

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN INDOOR CLIMATE CONTROLLED STORAGE FACILITY IN DISTRICT CP-2 ON LAND LOCATED ON LOT 3B DEERBROOK COMMERCIAL PARK IN CP-2, PROPOSED ATTIC STORAGE, ALL 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 #PL2018-231 submitted by Strickland Construction, requesting a special use permit for an indoor climate controlled storage facility in District CP-2 (Planned Community Commercial District) on land located on *Lot 3B, Deerbrook Commercial Park* was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a special use permit 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 a public hearing for the consideration of the special use permit on February 14, 2019, and rendered a report to the City Council recommending that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on March 5, 2019, and approved a motion for a second ordinance reading to approve the preliminary development plan for said property; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Section 6.1185 of the Unified Development Ordinance to allow for an indoor climate controlled storage facility in District CP-2 with a special use permit is hereby granted for a period of 25 years, with respect to the following described property:

LOT 3B, DEERBROOK COMMERCIAL PARK LOTS 3A & 3B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

SECTION 2. That the following condition of approval shall apply in addition to those set out in the Unified Development Ordinance for this use:

1. The special use permit shall be granted for a period of 25 years.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped January 22, 2019, appended hereto and made a part hereof.

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.

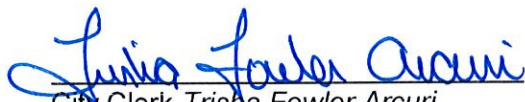
SECTION 5. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject 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 6. 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 19th day of March 2019.


Mayor William A. Baird

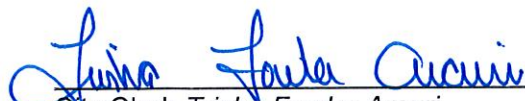
ATTEST:


City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 20th day of March, 2019.


Mayor William A. Baird

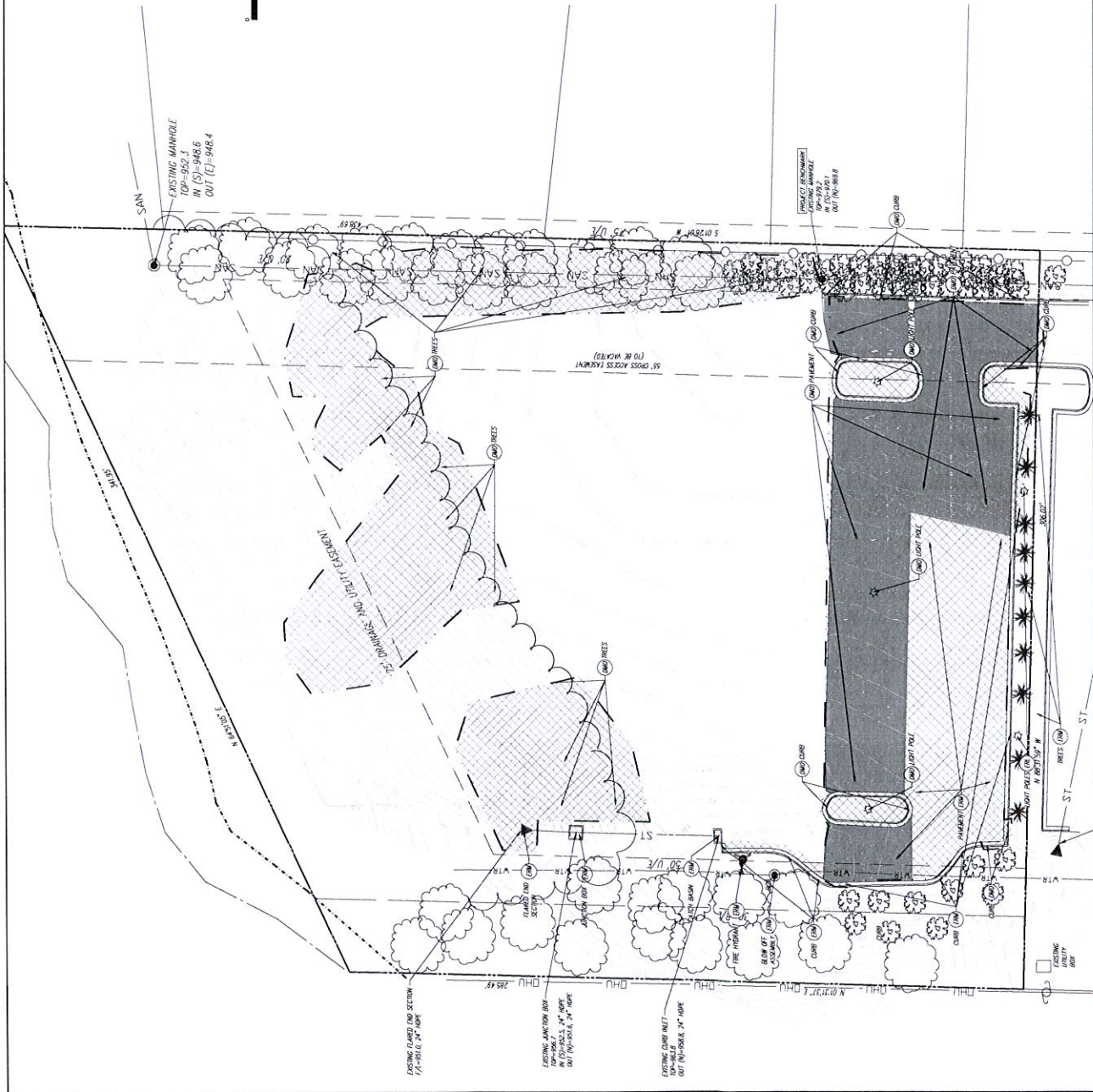
ATTEST:

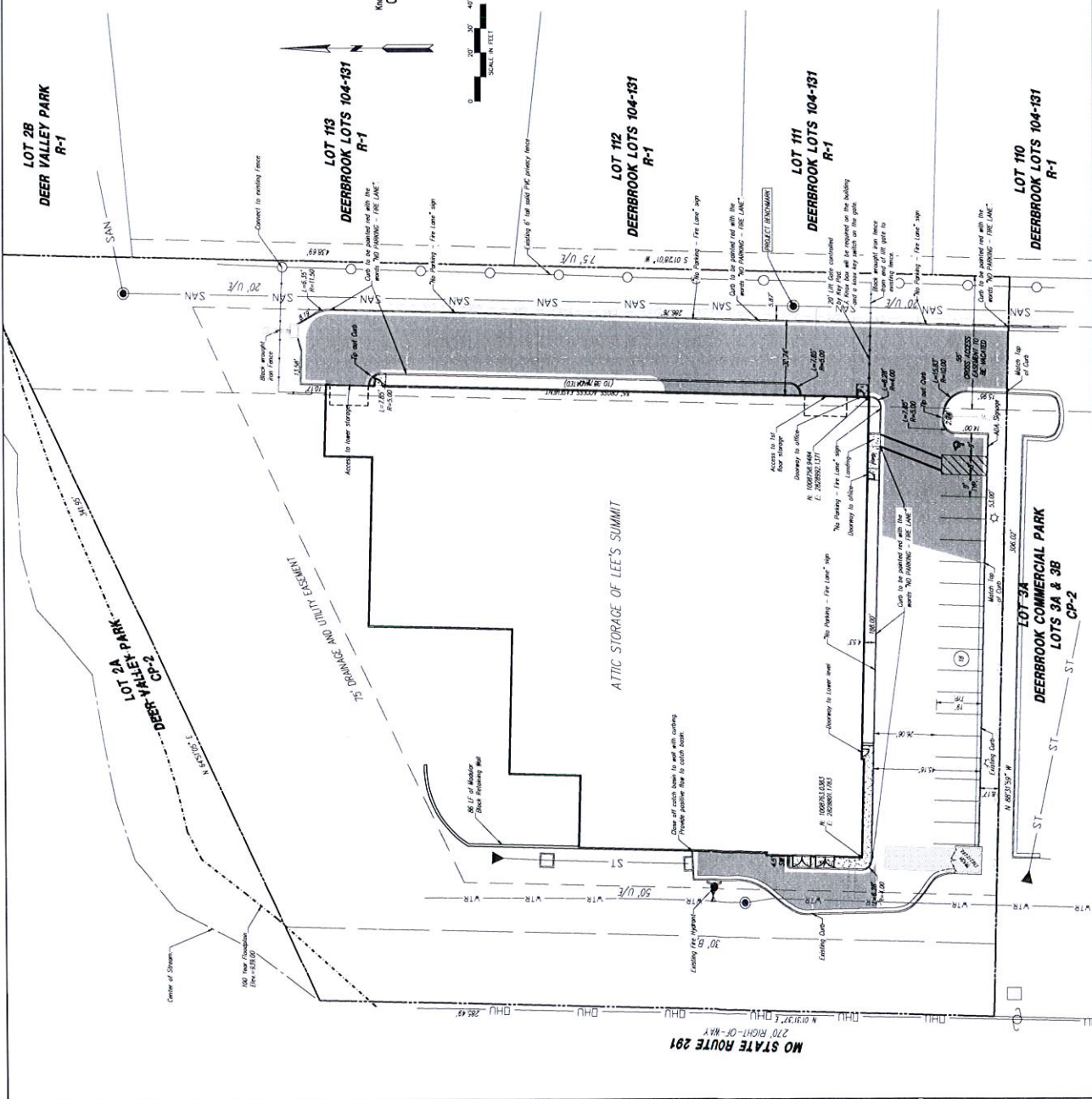

City Clerk Trisha Fowler Arcuri

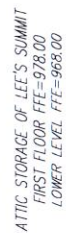
APPROVED AS TO FORM:


Nancy Yendes, Chief Counsel
Infrastructure and Planning

Know what's below.
Call before you dig.



