

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR DIVENTURES ON LAND LOCATED AT 2951 NE INDEPENDENCE AVENUE, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33 OF THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-198 submitted by Diventures, requesting approval of a preliminary development plan on land located at 2951 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 July 28, 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 August 23, 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 4B OF STROTHER CROSSING, LOCATED IN THE NW1/4 OF THE NE1/4, SECTION 20, T.48N., R.31E., CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SECTION 2. That the following conditions of approval apply:

1. A modification to the required 20' parking lot setback shall be granted, to allow for a 13' parking lot setback on the side (eastern) property line adjacent to the I-470 MoDOT right of way.
2. Eight (8) total attached wall signs shall be approved as shown on the Sign Analysis, received June 28, 2022.
3. The "dive flag" signs located on the east and west façades of the wing wall shall be reduced in size so that they do not exceed 10% of the building façade they are placed on according to the UDO standard.
4. Development shall be in accordance with the preliminary development plan dated June 28, 2022.
5. Additional vegetative screening shall be added around the trash enclosure. The minimum plant sizes and conditions to be used in satisfying this requirement shall comply with section 8.750 of the UDO.

BILL NO. 22-171**ORDINANCE NO. 9491**

SECTION 3. That development shall be in accordance with the preliminary development plan dated June 22, 2022, building elevations dated May 15, 2022 and Signage Analysis with an upload date of June 28, 2022, appended hereto as Attachment A, Attachment B and Attachment C, respectively, and made a part hereof.

SECTION 4. 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 5. 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 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 6th day of September, 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 6th day of September, 2022.

ATTEST:

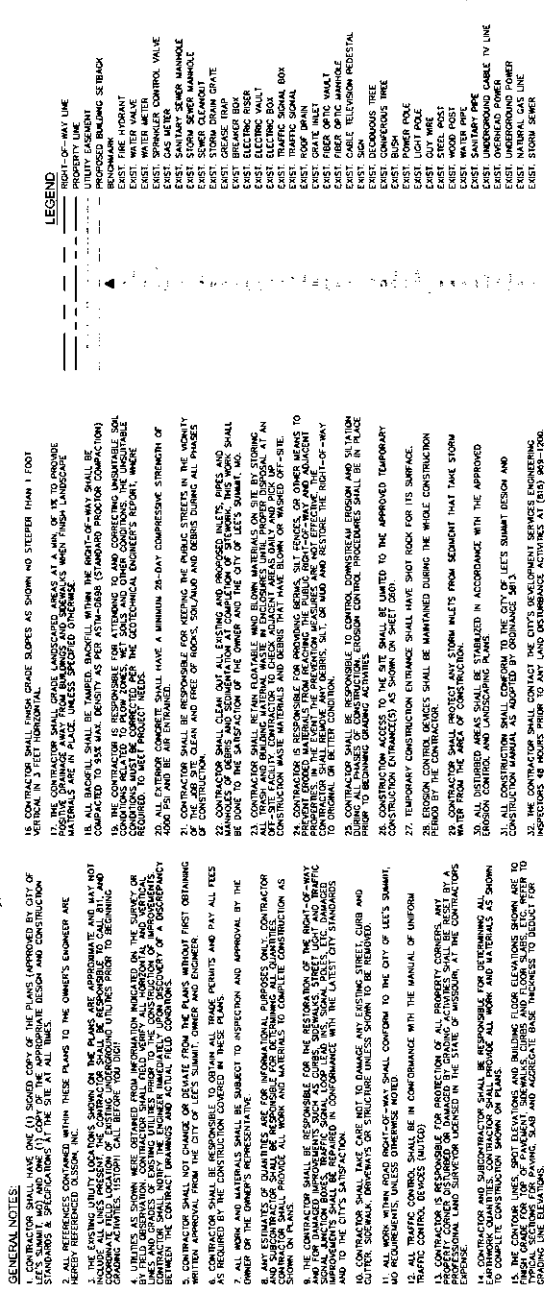
Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

