

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR RAINTREE VILLAGE ON LAND LOCATED AT 1501 SW ARBORWALK BOULEVARD 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 #PL2022-119 submitted by Scenic Development, LLC, requesting approval of a preliminary development plan on land located at 1501 SW Arborwalk Boulevard 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 May 26, 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 July 12, 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:

TITLE COMMITMENT NO. 210232

PROPERTY DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE NO. 210232 UPDATE 7/15/2021, DATED JUNE 30, 2021 AT 08:00 AM.

TRACT 1:

ALL THAT PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING NORTH OF THE NORTH LINE OF MISSOURI HIGHWAY 150, AS PRESENTLY ESTABLISHED, LYING EAST OF THE EAST LINE OF SW ARBORIDGE DRIVE AND SOUTH OF THE SOUTH LINE OF SW ARBORWALK BOULEVARD AS SHOWN ON THE PLAT OF ARBORWALK 4TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND LYING WEST OF THE WEST LINE OF TRACT 6-A, AMENDED ARBORWALK 6TH PLAT, LOTS 3001 THRU 3003 AND TRACT "6-A", A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. (SHOWN FOR CONVENIENCE IN REPORTING; SEE SCHEDULE B-1 #15 HEREIN)

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated March 25, 2022 shown as Exhibit A.

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 19th day of July, 2022.

ATTEST:

Deputy Stacy Lombardo
City Clerk ~~Trisha Fowler Arcuri~~



W.A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 21st day of July, 2022.

ATTEST:

Deputy Stacy Lombardo
City Clerk ~~Trisha Fowler Arcuri~~



W.A. Baird
Mayor William A. Baird

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head

C1.0

PHASE 1 BUILDING

PHASE 2 BUILDING

PHASE 3 BUILDING

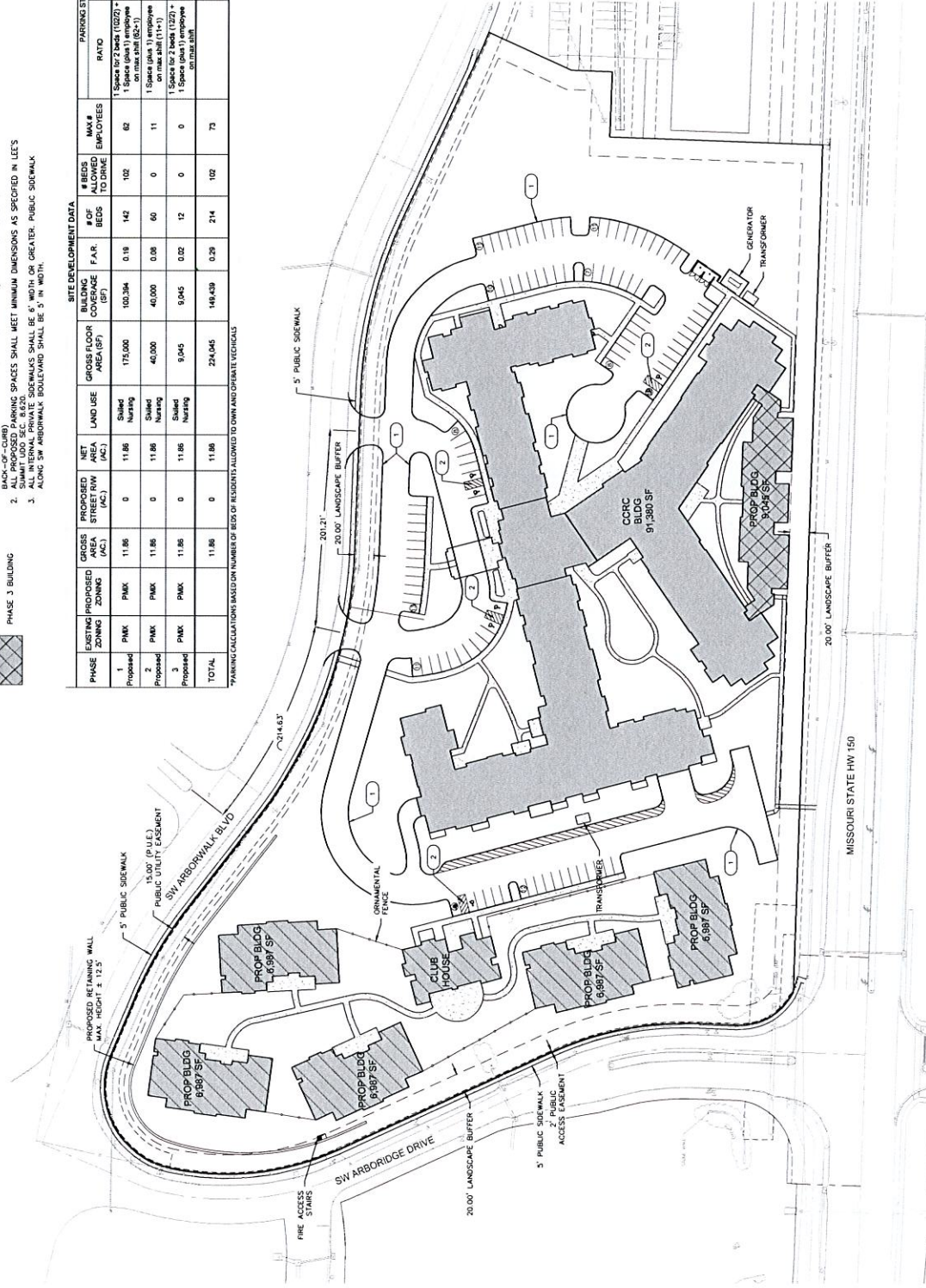
GENERAL NOTES:

1. EXISTING ZONING PMIX / PROPOSED ZONING PMIX
2. EXISTING LAND USE: UNDEVELOPED
3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR <https://dnr.mo.gov/geology/geology/landgas.htm>
4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER MAP 2909SC0331G, EFF. 01/20/2015

1	TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND)
2	ACCESSIBLE PARKING AND RELATED CURB RAMP. SEE DETAILED ACCESSIBLE STALL AND AISLE DESIGN ON SHEET C7.0

PHASE	EXISTING PROPOSED ZONING	PROPOSED ZONING	GRASSES AREA (AC.)	PROPOSED STREET ROW (AC.)	NET AREA	LAND USE	GROSS FLOOR AREA (SFT)	SITE DEVELOPMENT DATA				PARKING STALLS REQUIRED		ORIGIN SPACE (SF %)		
								F.A.R.	# OF BEDS	# BEDS ALLOWED TO DRIVE	MAX # EMPLOYEES	RATIO	REQUIRED	PROVIDED		
1 Proposed	PMD	PMD	11.86	0	11.86	Stalled Housing	175,000	100.384	0.19	142	102	62	1 Space (plus 1 employee) on main street (62-1)	Surface Garage	32	330,012.57 SF 65.4%
2 Proposed	PMD	PMD	11.86	0	11.86	Stalled Housing	40,000	40,000	0.06	60	0	11	1 Space (plus 1 employee) on main street (11-1)	Surface	18	287,247.17 SF 55.6%
3 Proposed	PMD	PMD	11.86	0	11.86	Stalled Housing	9,045	9,045	0.02	12	0	0	1 Space (plus 1 employee) on main street	Surface	0	278,302.17 SF 55.6%
TOTAL			11.86	0	11.86		224,045	148,439	0.26	214	102	73	132		148	

*PARKING CALCULATIONS BASED ON NUMBER OF BEDS OF RESIDENTS ALLOWED TO OWN AND OPERATE VEHICLES



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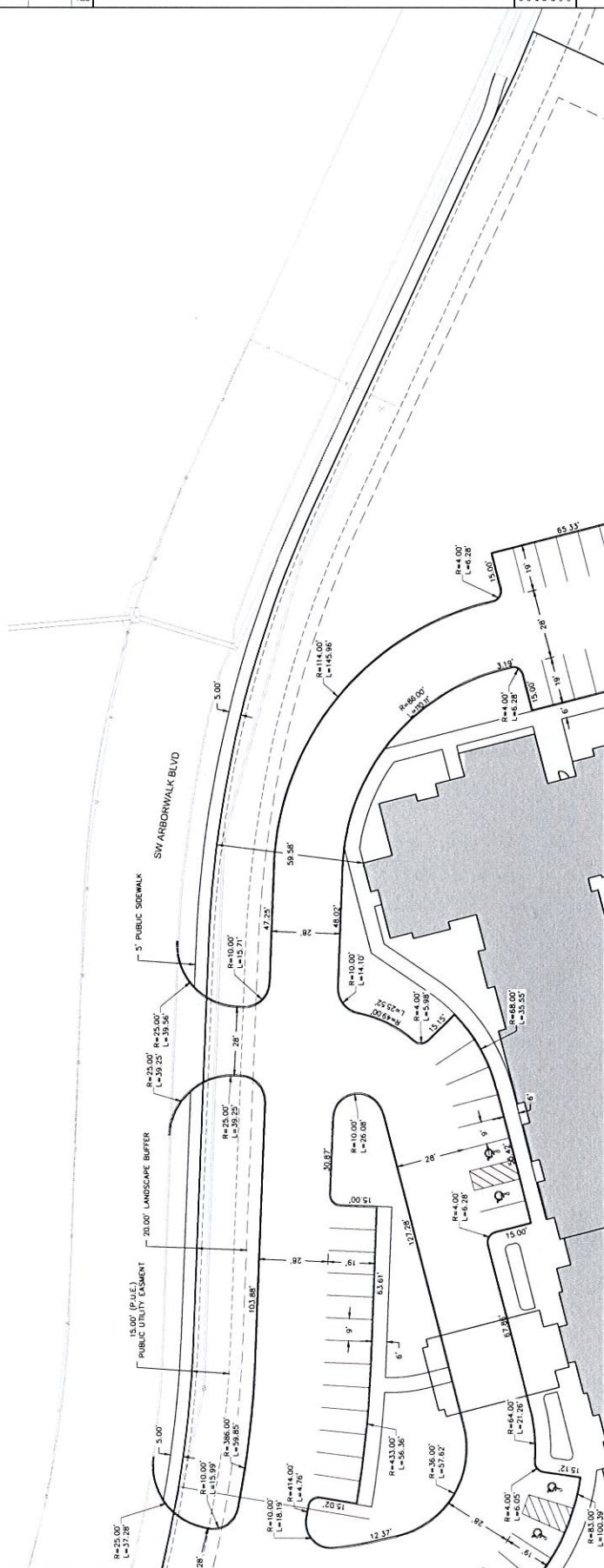
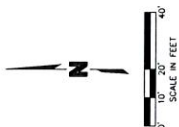
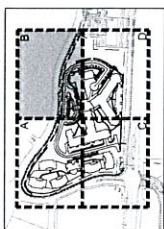
North Kansas City, MO 64116
1301 Burlington Street
Missouri Certificate of Authority #
TEL 816.361.1177 www.obson.com



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North Kansas City, MO 64116
TEL 816.361.1177
www.obssr.com



