

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 316 SE DOUGLAS STREET IN DISTRICT CBD, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33 OF THE UNIFIED DEVELOPMENT ORDINANCE FROM THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-230 submitted by Pat Maloney, requesting approval of a preliminary development plan in District CBD (Planned Central Business District) on land located at 316 SE Douglas Street was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the preliminary development plan on September 22, 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 October 4, 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 in District CBD on the following described property:

LOT 3, GANO ADDITION

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated August 17, 2022.
2. A copy of the shared parking agreements shall be recorded with the Jackson County Recorder of Deeds office and a copy provided to the City of Lee's Summit.

SECTION 3. That development shall be in accordance with the preliminary development plan dated August 17, 2022, as conditioned above and appended hereto as Attachment A, Attachment B and made a part hereof.

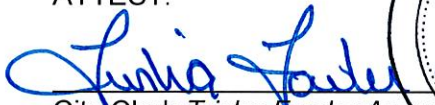
SECTION 4. Nonseverability. That all provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject 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 the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 7. 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 1st day of November, 2022.

ATTEST:


City Clerk *Trisha Fowler Arcuri*




Mayor *William A. Baird*

APPROVED by the Mayor of said city this 1st day of November, 2022.


ATTEST:


City Clerk *Trisha Fowler Arcuri*




Mayor *William A. Baird*

APPROVED AS TO FORM:


City Attorney *Brian W. Head*

ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

17 AUGUST 2022

COLLINS WEBB #: 22030



VICINITY MAP



OWNER

316 SE DOUGLAS, LLC
611 SE DOUGLAS ST.
LEE'S SUMMIT, MISSOURI 64063

ARCHITECT

COLLINS | WEBB ARCHITECTURE
307B SW MARKET ST.
LEE'S SUMMIT, MISSOURI 64063
P: 816.249.2270
www.collinsandwebb.com

CIVIL

MKEC ENGINEERING, INC.
11827 W 112 ST #200
OVERLAND PARK, KANSAS 66210
P: 913.317.9390
www.mkec.com

STRUCTURAL

LEIGH & OKANE
250 NE MULBERRY ST. #201
LEE'S SUMMIT, MISSOURI 64066
P: 816.444.3144
www.leighokane.com

MEP

ENGINEERED BUILDING SOLUTIONS, LLC
11320 W 79TH ST.
OVERLAND PARK, KANSAS 66214
P: 913.735.5654
www.ebsolutionsllc.com

307B SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinsandwebb.com



EAST PERSPECTIVE



WEST PERSPECTIVE

EXTERIOR PERSPECTIVES



ARCADE ALLEY -
OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT

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REVISION DATES

NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

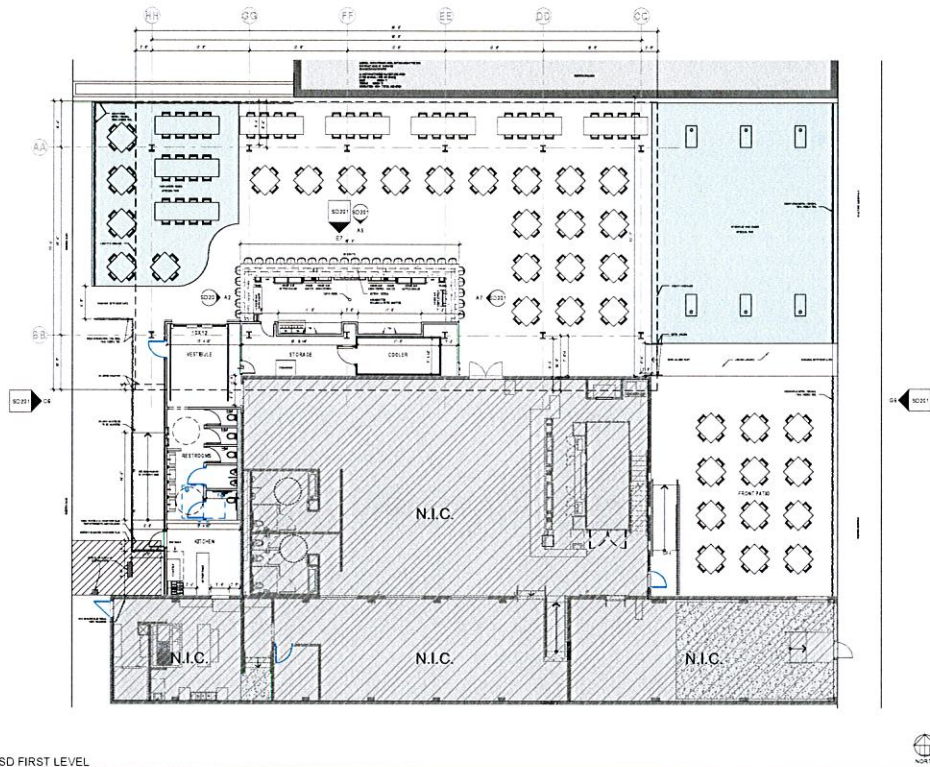
SD100

ISSUE DATE: 17 AUGUST 2022

COLONY WOOD # 220100

8/17/2022 10:56:05 AM

B8 SD FIRST LEVEL
1/8" = 1'-0"



FLOOR PLAN - FIRST LEVEL



3000 1st Street, Suite 100, San Francisco, CA 94103 | 415.398.2575 | cwa@cwaa.com

ARCADE ALLEY -
OUTDOOR SPACE
PRELIMINARY DEVELOPMENT

315 DOUGLAS
LEE'S SUMMIT, MO 64063

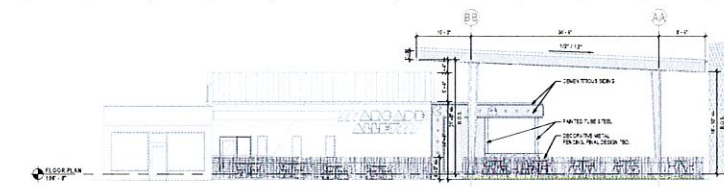
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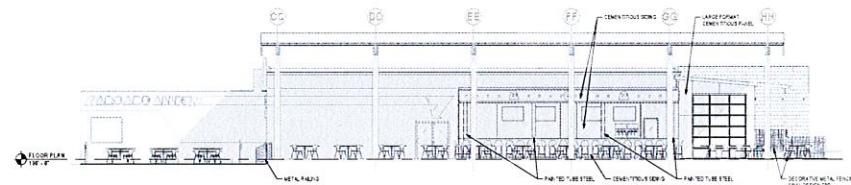
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DATE: 17 AUGUST 2022
COLUMBIER ARCHITECTURE, LLC 220202

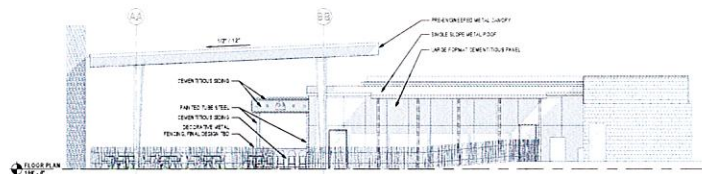
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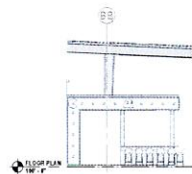
G6 SD ELEVATION - EAST
1/8" = 1'-0"



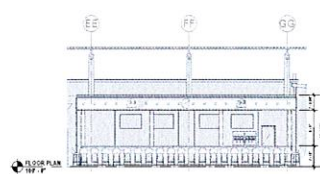
E7 SD ELEVATION - SOUTH
1/8" = 1'-0"



C6 SD ELEVATION - WEST
1/8" = 1'-0"



A7 SD ELEVATION - EAST BAR
1/8" = 1'-0"



A5 SD ELEVATION - SOUTH BAR
1/8" = 1'-0"



A2 SD ELEVATION - WEST BAR
1/8" = 1'-0"



3019 30th March St., Lee's Summit, Missouri 64063 | 816.284.2700 |
CAAVARCHITECTURE.COM

ARCADE ALLEY -
OUTDOOR SPACE
PRELIMINARY DEVELOPMENT
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LEE'S SUMMIT, MO 64063

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PROFESSIONAL SEAL
SD201
ISSUE DATE: 17 JULY 2022
COLLINS WEBB # 20200

EXTERIOR ELEVATIONS

PROPERTY DESCRIPTION

Lot 3, GAND ADDITION, a subdivision in Lees Summit, Jackson County, Missouri.

LANDUSE

FUTURE LANDUSE = ACTIVITY CENTER DOWNTOWN

SITE ZONING

EXISTING LOT ZONING = CBD

PROPOSED ZONE = CBD



**ARCADE ALLEY -
OUTDOOR SPACE**

PRELIMINARY DEVELOPMENT

316 DOUGLAS
LEE'S SUMMIT, MO 64063

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PROFESSIONAL SEAL

C100

REVISION DATES: 17 AUGUST 2022

COLLINS WEBB # 3000

ZONING MAP

P:\WORK\2022\23\PM - Arcade Alley\02 2300333 CAD\SET 1\02 2300333.dwg
8/16/2022 2:37 PM

LEGEND	
	FENCE
	EDGE OF TREES
	TELEPHONE RISER
	UNDERGROUND TELEPHONE LINE
	OVERHEAD TELEPHONE LINE
	CABLE TV RISER
	FIBER OPTIC INDICATOR SIGN
	UNDERGROUND CABLE TV LINE
	UNDERGROUND FIBER OPTIC CABLE
	POWER POLE AND CROSSARM
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	GAS METER
	GAS VALVE
	GAS LINE
	SANITARY SEWER LINE
	INLET
	STORM SEWER PIPE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER LINE
	IRRIGATION CONTROL VALVE
	TREE AND DIAMETER
	TREE STUMP AND DIAMETER
	SIGN
	BUSH
	MAIL BOX
	POLE
	GATE
	POST / BOLLARD
	FLAG POLE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	SCHOOL ZONE SIGNAL LIGHT
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL LIGHT POLE
	SANITARY SEWER MANHOLE
	CLEANOUT
	STORM WATER MANHOLE
	ROOF DRAIN
	GRATE INLET
	MONITORING WELL
	WATER METER VAULT
	WATER SPOUT



3015 1st Street, Suite 100, Lee's Summit, MO 64063 | 816.442.2255 | cwa@cwaa.com

ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT

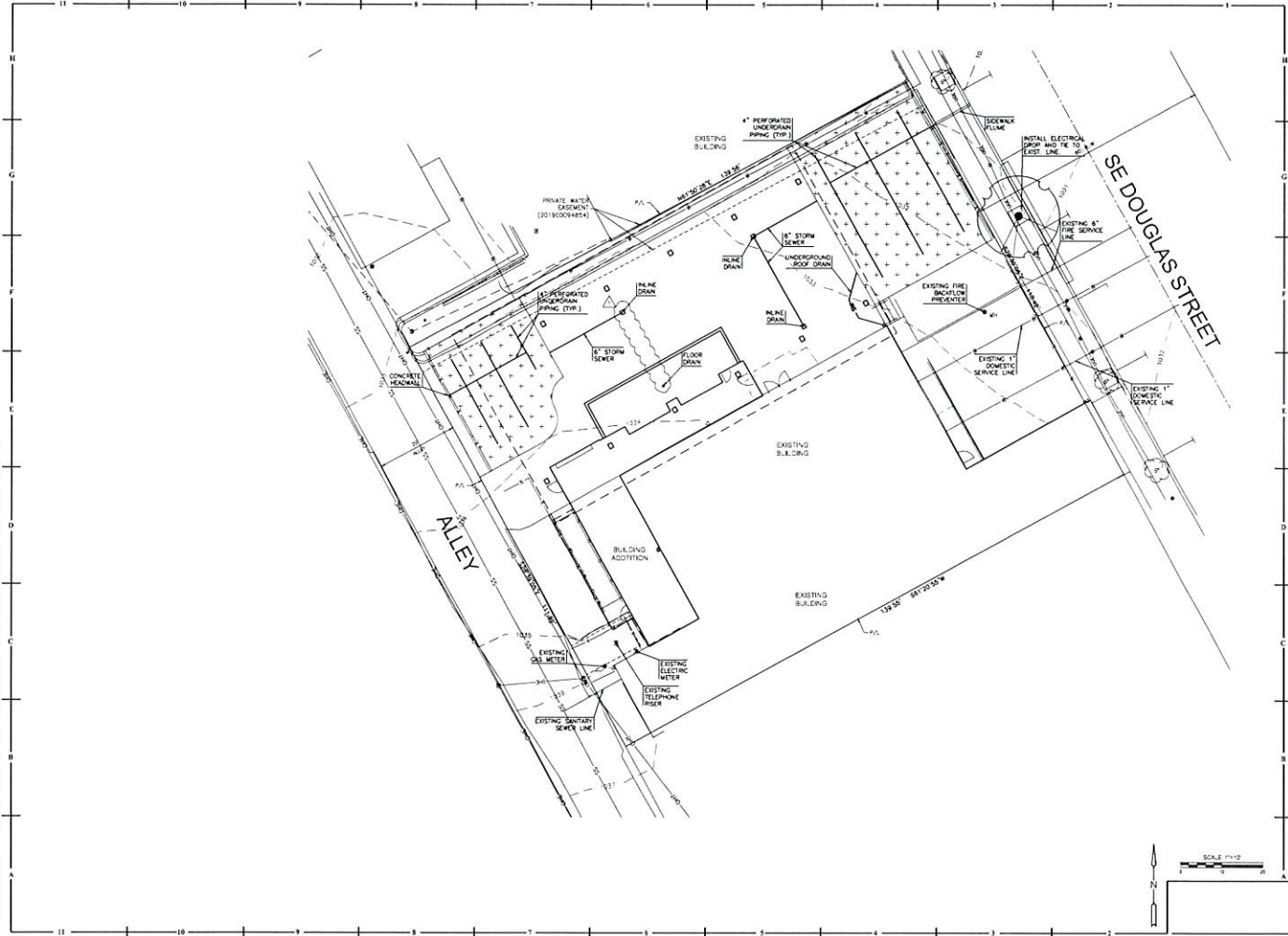
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C101

ISSUE DATE: 17 AUGUST 2022
COLLINS WEBB # 20200

EXISTING CONDITIONS PLAN

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ARCADE ALLEY - OUTDOOR SPACE

316 DOUGLAS
LEE'S SUMMIT, MO 64063

REVISION DATES
1 City Comments 07/12/2022

PROFESSIONAL SEAL

PROFESSIONAL SEAL

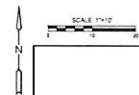
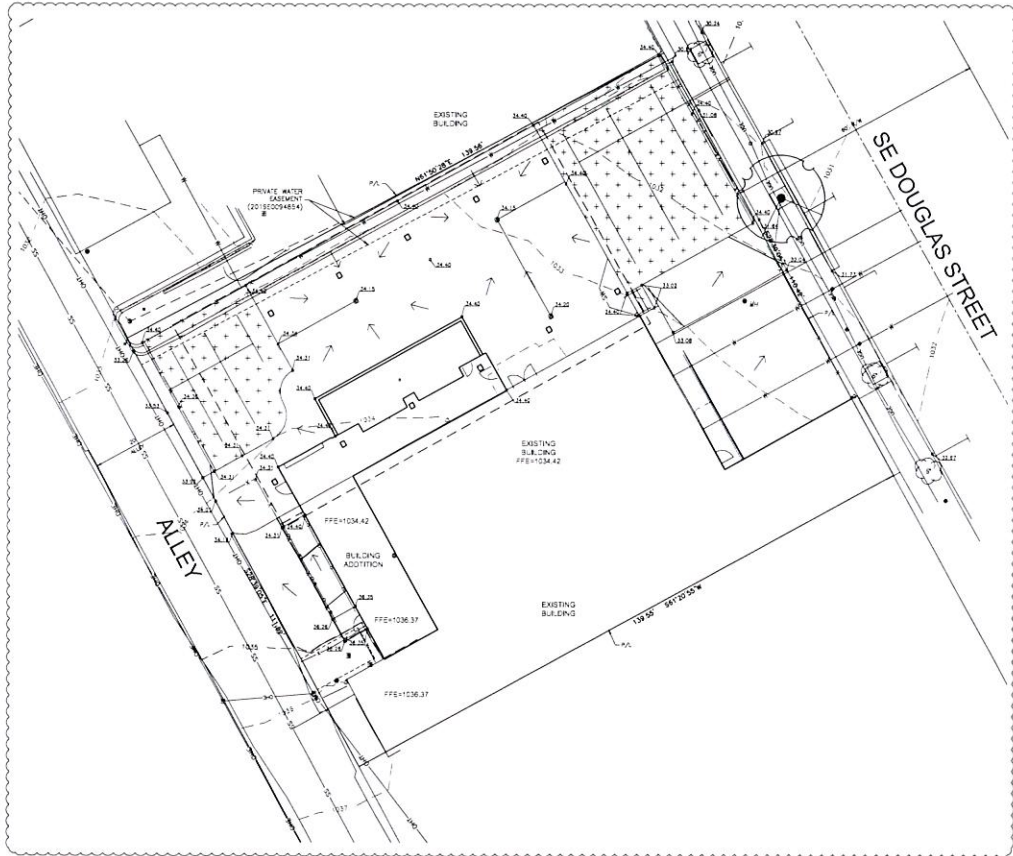
C103
ISSUE DATE: 17 AUGUST 2022
COLLINS WEBB ARCHITECTURE, LLC
22225

UTILITY PLAN

2019 101 North St., Lee's Summit, Missouri 64063 | 816.264.2215 |
www.collinswebb.com

PRELIMINARY DEVELOPMENT

P:\PROJECTS\2022\20220810\316 SE DOUGLAS ALLEY - NEW SIDEWALK AND DRIVEWAY\316 SE DOUGLAS ALLEY - NEW SIDEWALK AND DRIVEWAY.dwg
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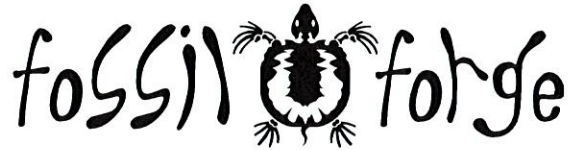
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OUTDOOR SPACE**
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1 City Comments 01/10/2022

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C104
REVIS DATE 17 AUGUST 2022
COLIN WEBB # 22020

GRADING PLAN



Friday, Aug. 19, 2022

To whom it may concern:

This letter gives permission/access for Arcade Alley and their future expansion to use the 11 (plus one handicap) parking spots available in our lot. The lot is located at 317 SE Main Street on the southside of our building. The parking spaces are available for after hours use.

Sincerely,

Bob Bushyhead, Dave Eames, Christine Bushyhead (Property owners Dos Okies LLC)





Aug. 19, 2022

Timothy "Pat" Maloney
611 SE Douglas St.
Lee's Summit, MO 64063

Ref: Parking lot use for Arcade Alley

Dear Pat,

This letter is to state that Equity Bank will allow you access to our large parking lot for your Arcade Alley patrons to use upon completion of your outdoor space. This offer to use our parking lot is contingent upon providing us with a copy of your liability insurance. Upon verification of your insurance, Equity Bank will grant you use of our lot for your business purposes.

Sincerely,

Brent Kappler
Bank Manager / Asst. Vice Pres.
Equity Bank