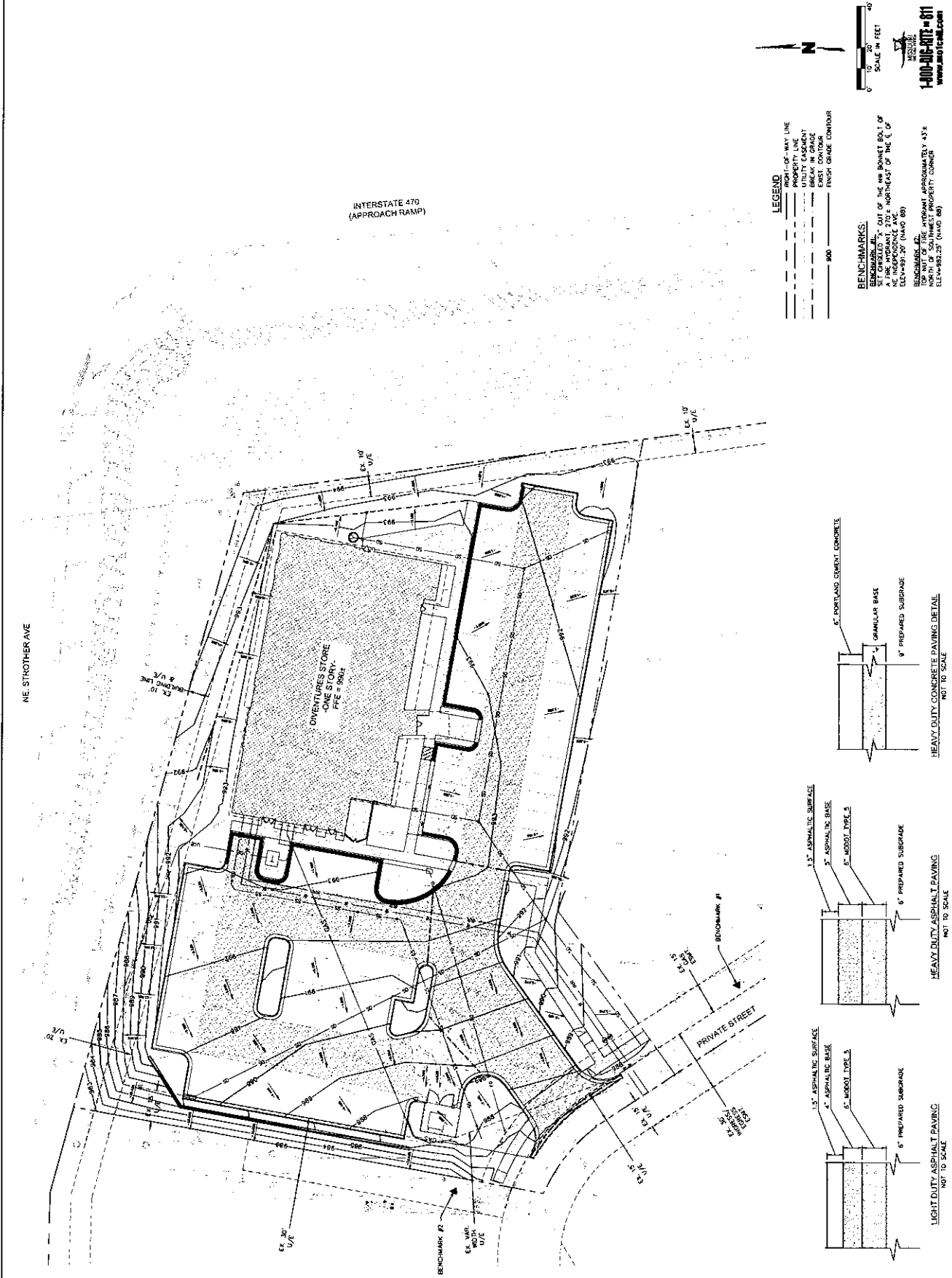


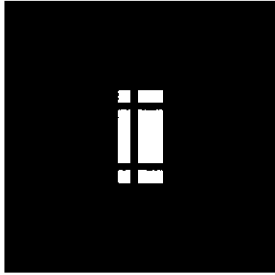
William A. Baird
Mayor William A. Baird

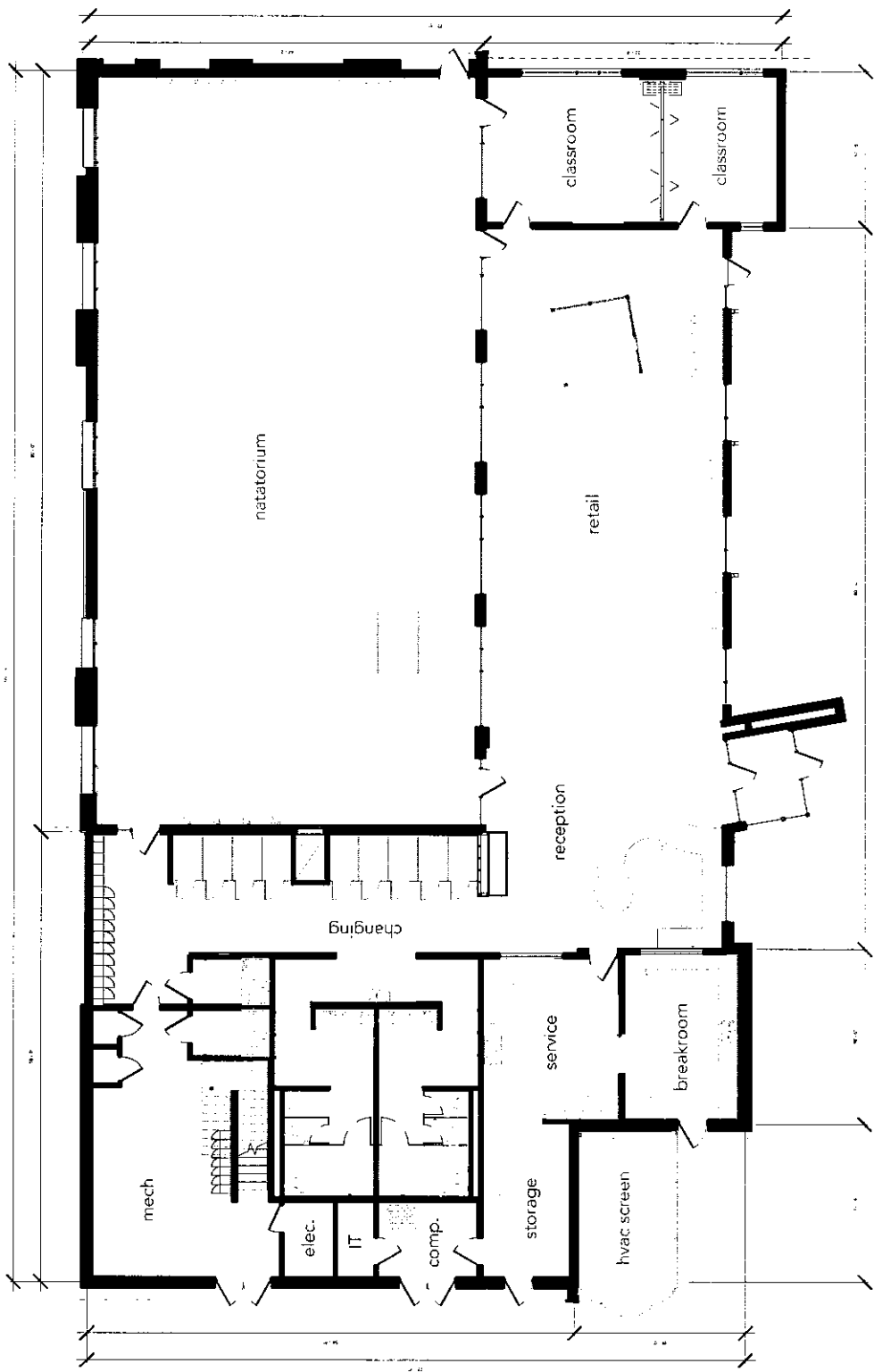