DATE: Apr 26, 2022 3:52pm

Drawn by	CJM
Checked by	CJM
Approved by	JG
QA/QC by	JG
Project no.	A21-8004
Drawing no.	C_SIT04_A210404
Date	03.20.2022

EE'S SUMMIT, MO

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

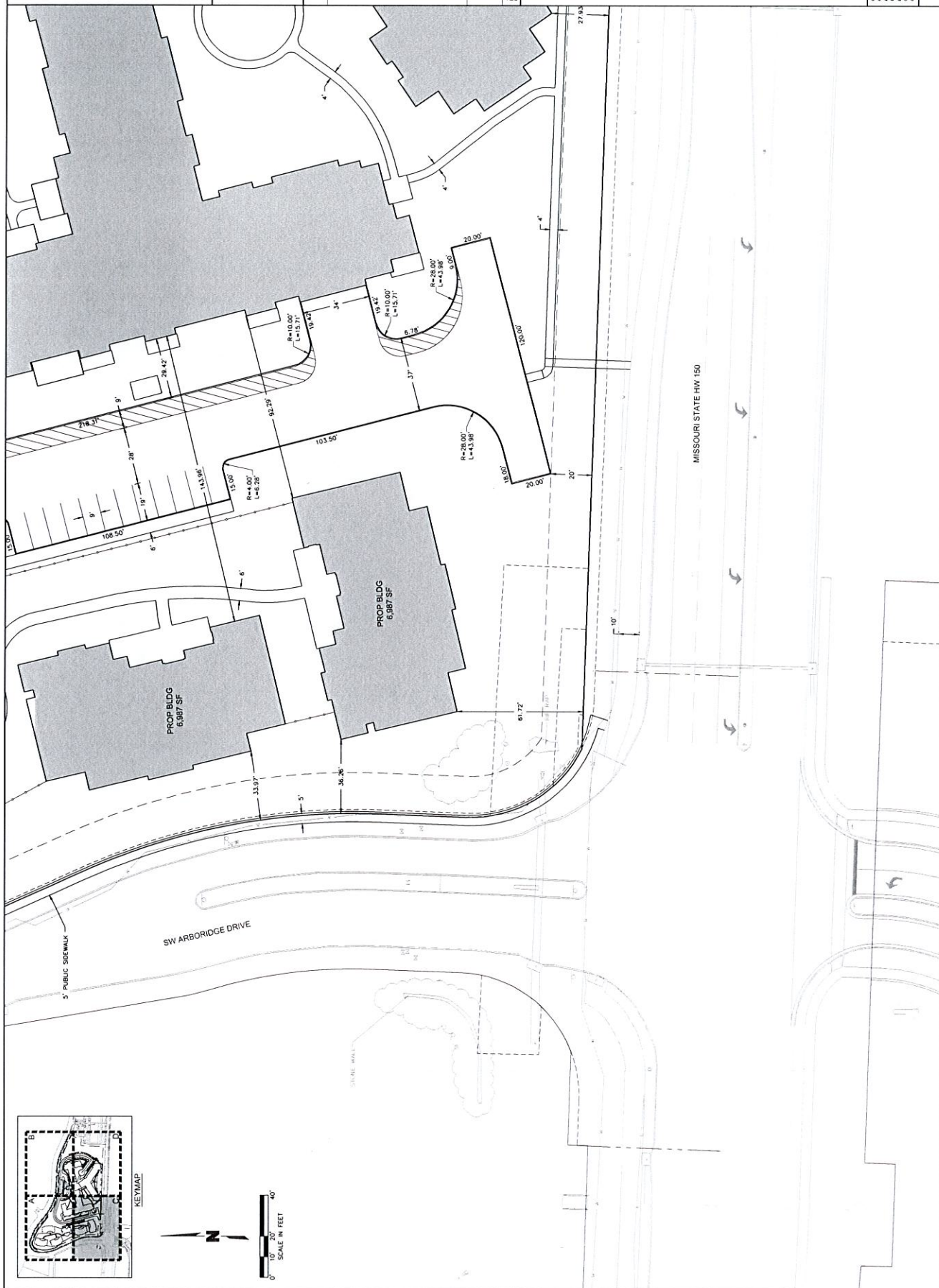
2022

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DIMENSION PLAN (C)

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Olson • Civil Engineering
Missouri Certificate of Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177 www.olson.com



RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

PRELIMINARY GRADING PLAN

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NOTE

GRADING PLAN REFLECTS FULL BUILD OUT CONDITION. PENDING FINAL STORMWATER MANAGEMENT REQUIREMENTS AT TIME OF PHASE 2. ONE OR TWO PHASE 2 BUILDING MAY BE REMOVED FROM THE PLAN TO ALLOW ON SITE DETENTION IF OVERALL DETENTION WAS NOT BE DETERMINED WITH THE ADJACENT PROPERTY OWNER. THE TWO DEVELOPERS ARE CURRENTLY WORKING TOGETHER ON STORMWATER MANAGEMENT FOR THE AREA.