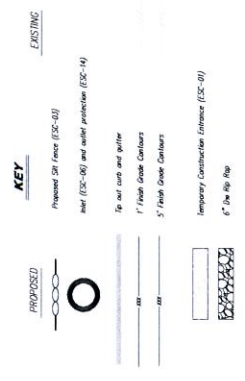




[illegible]

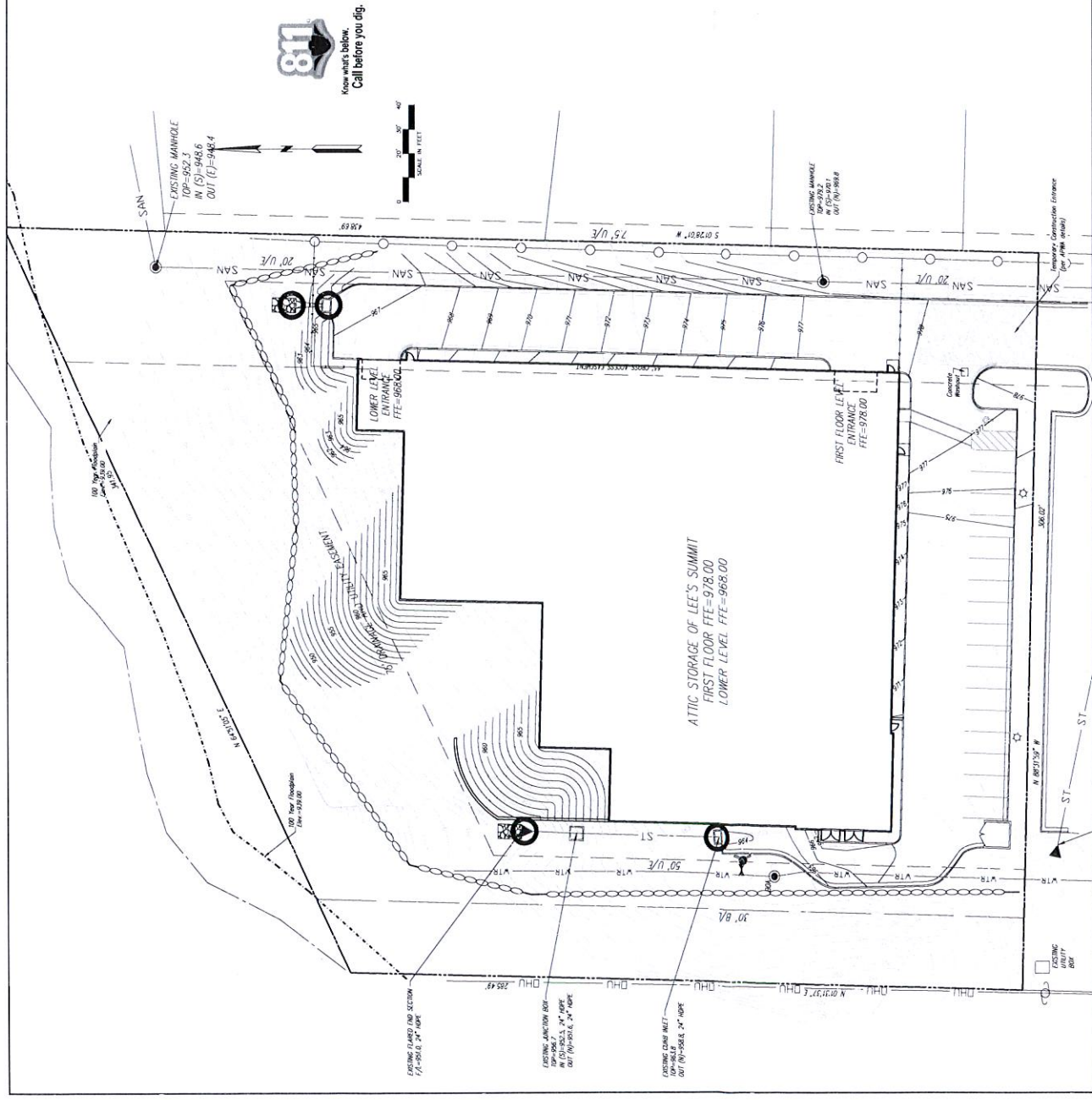
MAJOR CONSTRUCTION ACTIVITIES:

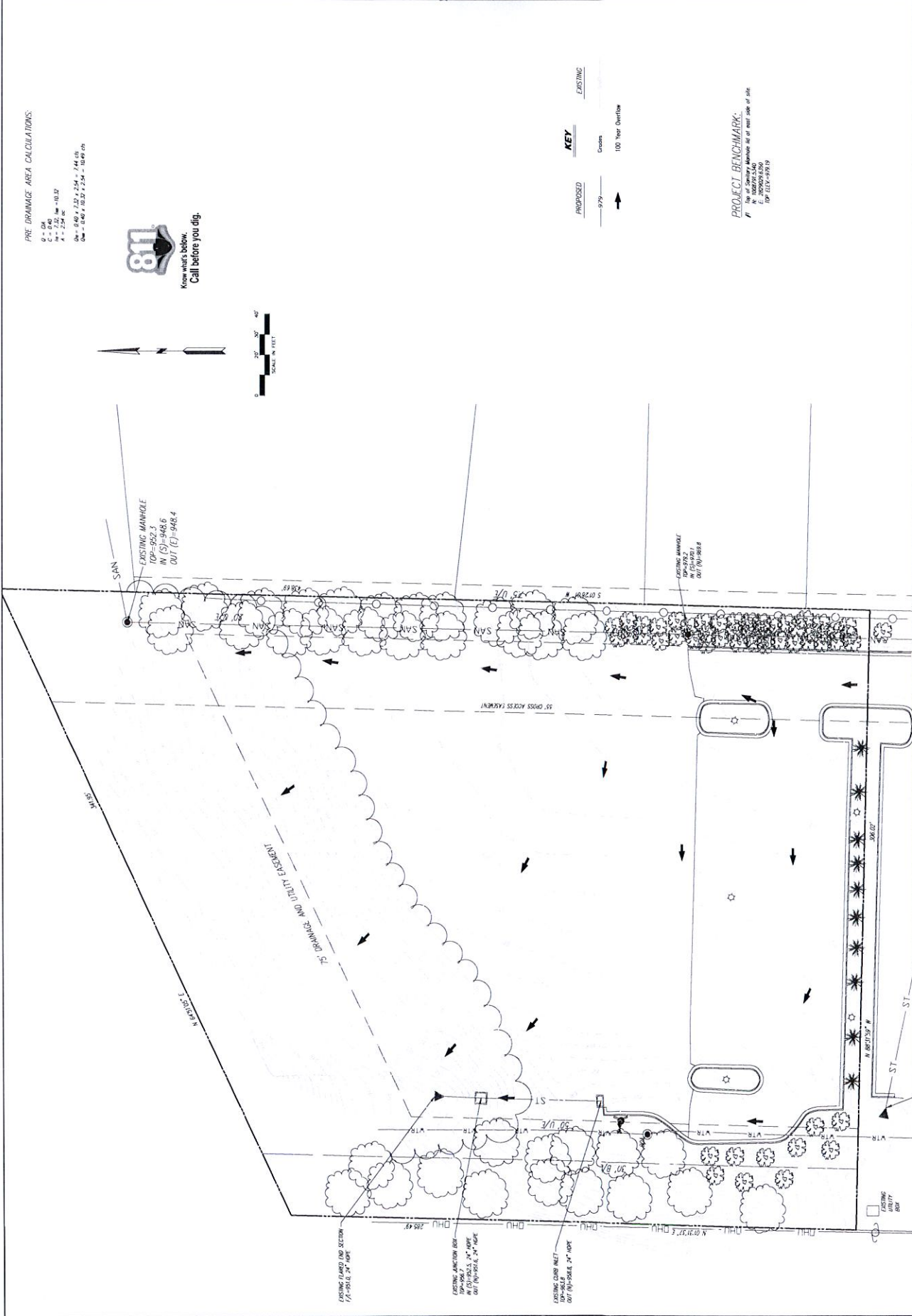
- [illegible]



PROJECT BENCHMARK:

#1 Top of Sanitary Manhole lid at west side of site.
N: 1008791.5340
E: 2829029.6350
TOP ELEV.=979.19





PRE DRAINAGE AREA CALCULATIONS:

Q = 0.4
C = 0.40
A = 2.50 ac
Q₁₀ = 0.40 x 2.50 x 2.54 = 2.54 cfs
Q₁₀₀ = 0.40 x 2.50 x 2.54 = 2.54 cfs



Know what's below.
Call before you dig.



POST DEVELOPMENT DRAINAGE AREA MAP

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

Inc
engineers
planners



Know what's below.
Call before you dig.

