

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR FURNITURE MALL OF MISSOURI ON LAND LOCATED AT 900 NW BLUE PKWY 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 #PL2021-485 submitted by The Hive Design Collaborative, requesting approval of a preliminary development plan on land located at 900 NW Blue Pkwy 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 17, 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 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:

Lot 26A, Summit Fair, Lots 26A and 26B

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to allow for eleven (11) signs as shown on the building Exterior Elevations, dated March 23, 2022.
2. The use of corrugated steel siding system shall be granted as a conditional material as shown on the building Exterior Elevations, dated March 23, 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. 22-64

ORDINANCE NO. 9396

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 April, 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 25th day of April, 2022.

ATTEST:

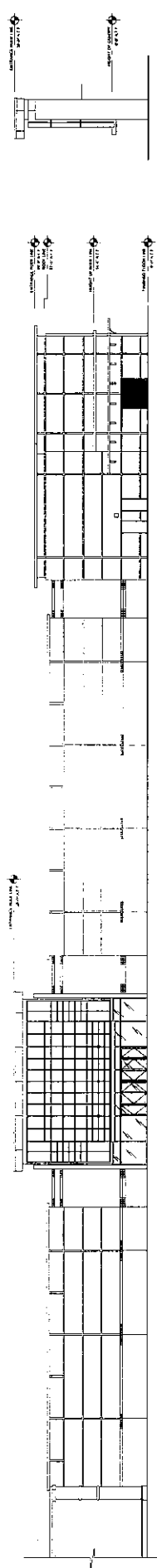
Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

William A. Baird
Mayor William A. Baird

APPROVED AS TO FORM:

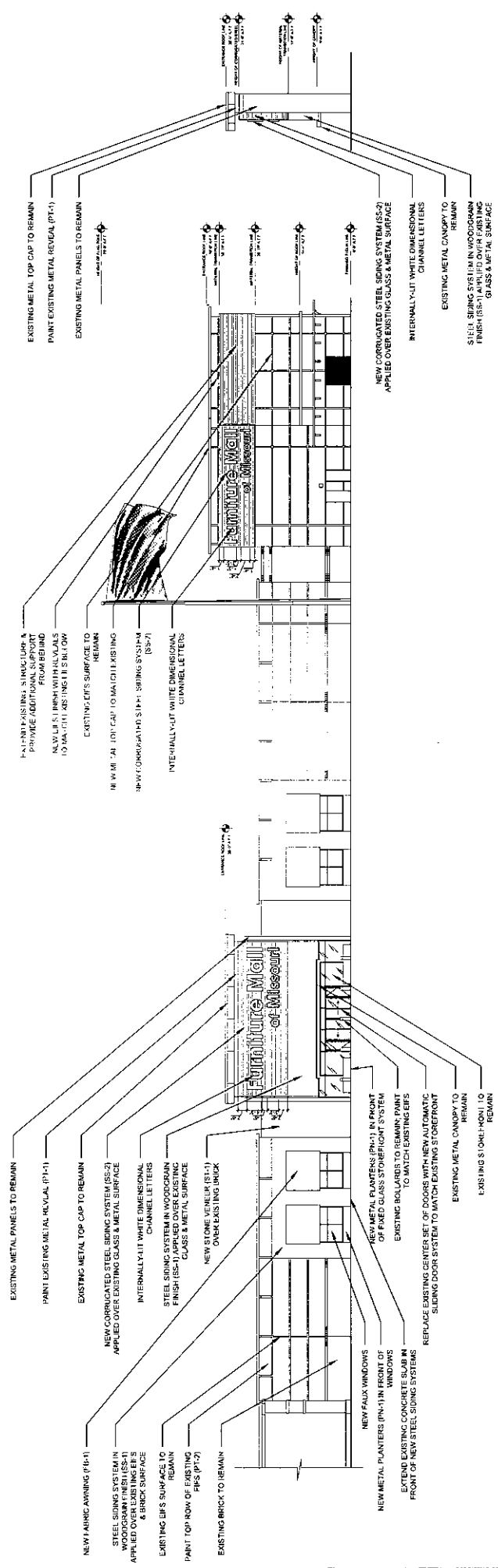
Brian W. Head
City Attorney Brian W. Head





