

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LEE'S SUMMIT FIRE STATION #4 ON LAND LOCATED AT 5031 NE LAKEWOOD WAY, 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 #PL2022-018 submitted by City of Lee's Summit, requesting approval of a preliminary development plan on land located at 5031 NE Lakewood Way 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 March 24, 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 April 26, 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:

ALL OF LOT 6-A, EXECUTIVE LAKES CENTER LOTS 6-A AND 8-B, A SUBDIVISION IN THE SE 1/4 OF SECTION 5- T 48 N - R 31 W, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the minimum 20' parking lot setback from right-of-way, to allow for an 18' parking lot setback from NE Lakewood Way.
2. Development shall be in accordance with the preliminary development plan dated February 21, 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.

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 24th day of May, 2022.



ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 26th day of May, 2022.



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

PRELIMINARY DEVELOPMENT PLAN

C-001



GLWV ARCHITECTURE
10000 BROADWAY
SUITE 100
MINNEAPOLIS, MN 55425
TEL: 612.338.2000
WWW.GLVARCHITECTURE.COM

PROJECT NO. 10000 BROADWAY
SHEET NO. 10000 BROADWAY
DATE: 10/15/2010
DRAWN BY: JLM
CHECKED BY: JLM

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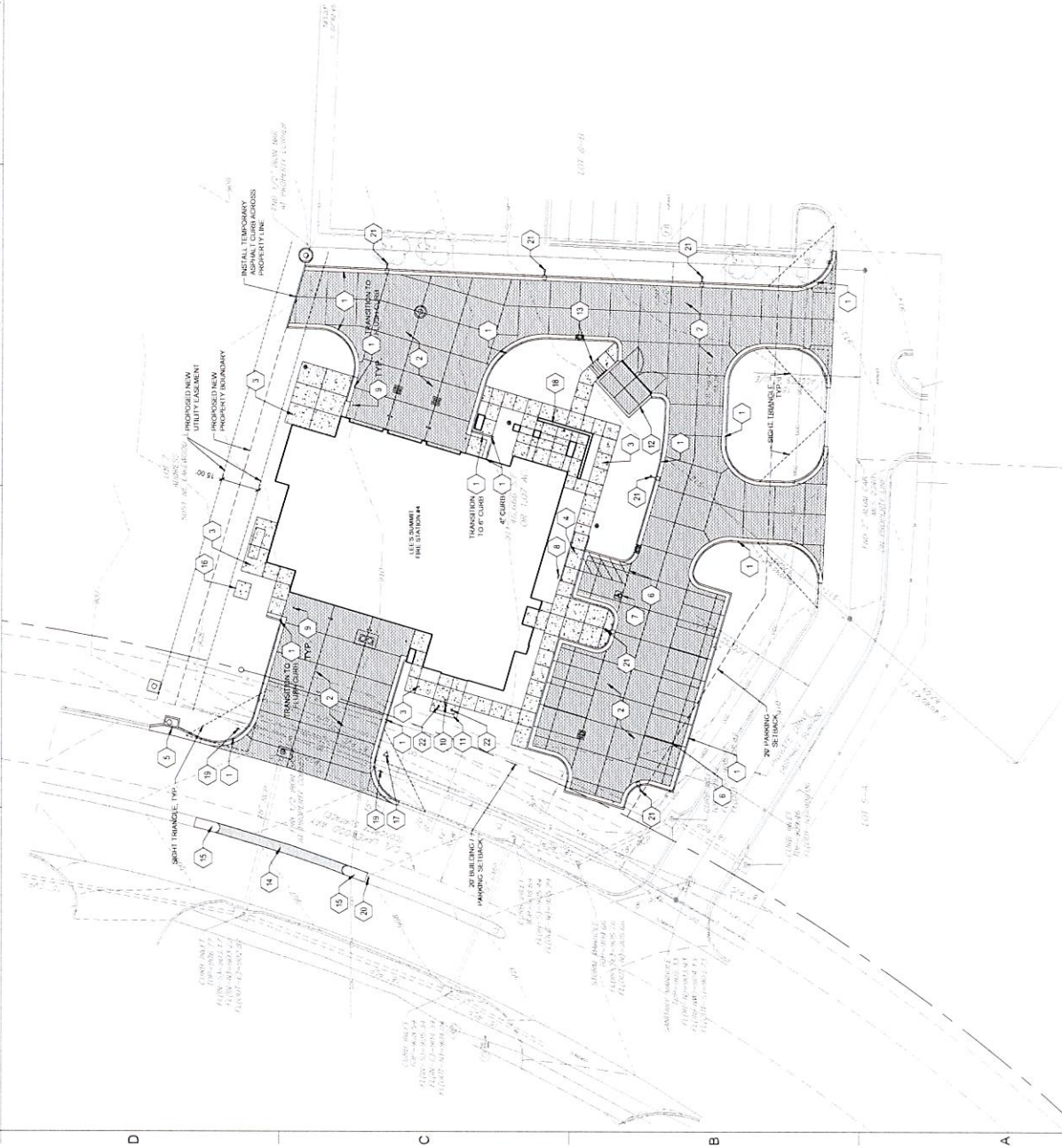
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DATE: 10/15/2010
DRAWN BY: JLM
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SITE NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR ABANDONMENT SHALL BEGIN UNTIL ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND ALL PERMITS AND APPROVALS ARE APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. CONTRACTOR SHALL CONTACT DSD DATE PRIOR TO ANY EXCAVATION OR GRADING.
4. ALL EXISTING CONDITIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF MINNEAPOLIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF MINNEAPOLIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF MINNEAPOLIS.
5. CONTRACTOR SHALL REPAIR ALL EXISTING LANDSCAPING.
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KEYNOTES