POST DRAINAGE AREA CALCULATIONS:

$$\begin{aligned} Q &= Q_A \\ C &= 0.59 \\ \eta_g &= 7.32, \eta_w = 10.52 \\ A &= 2.54 \text{ cm} \\ Q_w &= 0.59 \times 7.32 \times 2.54 = 10.97 \text{ cfs} \\ Q_w &= 0.59 \times 10.52 \times 2.54 = 15.47 \text{ cfs} \end{aligned}$$

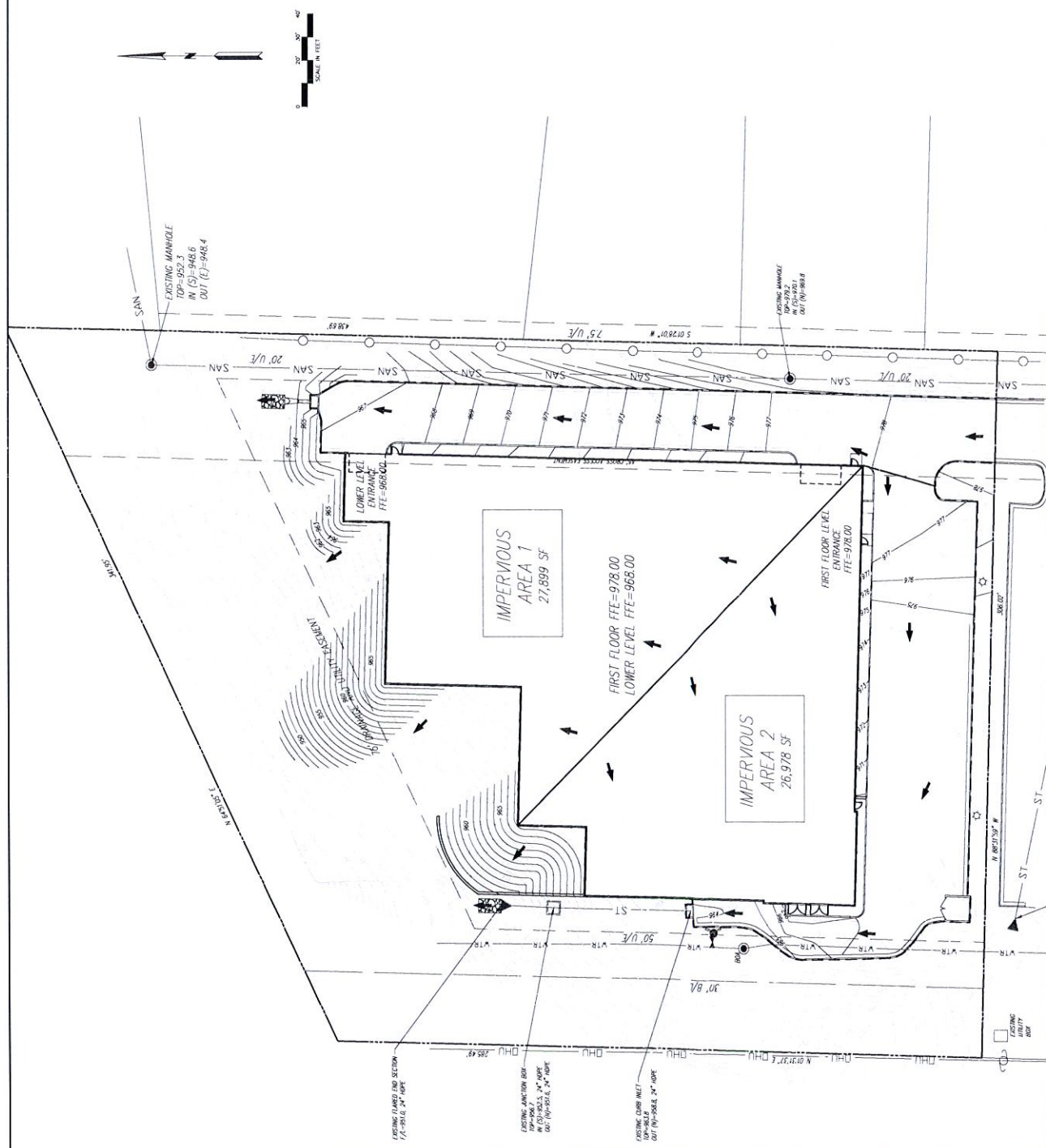
KEY

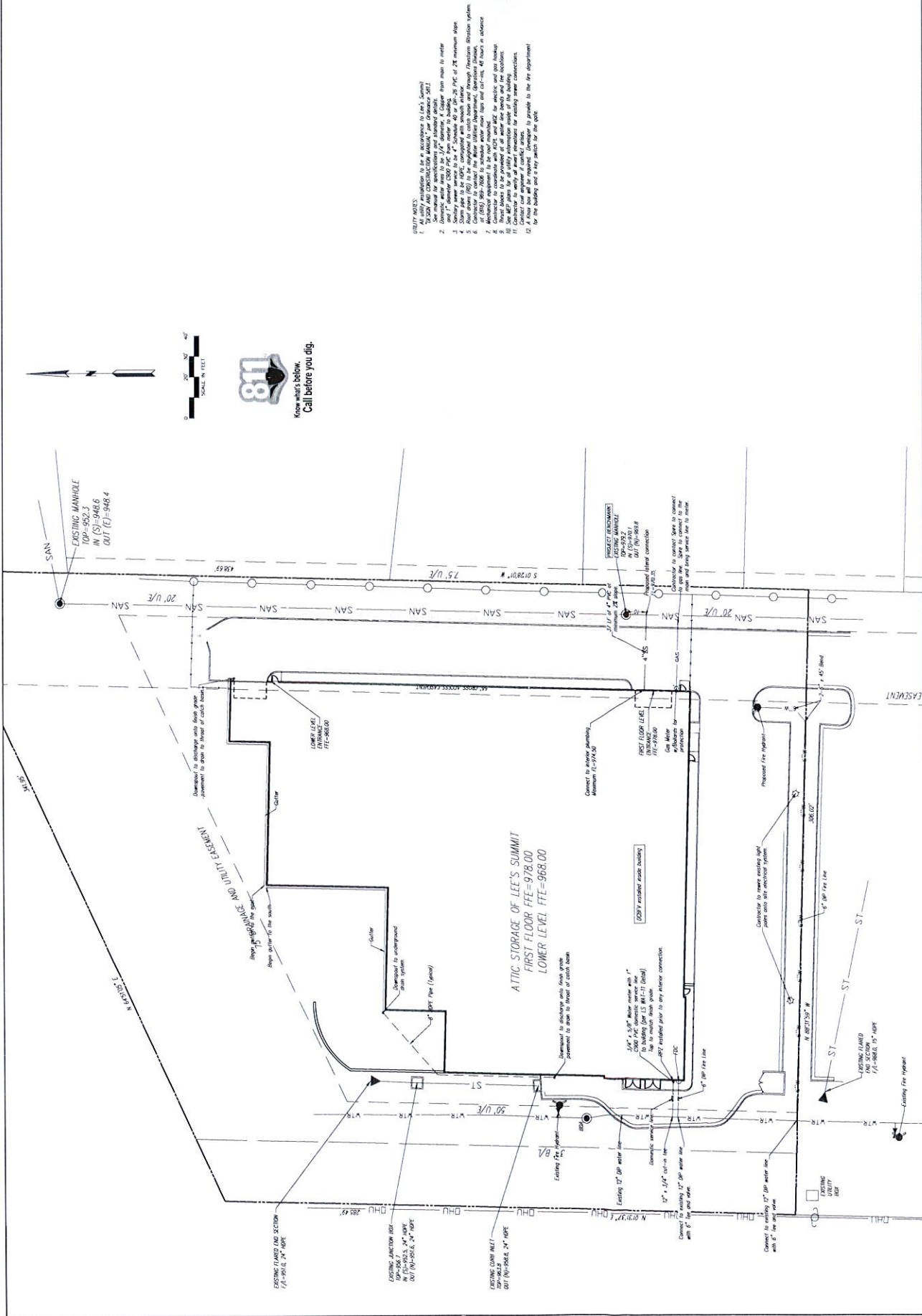
PROPOSED	EXISTING
979	979
100 Year Overflow	100 Year Overflow

All storm sewer piping is designed to carry the 100 year storm event. Storm events that are not carried by storm sewer piping is routed overland in parking lot.

PROJECT BENCHMARK:

Top of Sanitary Manhole lid at east side of st.
N: 1003791.5340
E: 2829029.6350
TOP ELEV.=979.19





LANDSCAPE PLAN

[illegible]