DA

Drawn by _____ CSM
 Checked by _____ CSM
 Approved by _____ J2
 CAGC by _____ J3
 Printed on: A21-56254
 Drawing no. C-GRD02-A2106254
 Date 03-26-2022

RAINTREE VILLAGE
PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT

DRAINAGE PLAN

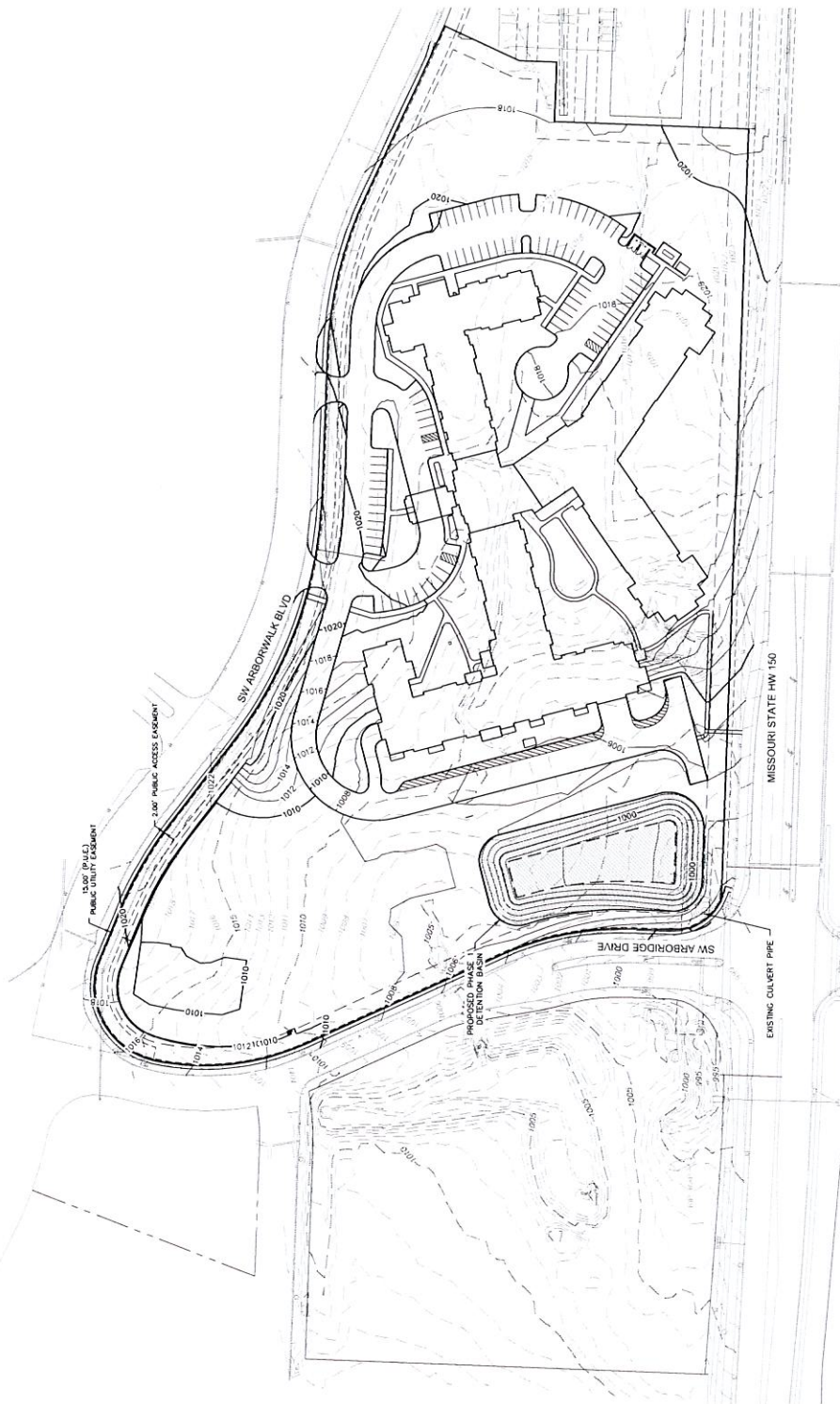