1. 1" X 1" CURB & GUTTER
2. 1" X 1" CURB & GUTTER
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21. 1" X 1" CURB & GUTTER
22. 1" X 1" CURB & GUTTER



1 SITE PLAN

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GLWV Architecture
10000 N. 10th Ave
Suite 100
Kansas City, MO 64116
Tel: 816.444.4444
Fax: 816.444.4444

LANDSCAPE ARCHITECT
10000 N. 10th Ave
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Kansas City, MO 64116
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DATA ENGINEER
10000 N. 10th Ave
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Kansas City, MO 64116
Tel: 816.444.4444

STRUCTURAL ENGINEER
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MECHANICAL ENGINEER
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ELECTRICAL ENGINEER
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CIVIL ENGINEER
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100% DESIGN DEVELOPMENT DRAWING
5031 N. 10th Ave
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NOT FOR CONSTRUCTION

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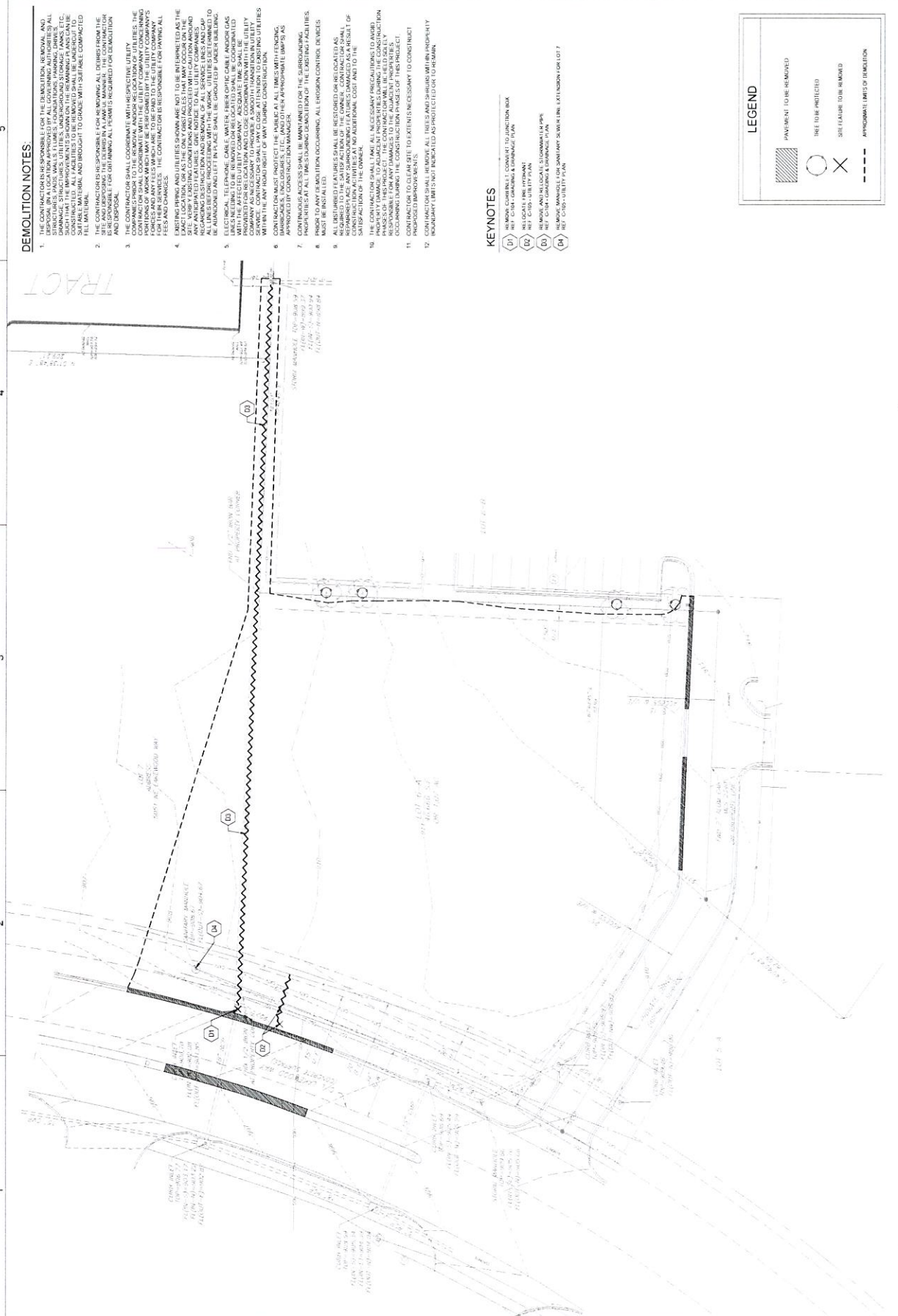
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1 DEMOLITION PLAN
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1. ANY AND ALL NEW SURFACES TO BE CONCRETE TO CURRENT FEDERAL REGULATIONS. THE UNDERSTAND ALL CONTRACTORS TO THE CONTRACT PERTAIN TO THE CONTRACT.
2. ALL NEW CONCRETE TO BE MAXIMUM 5% RUNOFF.
3. SURFACES OF ALL NEW CONCRETE TO BE SMOOTH AND EVEN. CREASER AS REQUIRED.