Interior / antiscrape

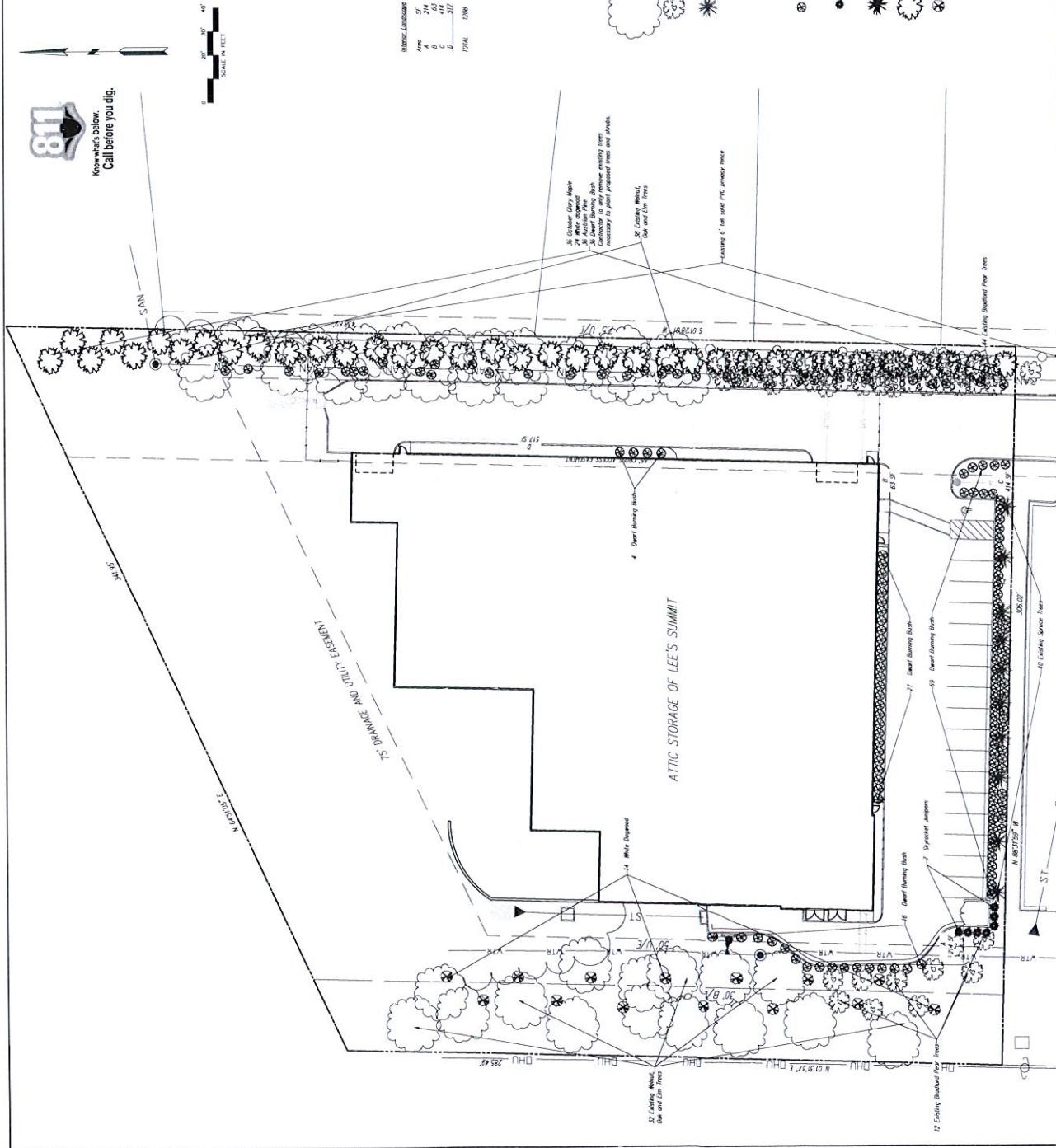
Area	ΣF
A	214
B	63
C	414
D	212
TOTAL	1208

Worksheet for Tests and Quiz Questions

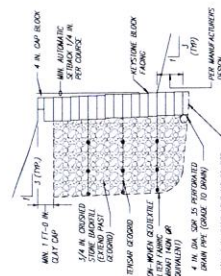
- | | | |
|---|--|---------------|
| A | Size of development site | |
| B | Length of travel distance to development site | |
| C | Fees required on street frontage = $1/50 \times L$ | |
| D | Fees required on street frontage = $1/50 \times L$ | |
| E | Fees required on street frontage = $1/50 \times L$ | |
| F | Green space required on parking lot ($L \times 3\%$) | |
| G | Green space provided | |
| H | Sheds required along frontage = $1/20 \times L - 360/20$ | |
| I | Sheds required along frontage (parking lot screen) | |
| J | Sheds provided | |
| K | Quantity of additional trees provided | (6,559/1,000) |
| L | Quantity of additional trees provided | (6,559/1,000) |
| M | Quantity of additional trees provided | (6,559/1,000) |
| N | Quantity of additional trees provided | (6,559/1,000) |
| O | Quantity of additional trees provided | (6,559/1,000) |
| P | Quantity of additional trees provided | (6,559/1,000) |
| Q | Quantity of additional trees provided | (6,559/1,000) |
| R | Quantity of additional trees provided | (6,559/1,000) |
| S | Quantity of additional trees provided | (6,559/1,000) |
| T | Quantity of additional trees provided | (6,559/1,000) |
| U | Quantity of additional trees provided | (6,559/1,000) |
| V | Quantity of additional trees provided | (6,559/1,000) |
| W | Quantity of additional trees provided | (6,559/1,000) |
| X | Quantity of additional trees provided | (6,559/1,000) |
| Y | Quantity of additional trees provided | (6,559/1,000) |
| Z | Quantity of additional trees provided | (6,559/1,000) |

LANDSCAPE SCHEDULE FOR EXISTING TREES: SPECIES	CALIPER/HIGHT	QUANTITY
---	---------------	----------

LANDSCAPE SCHEDULE (OR PROPOSED TREES AND SHRUBS: QUANTITY)	DATE/PERIOD
Species:	
10'–24' Maximum height at time of planting	74
25'–30' Maximum height at time of planting	7
31'–36' Maximum height at time of planting	8
37'–42' Maximum height at time of planting	8
43'–48' Maximum height at time of planting	7



$\frac{d}{dx} \ln x = \frac{1}{x}$



ONLINE SOURCE: www.fishbase.org



NOTE: Symbol to be centered in parking space and oriented as illustrated on plans.

RESEARCH PAPER IN THE FIELD OF
POLYMER PHYSICS

[illegible]

3. CREATE YOUR FLUXFORM INLET FILTER PART NUMBER



FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT

WWW.INLETFILTERS.COM

OW 11:00:00

	P 689 M	
	10-1118	
	(JANUARY)	
	18022	
	JUNE 7, 2018	
	X 87 902	
	18052	

100

[illegible][illegible]



SHEET INDEX	
NUMBER	NAME
PT-1	COVER SHEET
PT-2	GENERAL NOTES
PT-3	FOUNDATION
PT-4	STRUCTURAL
PT-5	MECHANICAL
PT-6	ELECTRICAL
PT-7	PLUMBING
PT-8	HAZARDOUS WASTE
PT-9	HAZARDOUS WASTE
PT-10	HAZARDOUS WASTE
PT-11	HAZARDOUS WASTE
PT-12	HAZARDOUS WASTE
PT-13	HAZARDOUS WASTE
PT-14	HAZARDOUS WASTE
PT-15	HAZARDOUS WASTE
PT-16	HAZARDOUS WASTE
PT-17	HAZARDOUS WASTE
PT-18	HAZARDOUS WASTE
PT-19	HAZARDOUS WASTE
PT-20	HAZARDOUS WASTE
PT-21	HAZARDOUS WASTE
PT-22	HAZARDOUS WASTE
PT-23	HAZARDOUS WASTE
PT-24	HAZARDOUS WASTE
PT-25	HAZARDOUS WASTE
PT-26	HAZARDOUS WASTE
PT-27	HAZARDOUS WASTE
PT-28	HAZARDOUS WASTE
PT-29	HAZARDOUS WASTE
PT-30	HAZARDOUS WASTE
PT-31	HAZARDOUS WASTE
PT-32	HAZARDOUS WASTE
PT-33	HAZARDOUS WASTE
PT-34	HAZARDOUS WASTE
PT-35	HAZARDOUS WASTE
PT-36	HAZARDOUS WASTE
PT-37	HAZARDOUS WASTE
PT-38	HAZARDOUS WASTE
PT-39	HAZARDOUS WASTE
PT-40	HAZARDOUS WASTE
PT-41	HAZARDOUS WASTE
PT-42	HAZARDOUS WASTE
PT-43	HAZARDOUS WASTE
PT-44	HAZARDOUS WASTE
PT-45	HAZARDOUS WASTE
PT-46	HAZARDOUS WASTE
PT-47	HAZARDOUS WASTE
PT-48	HAZARDOUS WASTE
PT-49	HAZARDOUS WASTE
PT-50	HAZARDOUS WASTE
PT-51	HAZARDOUS WASTE
PT-52	HAZARDOUS WASTE
PT-53	HAZARDOUS WASTE
PT-54	HAZARDOUS WASTE
PT-55	HAZARDOUS WASTE
PT-56	HAZARDOUS WASTE
PT-57	HAZARDOUS WASTE
PT-58	HAZARDOUS WASTE
PT-59	HAZARDOUS WASTE
PT-60	HAZARDOUS WASTE
PT-61	HAZARDOUS WASTE
PT-62	HAZARDOUS WASTE
PT-63	HAZARDOUS WASTE
PT-64	HAZARDOUS WASTE
PT-65	HAZARDOUS WASTE
PT-66	HAZARDOUS WASTE
PT-67	HAZARDOUS WASTE
PT-68	HAZARDOUS WASTE
PT-69	HAZARDOUS WASTE
PT-70	HAZARDOUS WASTE
PT-71	HAZARDOUS WASTE
PT-72	HAZARDOUS WASTE
PT-73	HAZARDOUS WASTE
PT-74	HAZARDOUS WASTE
PT-75	HAZARDOUS WASTE
PT-76	HAZARDOUS WASTE
PT-77	HAZARDOUS WASTE
PT-78	HAZARDOUS WASTE
PT-79	HAZARDOUS WASTE
PT-80	HAZARDOUS WASTE
PT-81	HAZARDOUS WASTE
PT-82	HAZARDOUS WASTE
PT-83	HAZARDOUS WASTE
PT-84	HAZARDOUS WASTE
PT-85	HAZARDOUS WASTE
PT-86	HAZARDOUS WASTE
PT-87	HAZARDOUS WASTE
PT-88	HAZARDOUS WASTE
PT-89	HAZARDOUS WASTE
PT-90	HAZARDOUS WASTE
PT-91	HAZARDOUS WASTE
PT-92	HAZARDOUS WASTE
PT-93	HAZARDOUS WASTE
PT-94	HAZARDOUS WASTE
PT-95	HAZARDOUS WASTE
PT-96	HAZARDOUS WASTE
PT-97	HAZARDOUS WASTE
PT-98	HAZARDOUS WASTE
PT-99	HAZARDOUS WASTE
PT-100	HAZARDOUS WASTE

