

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, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2024-117 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 June 27, 2024, 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 July 23, 2024, 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. Nine (9) total attached wall signs shall be approved as shown on the Sign Analysis, received May 28, 2024.
3. Development shall be in accordance with the preliminary development plan dated May 28, 2024 and building elevations with an upload date of May 28, 2024.

SECTION 3. That development shall be in accordance with the preliminary development plan dated May 28, 2024, building elevations and Signage Analysis with an upload date of May 28, 2024, 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.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 6th day of August, 2024.

ATTEST:


City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED by the Mayor of said city this 6th day of August, 2024.



Mayor William A. Baird

ATTEST:

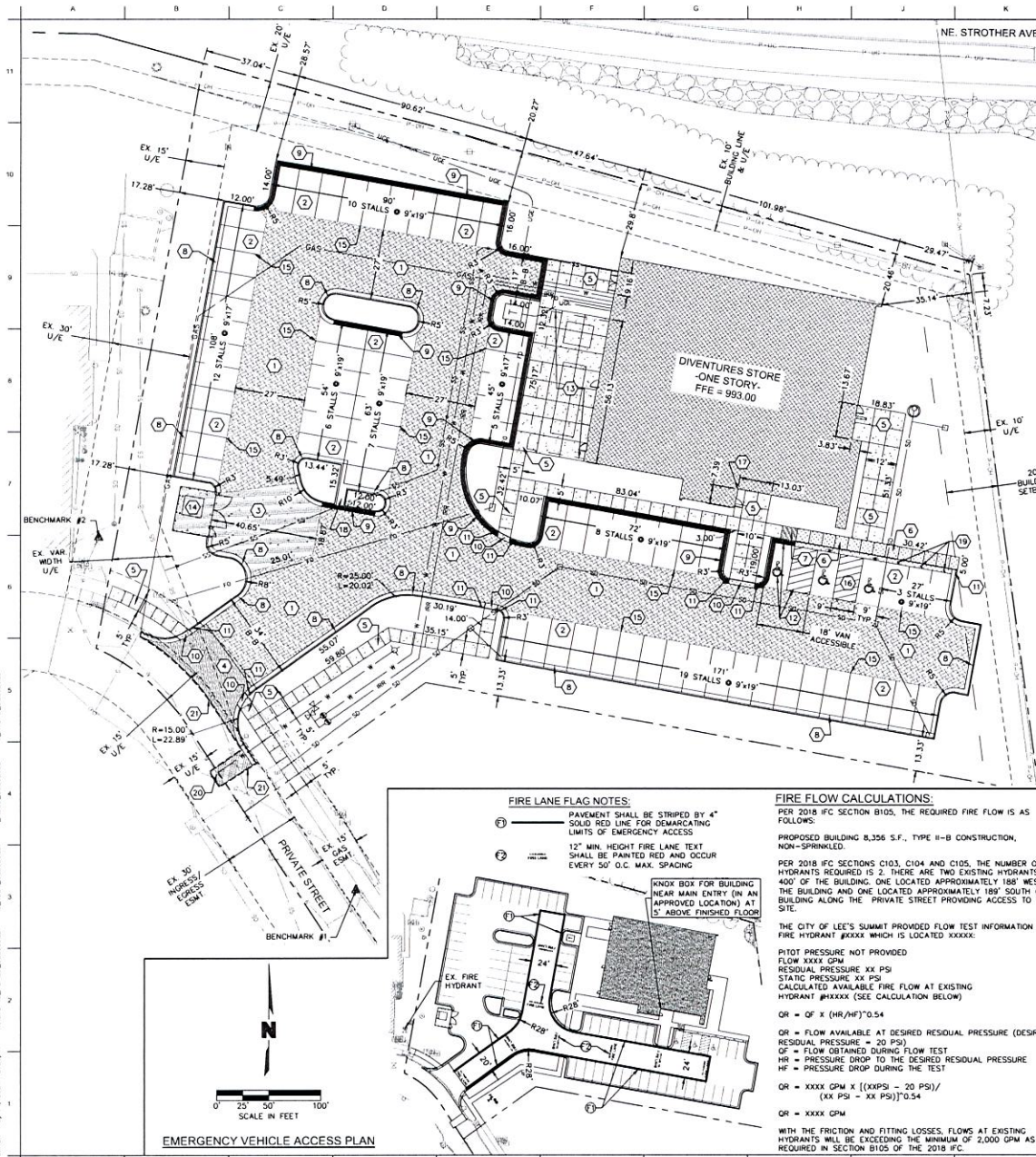

City Clerk Trisha Fowler Arcuri



APPROVED AS TO FORM:


City Attorney Brian W. Head
Chief of Litigation, J. Leigh Tucker

DWG: F:\2022\0250-0222-0222\0222-0222\0222-0222\0222-0222.dwg USER: jason V:\JTOP\02220222 DATE: May 14, 2024 3:26pm



EMERGENCY VEHICLE ACCESS PLAN

FIRE LANE FLAG NOTES:

- PAVEMENT SHALL BE STRIPED BY 4" SOLID RED LINE FOR DEMARCATING LIMITS OF EMERGENCY ACCESS
- 12" MIN. HEIGHT FIRE LANE TEXT SHALL BE PAINTED RED AND OCCUR EVERY 50' O.C. MAX. SPACING

KNOX BOX FOR BUILDING NEAR MAIN ENTRY (IN AN APPROVED LOCATION) AT 5' ABOVE FINISHED FLOOR

FIRE FLOW CALCULATIONS:

PER 2018 IFC SECTION B105, THE REQUIRED FIRE FLOW IS AS FOLLOWS:

PROPOSED BUILDING 8,356 S.F., TYPE II-B CONSTRUCTION, NON-SPRINKLED.

PER 2018 IFC SECTIONS C103, C104 AND C105, THE NUMBER OF HYDRANTS REQUIRED IS 2. THERE ARE TWO EXISTING HYDRANTS WITHIN 400' OF THE BUILDING, ONE LOCATED APPROXIMATELY 180' WEST OF THE BUILDING AND ONE LOCATED APPROXIMATELY 180' SOUTH OF THE BUILDING ALONG THE PRIVATE STREET PROVIDING ACCESS TO THE SITE.

THE CITY OF LEE'S SUMMIT PROVIDED FLOW TEST INFORMATION ON FIRE HYDRANT #XXXX WHICH IS LOCATED XXXXX:

PISTON PRESSURE NOT PROVIDED
FLOW XXXX GPM
RESIDUAL PRESSURE XX PSI
STATIC PRESSURE XX PSI
CALCULATED AVAILABLE FIRE FLOW AT EXISTING HYDRANT #XXXX (SEE CALCULATION BELOW)

OR = $Q = X (HR/HF)^{0.54}$

OR = FLOW AVAILABLE AT DESIRED RESIDUAL PRESSURE (DESIRED RESIDUAL PRESSURE = 20 PSI)
 $QF =$ FLOW OBTAINED DURING FLOW TEST
HR = PRESSURE DROP TO THE DESIRED RESIDUAL PRESSURE
HF = PRESSURE DROP DURING THE TEST

OR = $XXXX GPM \times X ((XXPSI - 20 PSI) / (EX PSI - XX PSI))^{0.54}$

OR = XXXX GPM

WITH THE FRICTION AND FITTING LOSSES, FLOWS AT EXISTING HYDRANTS WILL BE EXCEEDING THE MINIMUM OF 2,000 GPM AS REQUIRED IN SECTION B105 OF THE 2018 IFC.

