

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 900 NE COLBERN ROAD IN DISTRICT CP-2, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 33, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-327 submitted by Great American Dream, LLC, requesting approval of a preliminary development plan in District CP-2 (Planned Community Commercial District) on land located at 900 NE Colbern Road 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 January 12, 2023, 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 March 7, 2023, 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 CP-2 on the following described property:

All that part of a tract of land in the Northeast Quarter of Section 29, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, more particularly described by Steve E. Roberts LS-2496 of Renaissance Infrastructure Consulting as follows:

Commencing at Southeast corner of the Northeast Quarter of said section; thence North 88°28'52" West, along the South line of said Quarter, a distance of 755.18 feet; thence departing said South line North 01°23'04" East, a distance of 55.66 feet to the Southwest corner of Lot 4 of RICE ACRES, LOTS 4 & 5, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 88°38'41" West, a distance of 84.60 feet to the Point of Beginning, said point being on the Northerly right-of-way of NE Colbern Road as it now exists; thence North 88°38'41" West along said Northerly right-of-way, a distance of 256.00 feet; thence departing said right-of-way, North 01°23'04" East, a distance of 276.31 feet; thence South 88°38'51" East, a distance of 255.59 feet; thence southeasterly, along a (non-tangent) curve to the right having an arc length of 23.57 feet, a radius of 15.00 feet and a chord which bears South 43°37'56" East, and a chord distance of 21.22 feet; thence South 01°23'04" West, a distance of 172.38 feet; thence South 13°21'00" West, a distance of 37.98 feet; thence southerly, along a curve to the left having an arc length of 52.28 feet, a radius of 328.00 feet and a chord which bears South 08°47'02" West, with a chord distance of 52.22 feet to the Point of Beginning,

Containing 73,958 square feet, or 1.698 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 November 28, 2022 and Elevations dated September 5, 2022.

SECTION 3. Development shall be in accordance with the preliminary development plan dated November 28, 2022 and elevations dated September 5, 2022, as conditioned above and appended hereto as Attachment A and Attachment B.

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 14th day of March, 2023.

ATTEST:

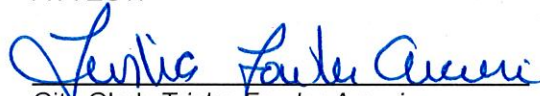

City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

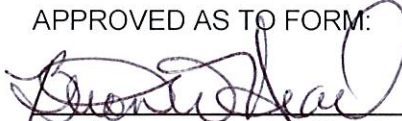
APPROVED by the Mayor of said city this 16th day of March, 2023.

ATTEST:


City Clerk Trisha Fowler Arcuri


Mayor William A. Baird

APPROVED AS TO FORM:


City Attorney Brian W. Head



Lee's Summit, Jackson County, Missouri
Section 29, Township 48N, Range 31W

Watershed: Little Blue River



Lot 2 Legal Description
A TRACT OF LAND BEING LOCATED IN SECTION 29, TOWNSHIP 48, RANGE 31, LET'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF BEE FARM, LOTS 4 & 5, A SUBDIVISION IN SAID TOWNSHIP, THENCE NORTH 61° 41' WEST, A DISTANCE OF 84.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 44° 41' WEST, A DISTANCE OF 79.60 FEET, THENCE NORTH 7° 25' EAST, A DISTANCE OF 276.31 FEET, THENCE NORTH 68° 48' 31" EAST, A DISTANCE OF 255.39 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING 110 TO THE PERCENTAGE OF CURVE, 37° 11' 40" AS AN ANGLE, A DISTANCE OF 235.57 FEET, THENCE SOUTH 2° 23' 48" WEST, A DISTANCE OF 172.36 FEET, THENCE SOUTH 17° 21' 00" WEST, A DISTANCE OF 37.98 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING 110 TO THE PERCENTAGE OF CURVE, AND HAVING A RADIUS OF 552.28 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 73,958.97 SQ FT (1.70 ACRES) MORE OR LESS.

OIL/GAS WELL NOTE
There is no visible evidence, this date, of abandoned oil or gas wells located within the property boundary as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri" by Edward Alton May.

FLOOD PLAIN NOTE
According to the FEMA Flood Insurance Rate Map Number 29095C04303, revised January 20, 2017 portions of this tract lie in Zone X, AREA OF MINIMAL FLOOD HAZARD.

The information concerning locations of underground utilities shown herein which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

	Existing Right-of-Way Line	Proposed Right-of-Way Line
Existing Lot Line	-----	-----
Existing Easement Line	-----	-----
Existing Curb & Gutter	-----	-----
Existing Sidewalk	-----	-----
Existing Storm Structure	-----	-----
Existing Waterline	-----	-----
Existing Gas Main	-----	-----
Existing Sanitary Sewer	-----	-----
Existing Sanitary Manhole	●	●
Existing Contour Major	-----	-----
Existing Contour Minor	-----	-----
Utility Encumbrance	-----	-----
Sanitary Sewer Easement	6/8	Access Easement
Drainage Easement	3/8	Temporary Easement
	3/8	1/8

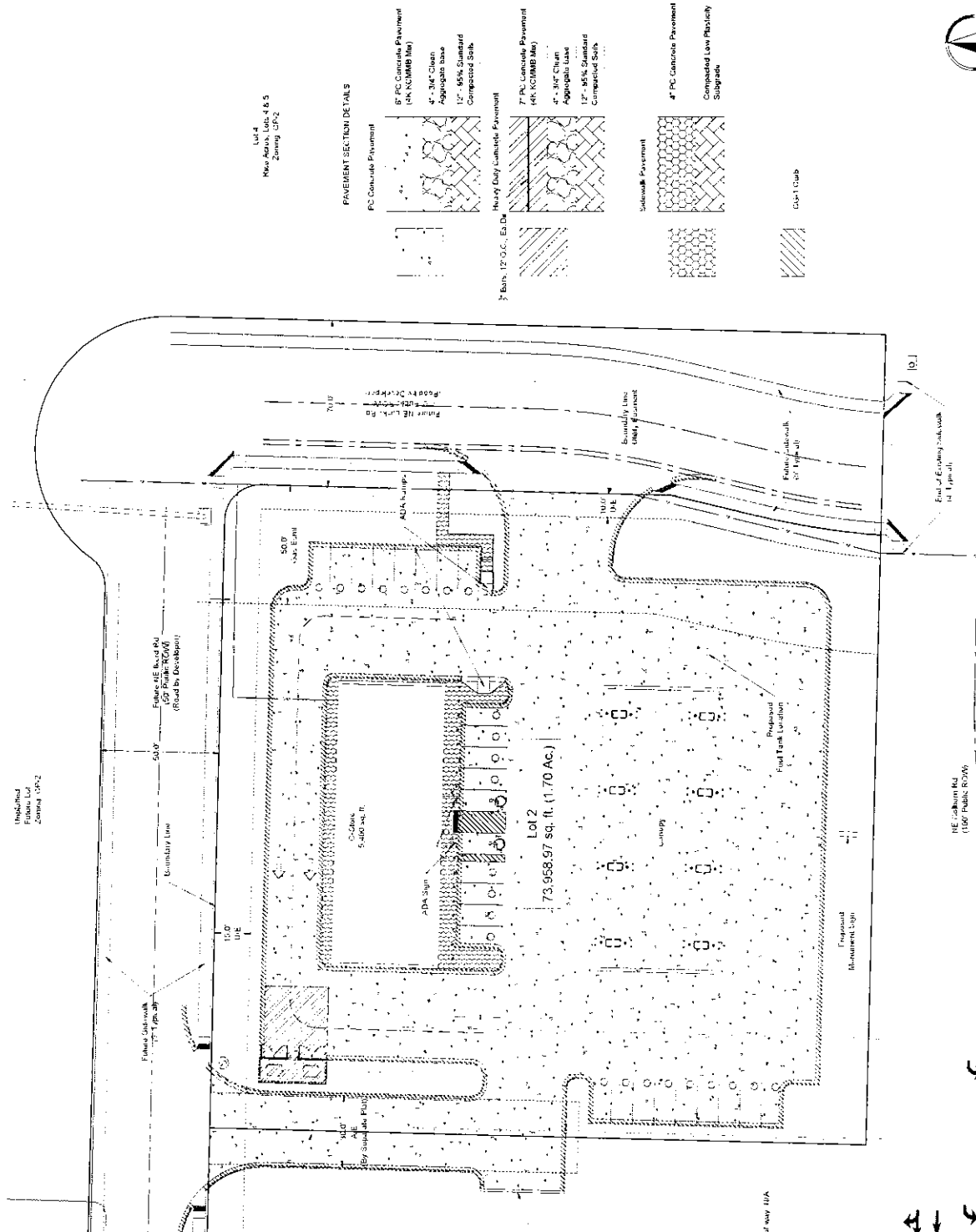
Sheet Number	Sheet Title
C01	Title Sheet
C02	General Layout
C03	Dimension Plan
C04	Existing Conditions
C05	Grading Plan
C06	Utility Plan
C07	Fire Truck Route
C08	Trash Truck Route
C09	Sight Distance Plan
L01	Landscape Plan
E01	Photomonic Plan

Title Sheet

Preliminary Development Plans
22-0133Sheet
C01Renaissance
Infrastructure
Consulting

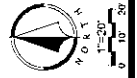
NO CONFERENCE AUTHORITY E-2010033630

Consultant
Renaissance Infrastructure Consulting
Dustin Burton, PE
4001 E. 17th St., Kansas City, MO 64108
Tel: 816/826-0200



SITE DATA TABLE (Proposed)

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Sheet:
C04

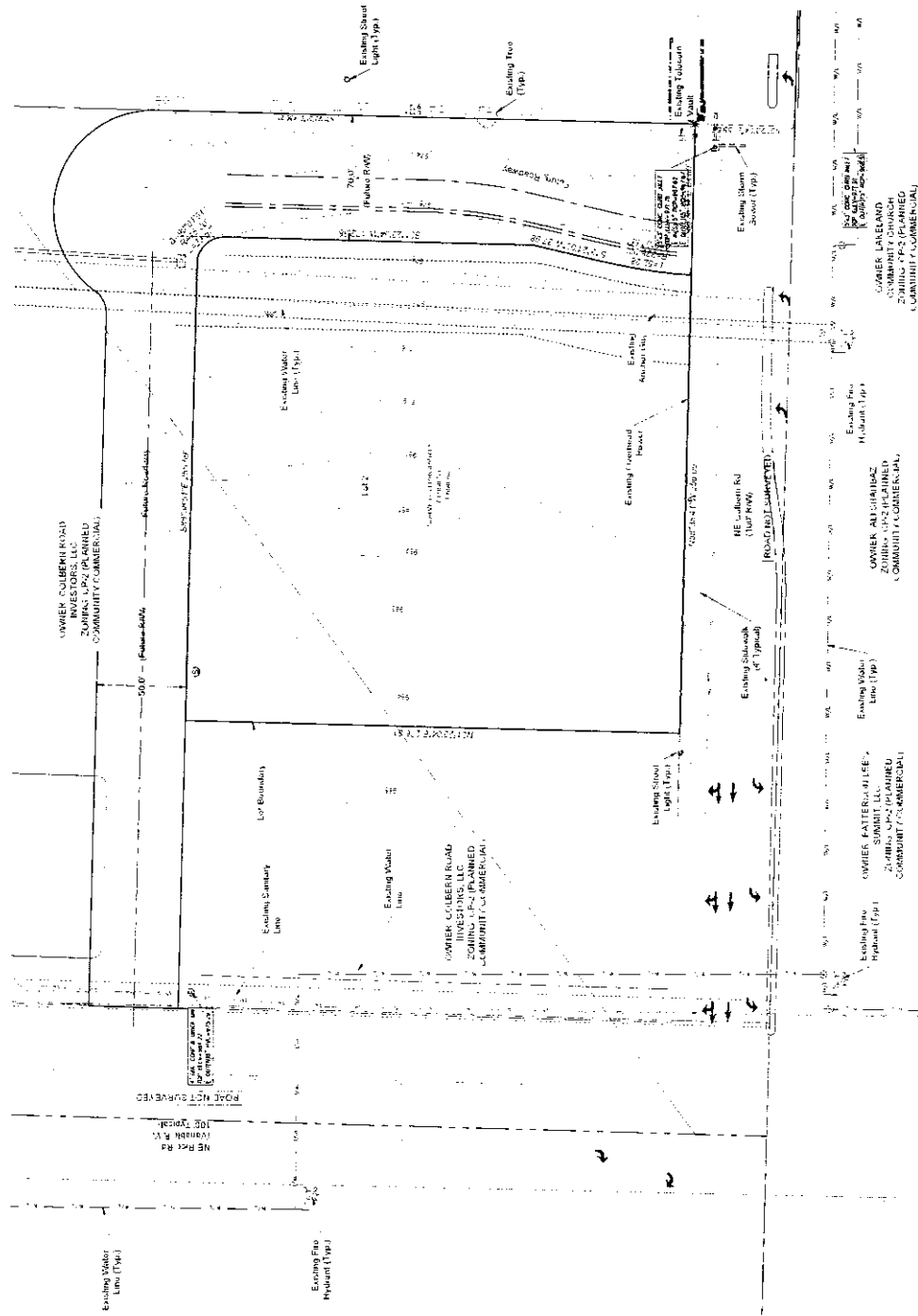
Renaissance
Infrastructure
Consulting

1000 E. 7th Street
P.O. Box 1000
Lees Summit, MO 64082
Phone: (816) 221-1000
Fax: (816) 221-1001
www.ri-consulting.com

NO.	DATE	DESCRIPTION
1	10/1/2013	Initial Design
2	10/1/2013	Final Design
3	10/1/2013	Construction

Existing Conditions

Preliminary Development Plans
22-0133
Heardland Market - Lees Summit
Lee's Summit, Jackson County, Missouri



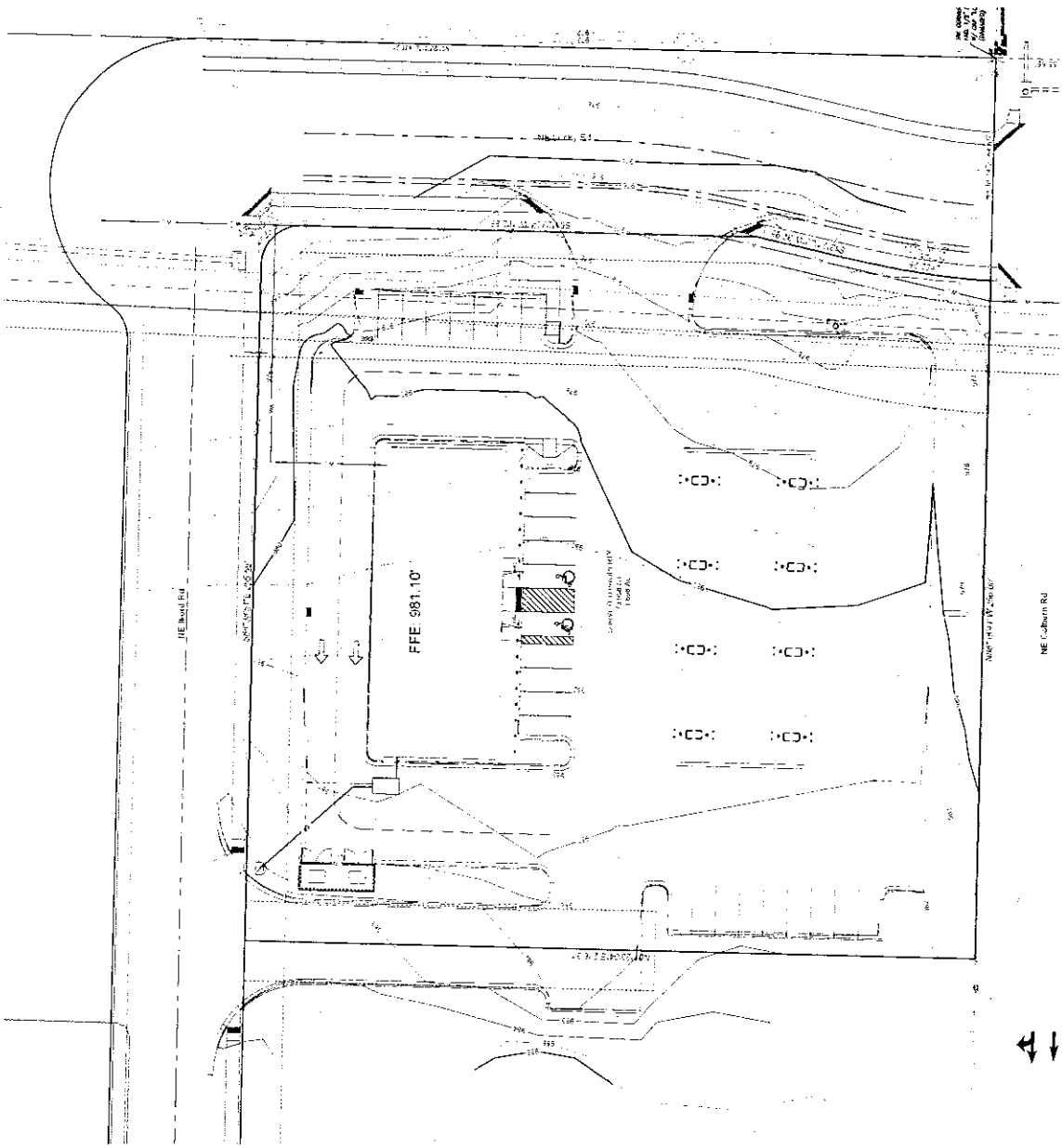
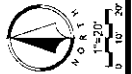


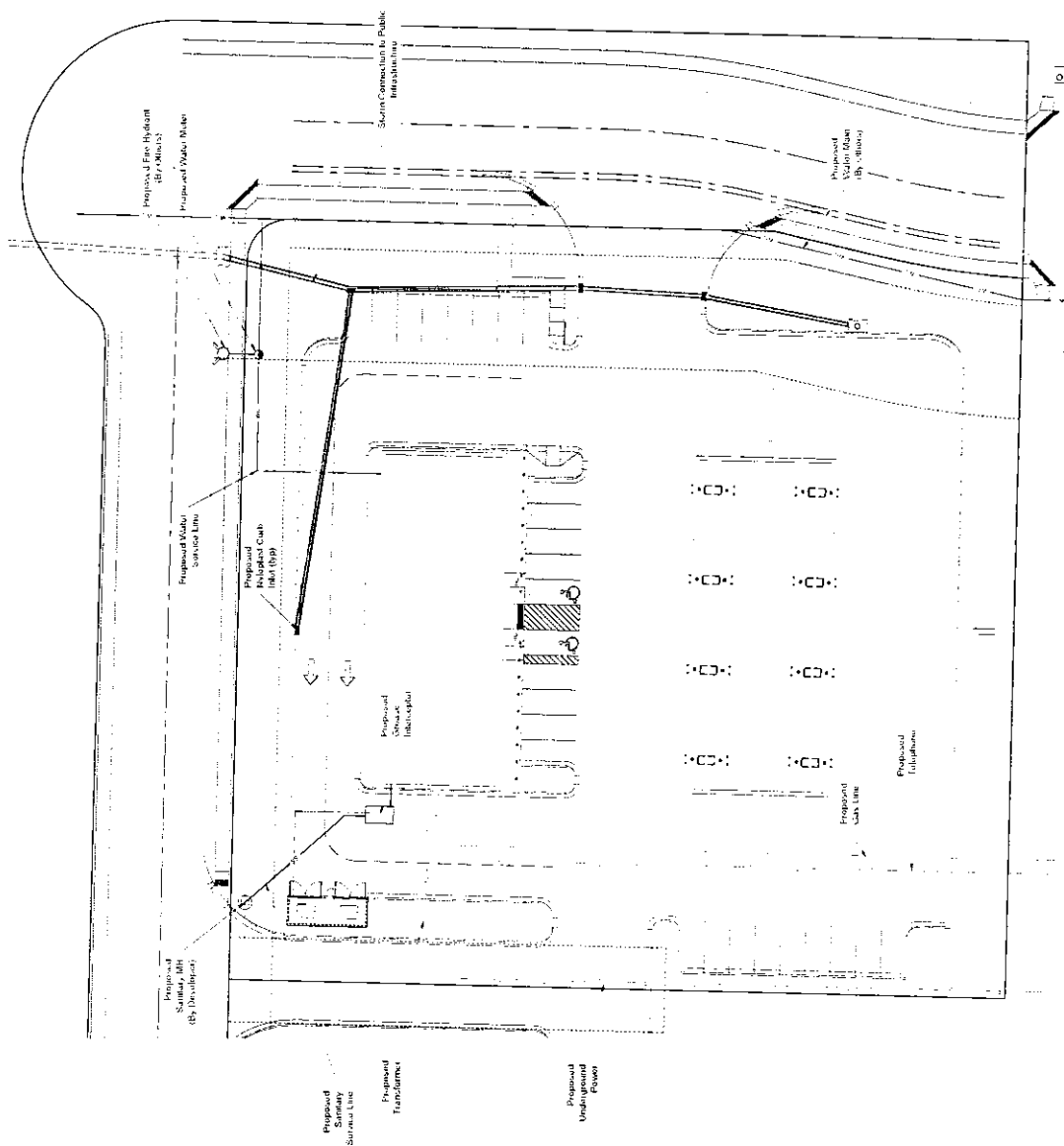
Renaissance Consulting Infrastructure
 1001 E. 17th Street
 Suite 100
 Kansas City, MO 64108
 Phone: 816.222.0910
 Fax: 816.222.0911
 Email: info@renaissance-infrastructure.com
 Website: www.renaissance-infrastructure.com

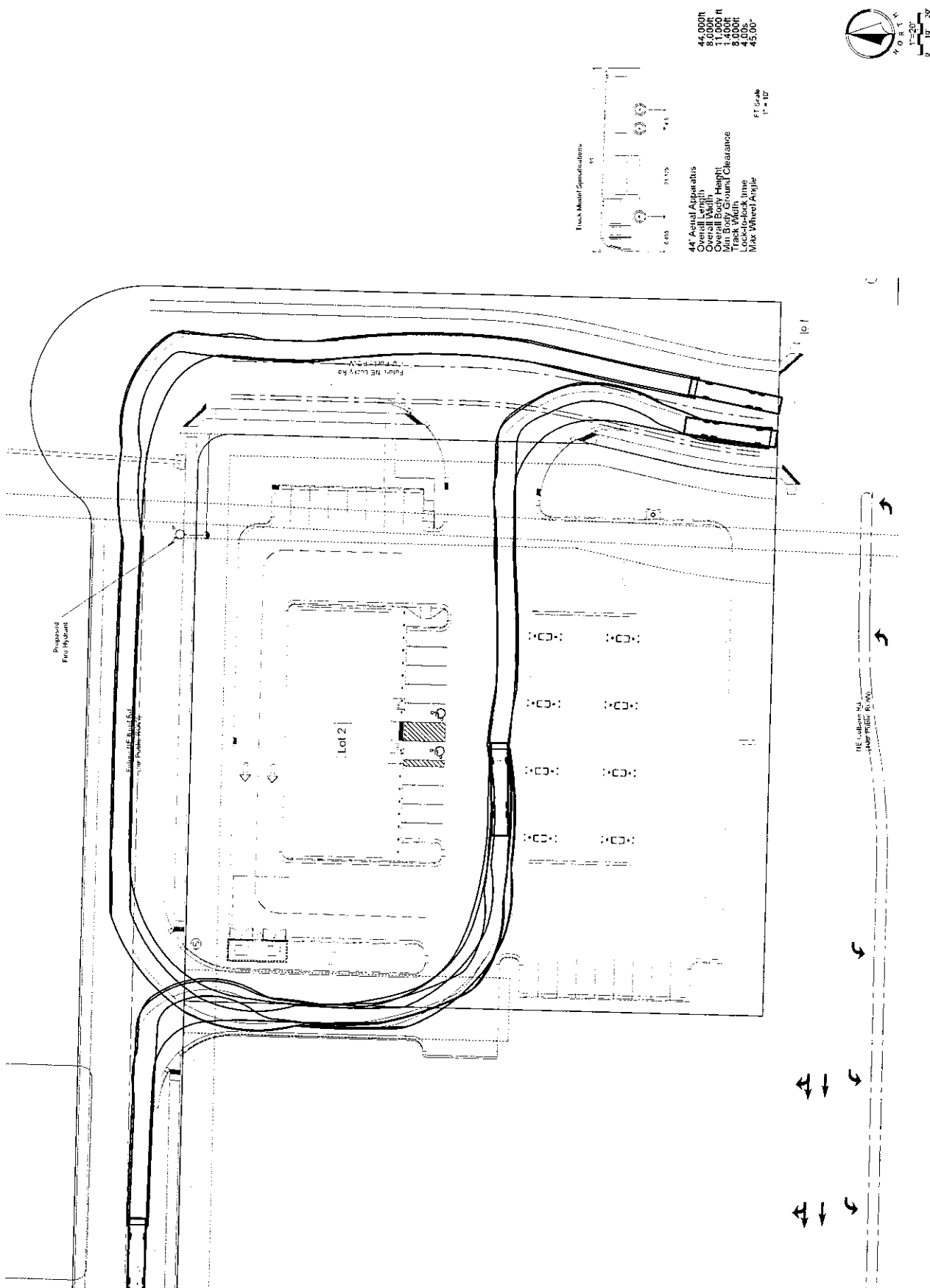
NO.	DATE	DESCRIPTION
1	01/15/2022	Initial Design
2	02/15/2022	Revised Design
3	03/15/2022	Final Design

Grading Plan

Preliminary Development Plans
 22-0133
 Heartland Market - Lee's Summit
 Lee's Summit, Jackson County, Missouri









Sheet
C08

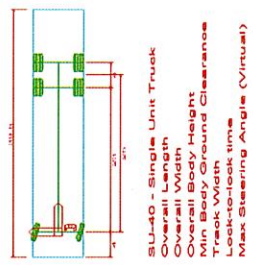
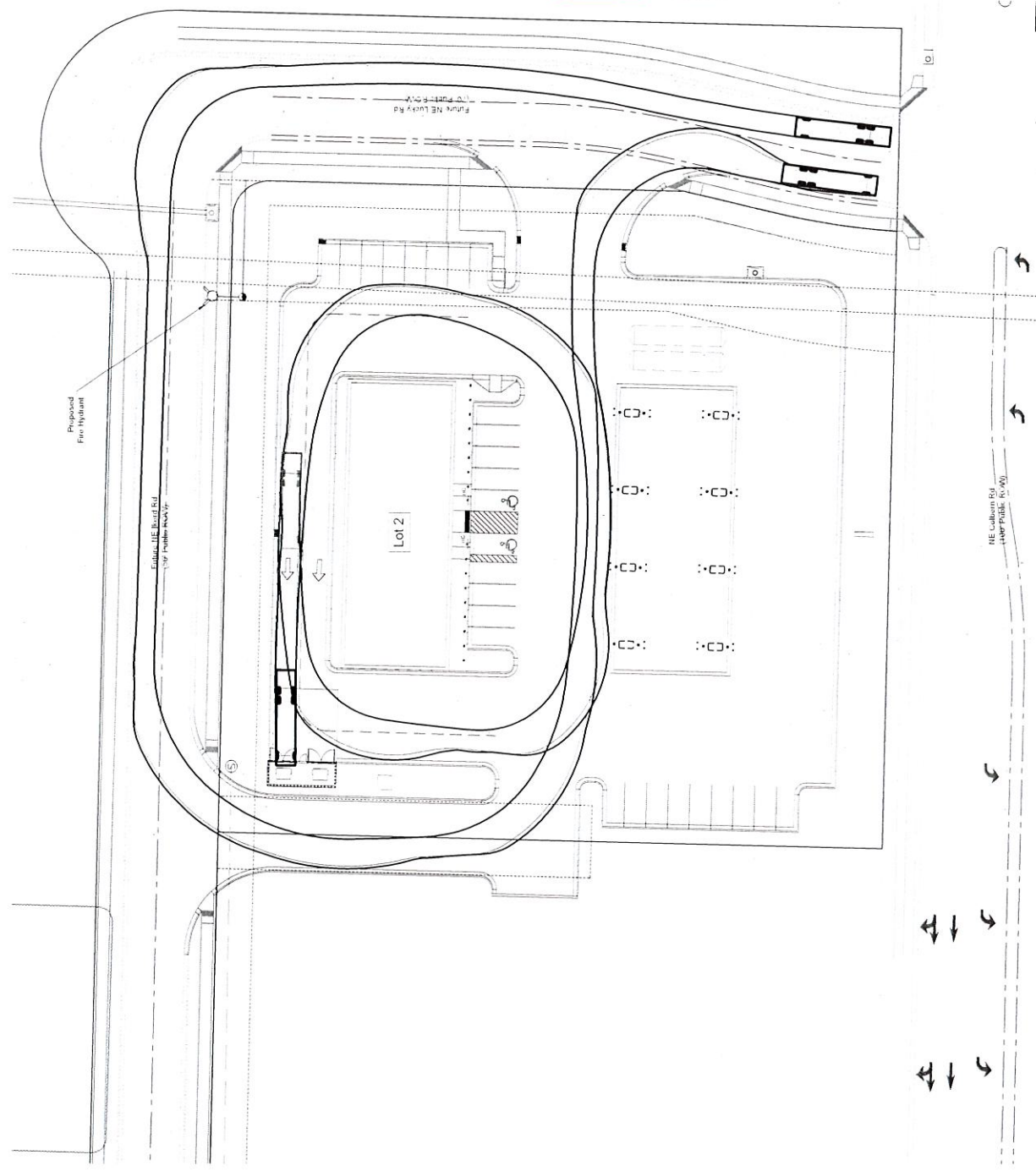


Renaissance Consulting Infrastructure
 100 E. 17th Street
 Kansas City, Missouri 64108
 P: 816.400.0950
 F: 816.400.0951
 www.rencoinc.com

NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/08/2022	Per City Council	J. HARRIS	J. HARRIS
2	11/17/2022	Revised for Public Review	J. HARRIS	J. HARRIS
3	11/17/2022	Per Public Review	J. HARRIS	J. HARRIS
4	11/17/2022	Per Public Review	J. HARRIS	J. HARRIS
5	11/17/2022	Per Public Review	J. HARRIS	J. HARRIS
6	11/17/2022	Per Public Review	J. HARRIS	J. HARRIS
7	11/17/2022	Per Public Review	J. HARRIS	J. HARRIS
8	11/17/2022	Per Public Review	J. HARRIS	J. HARRIS
9	11/17/2022	Per Public Review	J. HARRIS	J. HARRIS
10	11/17/2022	Per Public Review	J. HARRIS	J. HARRIS

Trash Truck Route

Preliminary Development Plans
 22-0133
 Heartland Market - Lee's Summit
 Lee's Summit, Jackson County, Missouri



39.500ft
 8.000ft
 11.387ft
 1.387ft
 8.000ft
 5.00s
 31.80°



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C09

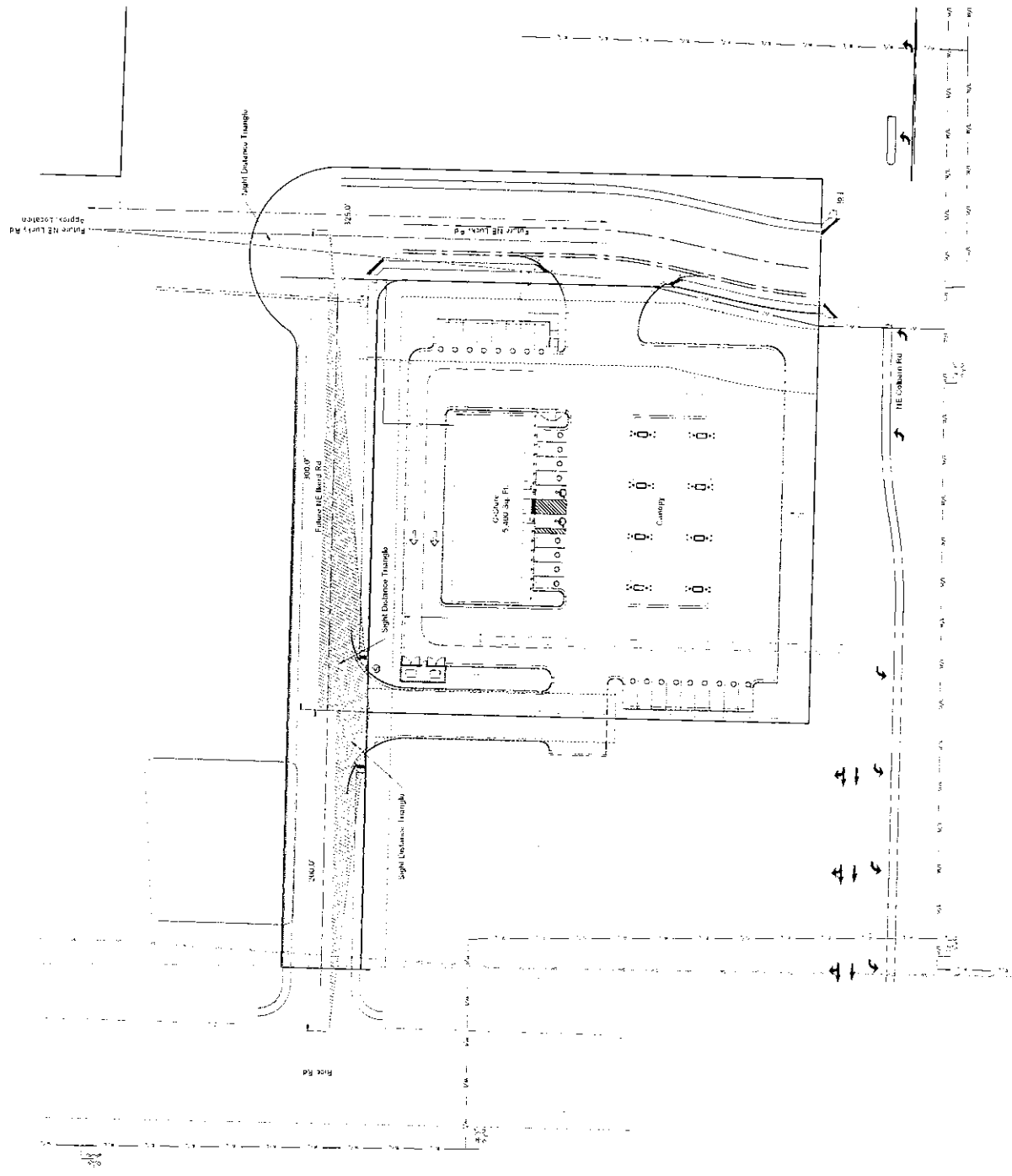


Renaissance Consulting
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1001 E. 17th Street
Suite 200
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Phone: 816.480.0910
Fax: 816.480.0911
www.renaconsult.com

PROJECT INFORMATION	
PROJECT NAME	Lee's Summit, Jackson County, Missouri
PROJECT NUMBER	22-0133
PROJECT LOCATION	Heartland Market - Lee's Summit
PROJECT DATE	2022-01-13
PROJECT STATUS	Preliminary Development Plans

Sight Distance Plan

Preliminary Development Plans
22-0133
Heartland Market - Lee's Summit
Lee's Summit, Jackson County, Missouri



Journal of Polymer Science: Part A: Polymer Chemistry

Required 1 Tree / 300 Street Frontage and 24 Landscape Strip with

Colborn Rd (256) = 9 Trees + 11 Shrubs
Ikard Rd (256) = 9 Trees + 13 Shrubs
Lucky Rd (256) = 6 Trees + 12 Shrubs

Required 2 Structure / 5,000 sq ft of Area (including building) + 1 Tree / 5,000 sq ft Landscape (open space)

Provided Lot Area (68,540 sf) = 2M Shrubs, Landscaping Open Space (17,229 sf) = 4 Trees

Required Screened from public view

Provided As Required

Rudolph I Tiou / Parking Island

Provided: 2 Islands = 2 Trees

Parking Lot Screening

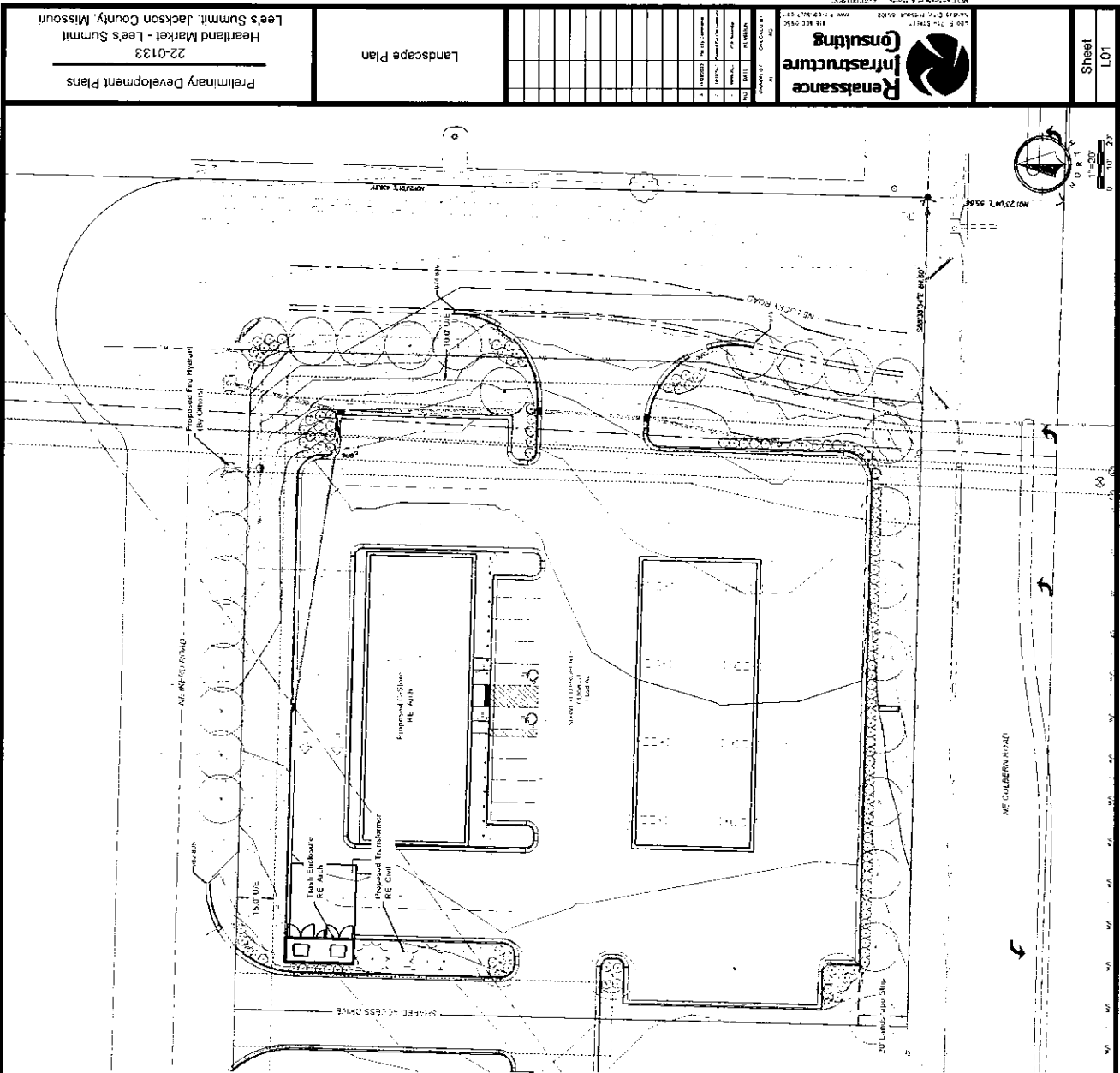
Requiem Mass, 2.5 hr., penultimate screen adj. to 5:00 p. - 12 Shrubs / 40

LANDSCAPE NOTES

- [illegible]

[illegible]

Turfgrass Sod Factory Mix, RE Notes



LUMINAIRE SCHEDULE

SYMBOL	MOUNTING	MODEL	VOLTAGE	QUANTITY	MOUNTING HEIGHT	LAMP DEPRECIATION
□	RECESSED	ONE, INC. 100-04-E-18-700-40K or 800P-20W-40K (700mA)	135	32	15'-6"	0.9
○	POLE	HUBBELL OUTDOOR PAR-2-320L-110-4K7-2-8C	110	2	28'	0.9
○	POLE	HUBBELL OUTDOOR PAR-2-320L-110-4K7-3-8C	110	10	28'	0.9
○	POLE	HUBBELL OUTDOOR PAR2-320L-110-4K7-4W	110	1	28'	0.9

Canopy

AVERAGE FOOT-CANDLES	21.43
MAXIMUM FOOT-CANDLES	32.8
MINIMUM FOOT-CANDLES	6.4
AVERAGE TO MINIMUM FC RATIO	3.38

Parking Lot

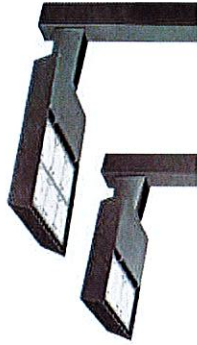
AVERAGE FOOT-CANDLES	2.42
MAXIMUM FOOT-CANDLES	6.3
MINIMUM FOOT-CANDLES	0.5
AVERAGE TO MINIMUM FC RATIO	4.87



RATIO Series AREASITE LIGHTS

FEATURES

- Low profile LED areasite luminaire with a variety of LED distributions for lighting applications such as retail, commercial and campus parking lots.
- Featuring Micro Sine Optics which maximize target zone illumination with minimal losses at the roadside, reducing light trespass issues.
- Visual comfort standard.
- Compact and lightweight design with low EPA.
- 35 rated for high vibration applications including bridges and overpasses.
- Control options including photo control, occupancy sensing, NZ Distinctive Intelligence and 4PM with networked control.
- Best in class single production available.

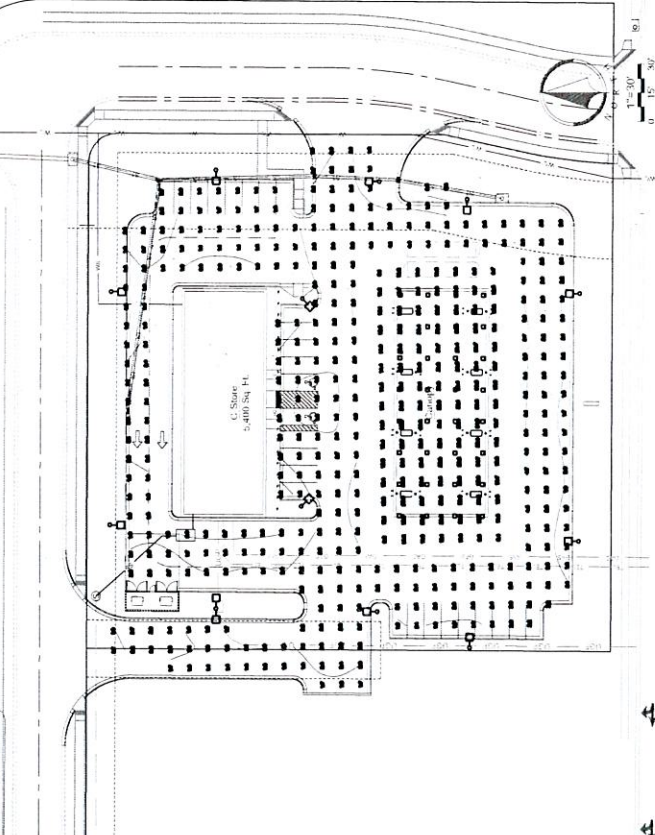


RELATED PRODUCTS

- θ A100
- θ Canopy LED
- θ Strip Fixtures

Preliminary Development Plan
22-0-133
Heartland Market - Lee's Summit
Lee's Summit, Jackson County, MO

Photometric Plan



304 Series™

LED Recessed Canopy Luminaire

Product Description

Luminaire housing is constructed from rugged die cast aluminum components (IRS Mount) or die cast and extruded aluminum components (RD Mount). LED driver is mounted in a sealed weatheright center chamber that allows for access from below the fixture. Luminaire mounts directly to the canopy deck and is secured in place with the cast aluminum trim frame. Luminaire housing is provided with factory applied foam gasket that provides a watertight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 16" wide rim web panels. Designed for canopies of 16-22 gauge maximum (0.047" 1 mm) thickness.

Applications: Retail stores, convenience stores, drive-thru banks and restaurants, retail and grocery.

Performance Summary

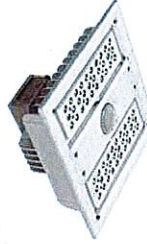
- Patented HandGate® Product Technology
- Assembled in the U.S.A. of U.S. and imported parts.
- CRI: Minimum 70 CRI
- CCT: 4000K (4'-3000K, 5700K (4'-5000K) standard
- Limited Warranty: 10 years on luminaire (10 years on Colerist DeltaGuard® finish
- See <http://www.hubbell.com/304series> for technical terms.

Accessories

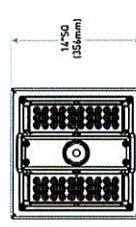
- Field-Installed
- Hand-Heist Remote
- X6-515000-01

* For successful implementation of the programmable multi-level lights, a minimum of one hand-held remote is required.

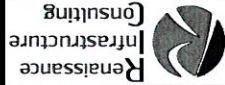
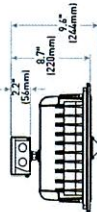
RS Mount



Rev. Date: V7 04/05/2021

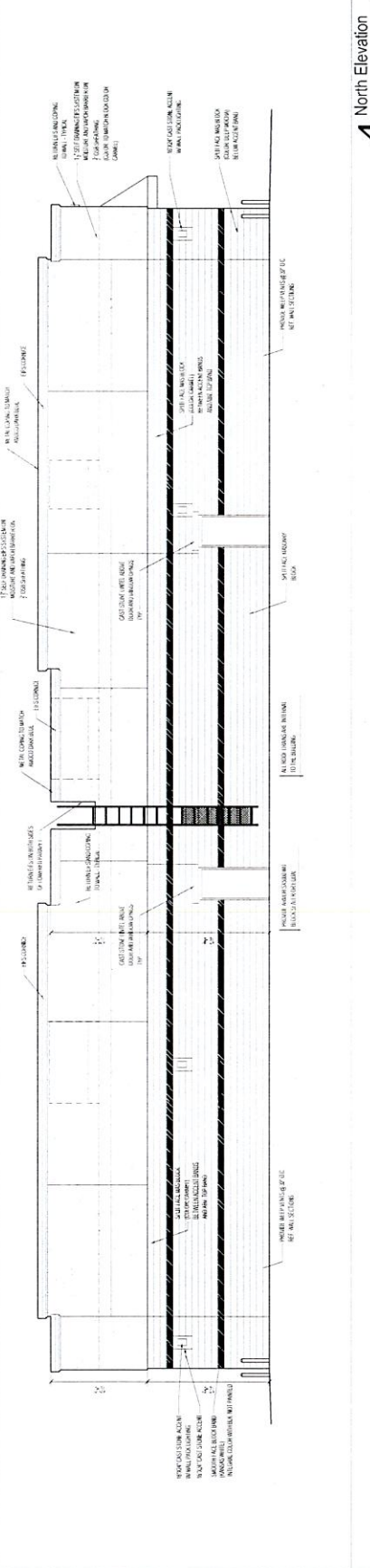
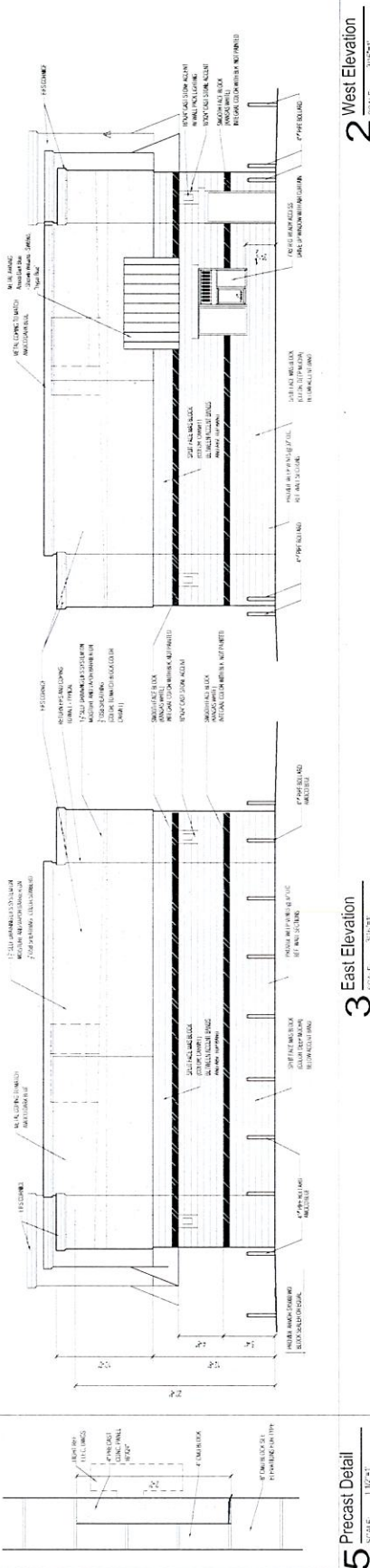


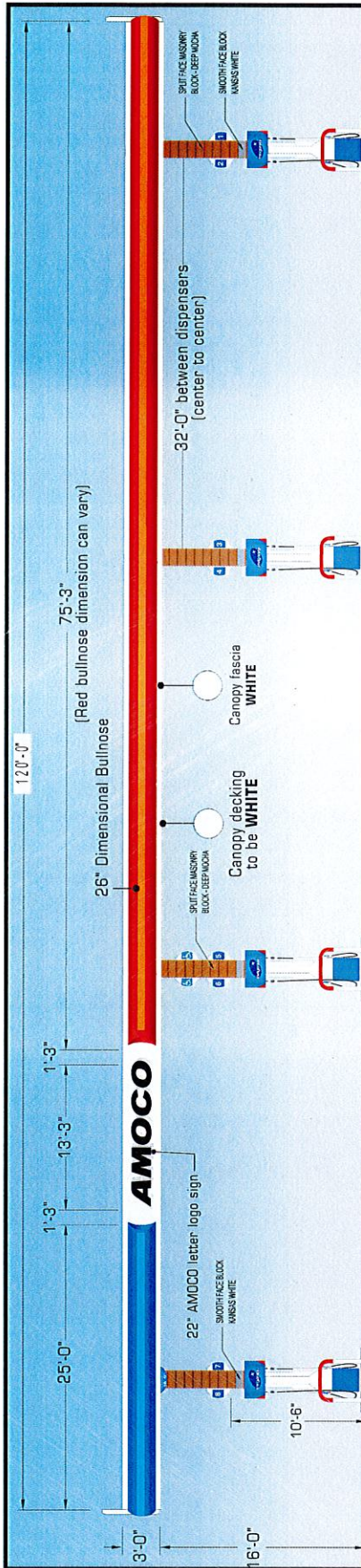
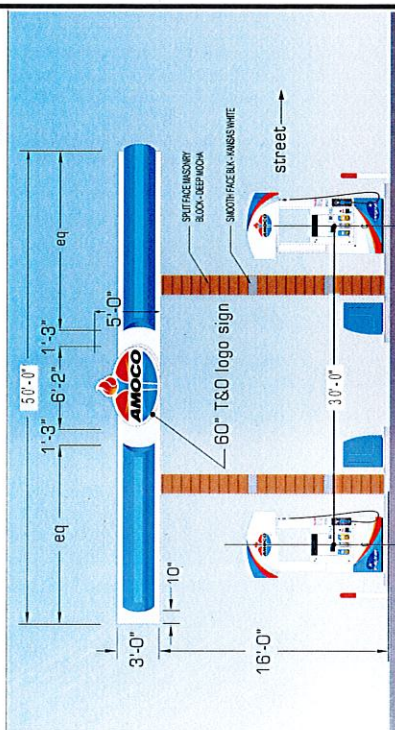
Programmable Multi-level Sensor location (ordered as an option)



MO Certificate of Authority: E-000000000000
Renaissance Infrastructure Consulting
1000 S. 17th Street, Suite 100
Olathe, KS 66061-1000
Phone: 913.517.9000
Fax: 913.517.9001
Email: info@renaissanceinfrastructure.com

Sheet
E01

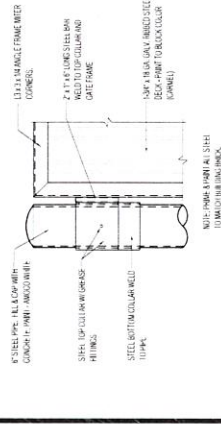


1 Canopy Elevation
SCALE: NTS

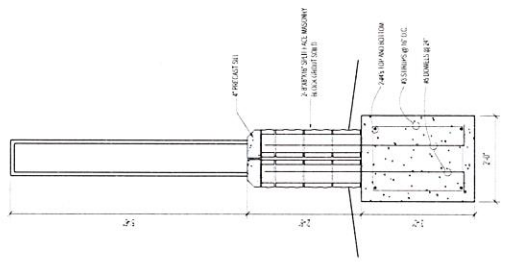
2 $\frac{\text{Canopy Elevation}}{\text{Scale} \times \text{NTS}}$

Canopy Colors

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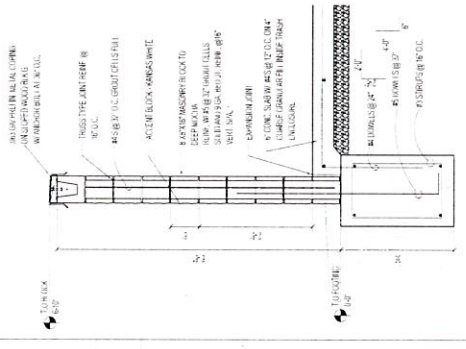
5 Gate Detail
SCALE: 1/2"=1'



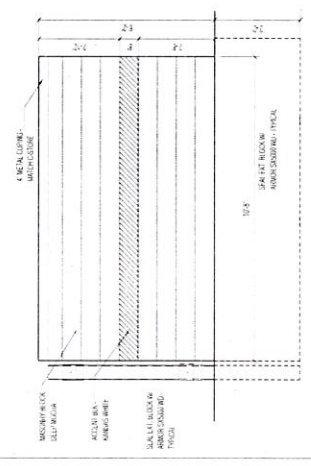
6 Monument Sign Section
SCALE: 3/4"=1'



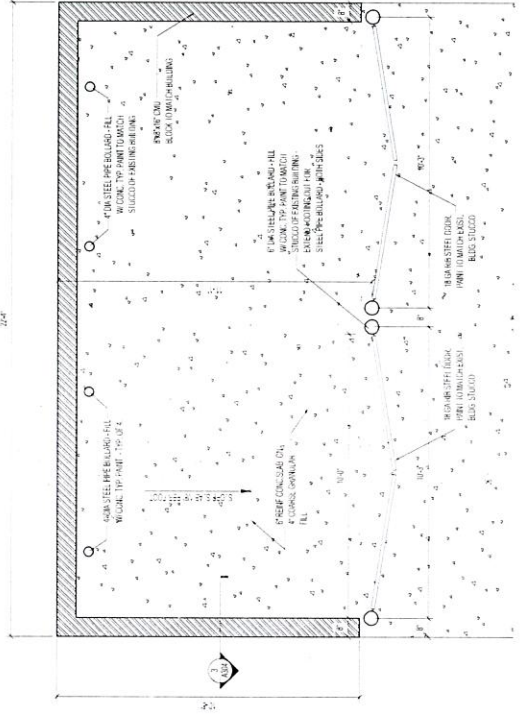
7 Monument Sign Elevation
SCALE: 1/2"=1'



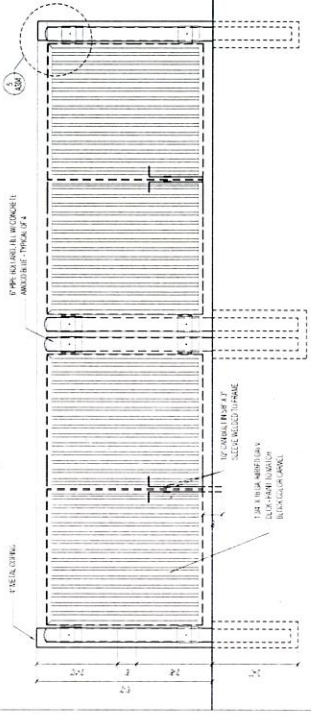
3 Trash Enclosure Section
SCALE: 3/4"=1'



4 Trash Enclosure Elevation - North / South
SCALE: 1/2"=1'



1 Trash Enclosure Plan
SCALE: 1/2"=1'



2 Trash Enclosure Elevation
SCALE: 1/2"=1'