PROJECT NAME: ATTIC STORAGE
PROJECT DESCRIPTION: PROPOSED SELF STORAGE FACILITY WITH CLIMATE CONTROL
PROJECT LOCATION: 920 NE DEERBROOK ST., LEE'S SUMMIT, MISSOURI
CONTRACTOR CONTACT: STRICKLAND CONSTRUCTION, 720 S. ROGERS ROAD, SUITE 'B', OLAHE, KS 66062, P) 913-764-7000
ARCHITECT: HERMLE ASSOCIATES, INC., 1100 RHODE ISLAND ST., LAWRENCE, KS 66044, P) 785-749-5806

PROJECT INFORMATION



PROJECT LOCATION

ARCHITECT
Hermly Associates, Inc.
1100 Rhode Island St.
Lawrence, KS 66044
P) 785-749-5806
F) 785-749-1515

GENERAL CONTRACTOR
Strickland Construction
720 S. Rogers Road, Suite 'B'
Olathe, KS 66062
P) 913-764-7000



ATTIC STORAGE OF LEE'S SUMMIT
920 NE DEERBROOK ST., LEE'S SUMMIT, MISSOURI



1100 Rhode Island St.
Lawrence, Kansas
66044-1515
P) 785-749-5806
F) 785-749-1515

COVER SHEET

Date: Sheet Date: WCTJ
Drawn by: Checker:
Revised: Permitted:

A0.0

ATTIC STORAGE OF LEE'S SUMMIT
920 NE DEERBROOK ST., LEE'S SUMMIT, MISSOURI



1160 Rhonda Boulevard SE
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

UNIT AREA - LEVEL 1

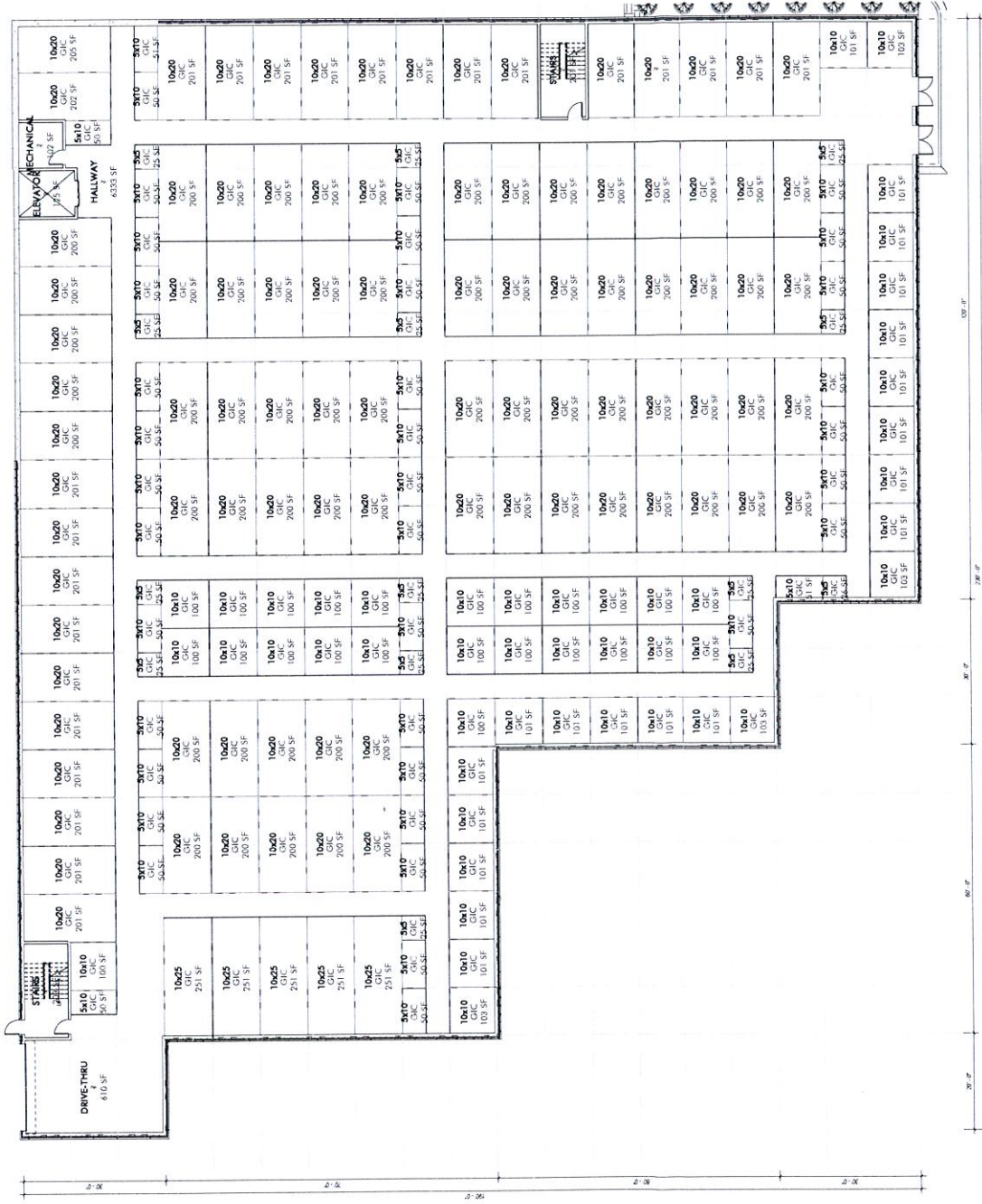
Date	Issue Date
Drawn by	WCTJ
Checked by	Checker
Pay to the order of	

A1.0

UNIT SIZE/NAME	Chart	AREA	UNIT TYPE/NUMBER
36	36	36 S.F.	ONE
54 S	54	54 S.F.	ONE
72	72	72 S.F.	ONE
90	90	90 S.F.	ONE
108	108	108 S.F.	ONE
126	126	126 S.F.	ONE
144	144	144 S.F.	ONE
162	162	162 S.F.	ONE
180	180	180 S.F.	ONE
216	216	216 S.F.	ONE
252	252	252 S.F.	ONE
288	288	288 S.F.	ONE
324	324	324 S.F.	ONE
360	360	360 S.F.	ONE
432	432	432 S.F.	ONE
504	504	504 S.F.	ONE

1ST LEVEL
34,200 S.F.

UNIT SIZE/NAME	Count	AREA	UNIT TYPE/NAME
5x5	14	25.5'F	GAC
5x10	39	50.5'F	GAC
5x10	47	100.5'F	GAC
6x10	1	200.5'F	GAC
6x10	91	200.5'F	GAC
6x25	5	250.5'F	GAC
TOTAL	197		