1 EXISTING NORTH ELEVATION

2 EXISTING SIDE ELEVATION



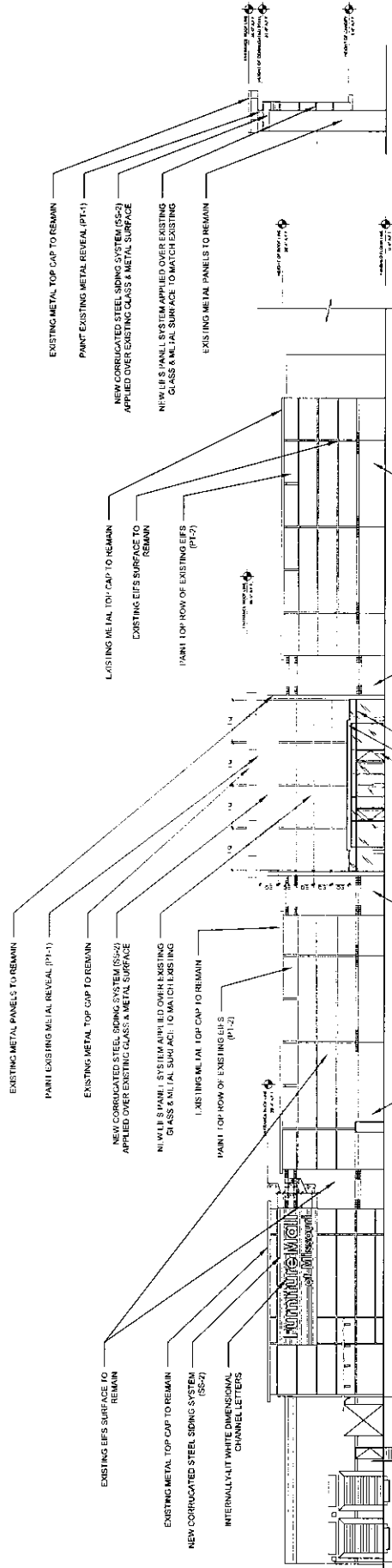
3 PROPOSED NORTH ELEVATION

4 PROPOSED SIDE ELEVATION

** ALL DRAWINGS REPRESENT DESIGN INTENT ONLY. NOT FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.

	Project: Furniture Mall of Missouri 1000 N. Main Street, St. Louis, MO 63102 Owner: Furniture Mall of Missouri, LLC Architect: [Firm Name] Date: March 23, 2022	Relief in the City 275 Broadway, 14th Fl. New York, NY 10004	EXTERIOR ELEVATIONS 3/32" = 1'-0" MARCH 23, 2022 REVISIONS: A2.1
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2 | EXISTING SIDE ELEVATION



