

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 6<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
Mayor William A. Baird

ATTEST:

  
\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri



APPROVED by the Mayor of said City, this 6<sup>th</sup> day of September, 2022.

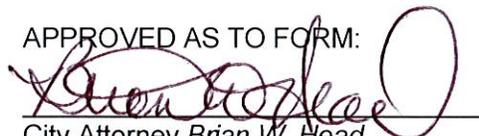
  
\_\_\_\_\_  
Mayor William A. Baird

ATTEST:

  
\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri



APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney Brian W. Head



NO.	DATE	REVISIONS

SHEET C102  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]  
 PROJECT: [Project Name]

2951 NE INDEPENDENCE AVENUE  
 DIVENTURES  
 LEE'S SUMMIT, MISSOURI

**PAVEMENT MARKING NOTES:**  
 1. ALL PAVEMENT MARKING SHALL BE IN CONFORMANCE WITH THE LATEST EDITIONS OF THE MUTCD AND THE MISSOURI DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.  
 2. ALLOW CONCRETE PAVING TO CURE FOR 28 DAYS BEFORE MARKING.  
 3. ALL MARKING SHALL BE APPLIED WITH A THERMOPLASTIC MARKING MACHINE.  
 4. DETAILS NOT SHOWN SHALL BE IN CONFORMANCE WITH THE STATE OF MISSOURI DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SHALL REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.  
 5. ALL PARKING LOT STRIPING SHALL BE SHADE LINE 4" WIDE AS PER THE STATE OF MISSOURI DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.  
 6. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS FOR PAVEMENT MARKING. USE WHITE, BLUE OR YELLOW PAINT FOR MARKING PAVEMENT. USE YELLOW PAINT FOR MARKING PAVEMENT. USE WHITE PAINT FOR MARKING PAVEMENT.  
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**KEYNOTES:**  
 1. INSTALL HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C207)  
 2. INSTALL LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C201)  
 3. INSTALL HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C201)  
 4. INSTALL 1" CONCRETE PAVEMENT CONCRETE DRIVE ENTRANCE (SEE COLS STD. DETAIL GEN-1)  
 5. INSTALL CONCRETE SIDEWALK  
 6. CONSTRUCT CONCRETE SIDEWALK AND BANNING FLUSH WITH PAVEMENT TO PARALLEL TO TRANSVERSE TRANSITION PLANS - SLOPE AT 8:12.5% MAX.  
 7. CONSTRUCT STRAIGHT BACK CURB & GUTTER, TYPE CO-1 (SEE COLS STD. DETAIL GEN-1)  
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 9. CONSTRUCT CONCRETE BANNING FLUSH WITH PAVEMENT  
 10. PROVIDE CURB TRANSITION TO PARKING TRANSITION TO BE 2' UNLESS NOTED OTHERWISE  
 11. 1FT MAX ACCESSIBLE STALL & BOLLARD MOUNTED SIGNAGE  
 12. INSTALL SCREENING ENCLOSURE PER ARCH PLANS & DETAILS  
 13. TRASH ENCLOSURE PER ARCH PLANS  
 14. YELLOW 4" WIDE STRIPING PER MUTCD STANDARDS, TYP (SEE PAVEMENT MARKING NOTES ON THIS SHEET)  
 15. STRIPED AREA WITH YELLOW 4" SOLID DIAGONAL LINES SPACED @ 24" O.C.  
 16. PROP. LOCATION OF RINK BOX

**LEGEND:**  
 - - - - - 15'-0" WIDE SIDEWALK  
 - - - - - UTILITY EASEMENT  
 - - - - - PROPERTY LINE  
 - - - - - BOLLARD MOUNTED SIGNAGE  
 - - - - - BOLLARD MOUNTED SIGNAGE

**BENCHMARKS:**  
 BENCHMARK 111  
 SET CORNER "X" CUT OF THE NW CORNER OF THE E OF  
 ELEM+991.20 (NAD 83)  
 BENCHMARK 112  
 TOP OF THE FIRE HYDRANT APPROXIMATELY 43.2  
 ELEM+991.20 (NAD 83)