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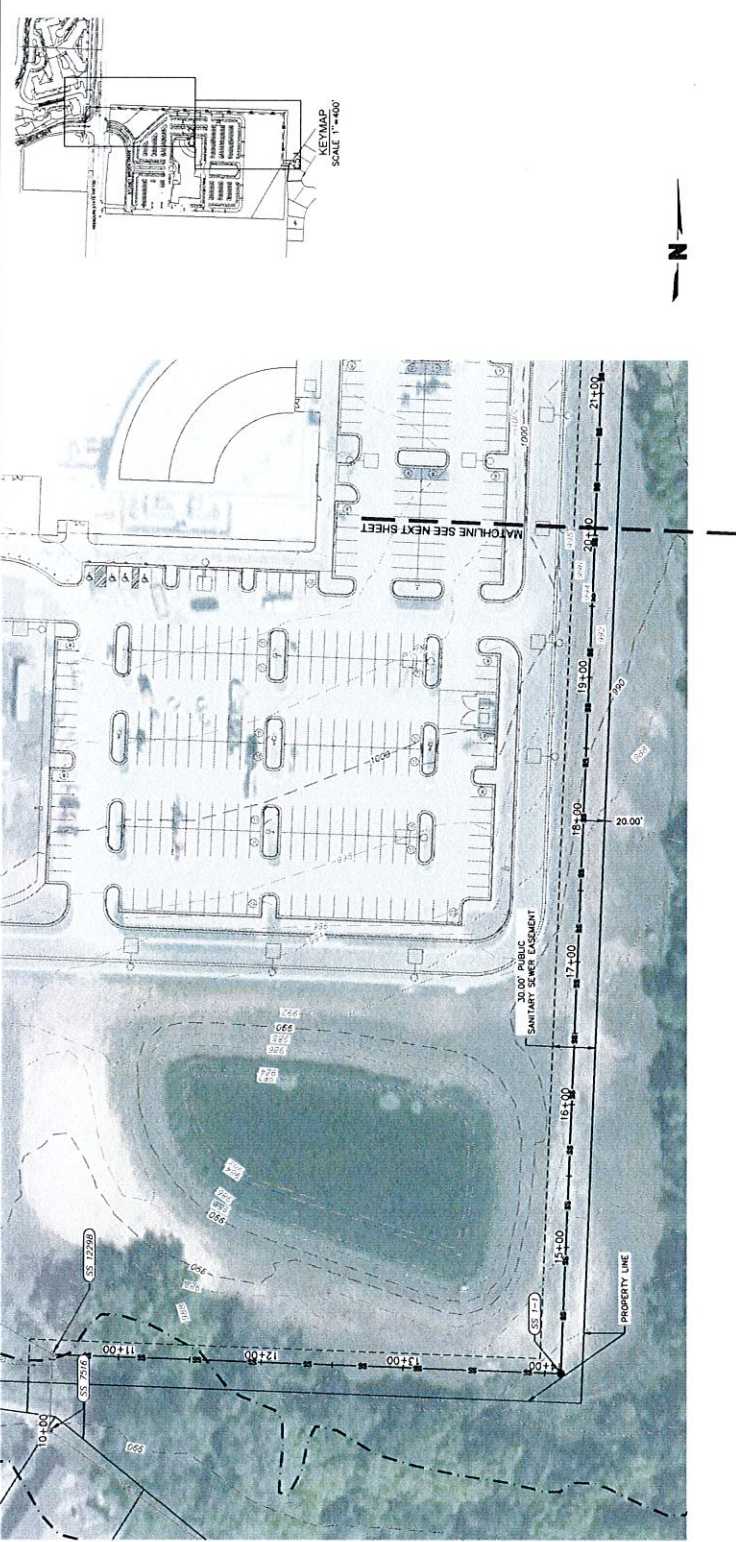
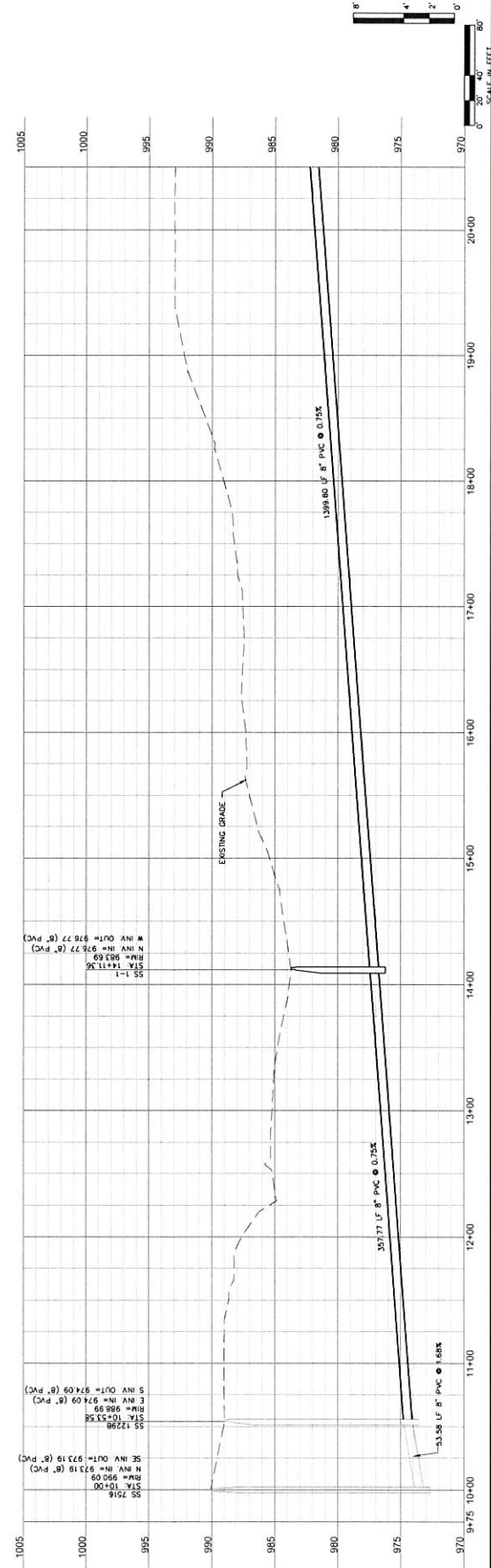
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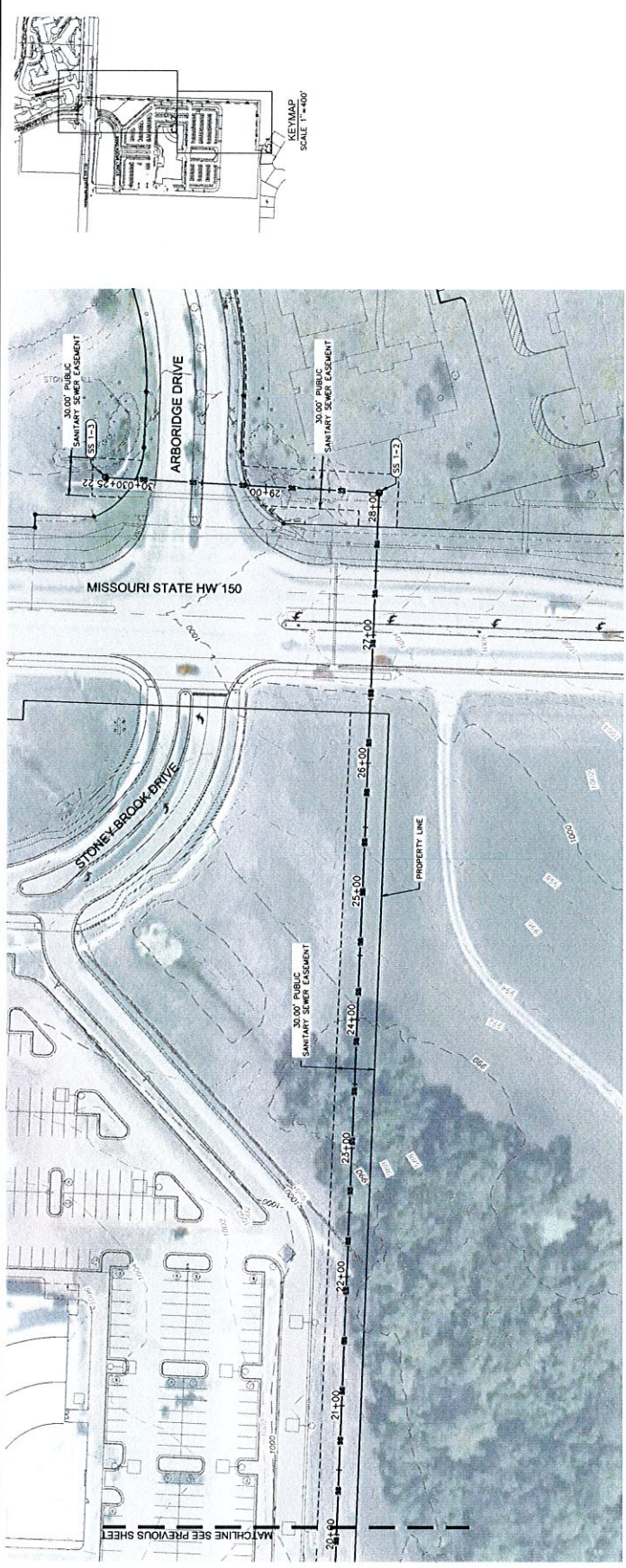
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LEGEND