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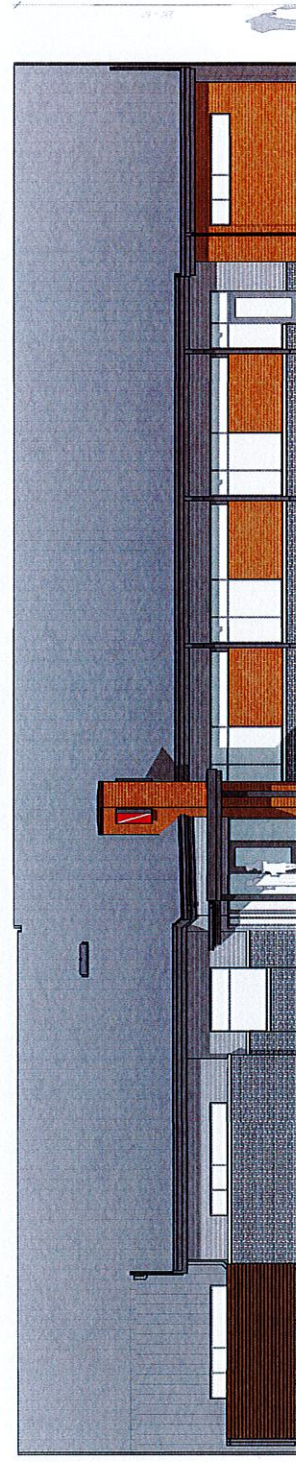
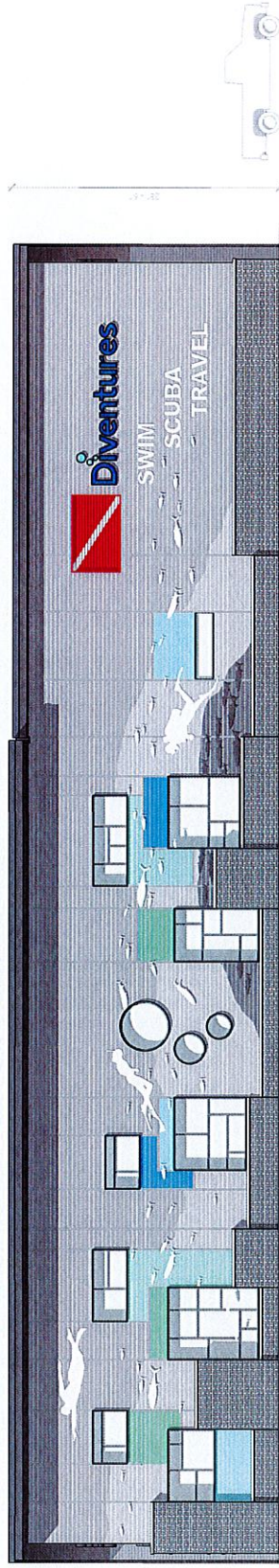
Brian W. Head
City Attorney Brian W. Head