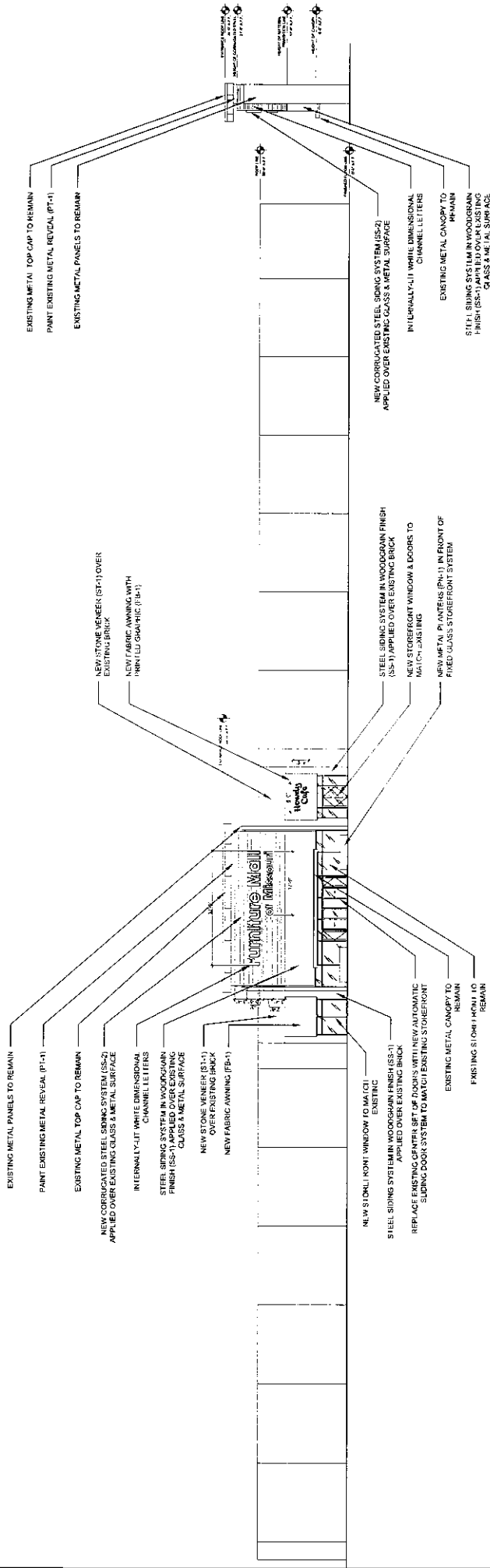
4 | PROPOSED SIDE ELEVATION

ALL DRAWINGS REPRESENT DESIGN INTENT ONLY, NOT FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.

REVISIONS:

RIOR ELEVATIONS
3/32" = 1'-0"
MARCH 23, 2022

2 | EXISTING SIDE ELEVATION



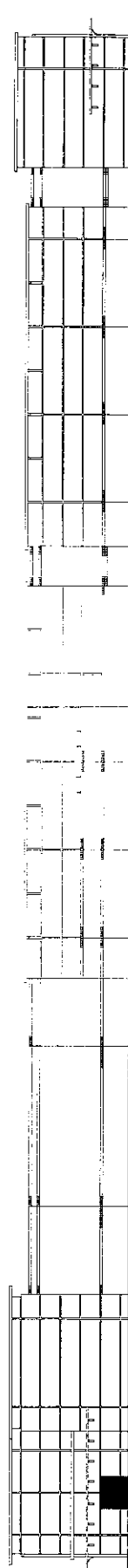
4 | PROPOSED SIDE ELEVATION

3/32" = 1'-0"
MARCH 23, 2022

FURNITURE MALL OF MISSOURI

REVISIONS:

A2.3



1 EXISTING WEST ELEVATION

- INTERNALLY-LIT WHITE DIMENSIONAL CHANNEL LETTERS
- EXTEND EXISTING STRUCTURE & PROVIDE ADDITIONAL SUPPORT FROM BEHIND
- NEW EIFS FINISH WITH REVEALS TO MATCH EXISTING EIFS BELOW
- EXISTING EIFS SURFACE TO REMAIN
- NEW METAL TOP CAP TO MATCH EXISTING
- NEW CORRUGATED STEEL SIDING SYSTEM (SS-2)
- NEW RIGID PRINTED FLAG SIGN WITH POLYESTER FROM FLAG POLES
- NEW METAL FLAG POLES WITH SUPPORTING BASE, ANCHORS & SUPPORT PIPES FROM EXISTING BUILDING



2 PROPOSED WEST ELEVATION

"ALL DRAWINGS REPRESENT DESIGN INTENT ONLY. NOT FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD."

	REVISIONS:	REVISIONS:	A2.4
FURNITURE MALL OF MISSOURI 3001 S. Main Street Springfield, MO	Retail In The City 75 Broadview, L1415 New York, NY 10004	EXTERIOR ELEVATIONS 3/32" = 1'-0" MARCH 23, 2022	

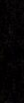
SS-1
STEEL SIDING SYSTEM IN WOODGRAIN FINISH
BELLARA COMMERCIAL STEEL SIDING
VICWEST
MOUNTAIN CEDAR WOODGRAIN FINISH 18-2772
WWW.VICWEST.COM