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36"	158.07 L.F. @ 3.00% H.D.
12"	46.19 L.F. @ 1.00% H.D.
12"	29.61 L.F. @ 3.75% H.D.
12"	60.86 L.F. @ 1.00% H.D.
12"	22.90 L.F. @ 3.00% H.D.
12"	17.89 L.F. @ 3.00% H.D.
12"	64.58 L.F. @ 1.00% H.D.
12"	74.52 L.F. @ 1.00% H.D.
6"	11.57 L.F. @ 3.00% H.D.
12"	35.83 L.F. @ 3.00% H.D.
12"	13.75 L.F. @ 2.00% H.D.
12"	26.17 L.F. @ 2.00% H.D.
24"	41.14 L.F. @ 1.00% H.D.

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NAME	ELEVATION	PIES OUT	4 EATS
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NAME	ELEVATION	PIES OUT	4 EATS
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1" = 20.0'



GLWV Architecture
10701 S. 110th Ave.
Suite 100
Overland Park, MO 66204
Tel: (913) 666-4400
Fax: (913) 666-4401
www.glvv.com

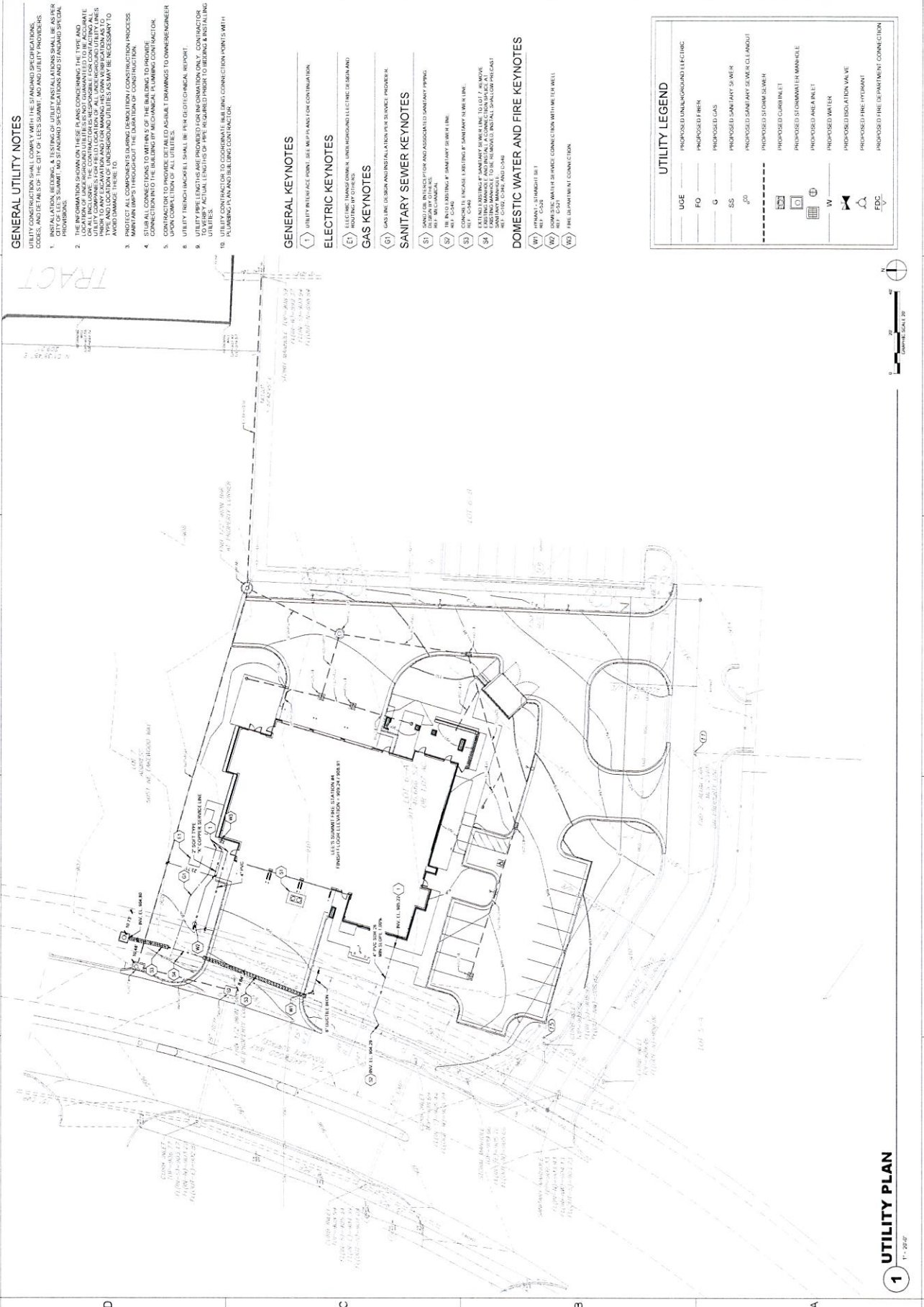
LANDSCAPE ARCHITECT
PROJECT NO. 1000000000
DATE: 07/17/2022
DRAWN BY: JLM
CHECKED BY: JLM
PROJECT NO. 1000000000
DATE: 07/17/2022
DRAWN BY: JLM
CHECKED BY: JLM

50% CONSTRUCTION DOCUMENT DRAWING
FIRE STATION #4
CITY OF LEES SUMMIT
5031 NORTHEAST LAKEWOOD WAY
LEES SUMMIT, MISSOURI 64084

NOT FOR
CONSTRUCTION

UTILITY PLAN
PROJECT NO. 1000000000
DATE: 07/17/2022
DRAWN BY: JLM
CHECKED BY: JLM

C-105



GENERAL UTILITY NOTES

1. INSTALLATION, TESTING, & TIE-IN OF UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LEES SUMMIT AND THE MISSOURI DEPARTMENT OF TRANSPORTATION (MO DOT) PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.