- | | |
|-----------------------|----------|
| EXISTING INDEX | CONTOURS |
| EXISTING INTERMEDIATE | CONTOURS |
| PROPOSED INDEX | CONTOURS |
| PROPOSED INTERMEDIATE | CONTOURS |

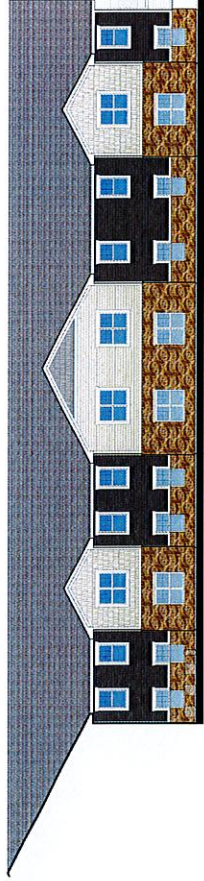


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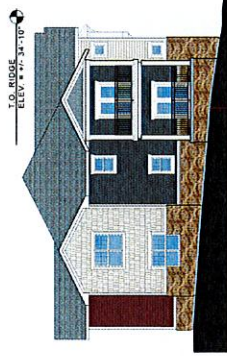




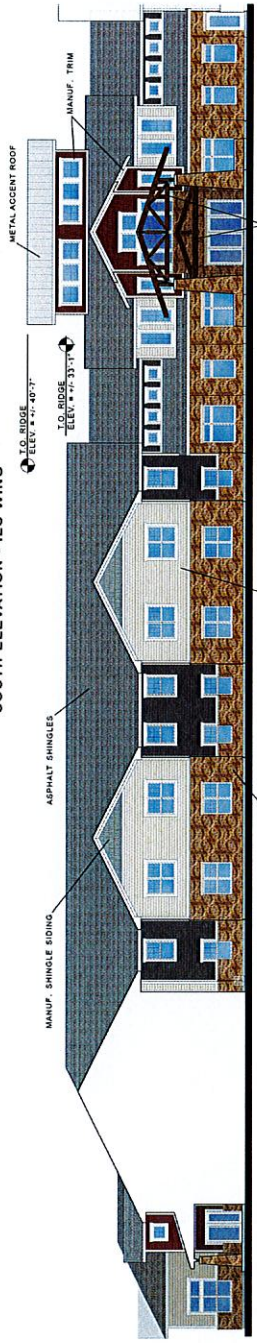
NORTH ELEVATION - ILU WING



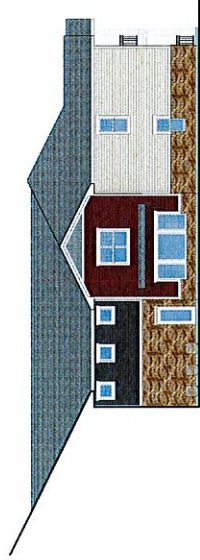
SOUTH ELEVATION - ILU WING



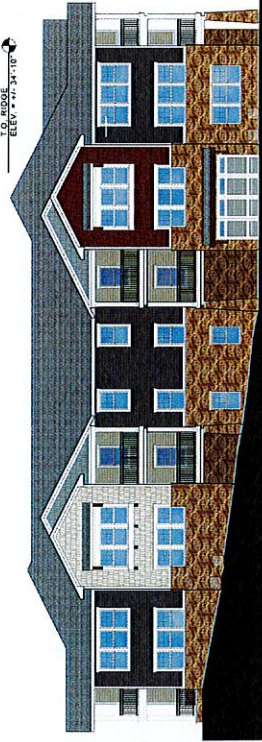
EAST ELEVATION - ILU WING



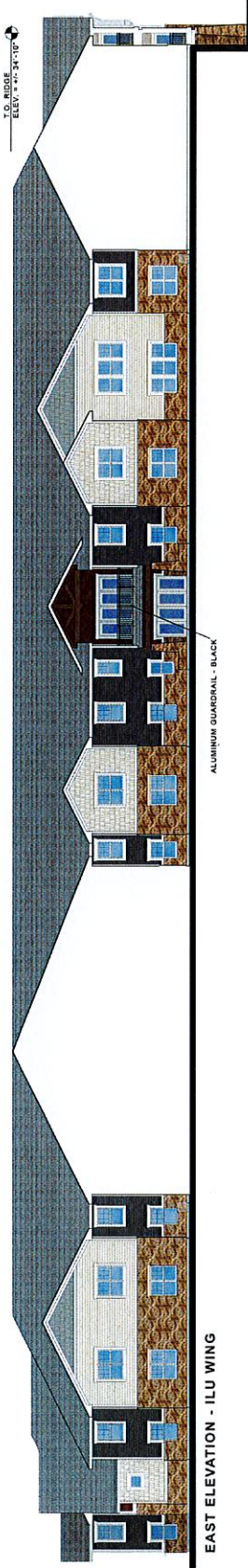
NORTH ELEVATION - ALU WING & V.C.



SOUTH COURTYARD ELEVATION - ILU WING



NORTH ELEVATION - ILU WING



EAST ELEVATION - ILU WING