UNIT MIX - LEVEL 1

 $3/32^{\circ} = 1'-0"$

ATTIC STORAGE OF LEE'S SUMMIT

920 NE DEERBROOK ST., LEE'S SUMMIT, MISSOURI



11000 N. 110th St., Suite 100
Overland Park, MO 66213
Tel: 781-742-1000
Fax: 781-742-1015

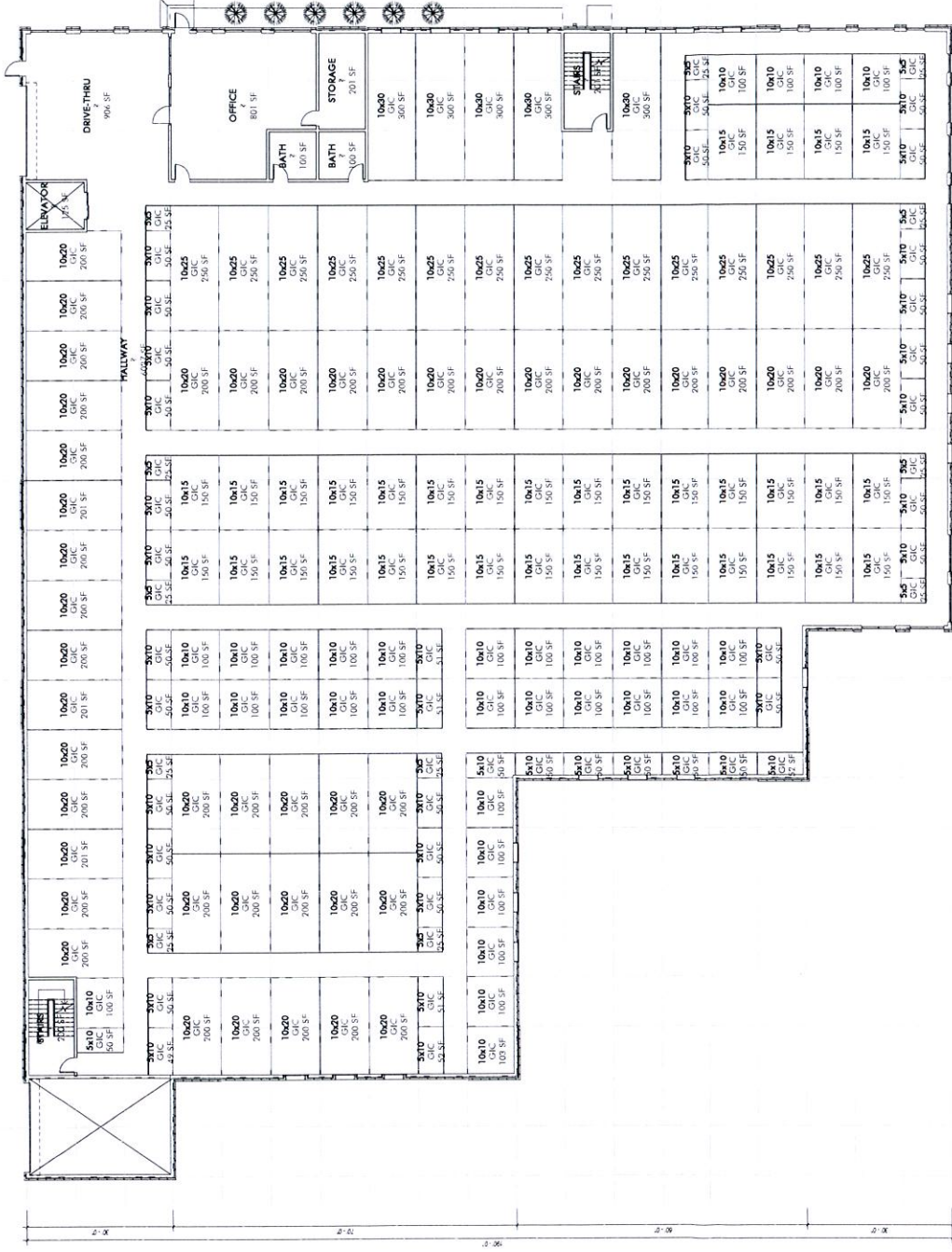
UNIT AMP - LEVEL 2

Date	Revised Date
01/10/10	01/10/10
Drawn by	WCT
Checked by	Checker
Revised by	Revised

A1.1

2ND LEVEL
33,600 S.F.

UNIT MIX SCHEDULE - LEVEL 2	
UNIT	COVER
10x10	100 SF
10x15	150 SF
10x20	200 SF
10x25	250 SF
10x30	300 SF
10x35	350 SF
10x40	400 SF
10x45	450 SF
10x50	500 SF
10x55	550 SF
10x60	600 SF
10x65	650 SF
10x70	700 SF
10x75	750 SF
10x80	800 SF
10x85	850 SF
10x90	900 SF
10x95	950 SF
10x100	1000 SF
10x105	1050 SF
10x110	1100 SF
10x115	1150 SF
10x120	1200 SF
10x125	1250 SF
10x130	1300 SF
10x135	1350 SF
10x140	1400 SF
10x145	1450 SF
10x150	1500 SF
10x155	1550 SF
10x160	1600 SF
10x165	1650 SF
10x170	1700 SF
10x175	1750 SF
10x180	1800 SF
10x185	1850 SF
10x190	1900 SF
10x195	1950 SF
10x200	2000 SF
10x205	2050 SF
10x210	2100 SF
10x215	2150 SF
10x220	2200 SF
10x225	2250 SF
10x230	2300 SF
10x235	2350 SF
10x240	2400 SF
10x245	2450 SF
10x250	2500 SF
10x255	2550 SF
10x260	2600 SF
10x265	2650 SF
10x270	2700 SF
10x275	2750 SF
10x280	2800 SF
10x285	2850 SF
10x290	2900 SF
10x295	2950 SF
10x300	3000 SF
10x305	3050 SF
10x310	3100 SF
10x315	3150 SF
10x320	3200 SF
10x325	3250 SF
10x330	3300 SF
10x335	3350 SF
10x340	3400 SF
10x345	3450 SF
10x350	3500 SF
10x355	3550 SF
10x360	3600 SF
10x365	3650 SF
10x370	3700 SF
10x375	3750 SF
10x380	3800 SF
10x385	3850 SF
10x390	3900 SF
10x395	3950 SF
10x400	4000 SF
10x405	4050 SF
10x410	4100 SF
10x415	4150 SF
10x420	4200 SF
10x425	4250 SF
10x430	4300 SF
10x435	4350 SF
10x440	4400 SF
10x445	4450 SF
10x450	4500 SF
10x455	4550 SF
10x460	4600 SF
10x465	4650 SF
10x470	4700 SF
10x475	4750 SF
10x480	4800 SF
10x485	4850 SF
10x490	4900 SF
10x495	4950 SF
10x500	5000 SF
10x505	5050 SF
10x510	5100 SF
10x515	5150 SF
10x520	5200 SF
10x525	5250 SF
10x530	5300 SF
10x535	5350 SF
10x540	5400 SF
10x545	5450 SF
10x550	5500 SF
10x555	5550 SF
10x560	5600 SF
10x565	5650 SF
10x570	5700 SF
10x575	5750 SF
10x580	5800 SF
10x585	5850 SF
10x590	5900 SF
10x595	5950 SF
10x600	6000 SF
10x605	6050 SF
10x610	6100 SF
10x615	6150 SF
10x620	6200 SF
10x625	6250 SF
10x630	6300 SF
10x635	6350 SF
10x640	6400 SF
10x645	6450 SF
10x650	6500 SF
10x655	6550 SF
10x660	6600 SF
10x665	6650 SF
10x670	6700 SF
10x675	6750 SF
10x680	6800 SF
10x685	6850 SF
10x690	6900 SF
10x695	6950 SF
10x700	7000 SF
10x705	7050 SF
10x710	7100 SF
10x715	7150 SF
10x720	7200 SF
10x725	7250 SF
10x730	7300 SF
10x735	7350 SF
10x740	7400 SF
10x745	7450 SF
10x750	7500 SF
10x755	7550 SF
10x760	7600 SF
10x765	7650 SF
10x770	7700 SF
10x775	7750 SF
10x780	7800 SF
10x785	7850 SF
10x790	7900 SF
10x795	7950 SF
10x800	8000 SF
10x805	8050 SF
10x810	8100 SF
10x815	8150 SF
10x820	8200 SF
10x825	8250 SF
10x830	8300 SF
10x835	8350 SF
10x840	8400 SF
10x845	8450 SF
10x850	8500 SF
10x855	8550 SF
10x860	8600 SF
10x865	8650 SF
10x870	8700 SF
10x875	8750 SF
10x880	8800 SF
10x885	8850 SF
10x890	8900 SF
10x895	8950 SF
10x900	9000 SF
10x905	9050 SF
10x910	9100 SF
10x915	9150 SF
10x920	9200 SF
10x925	9250 SF
10x930	9300 SF
10x935	9350 SF
10x940	9400 SF
10x945	9450 SF
10x950	9500 SF
10x955	9550 SF
10x960	9600 SF
10x965	9650 SF
10x970	9700 SF
10x975	9750 SF
10x980	9800 SF
10x985	9850 SF
10x990	9900 SF
10x995	9950 SF
10x1000	10000 SF



1 UNIT MIX - LEVEL 2

3/32" = 1'-0"

ATTIC STORAGE OF LEE'S SUMMIT

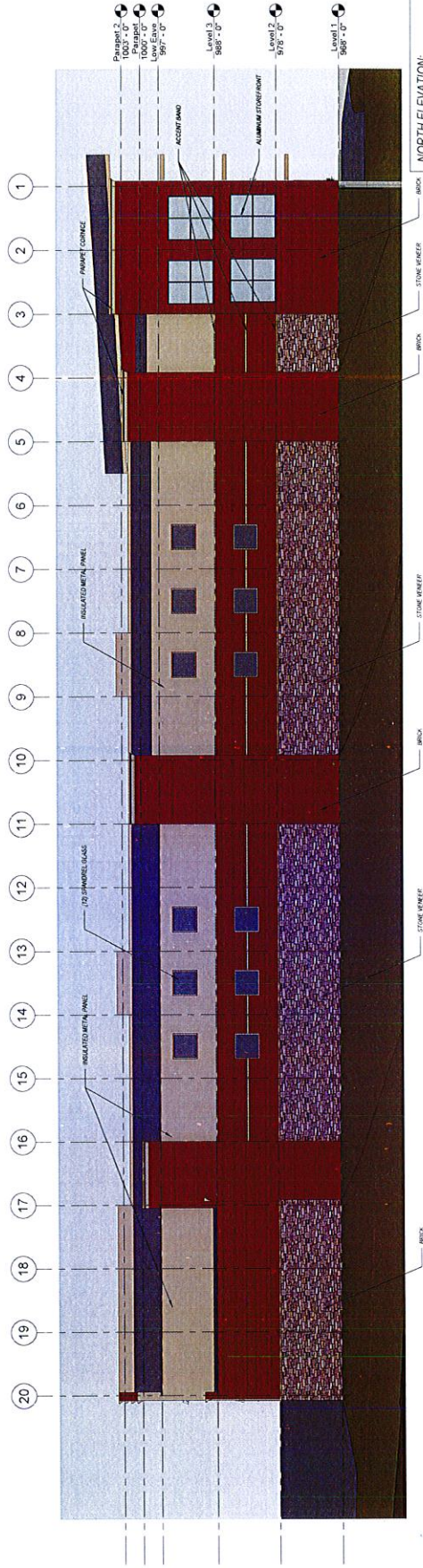
Hernly
Hernly, Inc.