3. PROTECT ALL COMPONENTS DURING CONSTRUCTION / CONSTRUCTION PHASES. MAINTAIN EMPLOYEES THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LEES SUMMIT AND THE MISSOURI DEPARTMENT OF TRANSPORTATION (MO DOT) PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.
5. UPON COMPLETION OF ALL UTILITIES, THE CONTRACTOR SHALL PROVIDE A DETAILED AS-BUILT DRAWING TO THE CITY OF LEES SUMMIT.
6. UTILITY TRENCH BACKFILL SHALL BE PER THE GEOTECHNICAL REPORT.
7. UTILITY PIPE LENGTHS ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY ACTUAL LENGTHS OF PIPE REQUIRED PRIOR TO ORDERING & INSTALLING UTILITIES.
8. UTILITY CONTRACTOR TO COORDINATE BUILDING CONNECTION POINTS WITH PLUMBING, HVAC AND BUILDING CONTRACTOR.

GENERAL KEYNOTES

1. UTILITY REFERENCE POINT: SEE MEETINGS FOR CONNECTION.

ELECTRIC KEYNOTES

1. ELECTRIC TRENCHING, UNDERGROUNDING, & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.

GAS KEYNOTES

1. GAS LINE DESIGN AND INSTALLATION PER GAS SERVICE PROVIDER.

SANITARY SEWER KEYNOTES

1. SANITARY SEWER TRENCHING, UNDERGROUNDING, & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
2. SANITARY SEWER TRENCHING, UNDERGROUNDING, & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
3. SANITARY SEWER TRENCHING, UNDERGROUNDING, & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
4. SANITARY SEWER TRENCHING, UNDERGROUNDING, & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.