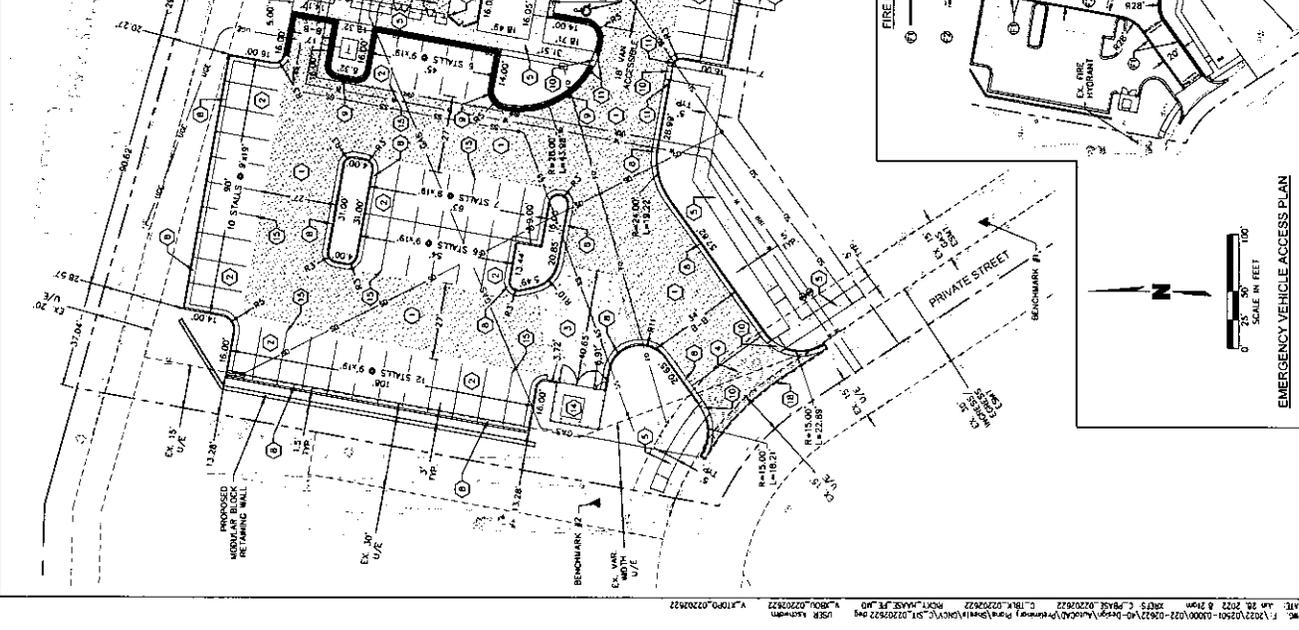
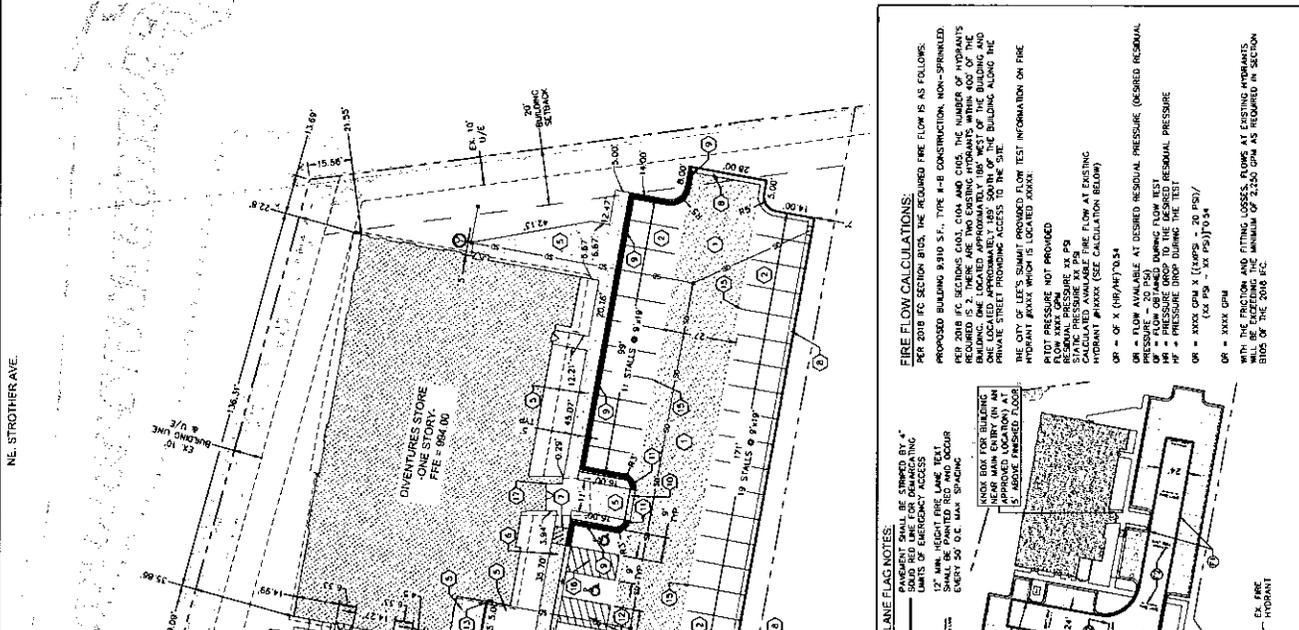
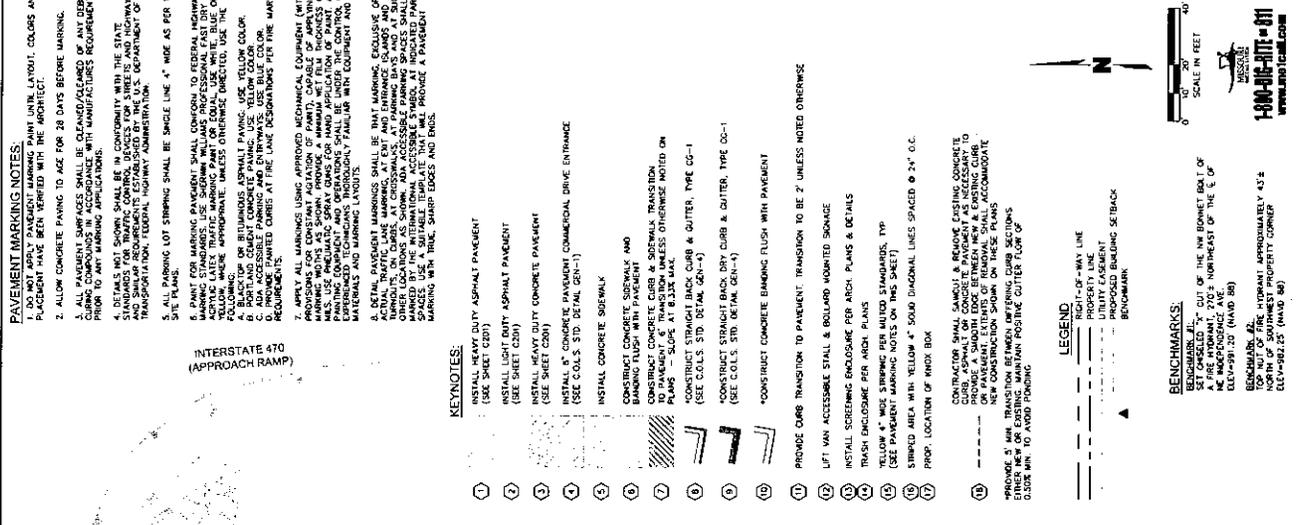
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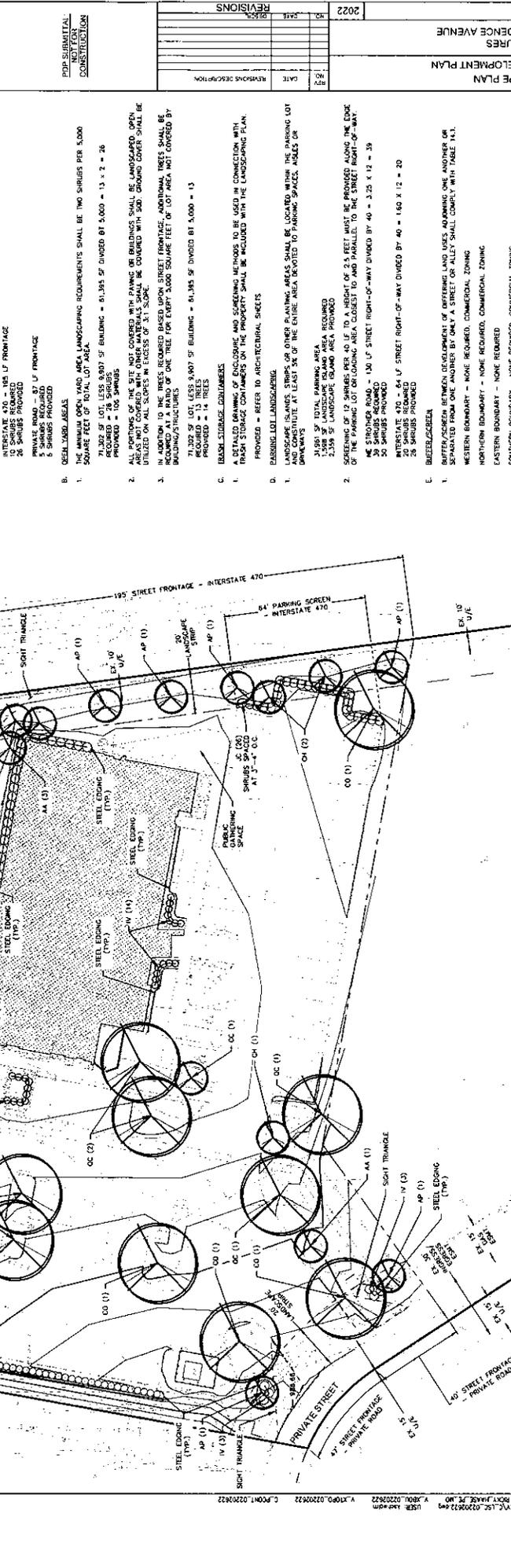
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**EMERGENCY VEHICLE ACCESS PLAN**  
 SCALE IN FEET  
 0 25 50 100