1140 Rhonda Inland St
Lawrence, Kansas
66044
785-749-5826
FAX 785-749-1515

ELEVATIONS

Date	Issue Date
Drawn by	WCTJ
Checked by	Chapman

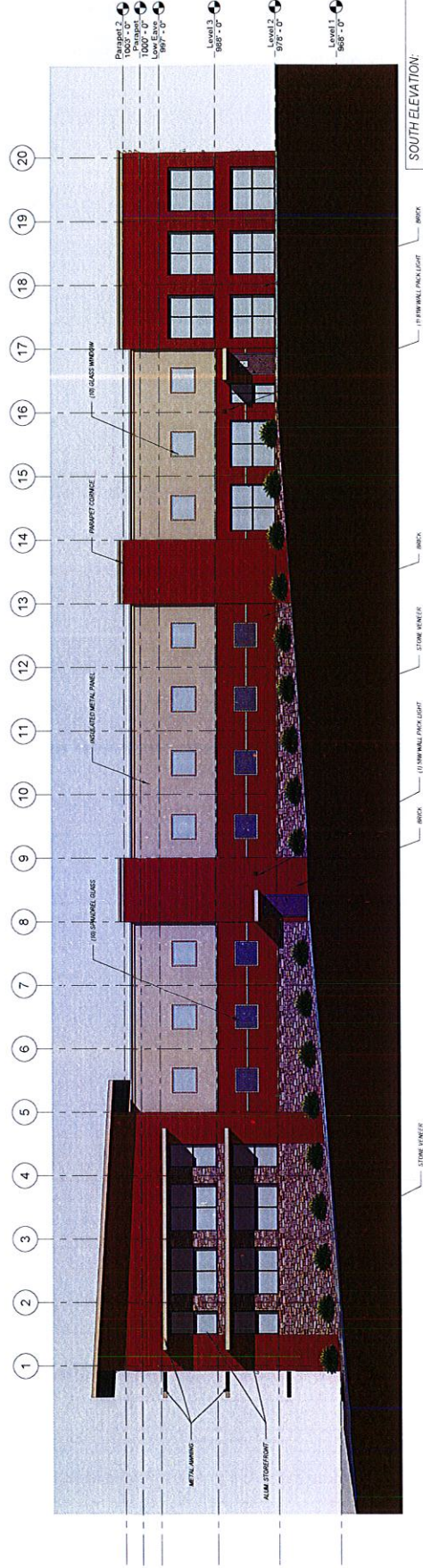
A2.0



1 NORTH ELEVATION
1/8" = 1'-0"

NORTH ELEVATION:

SOLID: 4,738 S.F. / 5,973 S.F. = 79%
METAL: 1,235 S.F. / 5,973 S.F. = 21%



2 SOUTH ELEVATION

SOUTH EVALUATION.

SOLID: 4,389 S.F. / 5,630 S.F. = 78%
METAL: 1,241 S.F. / 5,630 S.F. = 22%

ATTIC STORAGE OF LEE'S SUMMIT
920 NE DEERBROOK ST., LEE'S SUMMIT, MISSOURI

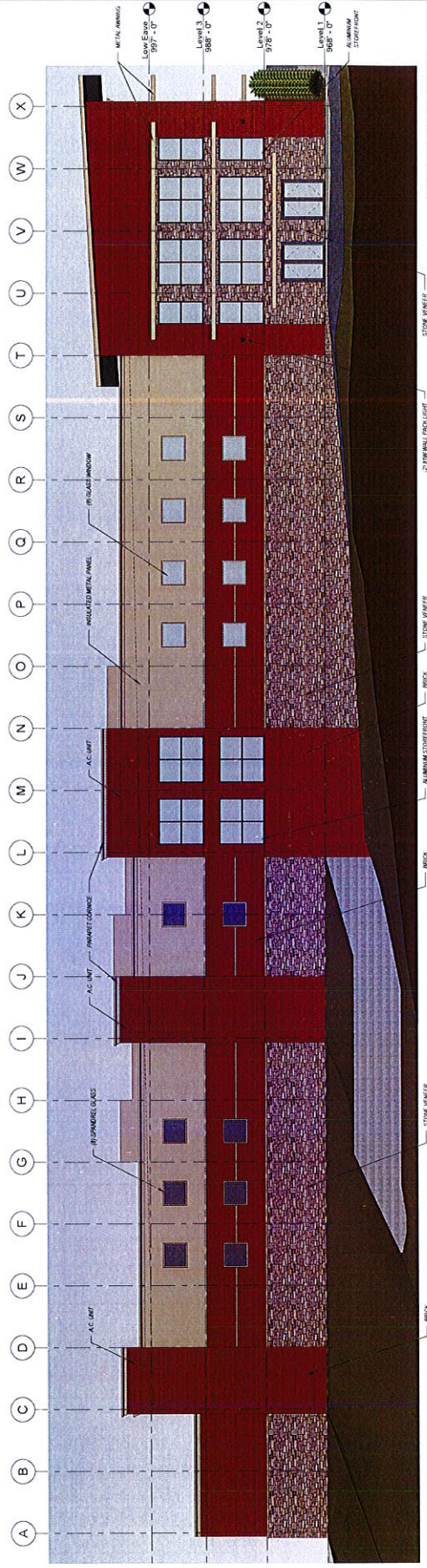
Hemly RECORDS, INC.
100 EAST WASHINGTON STREET
ANN ARBOR MI 48106-1799
TEL: 734/769-1000 FAX: 734/769-1001
WWW.HEMLYRECORDS.COM

1140 #Banda Bellard St
Lawrence, Kansas
66544
785 - 749 - 3400
FAX 785 - 749 - 1515

ELEVATIONS:

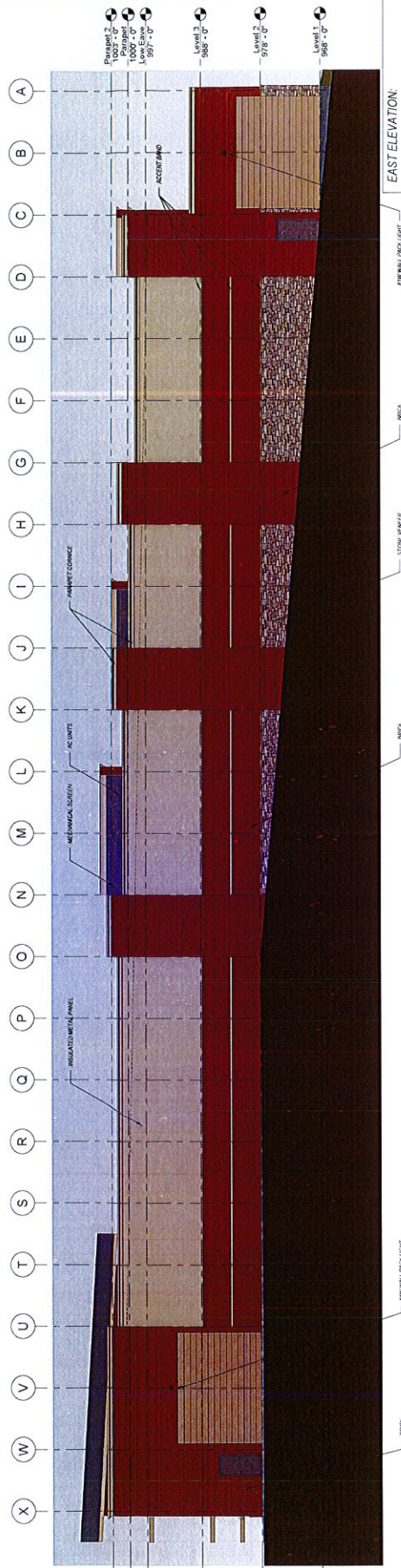
Date	Invoice Date
Drawn by	WCTI
Checked by	Checker
Remarks	

A2.1



WEST ELEVATION:
SOLID: 6,189 S.F. / 7,689 S.F. = 80%
METAL: 1,500 S.F. / 7,689 S.F. = 20%

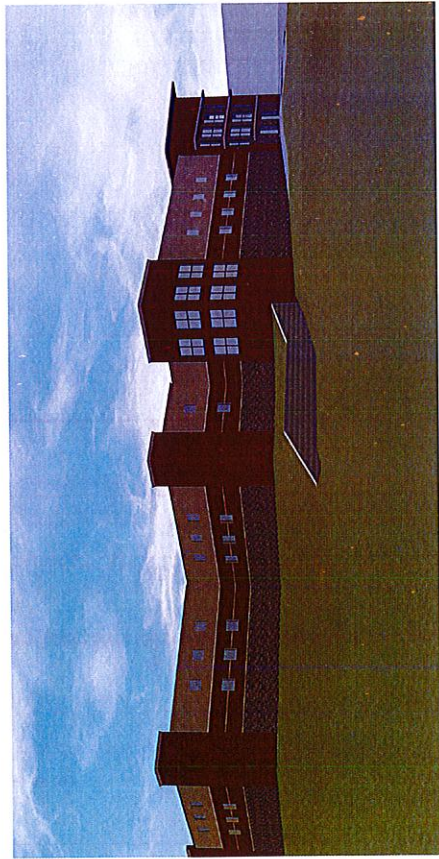
WEST ELEVATION
1/8" = 1'-0"