fiberglass board siding

wood look printed aluminum
siding

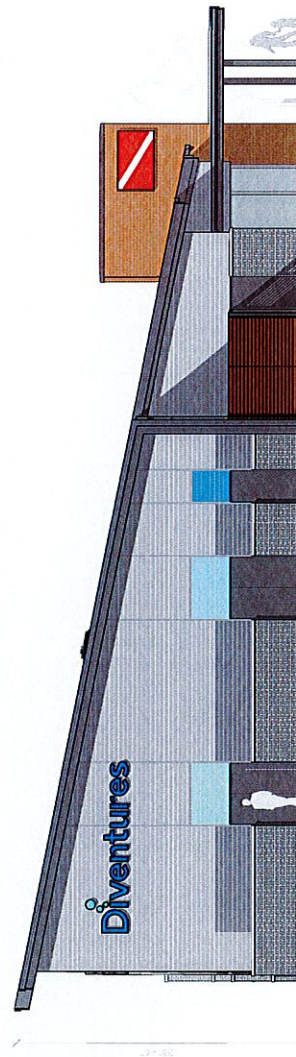
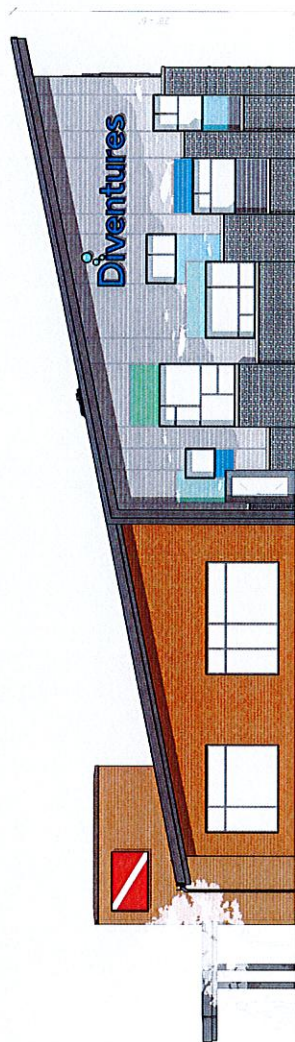
standing seam

illuminated
channel
lettering

polycarbonate
/ similar

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N (top) and S (bottom) elevations - 1" = 12'



-  fiber-cement board siding
-  wood look printed aluminum
-  painted brick
-  standing seam
-  illuminated channel lettering
-  polycarbonate / similar

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E (top) and W (bottom) elevations - 1" = 12'





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NE corner - streetfront presence