**PLANT LIST**

Qty.	Abbrev.	Scientific Name	Common Name	Notes
1	AA	Amelanchier alnifolia	Serviceberry	3" Caliper
1	AB	Aspenula tomentosa	Red Buckeye	3" Caliper
1	AC	Carya cordata	Eastern Hicory	3" Caliper
1	AD	Celtis occidentalis	Hickory	3" Caliper
1	AE	Chionanthus virginicus	Fringing Tree	3" Caliper
1	AF	Quercus coccinea	Scarlet Oak	3" Caliper
1	AG	Buxus sempervirens 'Turgid'	Jack Pine Boxwood	18" min. Ht. - other material and planted
1	AH	Yucca filamentosa	Yucca	18" min. Ht. - other material and planted
1	AI	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" min. Ht. - other material and planted
1	AJ	Thuja x emarginata	Doornan's Tree	18" min. Ht. - other material and planted
1	AK	Fragaria virginiana	Wild Strawberry	2.5" Plant Pot

**LANDSCAPE LEGEND**

- NEW TREE
- NEW SHRUB

**HATCH LEGEND**

- 500
- ROCK MULCH (REFER TO SPECIFICATIONS)
- GRASSCOVER (REFER TO SPECIFICATIONS)
- UTILITY EASEMENT
- PROPOSED BUILDING SETBACK

**NOTE:** The contractor shall be responsible for the installation of the building's stormwater management system. The contractor shall provide a detailed stormwater management plan to the City of Lees Summit, Missouri, for review and approval. The contractor shall be responsible for the installation of the building's stormwater management system. The contractor shall provide a detailed stormwater management plan to the City of Lees Summit, Missouri, for review and approval. The contractor shall be responsible for the installation of the building's stormwater management system. The contractor shall provide a detailed stormwater management plan to the City of Lees Summit, Missouri, for review and approval.

**GENERAL CONTRACTOR IS RESPONSIBLE FOR CARE OF THE INSTALLED SOOD FOR A MINIMUM OF 60 DAYS.**

Refer to specifications for additional information.