EXTERIOR MATERIALS	
MANUF. SHINGLE SIDING	
MANUF. LAP SIDING	
MANUF. STONE VENEER	
ASPHALT SHINGLES	
STAINED EXPOSED WOOD	
VINYL WINDOWS	

EXTERIOR COLORS	
SW7026 Accessible Blue	
SW7236 Canyon Blue	
SW7669 Smart Gray	
SW2802 Rockwood Red	
SW7005 Pure White	

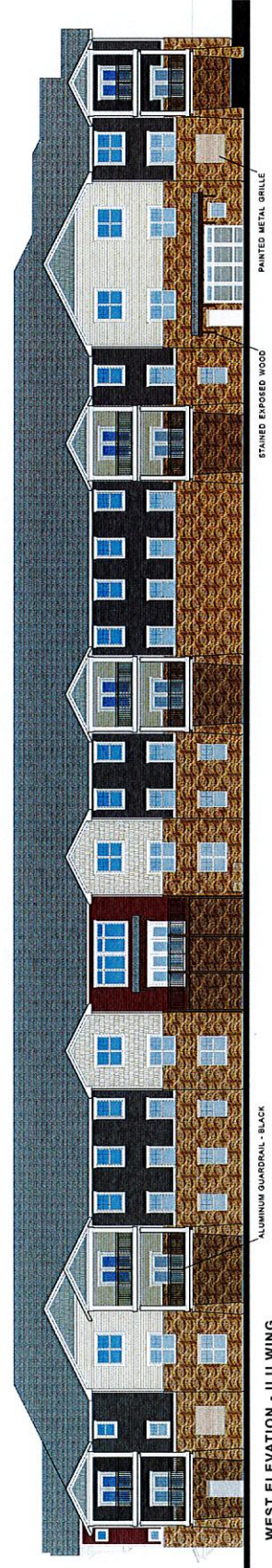
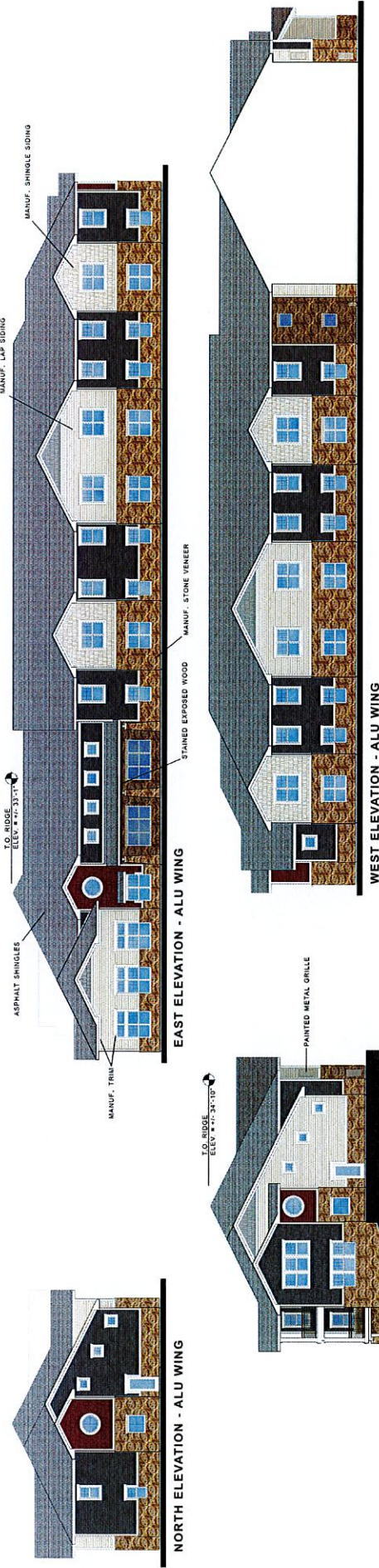
RAINTREE VILLAGE

LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS



FISHER
ARCHITECTURE
A2.01



EXTERIOR MATERIALS	
• MANUF. SHINGLE SIDING	
• MANUF. LAP SIDING	
• MANUF. STONE VENEER	
• ASPHALT SHINGLES	
• STAINED EXPOSED WOOD	
• VINYL WINDOWS	

EXTERIOR COLORS	
SW7036 Accent Blue	
SW7236 Custom Blue	
SW7586 Sweet Gray	
SW9202 Roomwood Rd	
SW7036 Pure White	

