

AN ORDINANCE APPROVING REZONING FROM DISTRICT AG (AGRICULTURAL) TO DISTRICT RP-3 (PLANNED RESIDENTIAL MIXED USE) AND PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 74 ACRES LOCATED ALONG THE WEST SIDE OF SE HAMBLER ROAD, ½ MILE SOUTH OF SE THOMPSON DRIVE, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-217 submitted by Hamblen Road Project, LLC, requesting approval of a rezoning from AG (Agricultural) to RP-3 (Planned Residential Mixed Use) and preliminary development plan on approximately 74 acres located along the west side of SE Hamblen Road, ½ mile south of SE Thompson Drive 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 February 23, 2023, 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 March 21, 2023, 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:

A Tract of Land lying in the Southwest Quarter of Section 21, Township 47 North, Range 30 West, Jackson County, Missouri and being more fully described as follows:

Beginning at a 5/8" Iron Pin marking the Southwest Corner of said Section 21; thence North 02 degrees 26 minutes 51 seconds East along the West Line of said Section, a distance of 2077.84 feet to a 3/8" Iron Pin; thence South 75 degrees 57 minutes 15 seconds East leaving said West Line, a distance of 1038.43 feet to the centerline of SE Hamblen Road, from which a 5/8" Iron Pin bears North 75 degrees 57 minutes 15 seconds west, a distance of 30.00 feet; thence South 05 degrees 32 minutes 57 seconds West along said centerline 625.49 feet; thence South 56 degrees 07 minutes 03 seconds East along said centerline 657.58 feet; thence South 83 degrees 22 minutes 03 seconds East along said centerline 685.95 feet; thence South 08 degrees 52 minutes 03 seconds East along said centerline 867.06 feet to the South line of said Section, from which a 5/8" Iron Pin bears North 87 degrees 34 minutes 59 seconds West 30.00 feet; thence North 87 degrees 34 minutes 59 seconds West leaving said centerline and along said South Line 2398.69 feet to the Point of Beginning, Containing 74.1 acres, more or less, with the above described

being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not record, if any.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated October 20, 2022, single-family elevations upload dated December 22, 2022, duplex elevations upload dated December 22, 2022, and clubhouse elevations upload dated November 14, 2022.
2. Development shall be in accordance with the recommended road improvements addressed in the City Traffic Engineer's revised TIA dated February 14, 2023.
3. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, off-site water line improvements and off-site road improvements addressed in the City Traffic Engineer's revised TIA dated February 14, 2023. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.

SECTION 3. That rezoning of the property from AG to RP-3 and development shall be in accordance with the preliminary development plan dated October 20, 2022, appended hereto as Attachment A; single-family elevations upload dated December 22, 2022, appended hereto as Attachment B; duplex elevations upload dated December 22, 2022, appended hereto as Attachment C; and clubhouse elevations upload dated November 14, 2022, appended hereto as Attachment D, 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 2nd day of May, 2023.

ATTEST:

  
City Clerk Trisha Fowler Arcuri



  
Mayor William A. Baird

APPROVED by the Mayor of said city this 4<sup>th</sup> day of May, 2023.

ATTEST:

  
City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

  
City Attorney *Brian W. Head*



  
Mayor *William A. Baird*



PRELIMINARY PLAT  
PRELIMINARY DEVELOPMENT PLAN  
REZONING MAP

[illegible]

Fig. 10. 5

#### MINIMUM BUILDING SETBACKS:

1.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightarrow \text{H}_2\text{O} + \text{H}_2\text{O}$   
 2.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightarrow \text{H}_2\text{O} + \text{H}_2\text{O}$   
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 10.  $\text{H}_2\text{O} + \text{H}_2\text{O} \rightarrow \text{H}_2\text{O} + \text{H}_2\text{O}$

(816) 877-5086  
CONTACT - DUSTIN BAXTER

**ENGINEER**  
**Hg CONSULT, INC.**  
1533 LOCUST STREET  
KANSAS CITY, MO. 64108  
(816) 703-7098  
CONTACT - MATT CASTOR

[illegible]

**SANITARY SEWER ACREAGE:**  
 1. 1.015 139 41-53 TRACT A  
 2. 1.015 56-108 121-24 148-142 TRACTS B, C & G  
 3. 1.015 509-120 125-139 143-162 173-202 TRACTS D & F  
 4. 1.020 155-178 193-216 30 AC

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REPOSITIVE ZONING: 46-3, 10 UNIT SACRED;  
 TOTAL HEIGHTWAY AREA: 741 ACRES; 32824/769 SQ. FT.  
 TOTAL TRAIL, LOCAL - NEIGHBORHOOD STREET  
 TRAILING TRAIL: 2500 FT. 2500 FT. 2500 FT. 2500 FT.  
 HEIGHTWAY LOT SIZE AND WIDTH (DUPLET): 0.000 SQ. FT. 70 feet wide  
 HEIGHTWAY LOT SIZE AND WIDTH (S): 0.000 SQ. FT. 50 feet wide  
 HEIGHTWAY LEV. 1 FLOOR AND A CLASSICATION: 1  
 HEIGHTWAY LEV. 1 FLOOR AND A (S): 1.250 SQ. FT. 151 FLOOR  
 HEIGHTWAY LEV. 1 FLOOR AND A (S): 1.250 SQ. FT. 151 FLOOR  
 HEIGHTWAY LEV. 1 FLOOR AND A (S): 1.250 SQ. FT. 151 FLOOR

#### MINIMUM BUILDING SETBACKS:

1. ADVANCE (0.135, 20)  
 2. ADVANCE (0.135, 20)  
 3. ADVANCE (0.135, 20)  
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 10. ADVANCE (0.135, 20)

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**SANITARY SEWER ACREAGE:**  
 1. 1.015 139 41-53 16AC  
 2. 1.015 56-108 121-24 146-142 763-172 16AC15 H.C.G.  
 3. 1.015 509-120 125-139 143-162 173-202 16AC15 E.C.G.

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DATE	REVISION	BY	NO.
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MAY 15, 20	







PRELIMINARY PLAT  
PRELIMINARY DEVELOPMENT PLAN  
REZONING MAP

[illegible]

**VICINITY MAP**  
NOT TO SCALE



EXISTING ZONING: AG  
EXISTING LAND USE: VACANT AG LAND

## PROPOSED ZONING: RP-3

- 74.1 ACRES
- 3,226,472.62 SQ. FT.
- 16 UNITS/ACRE
- MINIMUM LOT SIZE (SF) - 4000 SQ. FT.
- MINIMUM LOT SIZE (DUPLEX) - 8000 SQ. FT.
- MINIMUM LOT WIDTH - 50' Single Family

**PROPOSED BUILDINGS:**

- SINGLE FAMILY - 2,010 Sq. Ft., 1st floor gross
- DUPLEX - 2,960 Sq. Ft., 1st floor gross

REZONING MAP

COLTON'S CROSSING

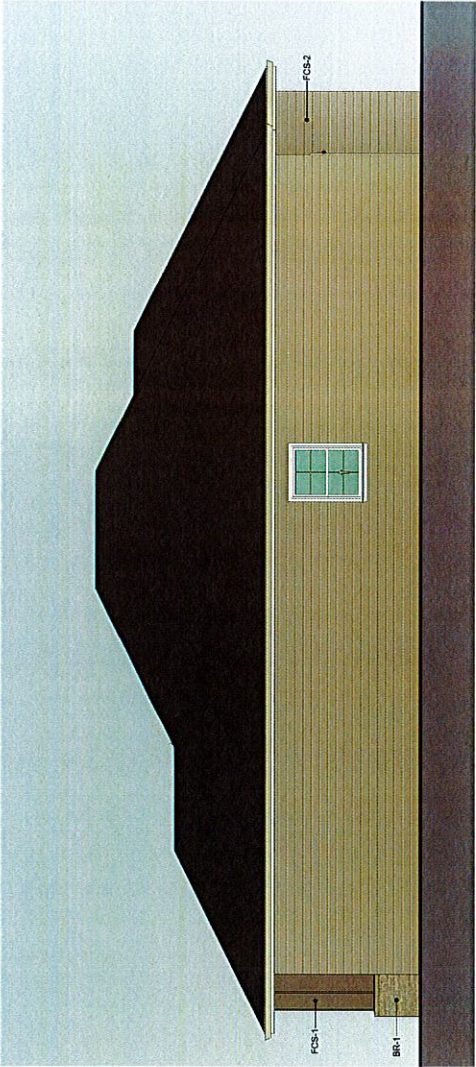
LOTS 1-39, 41-202 & TRACTS A THRU G  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER  
HAMBLETON ROAD PROJECT, LLC  
705 B MELODY LANE  
LEE'S SUMMIT, MISSOURI 64063  
(816) 877-5086  
CONTACT - DUSTIN BAXTER

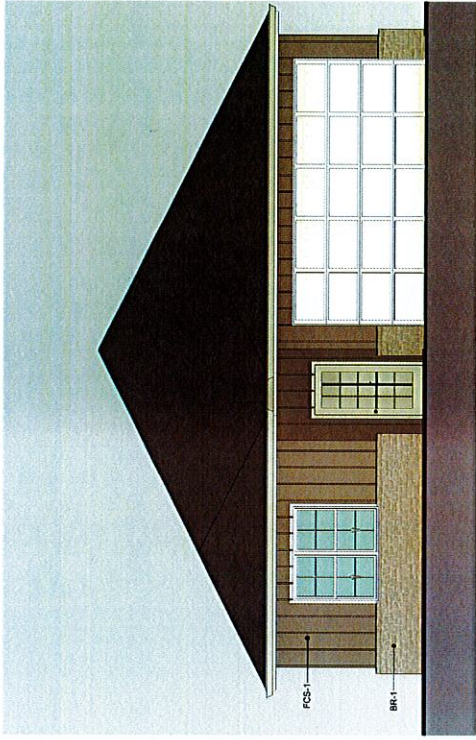
**ENGINEER**  
**Hg CONSULT, INC.**  
1533 LOCUST STREET  
KANSAS CITY, MISSOURI 64108  
(816) 787-1374  
**CONTACT - MATT CASTOR**

KAT NG	
21-018 Base	
DRAWING NO.	
21-018 Preliminary Plot	
DATE	
Oct. 20, 2022	
KAT NG	
21-018	

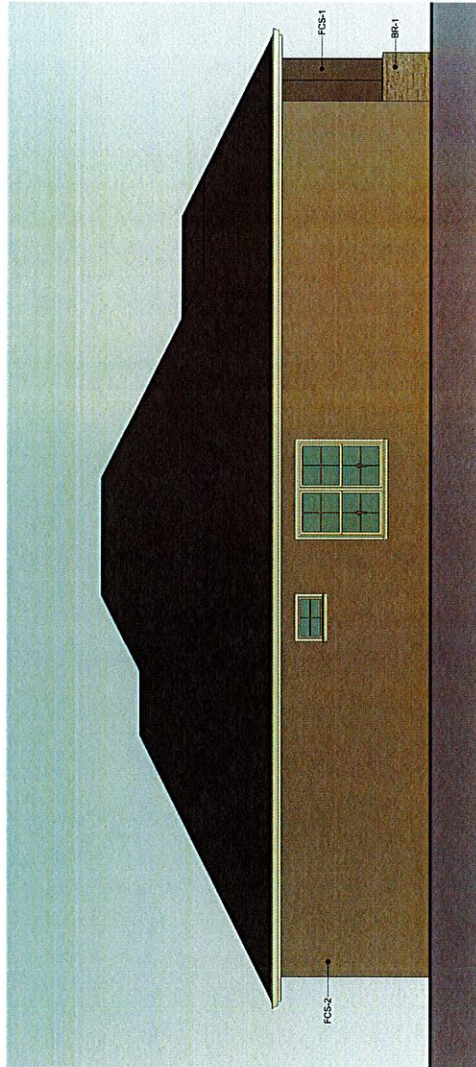




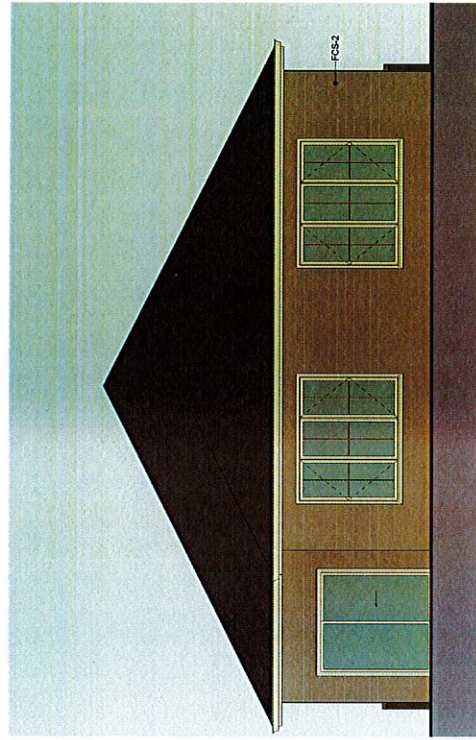
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NTS



FRONT ELEVATION  
NTS



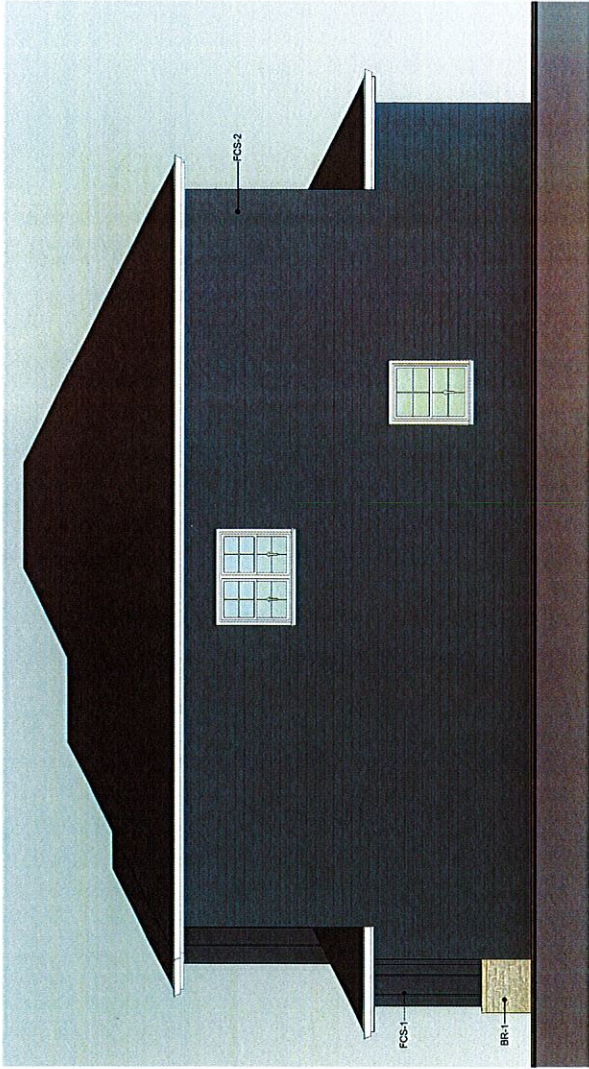
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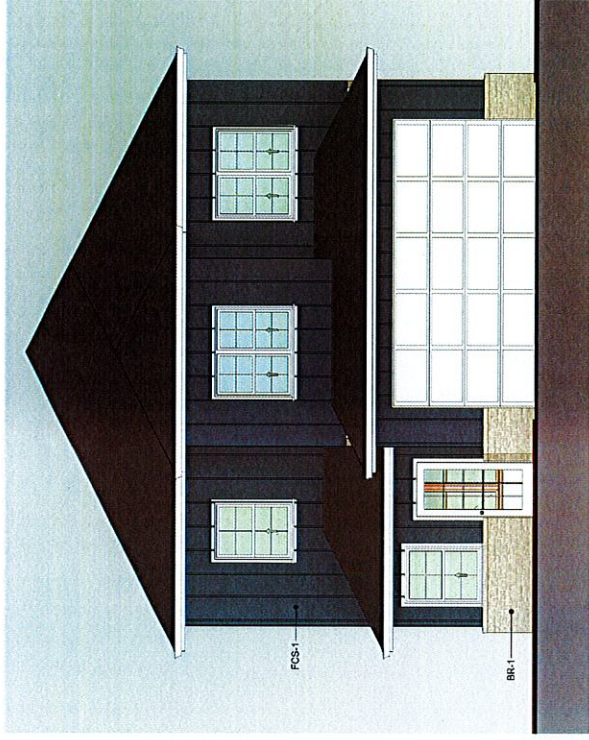
REAR ELEVATION  
NTS

FCS-1  
BOARD AND BATTEN SIDING IN SW/6/3  
"P" WITH CAST  
FCS-2  
LAP SIDING IN SW/6/3 "P" WITH CAST  
BR-1  
BRICK COLOR TBD  
TRIM  
SW/6/4 "SNOWBOUND"

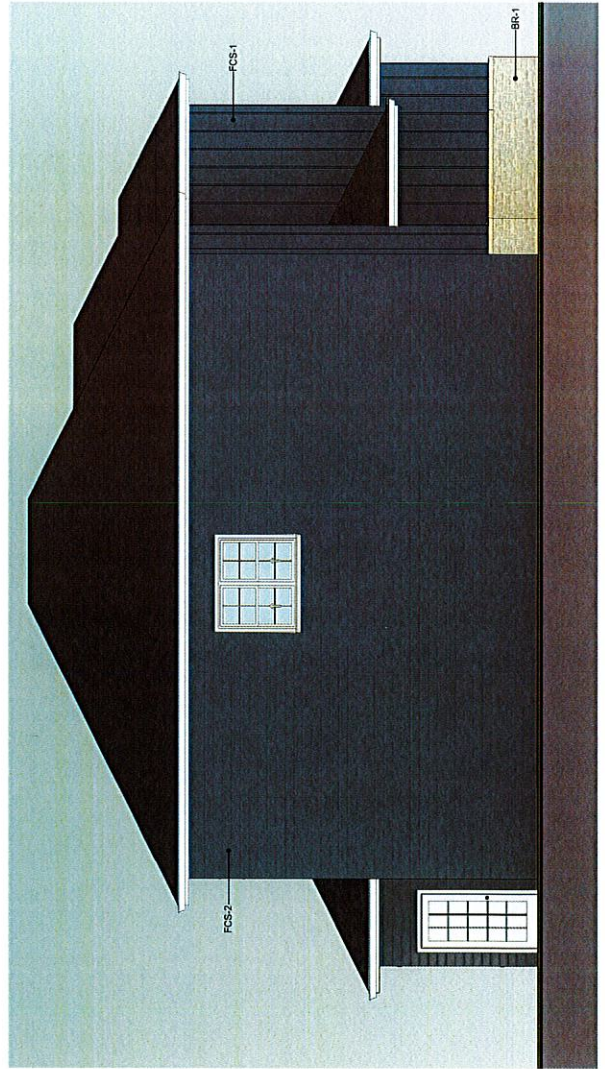




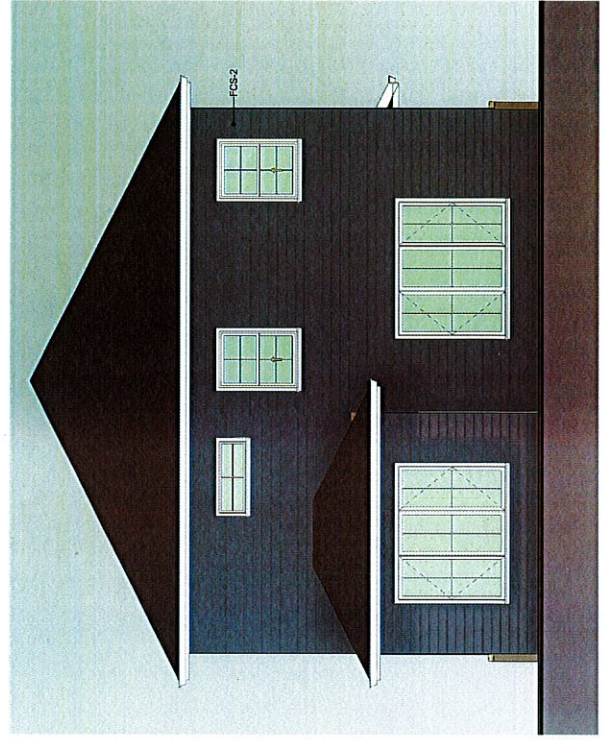
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NTS



FRONT ELEVATION  
NTS



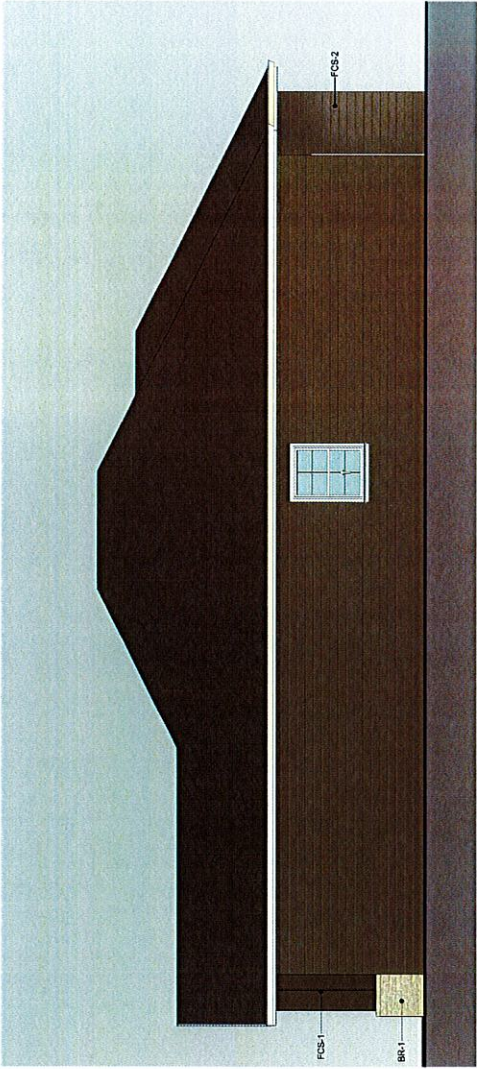
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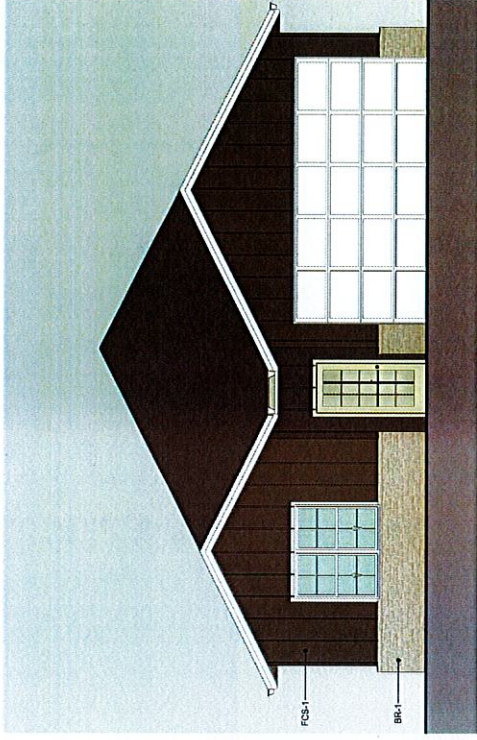
REAR ELEVATION  
NTS

FCS-1  
BOARD AND BATTEN SIDING IN  
SW6244 "NAVAL"  
FCS-2  
LAP SIDING IN SW6244 "NAVAL"  
BR-1  
BRICK COLOR TBD  
TRIM  
SW7004 "SNOWBOUND"

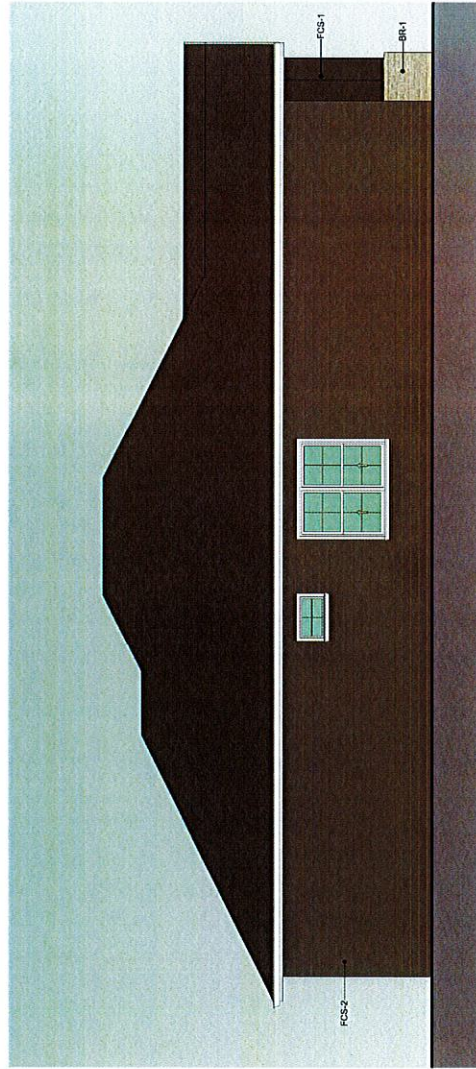




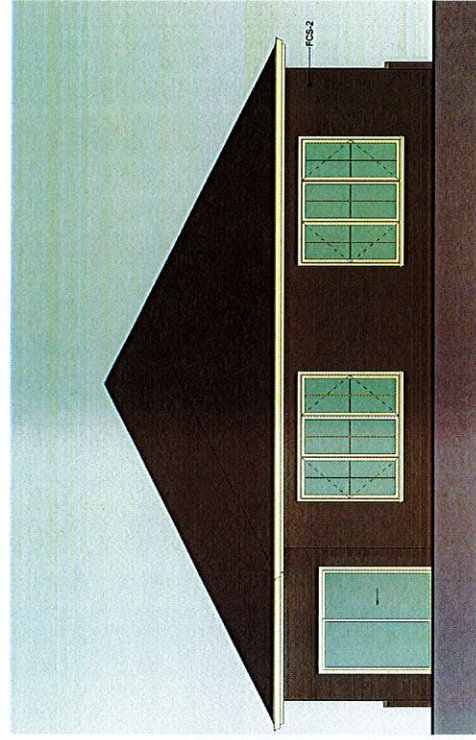
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FRONT ELEVATION  
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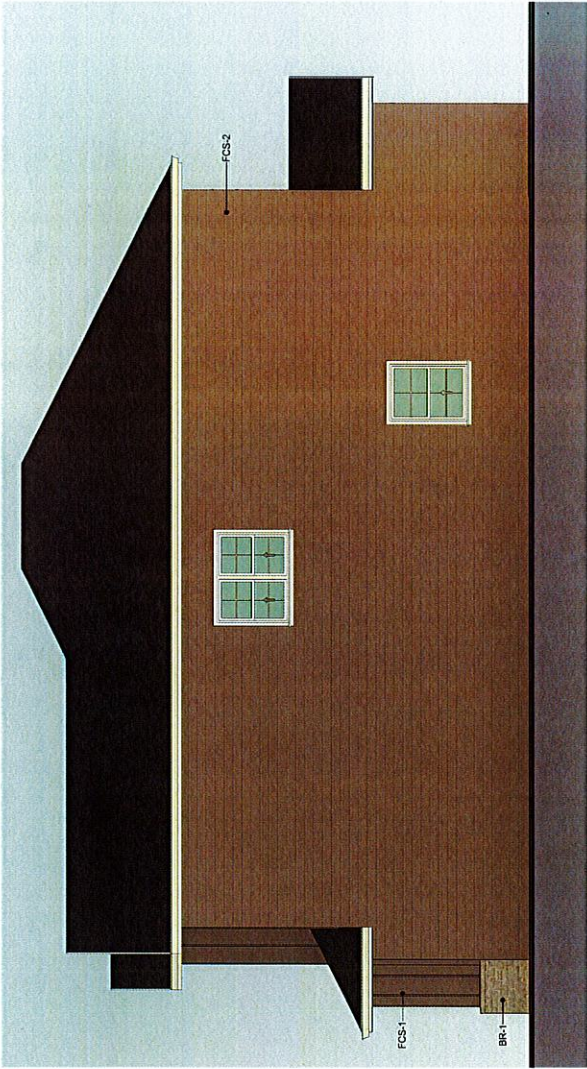
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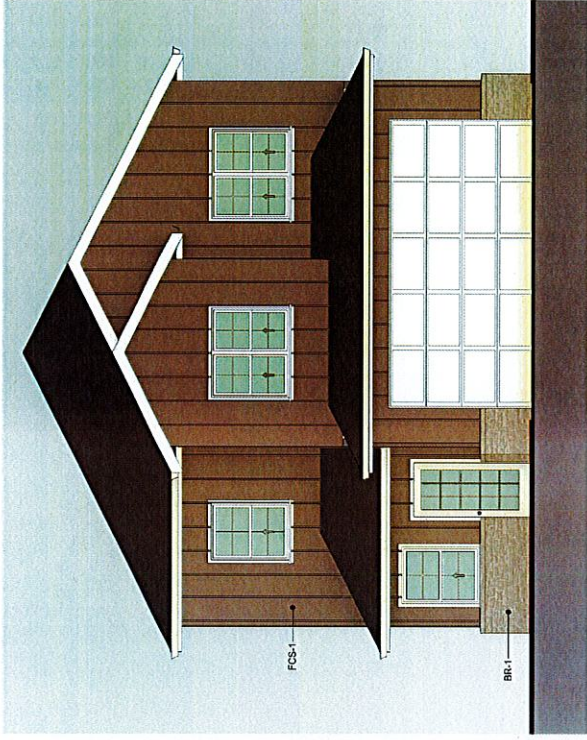
REAR ELEVATION  
NTS

FCS-1  
BOARD AND BATTEN SIDING IN  
SW/DR 'URBANE BRONZE'  
FCS-2  
LAP SIDING IN SW/DR 'URBANE  
BRONZE'  
BR-1  
BRICK, COLOR TBD  
TRIM  
SW/DR 'SNOWBOUND'

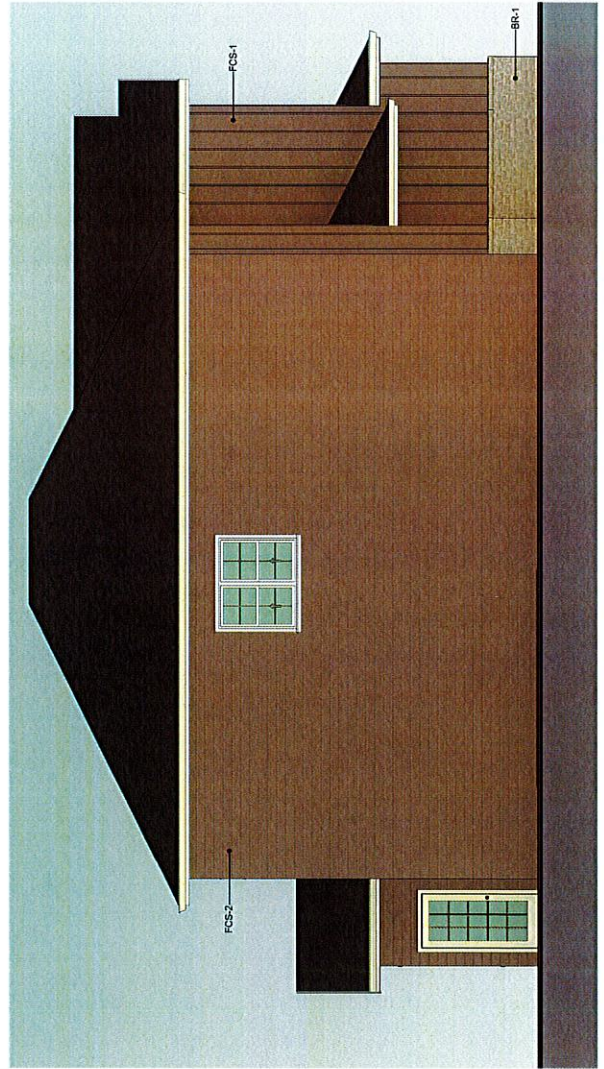




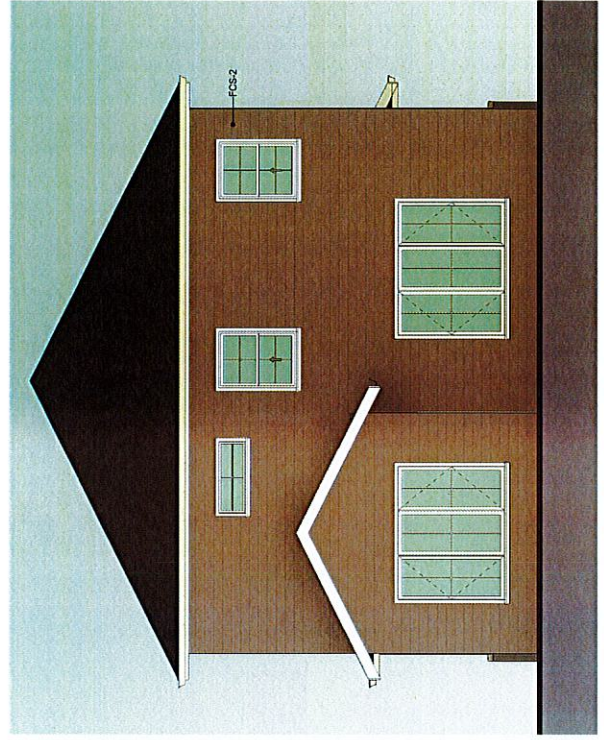
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FRONT ELEVATION  
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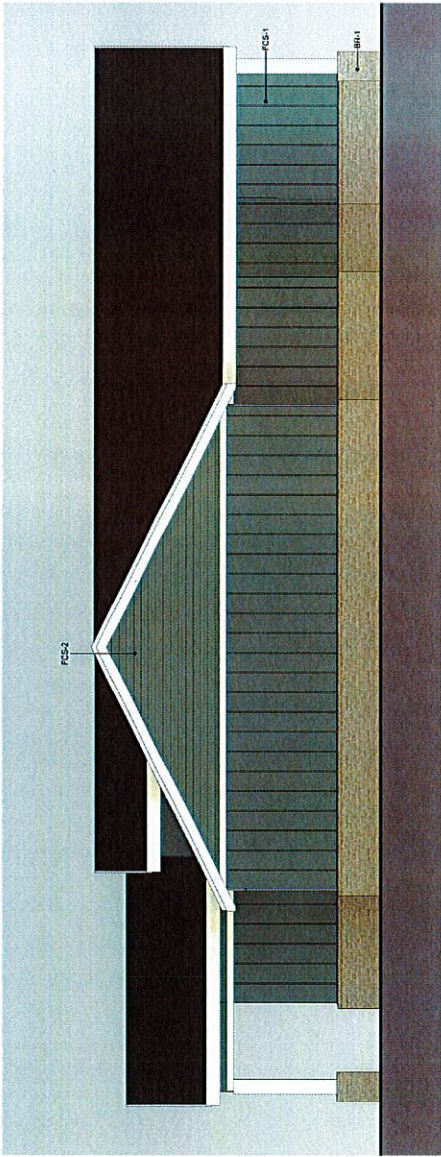
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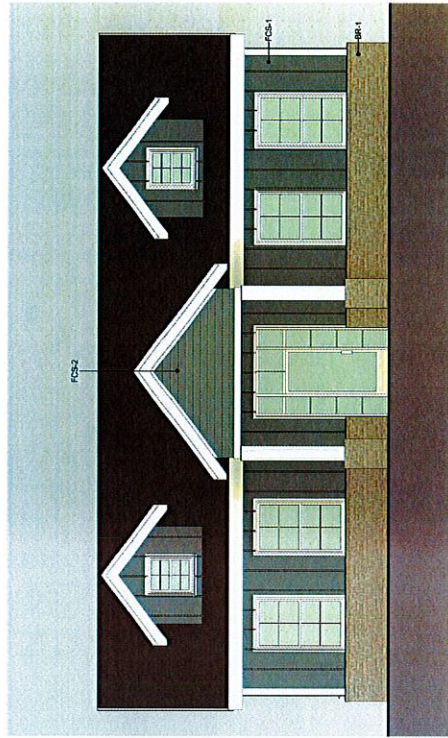
REAR ELEVATION  
NTS

FCS-1  
BOARD AND BATTEN SIDING IN  
SW95/9 "TIMELESS TAUPÉ"  
FCS-2  
LAP SIDING IN SW95/9 "TIMELESS  
TAUPÉ"  
BR-1  
BRICK COLOR TRIM  
SAV1004 "SNOWBOUND"

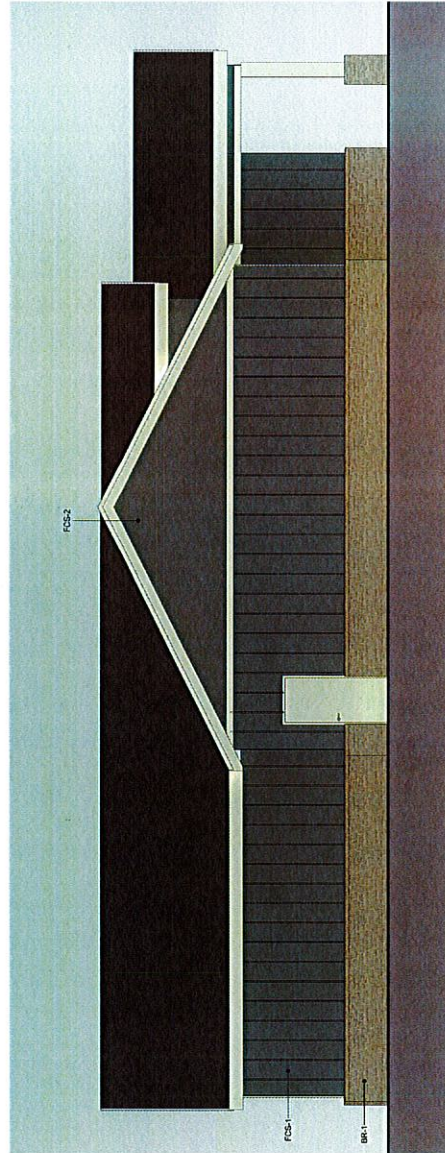




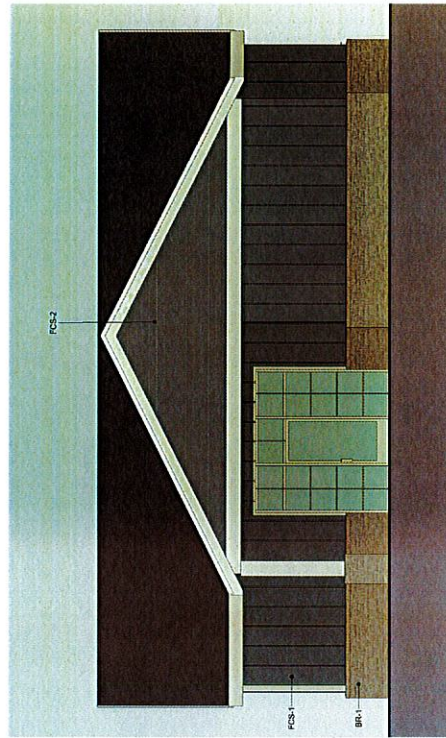
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FRONT ELEVATION  
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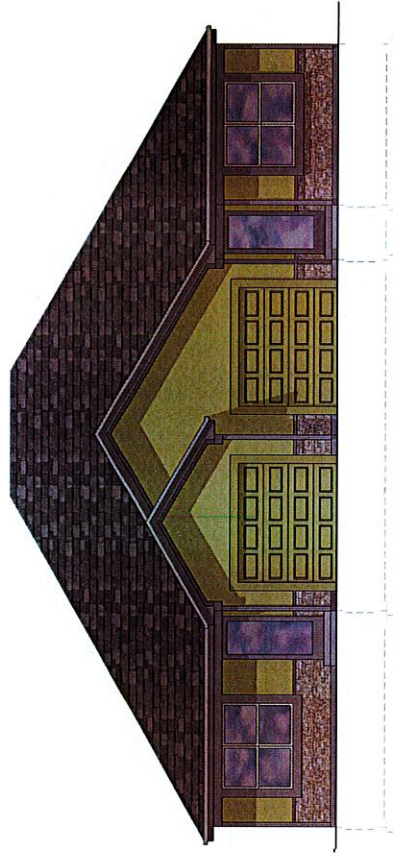
SIDE ELEVATION  
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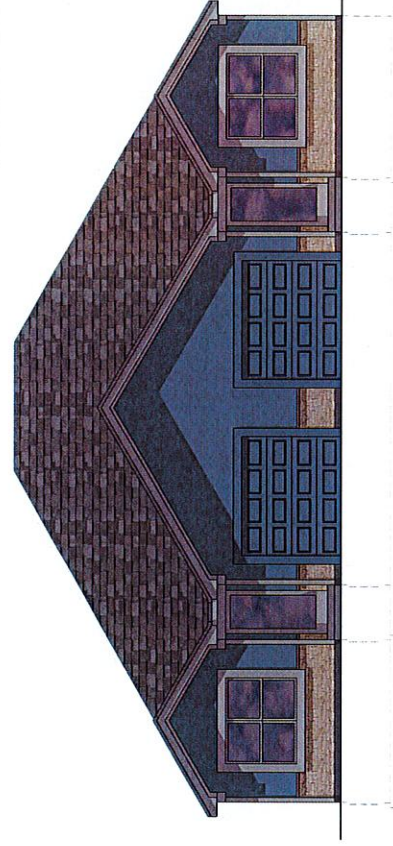
REAR ELEVATION  
NTS

FCS-1  
BOARD AND BATTEN SIDING IN  
SW7603 "POOL HOUSE"  
FCS-2  
LAP SIDING IN SW7603 "POOL HOUSE"  
BR-1  
BRICK COLOR TRIM  
SW7604 "SNOWBOUND"

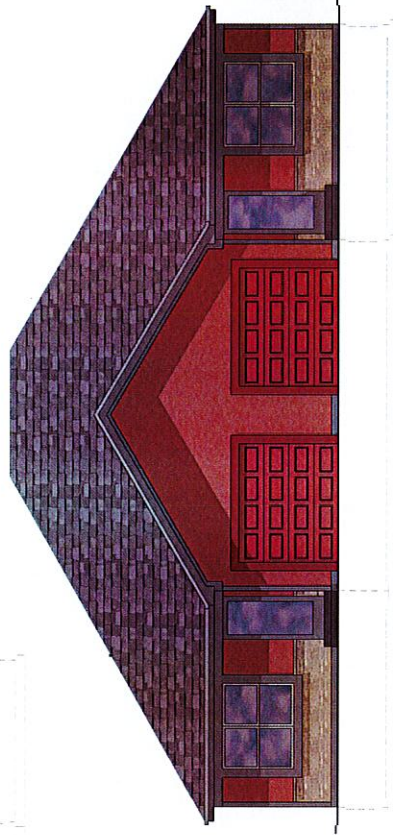




DUPEX OPTION "C"  
SCALE: 1/8" = 1'-0"



DUPEX OPTION "B"  
SCALE: 1/8" = 1'-0"



DUPEX OPTION "A"  
SCALE: 1/8" = 1'-0"

- MATERIALS LEGEND:**
- Construction Type: Wooden Truss w/ Traditional Lap Siding
  - Roof: Architectural Shingle Weathered Wood or Similar
  - Exterior Paint Colors: Sherwin Williams  
Very Navy  
Rustic Taupe  
Urban Bronze  
Pewter Cast Gray  
Exterior Trim: Sherwin Williams  
Snowbound  
White Dove  
Interior Paint: Benjamin Moore  
Lazy Gray





# PROJECT INFO

**CLIENT**  
HARRIS HANLEY FREEMAN LLC

**PROJECT**  
1500 N. UNIVERSITY - CLARKITECTURE

**ADDRESS**  
1500 N. UNIVERSITY

**PROJECT NO.**  
1500

# MAIN CONTACT

CLARKITECTURE  
1500 N. UNIVERSITY  
SUITE 100  
DALLAS, TX 75201  
CLARKITECTURE.COM

# DESIGN TEAM

**ARCHITECTURE**  
CLARKITECTURE  
1500 N. UNIVERSITY  
SUITE 100  
DALLAS, TX 75201  
CLARKITECTURE.COM

**STRUCTURAL**  
HARRIS HANLEY FREEMAN LLC

**Mechanical**  
HARRIS HANLEY FREEMAN LLC

**ELECTRICAL**  
HARRIS HANLEY FREEMAN LLC

**CIVIL & LANDSCAPE**  
HARRIS HANLEY FREEMAN LLC

# SHEET INFO

**ISSUE DATE**  
10.10.2017

**ISSUED FOR**  
10.10.2017

**REVISIONS**  
10.10.2017

**DATE**  
10.10.2017

# PROFESSIONAL SEAL

CLARKITECTURE  
1500 N. UNIVERSITY  
SUITE 100  
DALLAS, TX 75201  
CLARKITECTURE.COM

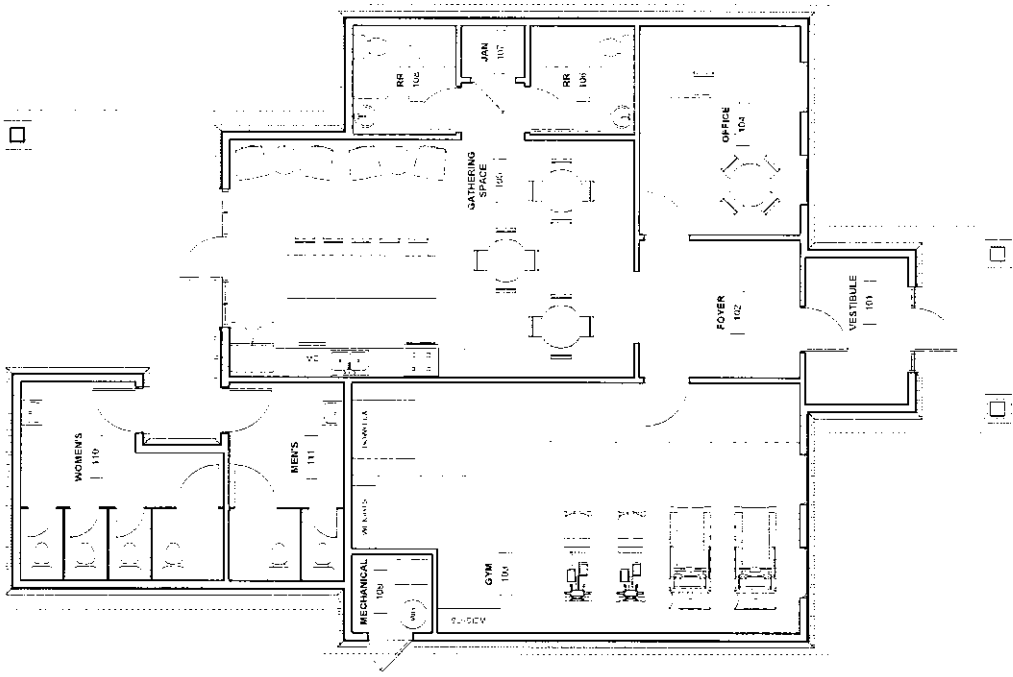
# FLOOR PLAN

A21.0

## GENERAL NOTES

1. GENERAL: THE DESIGN OF THIS PROJECT IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE PROJECT MANUAL AND THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
2. GENERAL: THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
3. GENERAL: THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
4. GENERAL: THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
5. GENERAL: THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
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8. GENERAL: THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
9. GENERAL: THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
10. GENERAL: THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS NOT CONDUCTED A DETAILED VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.

## NEIGHBORHOOD



(1) FLOOR PLAN  
1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"



## KEYNOTE LEGEND

## A26.0

## A26.0

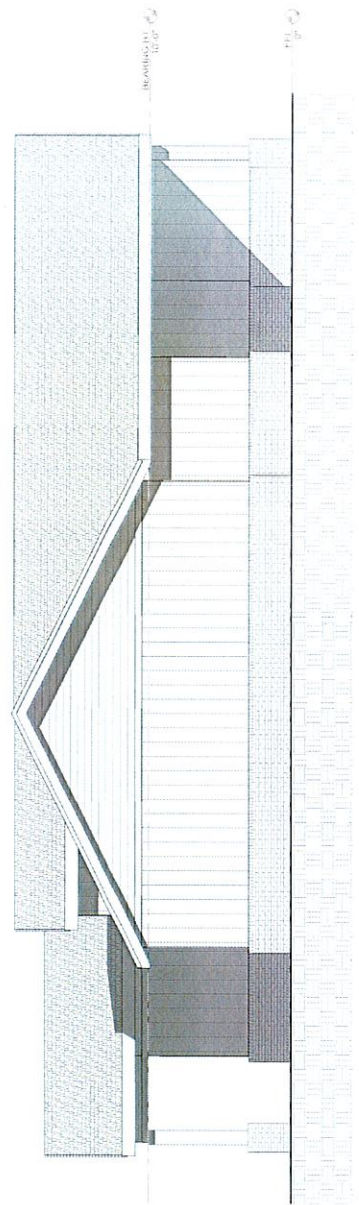
## A26.0



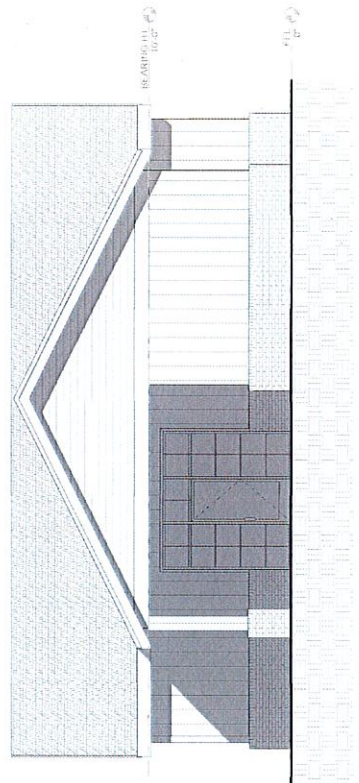
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

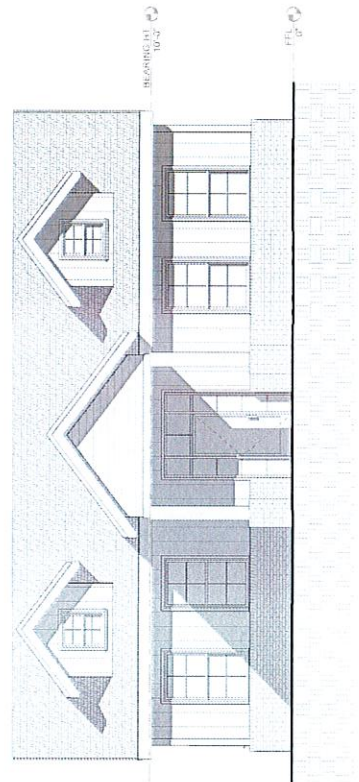
KEY NOTE LEGEND



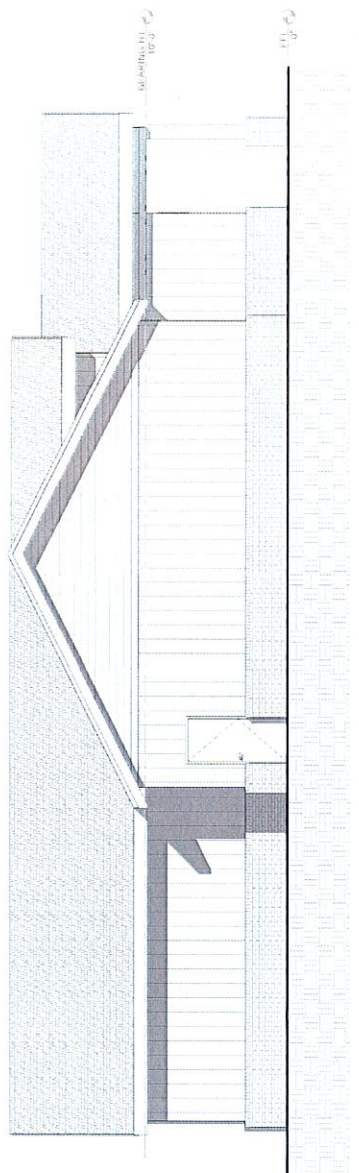
2 EAST ELEVATION / NEW  
1/4" = 1'-0"



1 NORTH ELEVATION / NEW  
1/4" = 1'-0"



3 SOUTH ELEVATION / NEW  
1/4" = 1'-0"



4 WEST ELEVATION / NEW  
1/4" = 1'-0"



CLARK ARCHITECTURE  
BUILDINGS THAT MEAN BUSINESS

**PROJECT INFO**

CLIENT: HARBORVIEW PROJECT LLC

PROJECT: COLLEGE CROSSLAND COMMUNITY CENTER

ADDRESS: 1000 N. 10TH AVE, SUITE 100, DENVER, CO 80202

PROJECT ADDRESS: 1000 N. 10TH AVE, SUITE 100, DENVER, CO 80202

PROJECT NO: 2023-001

**MAIN CONTACT**

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STRUCTURAL: [Blank]

MECHANICAL: [Blank]

ELECTRICAL: [Blank]

CIVIL & LANDSCAPE: [Blank]

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ISSUE DATE: 08/21/2023

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BY: JESSICA CLARK

DATE: [Blank]

NO. 10 DESCRIPTION

PROFESSIONAL'S SEAL

BUILDING ELEVATIONS

**A30.0**