DOMESTIC WATER AND FIRE KEYNOTES

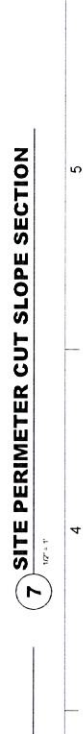
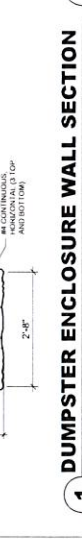
1. DOMESTIC WATER TRENCHING, UNDERGROUNDING, & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
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3. DOMESTIC WATER TRENCHING, UNDERGROUNDING, & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF LEES SUMMIT AND STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
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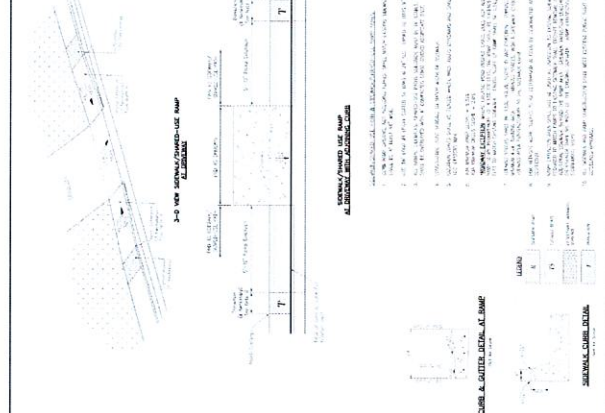
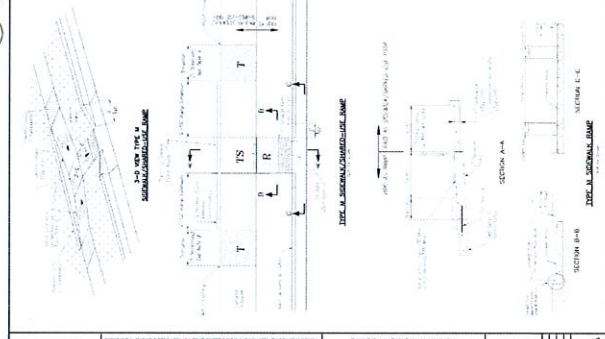
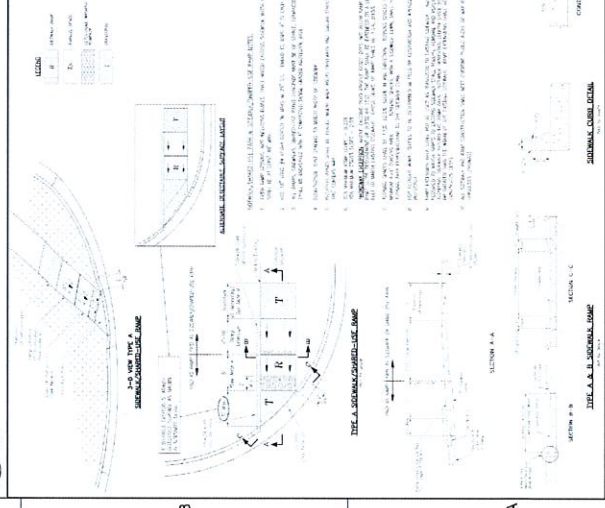
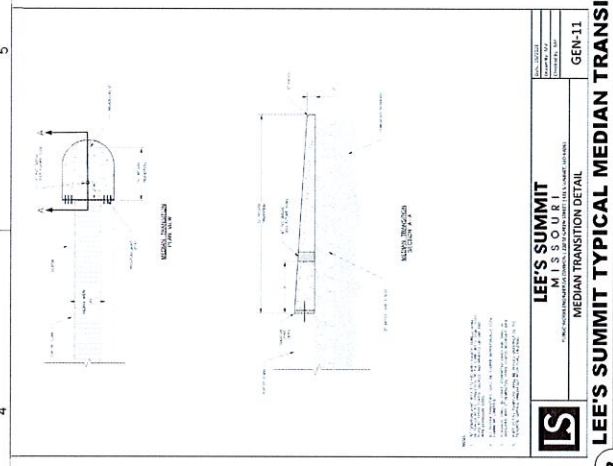
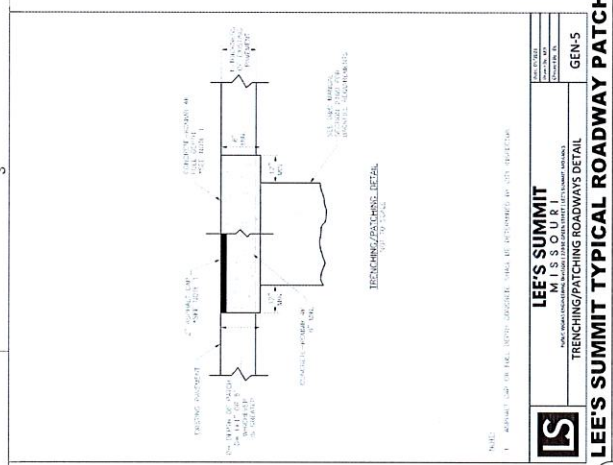
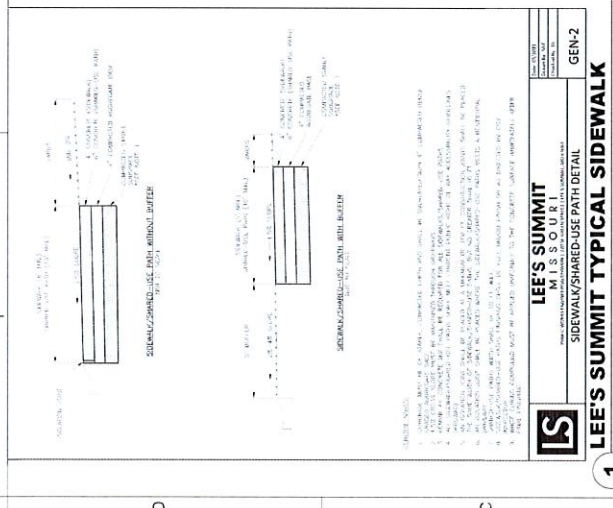
UTILITY LEGEND