SS-2
CORRUGATED STEEL SIDING SYSTEM
PBD CORRUGATED STEEL SIDING
MBCI
32" COVERAGE WIDTH
BLACK COAL COLOR
WWW.MBCI.COM

ST-1
STONE VENEER
TEXAS STONE DESIGN INC.
LUXROC SERIES
AUSTIN LUXROC
WWW.TEXASSTONEDESIGNS.COM

PT-1
BENJAMIN MOORE
EXTERIOR PAINT
SUPER WHITE PM-1
WWW.BENJAMINMOORE.COM

PT-2
PAINT EXISTING EIFS
TO MATCH SS-2 FINISH



PLANTERS
METAL FINISH TO MATCH SS-2

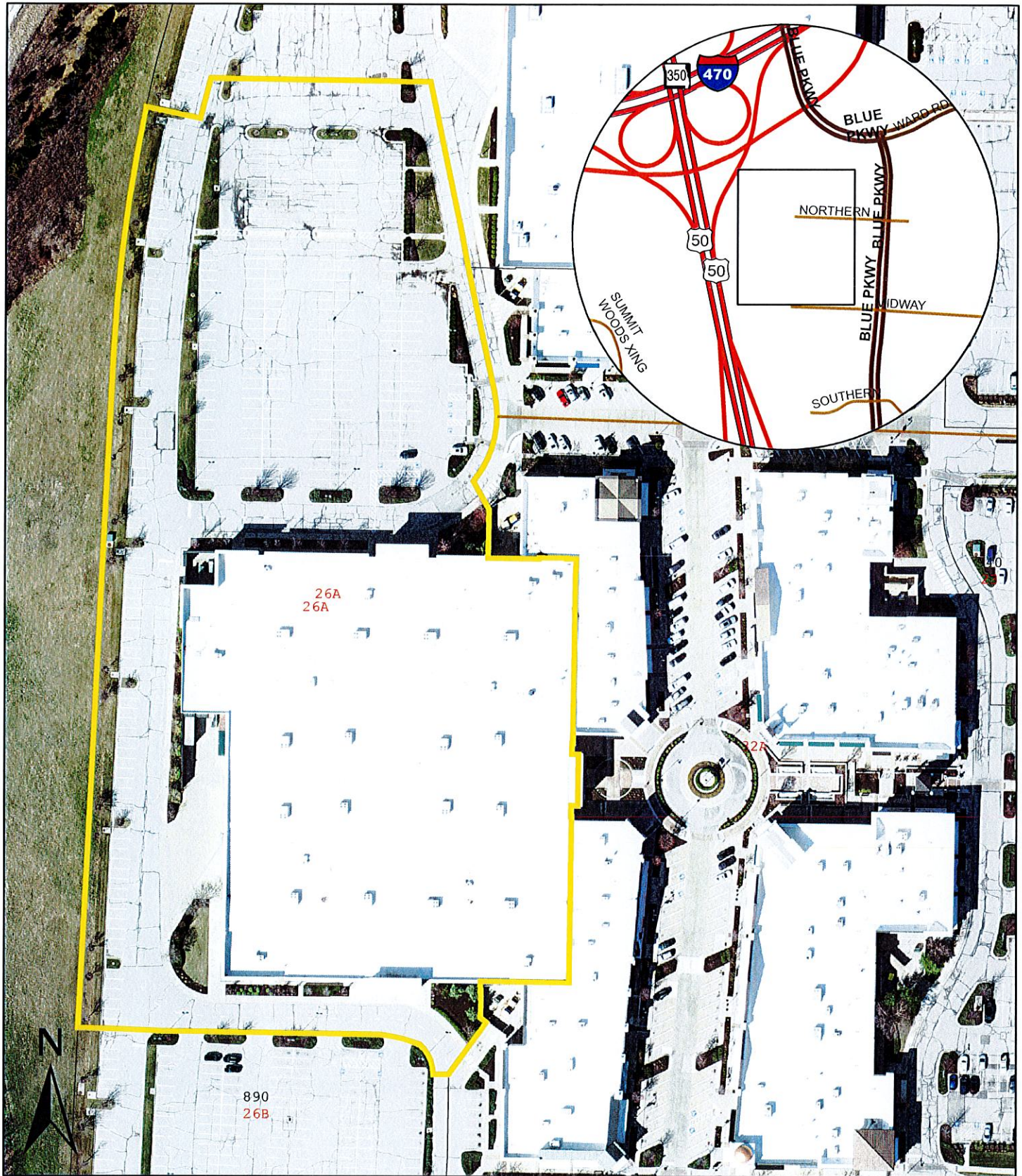
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EXTERIOR FINISHES & MATERIALS

A2.5







Appl. #PL2021-485 - PRELIMINARY DEVELOPMENT PLAN
Furniture Mall of Missouri, 900 NW Blue Pkwy
The Hive Design Collaborative, applicant