN FOR SERVICE LINE. VERIFY LOCATION.
03 CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING GAS MAIN.
04 GAS CONNECTION TO BLDG.
- ST - STORM SEWER INFORMATION - CITY OF LEE SUMMIT
01 EXISTING STORM SEWER LINE.
02 EXISTING CURB INLET.
03 PROPOSED STORM INFRASTRUCTURE.
- SS - SANITARY SEWER INFORMATION
01 SANITARY SEWER SERVICE LINE.
02 EXISTING SANITARY SEWER MANHOLE.
03 EXISTING SANITARY SHYEN MAIN.
04 EXISTING SANITARY SHYEN MAIN.
05 SANITARY SEWER BUILDING CONNECTION.





GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDELES	2.01
MAXIMUM FOOT-CANDELES	4.8
MINIMUM FOOT-CANDELES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	57.67
AVERAGE TO MINIMUM FC RATIO	24.16

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MOUNTING	MODEL	VOLTS
GLNA - T3		7	POLE	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON) GLNA-AF-02-LED-E1-T3	120V 1P 2W
GLNA - T4		8	POLE	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON) GLNA-AF-02-LED-E1-T4FT	120V 1P 2W
WST LED		3	WALL	Lithonia Lighting, WST LED P1 40K V-F HVOLT	120V 1P 2W

Appl. #PL2022-047 - PRELIMINARY DEVELOPMENT PLAN
K1 Speed
2911 NE Independence Ave
DH4 Holdings, LLC, applicant