**LANDSCAPE PLAN**  
**PRELIMINARY DEVELOPMENT PLAN**  
**2951 NE INDEPENDENCE AVENUE**  
**LEES SUMMIT, MISSOURI**

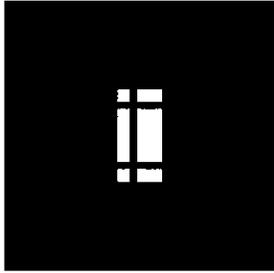
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PROJECT: 2022-08-20  
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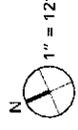
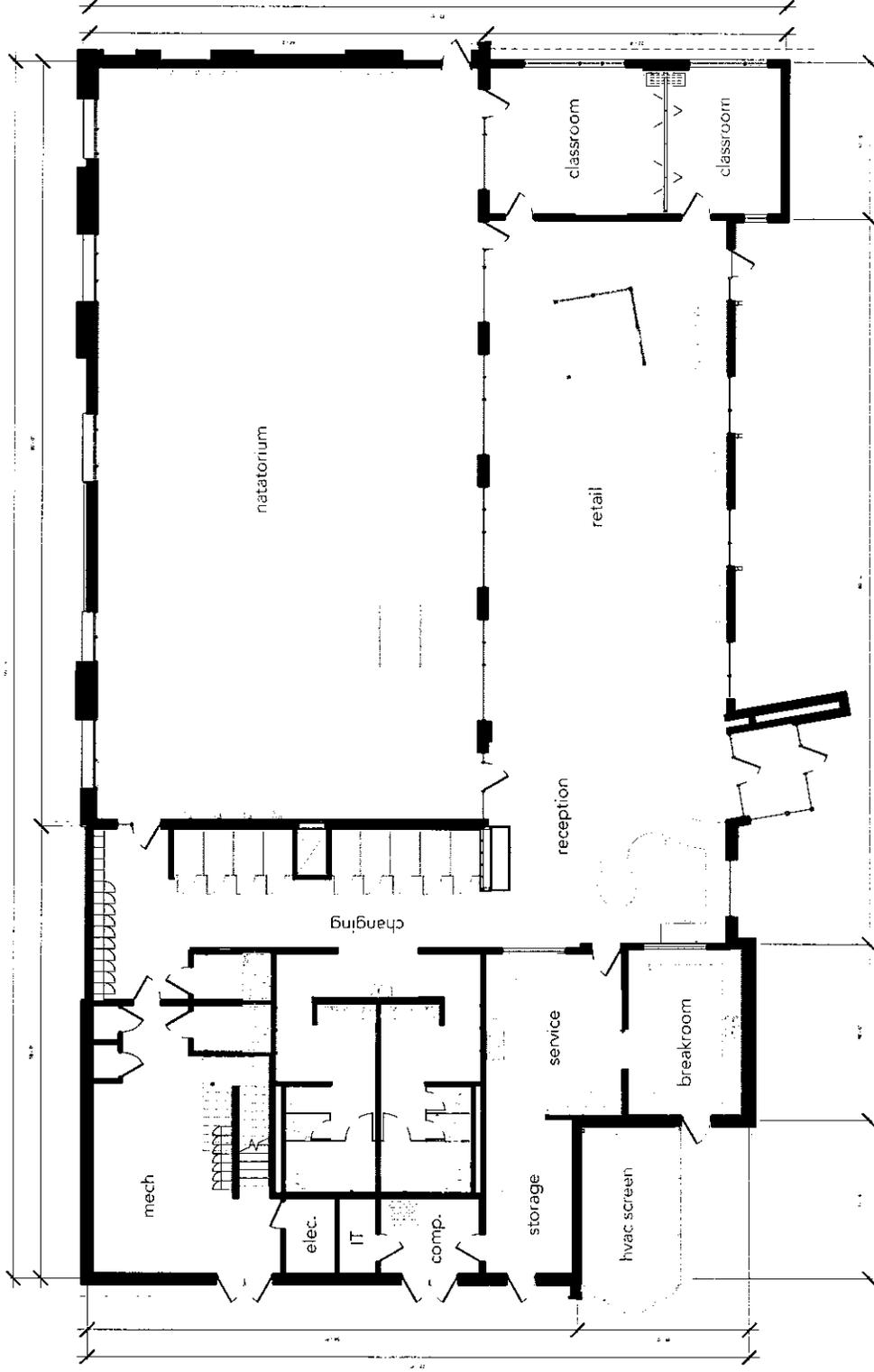
REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/2022	ISSUED FOR PERMITS

NOT FOR CONSTRUCTION



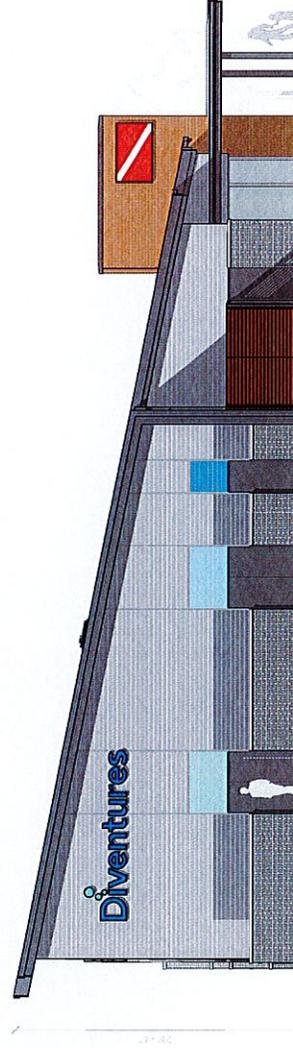
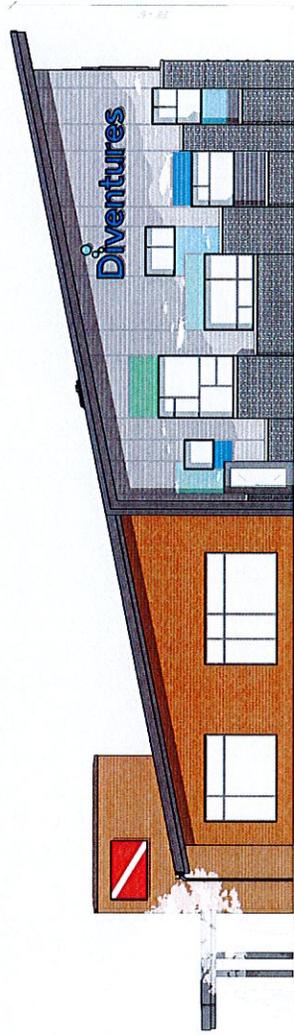