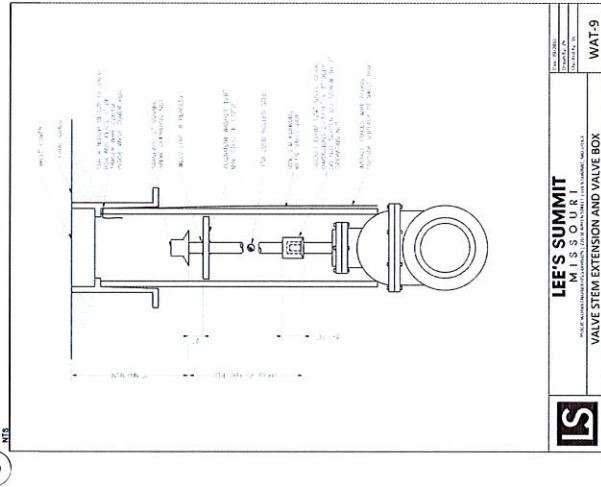
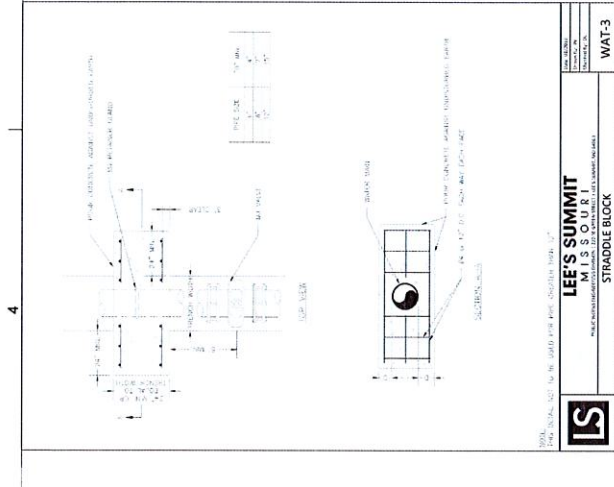
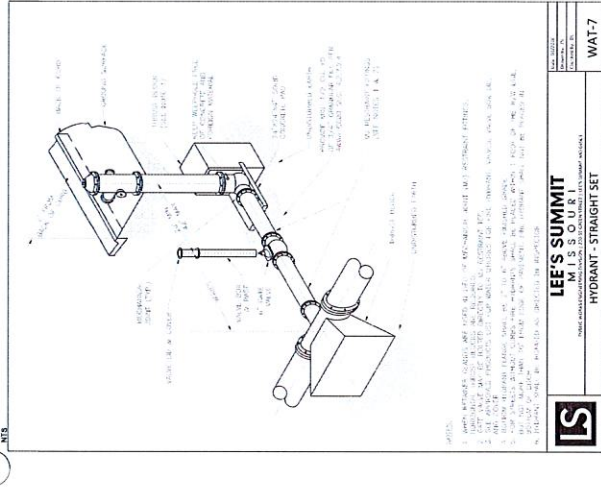
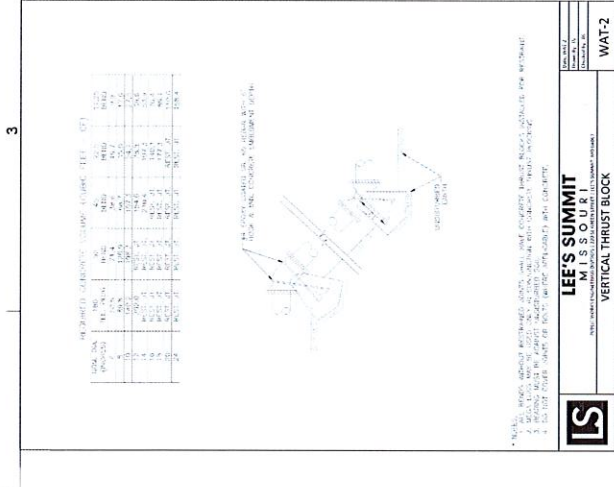
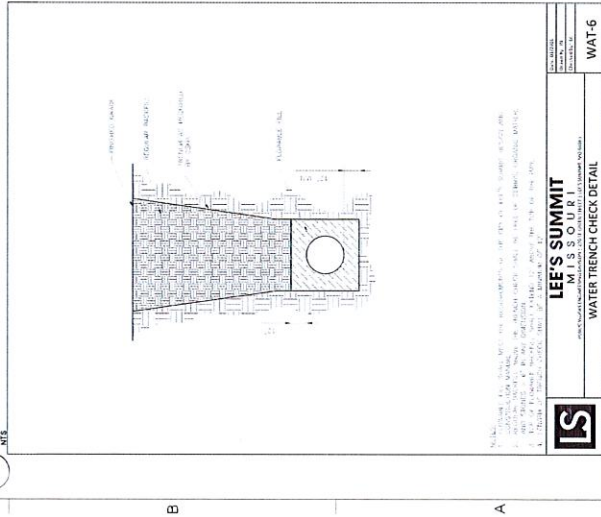
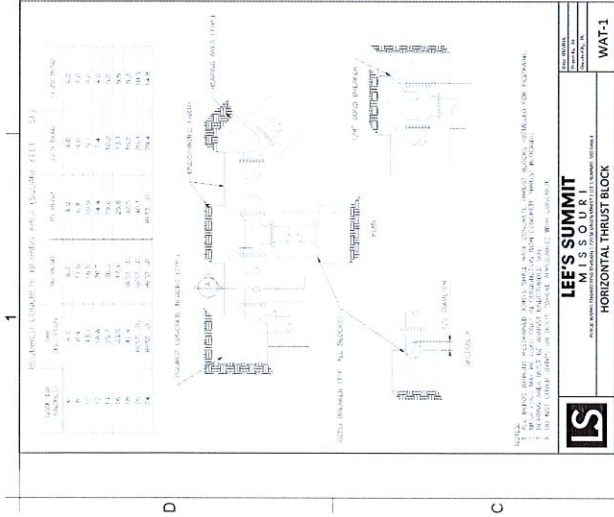
USE	PROPOSED UNDERGROUND ELECTRIC
PO	PROPOSED PO
G	PROPOSED GAS
SS	PROPOSED SANITARY SEWER
SD	PROPOSED SANITARY SEWER DISCHARGE
SD	PROPOSED STORM SEWER
CD	PROPOSED CURB INLET
CD	PROPOSED STORMWATER MANHOLE
W	PROPOSED WATER INLET
W	PROPOSED WATER
W	PROPOSED WATERSHED VALVE
W	PROPOSED FIRE HYDRANT
FDC	PROPOSED FIRE DEPARTMENT CONNECTION