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NW corner



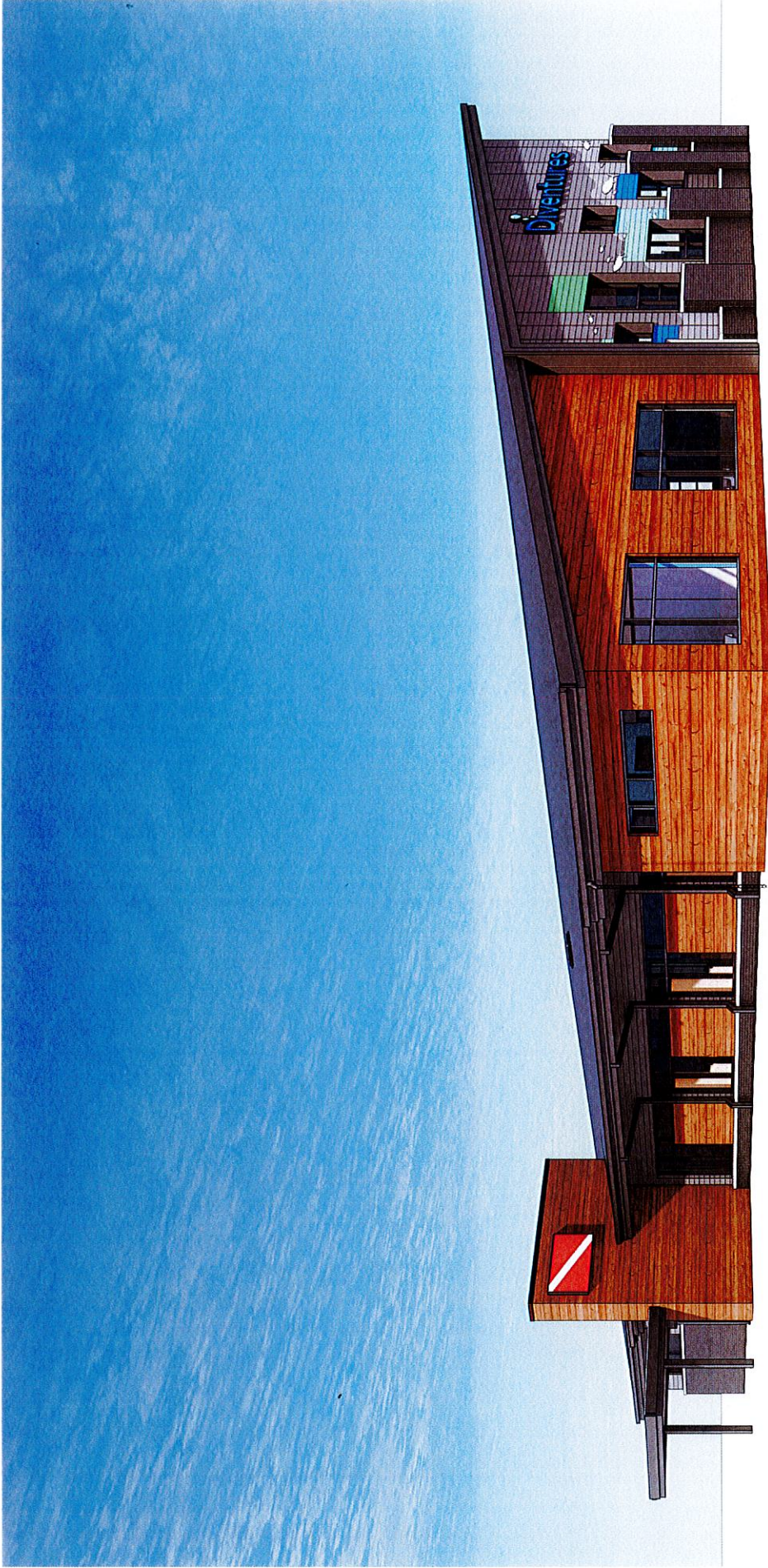
hdesigngroup | DIVENTURES OF LEE'S SUMMIT
NE corner at night *shot from another version of building





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view into corner window, facade depth