hdesigngroup | DIVENTURES OF LEE'S SUMMIT  
plan







- 
  
fiber-cement board siding
- 
  


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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



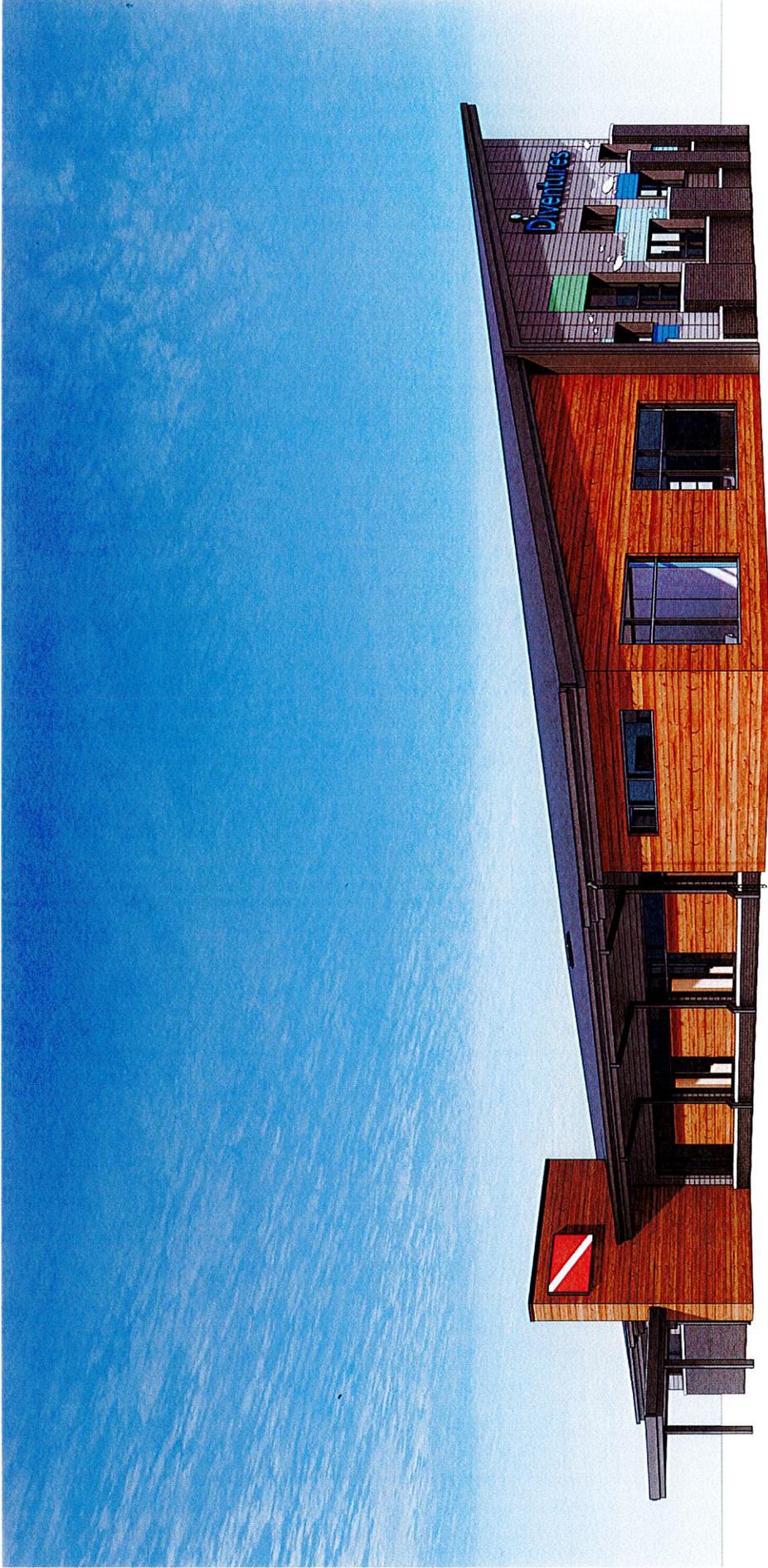
hdesigngroup | DIVENTURES OF LEE'S SUMMIT

NE corner at night \*shot from another version of building



hdesigngroup | DIVENTURES OF LEE'S SUMMIT  
view into corner window, facade depth

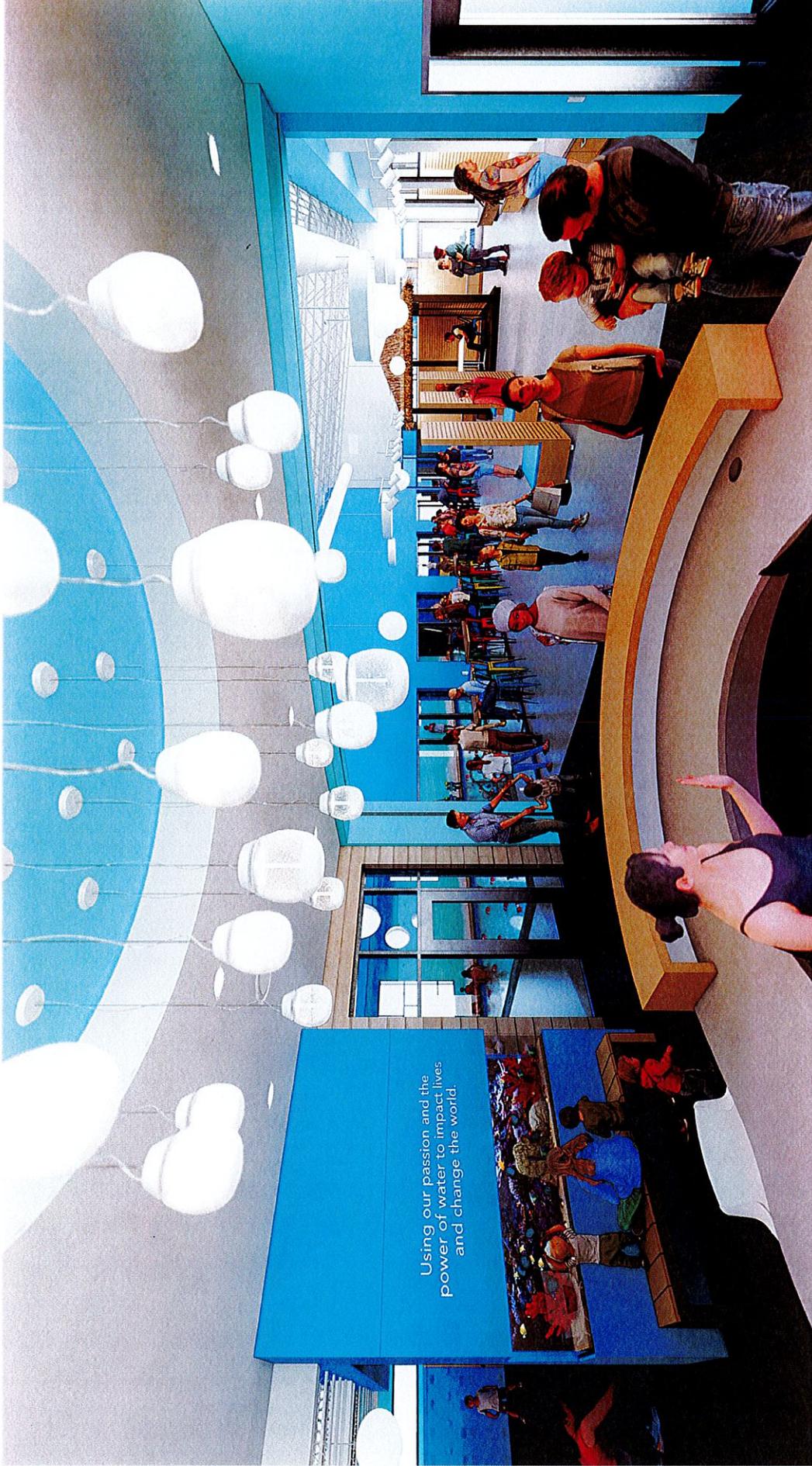




hdesigngroup | DIVENTURES OF LEE'S SUMMIT  
SE corner



hdesigningroup | DIVENTURES OF LEE'S SUMMIT  
SW corner



Using our passion and the  
power of water to impact lives  
and change the world.



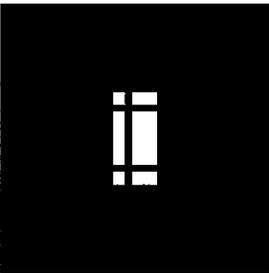
hdesigngroup | DIVENTURES OF LEE'S SUMMIT  
interior rendering



ound, it's a waterpark.  
ou don't just dip your toes in, you go all in.  
Surround yourself with delicious  
Immerse yourself in fun.  
Expand your horizons just beyond the water.  
Soaking  
Get it?

hdesigngroup | DIVENTURES OF LEE'S SUMMIT  
interior rendering

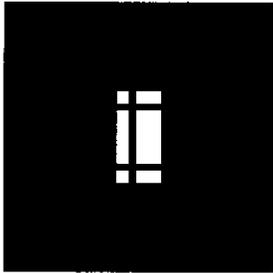


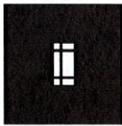
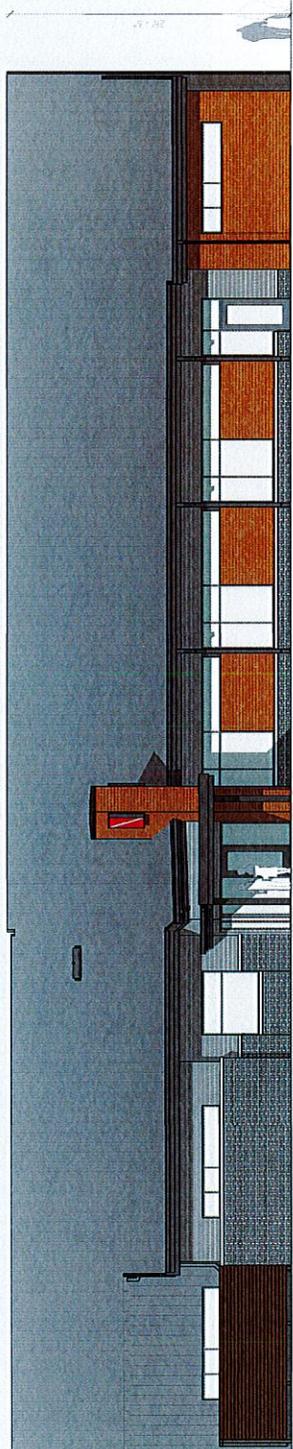
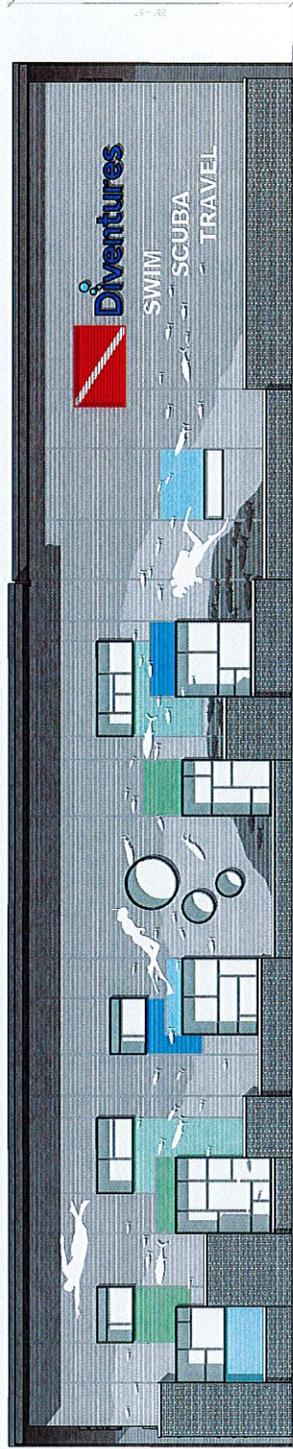


**hdesigngroup | DIVENTURES OF LEE'S SUMMIT**

preliminary development plan documentation

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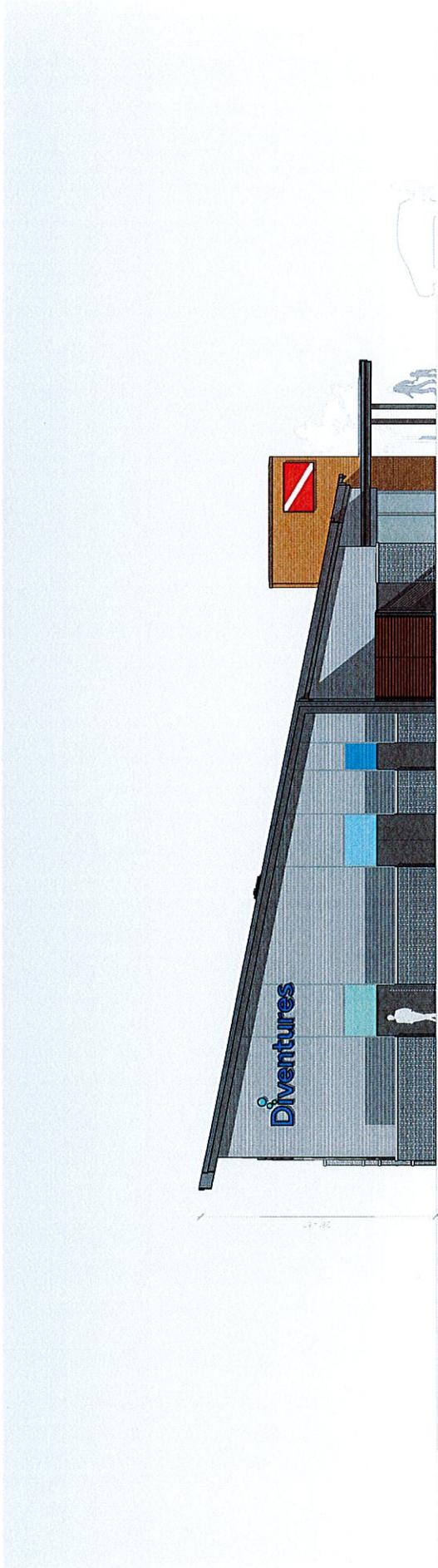
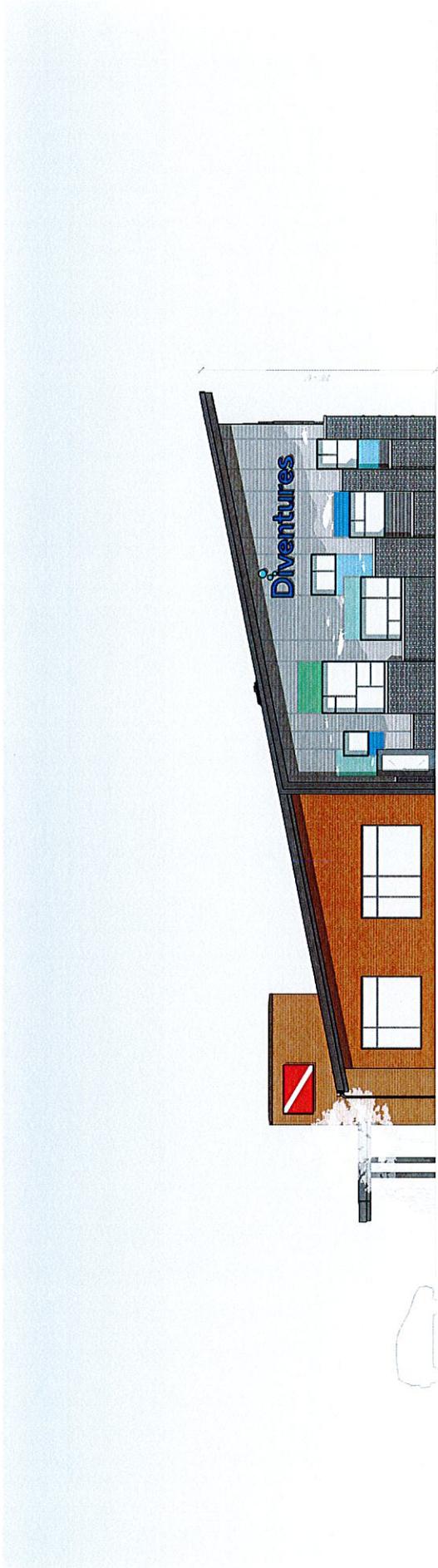




- 
fiber-cement board siding
- 
- 
- 
- 
- 
wood look printed aluminum
- 
scuff
- 
painted brick
- 
standing seam
- 
illuminated channel lettering
- 
polycarbonate / similar

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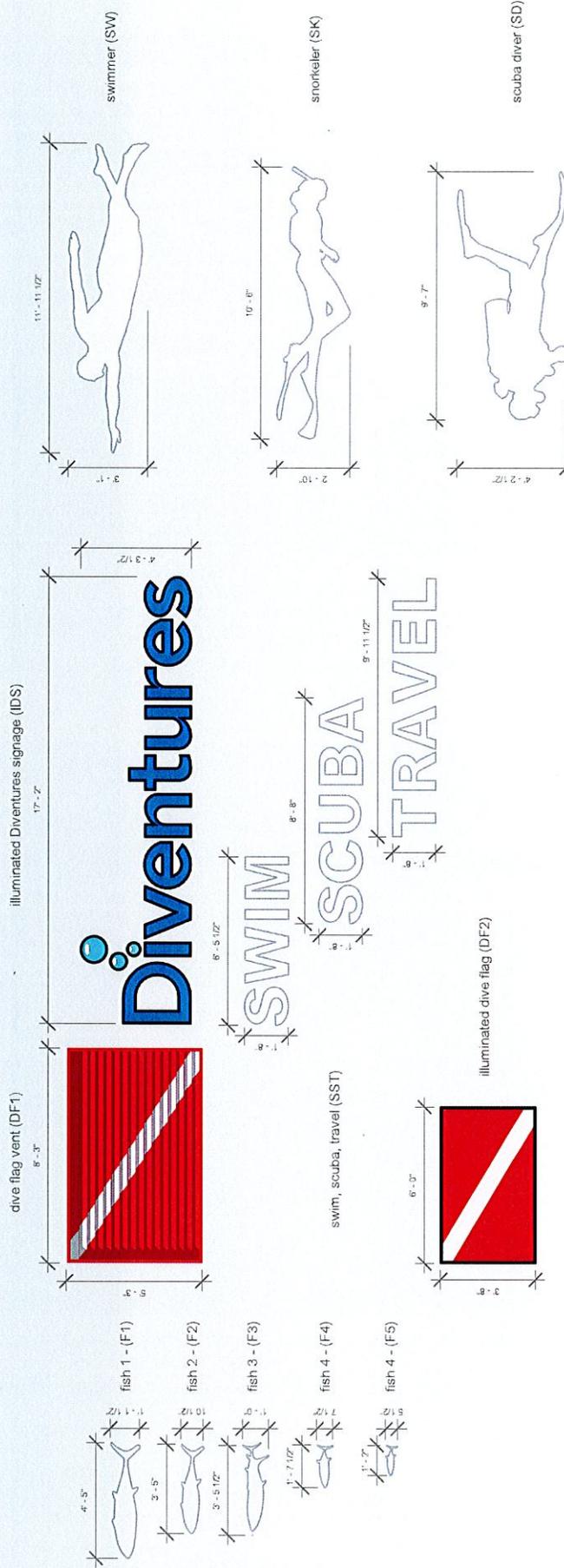
N (top) and S (bottom) elevations - 1" = 12'



fibercement board siding  
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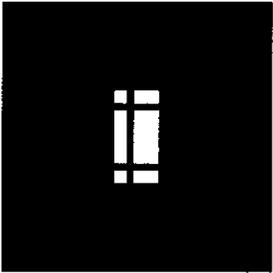
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signage	irregular area (F1)	# on N facade	total rectangular area (F1)	# on E facade	total rectangular area (F1)	# on S facade	total rectangular area (F1)	# on W facade	total rectangular area (F1)
F1	4.97	2	9.94	1	4.97				
F2	2.99	1	2.99	1	2.99				
F3	1.85	5	9.25	2	3.70				
F4	0.46	12	5.52	11	5.06				
F5	0.46	32	14.72						
DF1	43.31	1	43.31						
DF2	22	1	22	1	73.67	2	44	1	73.67
IDS	73.67	1	73.67						
SST	41.8	1	41.8						
SW	36.87	1	36.87						
SK	27.75	1	27.75						
SD	49.33	1	49.33						
<b>total signage area (F1)</b>	<b>324.56</b>		<b>89.2</b>		<b>89.2</b>		<b>44</b>		<b>73.67</b>
<b>total facade area (F1)</b>	<b>3815</b>		<b>1670</b>		<b>1670</b>		<b>1674</b>		<b>1670</b>
<b>% signage area</b>	<b>9%</b>		<b>5%</b>		<b>5%</b>		<b>3%</b>		<b>5%</b>

\*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 (re-renderings)





**hdesigngroup | DIVENTURES OF LEE'S SUMMIT**  
signage analysis

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