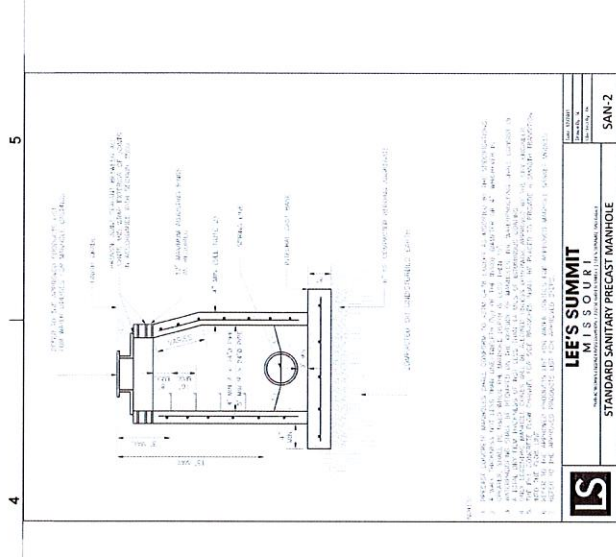
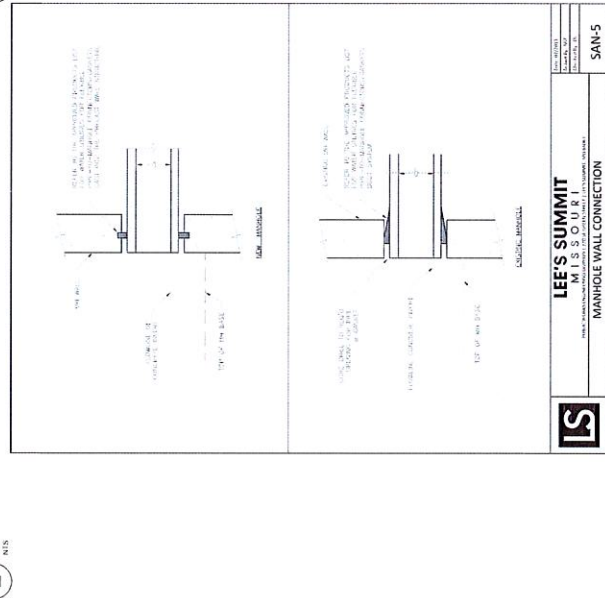
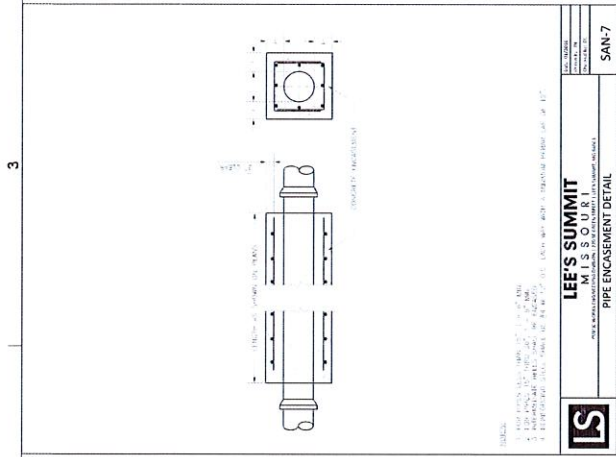
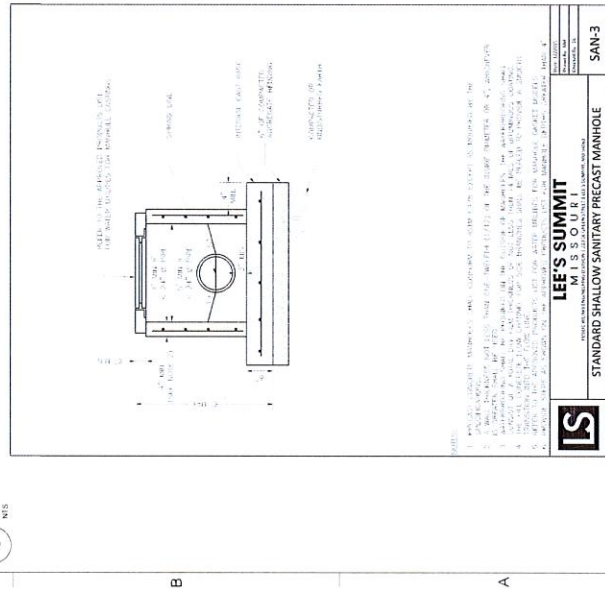
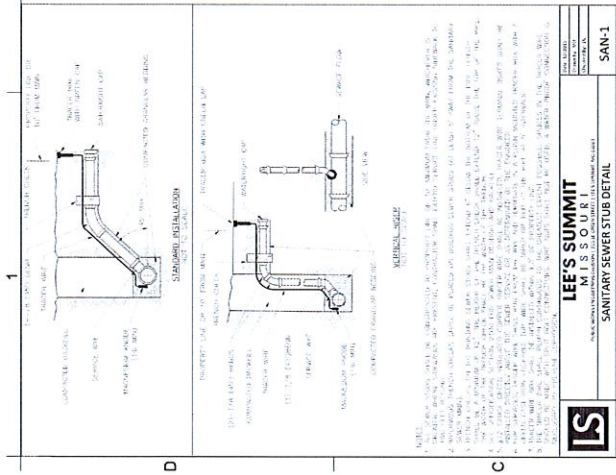
UTILITY PLAN

1" = 30'



[illegible]





Appl. #PL2022-018 - PRELIMINARY DEVELOPMENT PLAN
Lee's Summit Fire Station #4
5031 NE Lakewood Way
City of Lee's Summit, applicant