RAIN TREE VILLAGE

LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS

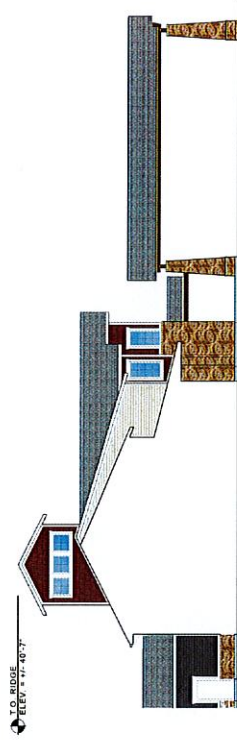


NORTH ELEVATION - SNF WING

SOUTH AND WEST ELEVATION - SNF WING



SOUTH COURTYARD ELEVATION - SNF WING



WEST ELEVATION - VC & SNF WING

EAST ELEVATION - VC & SNF WING



S.W. ELEVATION - SNF WING



EAST ELEVATION - SNF WING

EXTERIOR MATERIALS	
- MANUF. SHINGLE SIDING	
- MANUF. LAP SIDING	
- MANUF. STONE VENEER	
- ASPHALT SHINGLES	
- STAINED EXPOSED WOOD	
- VINYL WINDOWS	

EXTERIOR COLORS	
SW7036 Accessible Blue	
SW2736 Cinnamon Blue	
SW7669 Summit Gray	
SW2802 Renaissance Blue	
SW7035 Pure White	

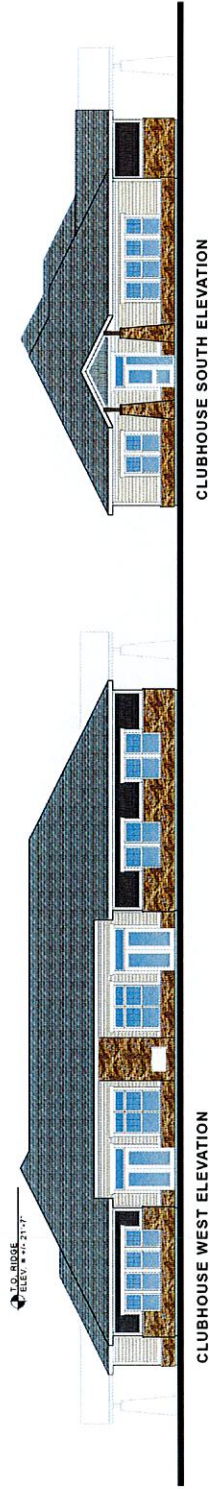
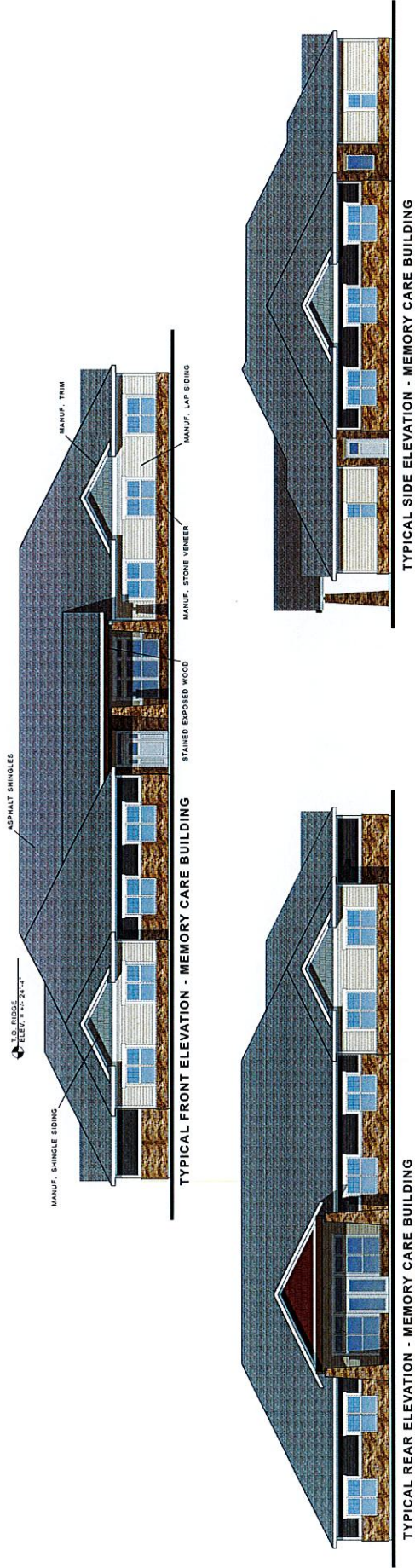


WEST COURTYARD ELEVATION - SNF WING

RAINTREE VILLAGE

LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS



EXTERIOR MATERIALS	
MANUF. SHINGLE SIDING	
MANUF. LAP SIDING	
MANUF. TRIM	
MANUF. STONE VENEER	
ASPHALT SHINGLES	
STAINED EXPOSED WOOD	
VINYL WINDOWS	

EXTERIOR COLORS	
SW7035: Acorn Bark	
SW2739: Canyon Blue	
SW1869: Sunset Gray	
SW2802: Roanoke Red	
SW7005: Pure White	

RAINTREE VILLAGE

LEE'S SUMMIT, MO

SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS

Appl. #PL2022-119 - PRELIMINARY DEVELOPMENT PLAN
Raintree Village, 1501 SW Arborwalk Blvd.
Scenic Development, LLC, applicant