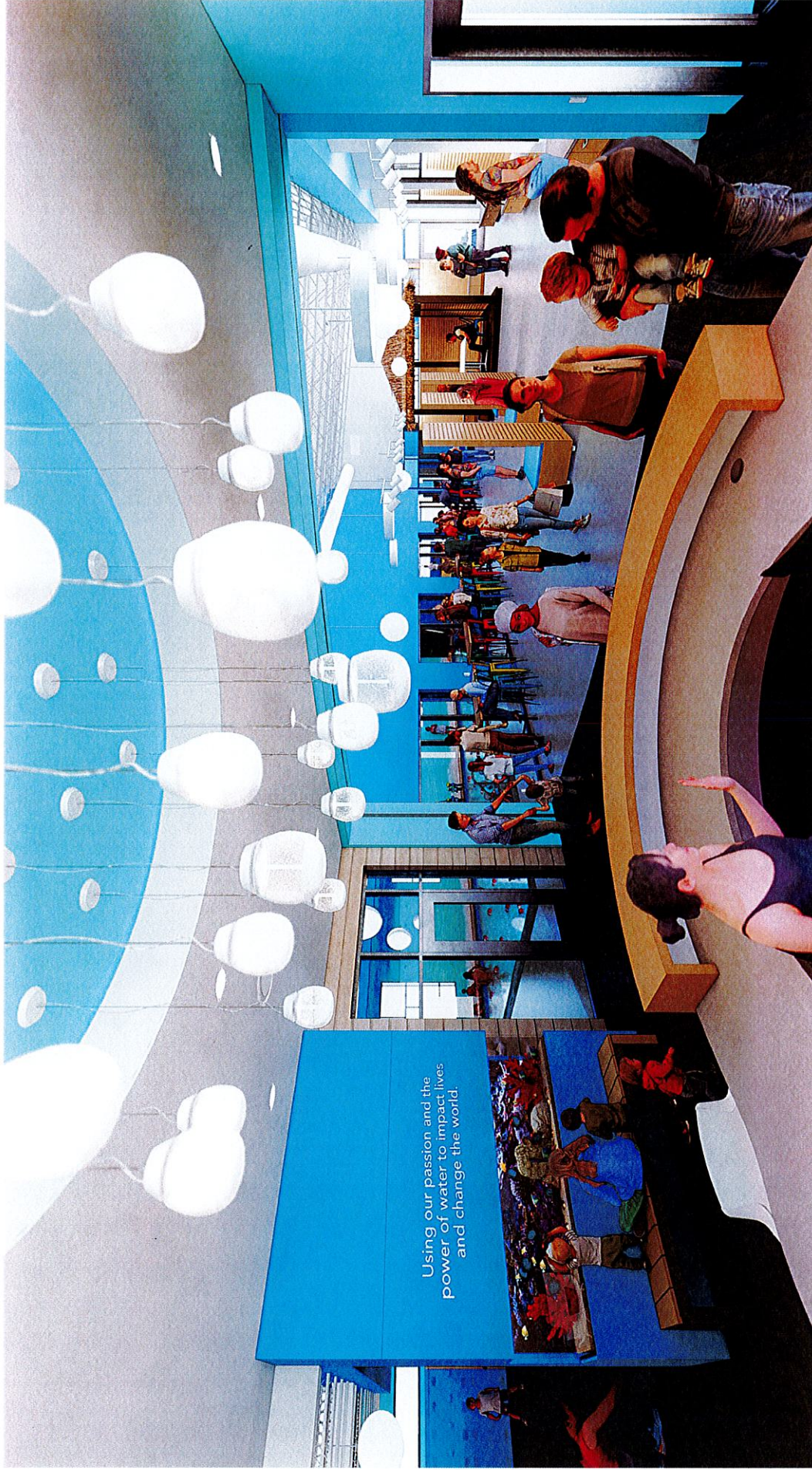


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SE corner



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SW corner





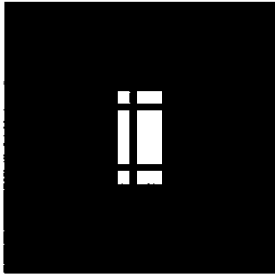
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interior rendering





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interior rendering

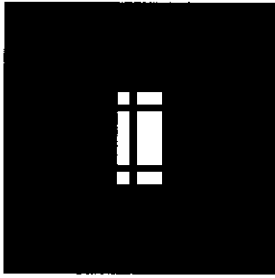


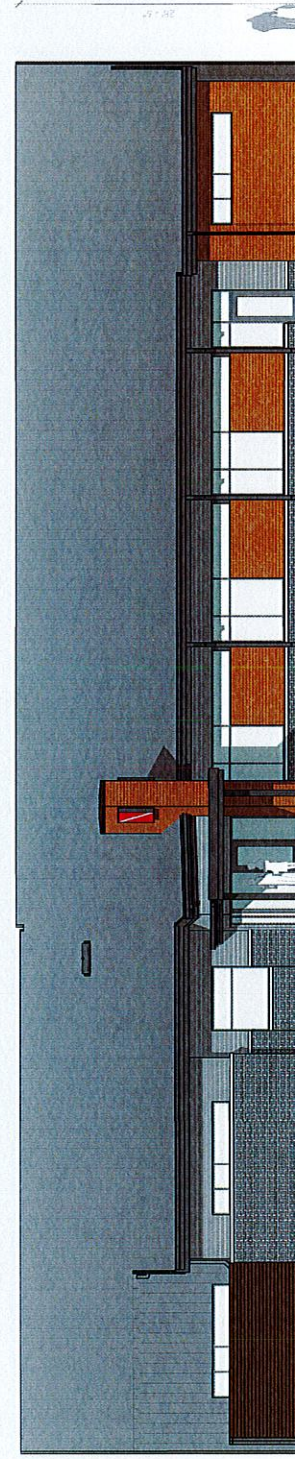
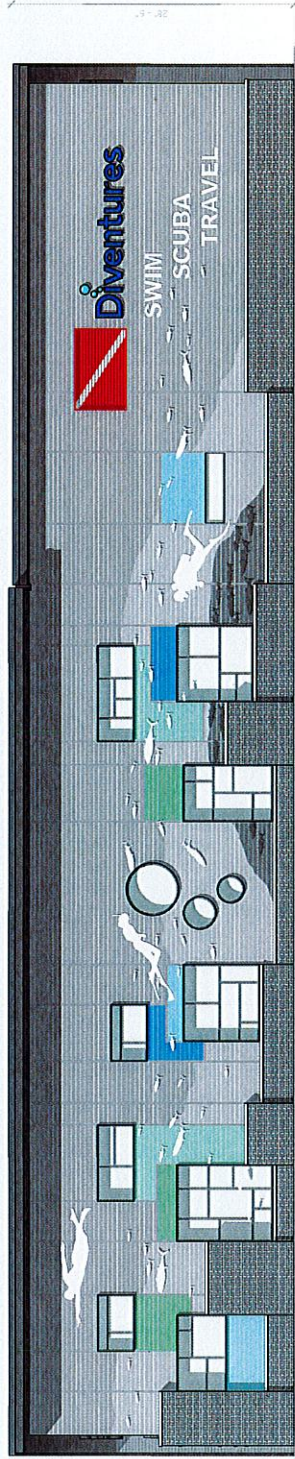


hdesigngroup | DIVENTURES OF LEE'S SUMMIT

preliminary development plan documentation

hdesigngroup | 10000 Lee's Summit Blvd., Suite 100, Lee's Summit, MO 64086 | 816.224.1111 | www.hdesigngroup.com





fiber-cement board siding

wood look printed aluminum
siding

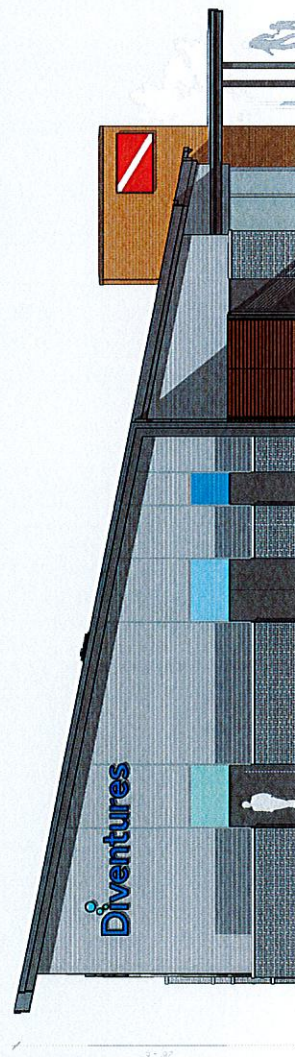
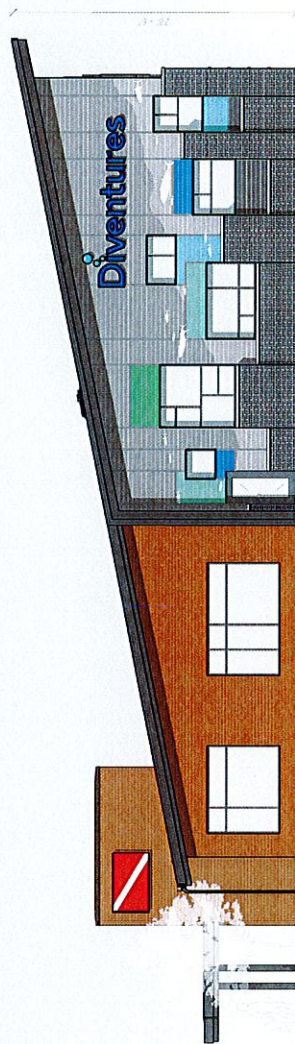
standing seam