FAST EVALUATION

SOLID: 4,436 S.F. / 6,092 S.F. = 73%
METAL: 1,656 S.F. / 6,092 S.F. = 27%

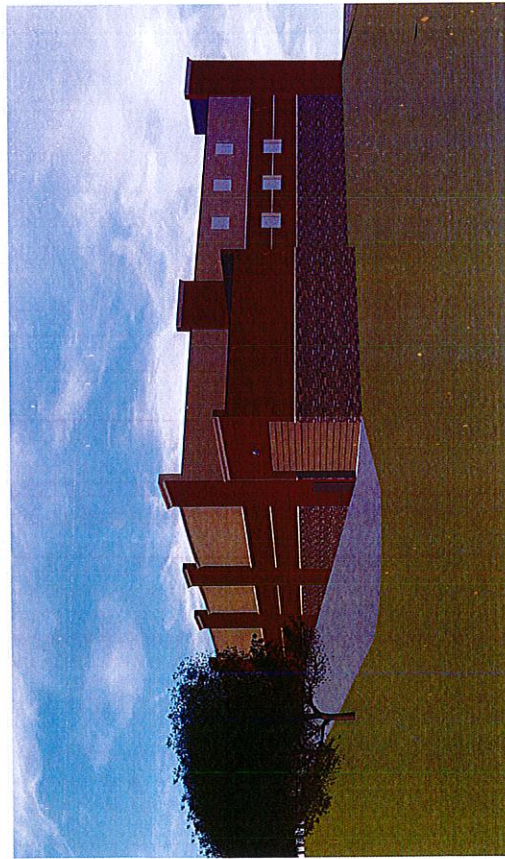
2 EAST ELEVATION
1/8" = 1'-0"



1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

ATTIC STORAGE OF LEE'S SUMMIT
920 NE DEERBROOK ST., LEE'S SUMMIT, MISSOURI

Hernly
ARCHITECTS
1100 North Main St.
Lee's Summit, MO 64063
Tel: 816-481-1111
Fax: 816-481-1112

PROJECTIONS

Scale: 1/8" = 1'-0"
Drawing: 10/11/11
Checked by: Checker
Revised:

A3.0

920 NE DEERBROOK ST., LEE'S SUMMIT, MISSOURI

ATTIC STORAGE OF LEE'S SUMMIT

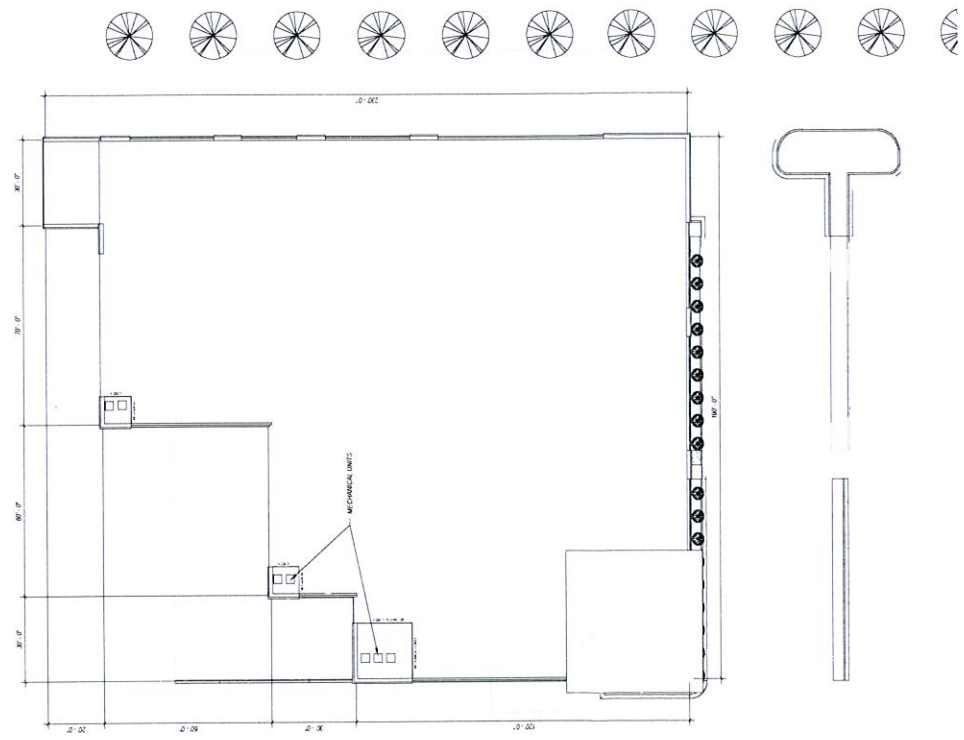


11100 Bluff Road, Suite 100
Lawrence, Kansas 66044
Tel: 781-749-3486
Fax: 781-749-1515

ARCHITECTURAL SITE PLAN

Date: 10/10/10
Drawn by: MCT
Checked by: C. Clarke
Reviewed by: P. Clarke

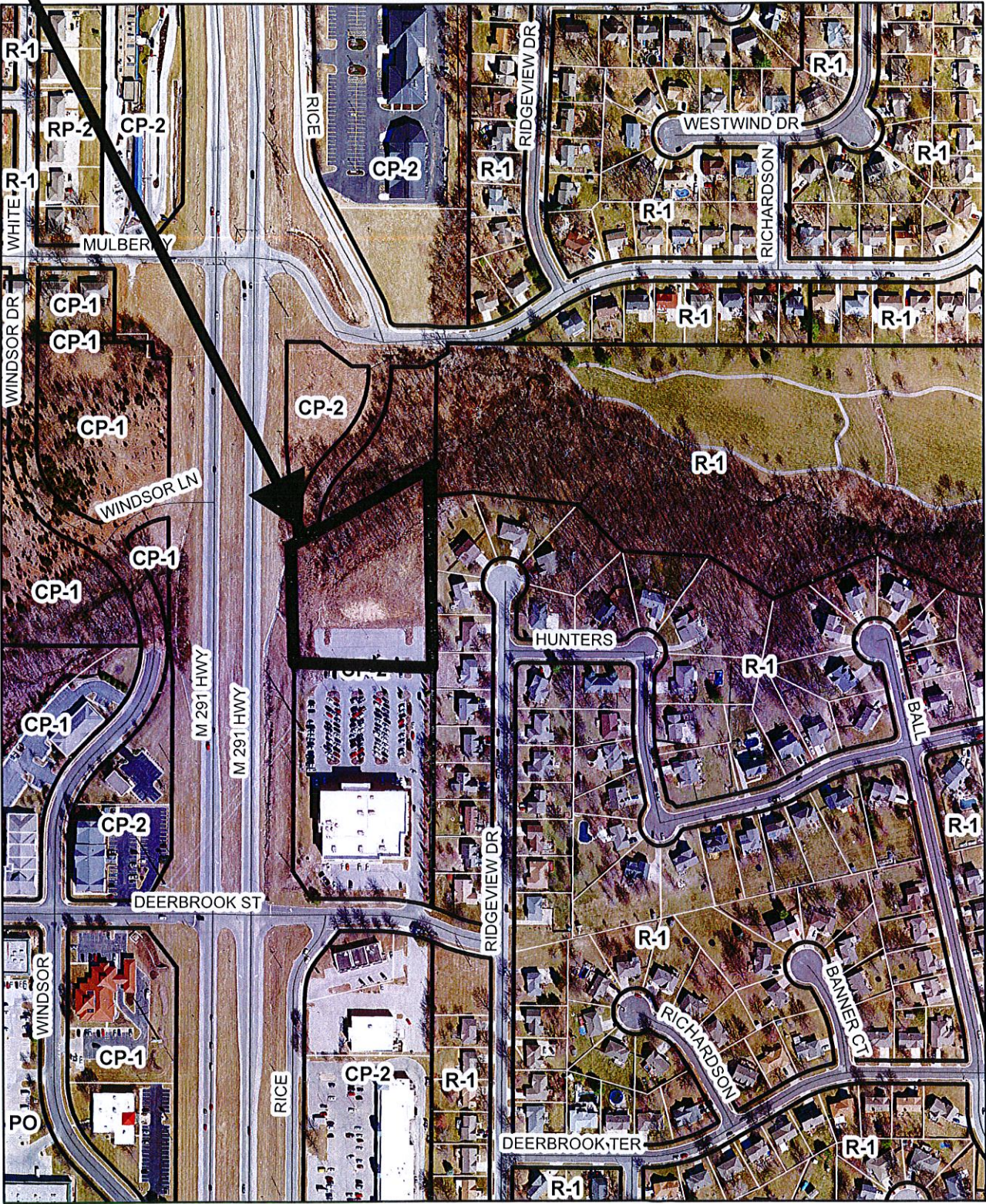
AS1.0



1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

PL#2018-121- PREL DEV PLAN & SPECIAL USE PERMIT
ATTIC STORAGE, 920 NE DEERBROOK ST.
STRICKLAND CONSTRUCTION, APPL.



BILL NO. 19-44

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS A, B, C, & D", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2018-232, submitted by Drake Development, LLC, requesting approval of the final plat entitled "Streets of West Pryor Lots 1 thru 14, Tracts A, B, C, & D", was referred to the Planning Commission as required by Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; and,

WHEREAS, the Planning Commission considered the final plat on February 14, 2019, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the final plat entitled "Street of West Pryor Lots 1 thru 14, Tracts A, B, C, & D" is a subdivision in the Northwest quarter of the Southeast quarter Section 35, Township 48N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

PROPERTY DESCRIPTION:

STREETS OF WEST PRYOR

SURVEYORS DESCRIPTION:

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK I47 PAGE 36, ALL OF CORLEW'S ESTATES RECORDED IN BOOK 35, PAGE 54, ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 2001I0086408, ALL OF LOT 17, TRACT C AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50 RECORDED IN BOOK I68, PAGE 62, A PORTION OF LOWENSTEIN DRIVE RIGHT-OF-WAY, AND UN-PLATTED LAND IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET TO THE POINT OF BEGINNING; THENCE N 31°23'08" E 362.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S 85°14'51" E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK I51, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45" E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20" E 511.36 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON SAID EAST LINE, N 02°27'18" E 417.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY