

AN ORDINANCE APPROVING REZONING FROM DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL) TO DISTRICT PI (PLANNED INDUSTRIAL) AND A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 500 NE TOWN CENTRE DRIVE, 2201 NE TOWN CENTRE BOULEVARD, 2251 NE TOWN CENTRE BOULEVARD AND 2150 NE INDEPENDENCE AVENUE, 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 #PL2022-234 submitted by Engineering Solutions, LLC, requesting approval of a rezoning from CP-2 (Planned Community Commercial) to PI (Planned Industrial) and preliminary development plan on land located at 500 NE Town Centre Dr, 2201 NE Town Centre Blvd, 2251 NE Town Centre Blvd and 2150 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 rezoning and 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 a public hearing for the consideration of the rezoning and preliminary development plan on September 22, 2022, and rendered a report to the City Council recommending that the rezoning and 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 rezoning and 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 rezoning and preliminary development plan is hereby approved on the following described property:

TRACT 1

ALL OF LOT 2, LEE'S SUMMIT TOWN CENTRE, LOT 1 & LOT 2, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

TRACT 2, 3 AND 4

ALL THAT PART OF THE N ½ OF THE NW ¼ OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 31 WEST, NOW IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW ¼ OF SECTION 29; THENCE S 1°35'52" W, ALONG THE EAST LINE OF THE N ½ OF THE NW ¼ OF SAID SECTION 29, A DISTANCE OF 990.83 FEET, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 3, LEE'S SUMMIT TOWN CENTRE; THENCE N 88°15'22" W, ALONG THE PROLONGATION OF THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 30.00 FEET, TO THE NE CORNER OF SAID LOT 3, BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUING N 88°15'22" W, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 530.91 FEET TO THE NW CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 1, LEE'S SUMMIT TOWN CENTRE, LOT 1 & LOT 2; THENCE (THE FOLLOWING 5 COURSES ARE ALONG THE PERIMETER OF SAID LOT 1) N 1°42'31" E, A DISTANCE OF 255.47 FEET; THENCE N 88°17'29" W, A DISTANCE OF 57.36 FEET; THENCE N 1°42'31" E, A DISTANCE OF 151.50

FEET; THENCE N 88°17'29" W, A DISTANCE OF 683.90 FEET; S 1°35'47" W, A DISTANCE OF 151.50 FEET, TO THE NE CORNER OF LOT 2, LEE'S SUMMIT TOWN CENTRE, LOT 1 & LOT 2; THENCE N 88°17'29" W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 75.63 FEET, TO THE NW CORNER OF SAID LOT 2, ALSO POINT ON THE EAST RIGHT-OF-WAY LINE OF TOWN CENTRE BOULEVARD; THENCE N 1°42'31" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 405.81 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE EAST, SOUTHEASTERLY AND SOUTH RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET FOR AN ARC LENGTH OF 424.28 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE, S 88°15'23" E, A DISTANCE OF 1075.54 FEET, TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF TOWN CENTRE BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE; THENCE S 1°35'52" W, ALONG SAID WEST OF RIGHT-OF-WAY LINE, A DISTANCE OF 930.95 FEET TO THE POINT OF BEGINNING.

TRACTS 1-4 CONTAINS 985,741.48 SQ. FT. OR 22.63 ACRES, MORE OR LESS.

**SECTION 2.** That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated August 9, 2022, and building renderings and elevations dated August 22, 2022.
2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the off-site public sanitary sewer main extension. No permits shall be issued until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.

**SECTION 3.** That development shall be in accordance with the preliminary development plan dated August 9, 2022, and building elevations dated of August 22, 2022, appended hereto as Attachment A and Attachment B, 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.

**BILL NO. 22-209**

**ORDINANCE NO. 9535**

PASSED by the City Council of the City of Lee's Summit, Missouri, this 1<sup>st</sup> day of November, 2022.

ATTEST:

  
City Clerk Trisha Fowler Arcuri



  
Mayor William A. Baird

APPROVED by the Mayor of said city this 1<sup>st</sup> day of November, 2022.

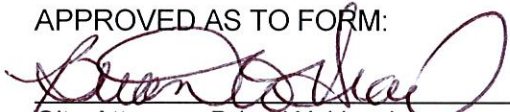
ATTEST:

  
City Clerk Trisha Fowler Arcuri



  
Mayor William A. Baird

APPROVED AS TO FORM:

  
City Attorney Brian W. Head

[illegible]

Site Information:

Site Name: 22.08 acres (574,012 sq. ft.)

Site:

- 22.08 Acres
- 276,500 sq. ft.
- Area: 1.00 acre
- Permit: 1.00 acre
- Improvement: 1.00 acre
- Improvement: 1.00 acre (1.00 acre of site)
- Flow-through: 22.08

Notes:

- 1. The Project - 22.08 Acres
- 1. The Project - 22.08 Acres

Notes:

- 1. The Project - 22.08 Acres
- 1. The Project - 22.08 Acres

Site Information:

Site Name: 22.08 acres (574,012 sq. ft.)

Site:

- 22.08 Acres
- 276,500 sq. ft.
- Area: 1.00 acre
- Permit: 1.00 acre
- Improvement: 1.00 acre
- Improvement: 1.00 acre (1.00 acre of site)
- Flow-through: 22.08

Notes:

- 1. The Project - 22.08 Acres
- 1. The Project - 22.08 Acres

Site Information:

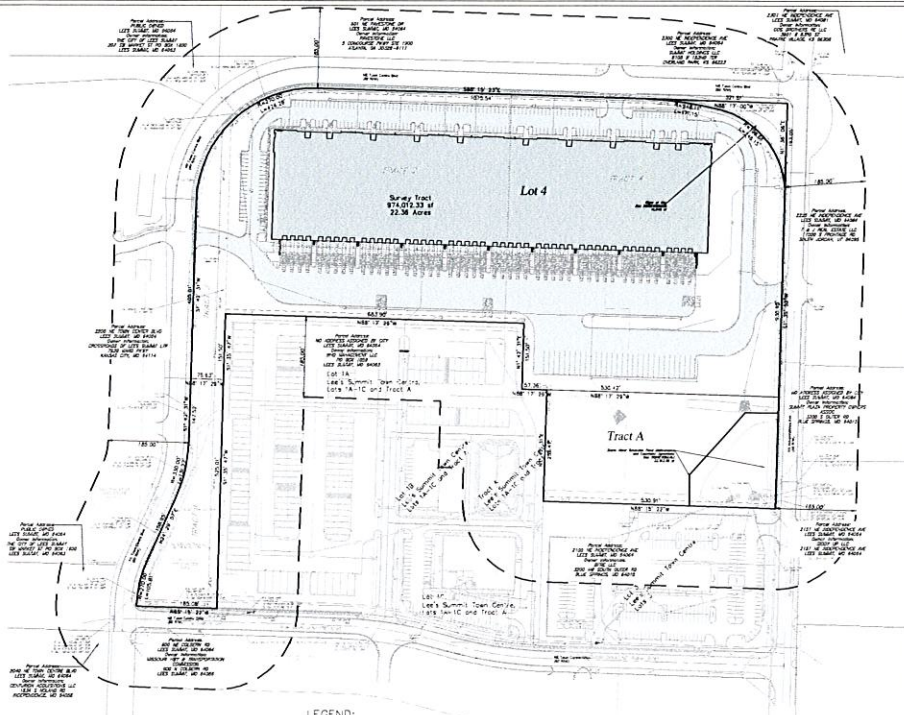
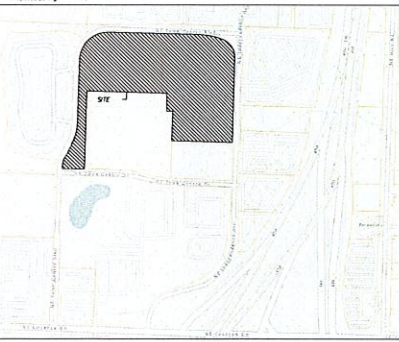
Site Name: 22.08 acres (574,012 sq. ft.)

Site:

- 22.08 Acres
- 276,500 sq. ft.
- Area: 1.00 acre
- Permit: 1.00 acre
- Improvement: 1.00 acre
- Improvement: 1.00 acre (1.00 acre of site)
- Flow-through: 22.08

Notes:

- 1. The Project - 22.08 Acres
- 1. The Project - 22.08 Acres



INDEX OF SHEETS:  
C.100 ~ OVERALL SITE PLAN  
C.101 ~ DEVELOPMENT SITE PLAN  
C.200 ~ GRADING PLAN  
C.300 ~ UTILITY PLAN  
L.100 ~ LANDSCAPE PLAN  
L.101 ~ LANDSCAPE PLAN DETAILS

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE  
UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS  
OF PAVING THICKNESS AND BASE.

**OIL & GAS WELLS**  
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL  
ASSESSMENT OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT  
THERE ARE NOT OIL AND GAS WELLS WITHIN 100 FEET

**SURVEY AND PLAT NOTES:**  
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED  
ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP,  
COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE, JANUARY 20, 2017.

LEGEND:

- Existing Underground Power  
Existing Conc. Curb & Gutter  
Existing Wood Fence  
Existing Gas Main  
Existing Water Main  
Existing Storm Sewer  
Existing Sanitary Sewer  
Existing Underground Telephone  
Existing Overhead Power  
Proposed Storm Sewer  
Proposed Sanitary Sewer  
Proposed Underground Power  
Proposed Gas Service  
Proposed 8" D.I.P. Water  
Proposed Electrical Service

**UTILITY COMPANIES:**

THE FOLLOWING LIST OF CITY COMPANIES HAS BEEN OBTAINED FROM INFORMATION THAT DOES NOT STATE ANY  
 QUALIFIER OR WARRANTY THAT THESE IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED  
 CONSTRUCTION AND VERIFYING THE ACTUAL LOCATIONS OF EACH UTILITY AND THE CONTRACTOR SHALL  
 MAINTAIN RECORDS OF ALL CONTACTS WITH UTILITIES. RECORD NO. 100  
 ENERGY - 765-1134  
 GAS - 765-1134  
 60 "WASTEWATER" TEL. TELEPHONE - 765-5211  
 COMCAST "CABLE" - 765-1130  
 INDIANAPOLIS - 422-0330  
 CITY OF LEE'S SUMMIT PUBLIC WORKS - 966-1000  
 CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES DEPARTMENT - 966-1000  
 CITY OF LEE'S SUMMIT WATER UTILITIES - 966-1000  
 MASSACHUSETTS CALL CENTER - 765-1134

### GENERAL NOTES

1- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEES BASTARD DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 1413.

2- ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT.

3- ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY DEED OR A FUTURE RECORD TO BE IN COMPLIANCE WITH CONSTRUCTION PERMITS.

4- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEES BASTARD DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 1413.

5- ALL CONSTRUCTION SHALL MEET EROSION CONTROL SOLUTIONS AT 211.020 IN ANY CONFLICT WITH THE ANTI-EROSION PROVISIONS OF THESE PLANS AND SITE CONDITIONS.

6- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEES BASTARD DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 1413.

7- ALL REQUIRED BLASTING (IF BLASTING IS ALLOWED) SHALL BLASTING SHALL CONFORM TO STATE REGULATION 8 AND LOCAL JURISDICTIONS.



















| NO. | REVISION | DESCRIPTION |
|-----|----------|-------------|
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |
|     |          |             |

Town Centre-22

Renderings

Ward Development  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

DATE:

8/22/2022

SCALE:

SHEET:

E-1



|          |      |             |
|----------|------|-------------|
| REVISION | DATE | DESCRIPTION |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

Town Centre-22

ELEVATIONS

Ward Development  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

DATE:  
8/22/2022

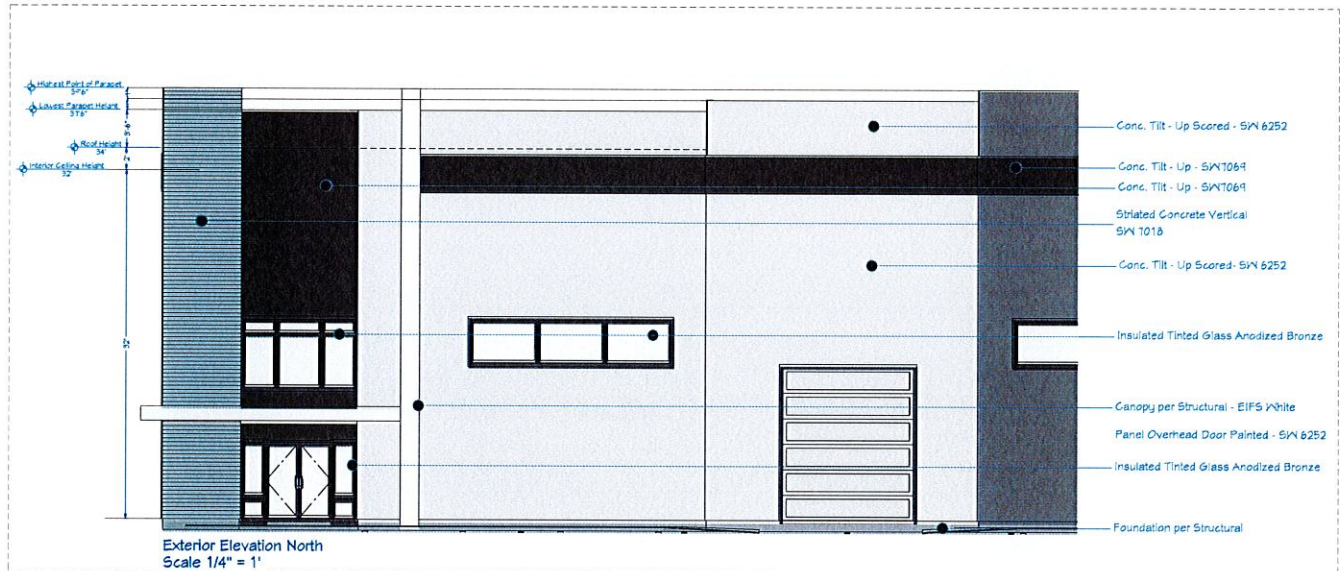
SCALE:

SHEET:

E-2



Exterior Elevation North

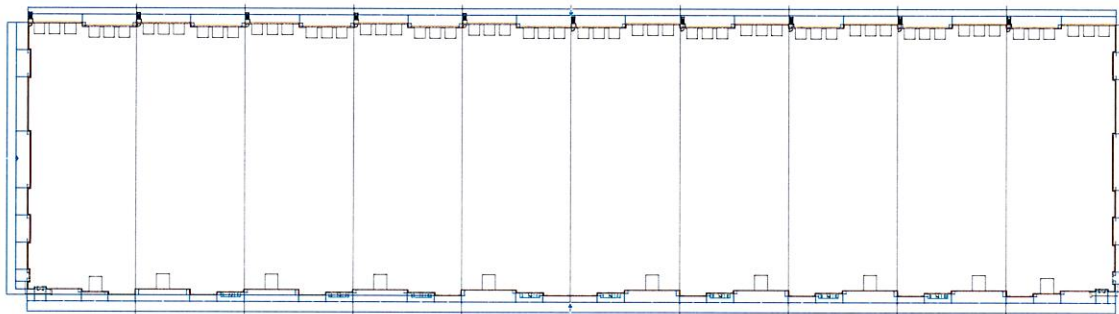


Exterior Elevation North  
Scale 1/4" = 1'

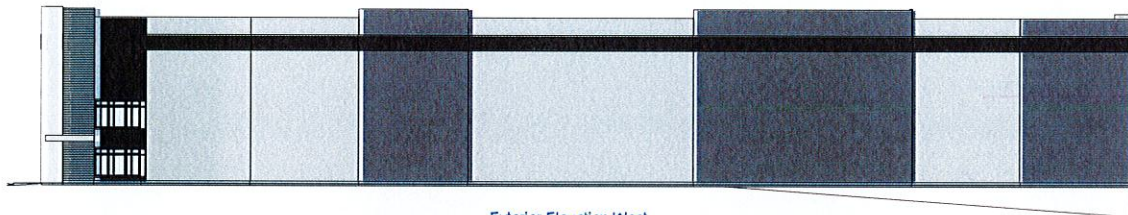


Exterior Elevation South  
Not to Scale

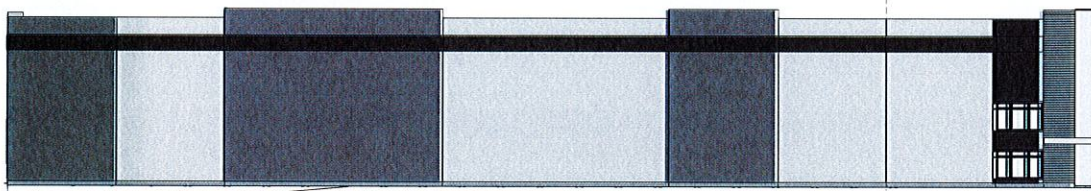




Overall Plan  
Scale 1" = 40'



Exterior Elevation West  
Scale 1"=10'



Exterior Elevation East  
Scale 1"=10'

Ward Development  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

Town Centre-22

1st Floor Plan

Ward Development  
1120 Eagles Ridge Blvd  
Grain Valley, Mo 64029

DATE:

8/22/2022

SCALE:

SHEET:

A-1