polycarbonate
/ similar

illuminated
channel
lettering

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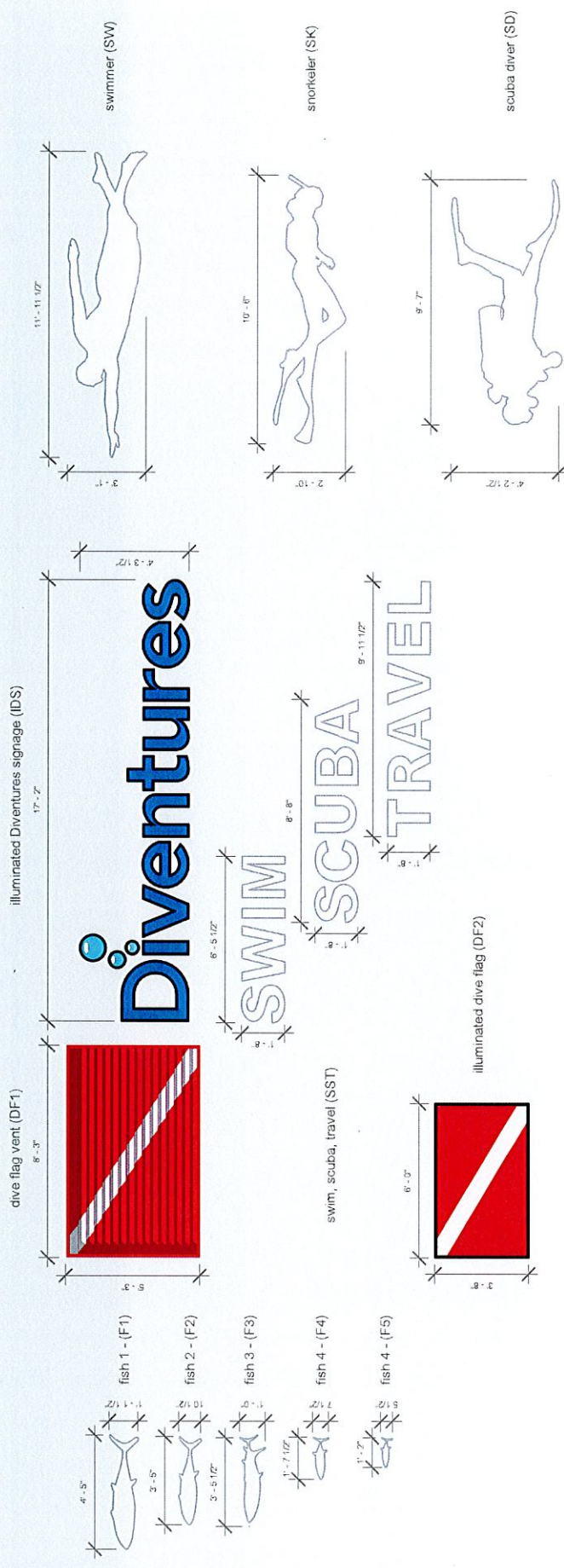
N (top) and S (bottom) elevations - 1" = 12'



- fiber-cement board siding
- wood look printed aluminum
- soffit
- wood look printed aluminum
- standing seam
- polycarbonate / similar
- illuminated channel lettering
- polycarbonate / similar

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E (top) and W (bottom) elevations - 1" = 12'



signage	rectangular area (sq ft)	# on N facade	total rectangular area (sq ft)	# on E facade	total rectangular area (sq ft)	# on S facade	total rectangular area (sq ft)	# on W facade	total rectangular area (sq ft)
F1	4.97	2	9.94	1	4.97				
F2	2.99	1	2.99	1	2.99				
F3	1.46	1	1.46	1	1.46				
F4	14.72	1	14.72	2	29.44				
F5	0.46	32	14.72	11	5.06				
DF1	43.31	1	43.31						
DF2	22	1	22	1	22				
IDS	73.67	1	73.67	1	73.67	2	44	1	73.67
SST	41.8	1	41.8						
SW	36.87	1	36.87						
SK	27.75	1	27.75						
SD	40.33	1	40.33						
total signage area (sq ft)	324.56		89.2		89.2		44		73.67
total facade area (sq ft)	3815		1470		1470		1474		1470
% signage area	9%		6%		6%		3%		5%

*a few assumptions are represented in the table to the left: 1) Signage elements considered are three-dimensional and traditional signage pieces. Diverentures will not employ monument signage and intends to use the building as signage. Northern and eastern facades are designed as a "mural" which includes paint, brick, fenestration and other features that are considered part of this "mural", of which the signage above is also a part of, but are being considered architectural elements, not signage. 2) Signage elements are considered, as much as seems reasonable, discrete elements due to the wholistic composition within the "mural" making it difficult to identify areas with the traditional "rectangular area" as signage is defined. It is the request of Diverentures for the City of Lee's Summit to work with hdesigngroup to determine what an appropriate approach to this issue is if it is necessary for the purposes of the PDP or the development. 3) Illuminated dive flags (DF2) have been considered part of the southern facade despite being visible on eastern and western elevations; these signage elements are visible on a "blade wall" beside the main entry and are thus experienced in three dimensional space as part of this facade (renderings)