PAVEMENT MARKING NOTES:

- DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.
- ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
- ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.
- DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL, DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
- PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE YELLOW COLOR.
B. PORTLAND CEMENT CONCRETE PAVING: USE YELLOW COLOR.
C. ADA ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
- APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
- DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, OR CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL, AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

KEYNOTES:

- INSTALL HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C201)
- INSTALL LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C201)
- INSTALL HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C201)
- INSTALL 8" CONCRETE PAVEMENT COMMERCIAL DRIVE ENTRANCE (SEE C.O.S. STD. DETAIL GEN-1)
- INSTALL CONCRETE SIDEWALK
- CONSTRUCT CONCRETE SIDEWALK AND BANDING FLUSH WITH PAVEMENT
- CONSTRUCT CONCRETE CURB & SIDEWALK TRANSITION TO PAVEMENT IF TRANSITION UNLESS OTHERWISE NOTED ON PLANS - SLOPE AT 8.33% MAX.
- CONSTRUCT STRAIGHT BACK CURB & GUTTER, TYPE CG-1 (SEE C.O.S. STD. DETAIL GEN-4)
- CONSTRUCT STRAIGHT BACK DRY CURB & GUTTER, TYPE CG-1 (SEE C.O.S. STD. DETAIL GEN-4)
- CONSTRUCT CONCRETE BANDING FLUSH WITH PAVEMENT
- PROVIDE CURB TRANSITION TO PAVEMENT. TRANSITION TO BE 2' UNLESS NOTED OTHERWISE
- LIFT VAN ACCESSIBLE STALL & BOLLARD MOUNTED SIGNAGE
- INSTALL SCREENING FENCE PER ARCH. PLANS & DETAILS
- TRASH ENCLOSURE PER ARCH. PLANS
- YELLOW 4" WIDE STRIPING PER MUTCD STANDARDS, TYP. (SEE PAVEMENT MARKING NOTES ON THIS SHEET)
- STRIPED AREA WITH YELLOW 4" SOLID DIAGONAL LINES SPACED @ 24" O.C.
- PROP. LOCATION OF KNOX BOX
- CONSTRUCT 36" WIDE CONC. FLUME (SEE DETAIL SHEET CXXX)
- INSTALL STATIONARY BOLLARD, CENTERED ON PARKING STALL (SEE DETAIL SHEET CXXX)

- PROPOSED PAVEMENT TO MATCH EXIST. SECTION MATERIALS & DEPTHS AND SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACES
- CONTRACTOR SHALL SAWCUT & REMOVE EXISTING CONCRETE CURB, ASPHALT OR CONCRETE PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH EDGE BETWEEN NEW & EXISTING CURB OR PAVEMENT. EXTENTS OF REMOVAL SHALL ACCOMMODATE NEW CONSTRUCTION SHOWN ON THESE PLANS
- PROVIDE 5' MIN. TRANSITION BETWEEN DIFFERING CURB SECTIONS EITHER NEW OR EXISTING. MAINTAIN POSITIVE GUTTER FLOW OF 0.00% MIN. TO AVOID PONDING

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- BENCHMARK

NOTE:

DIMENSIONS SHOWN ARE TO BACK OF CURB.

BENCHMARKS:

- BENCHMARK #1:** SET CHISELED "X" CUT OF THE NW CORNER BOLT OF A FIRE HYDRANT, 270° E NORTHEAST OF THE E & NE INDEPENDENCE AVE. ELEV=991.20' (NAVD 88)
- BENCHMARK #2:** TOP NUT OF FIRE HYDRANT APPROXIMATELY 43' NORTH OF SOUTHWEST PROPERTY CORNER ELEV=992.25' (NAVD 88)



3038 S National Avenue | Springfield, MO 65810 | 417.867.8595

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417.999.8425

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REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.: XXXXXX DRAWN BY: KAS
DATE: 04-26-2024 FILED BY: HGU

PROFESSIONAL SEAL

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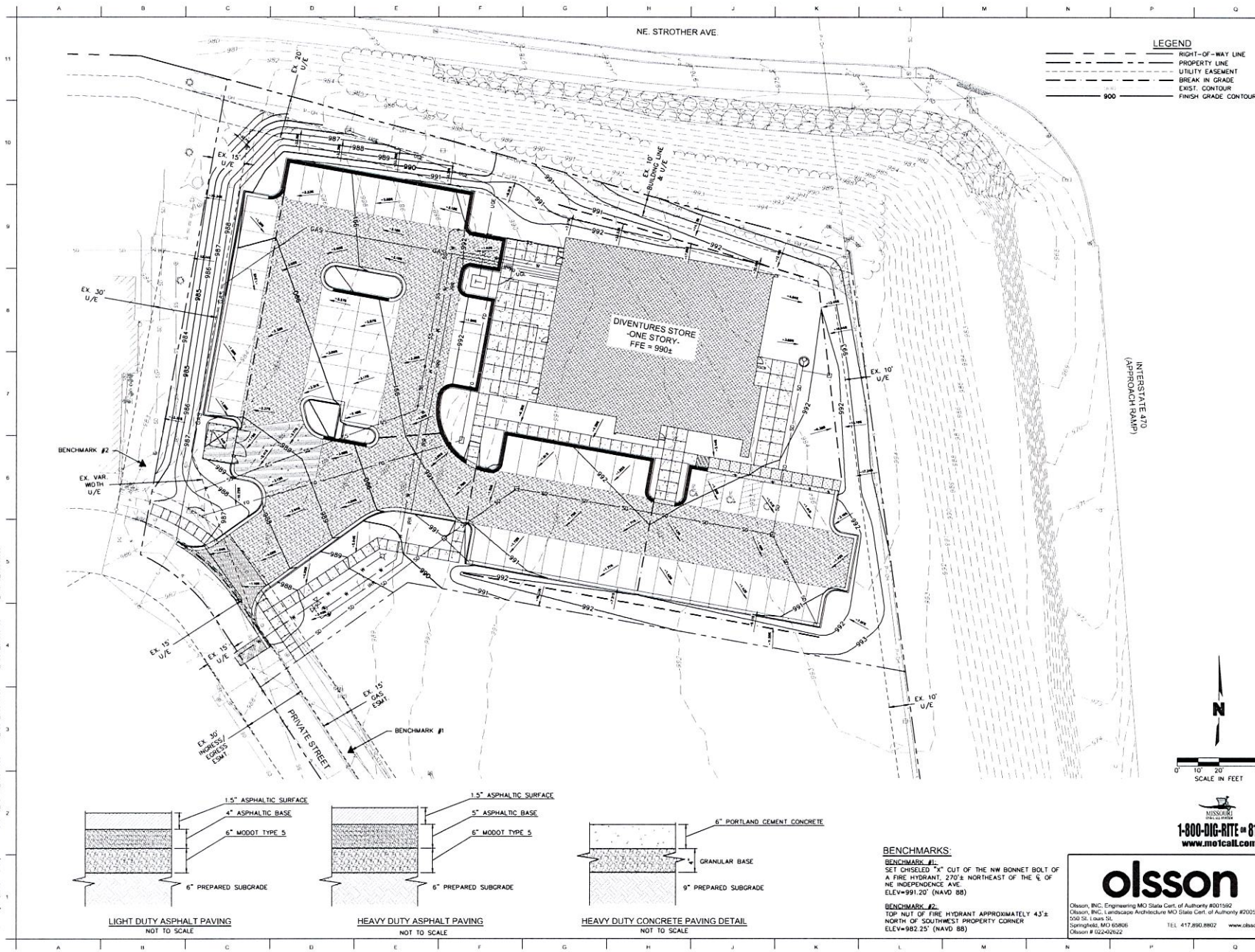
PROJECT TITLE

2501 N. RICH PINE BLVD. AVENUE
LEE'S SUMMIT, MO 64052

SITE PLAN

olsson
Olsson, INC. Engineering MO State Cert. of Authority #007392
Olsson, INC. Landscape Architecture MO State Cert. of Authority #2005000285
350 St. Louis St.
Springfield, MO 65806
TEL: 417.890.8862 www.olsson.com
Olsson # 02242622

DWG: T:\0220\0220-0000\022-022021\022021.dwg USER: jason
DATE: May 14, 2024 3:20pm
PROJECT: C:\JMS\022021\022021.dwg C:\JMS\022021\022021.dwg



LEGEND
--- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- UTILITY EASEMENT
--- BREAK IN GRADE
--- EXIST. CONTOUR
--- FINISH GRADE CONTOUR

hdesigngroup
architecture + design
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REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO. 2024-0001 DRAWN BY: JMS
DATE: 04-26-2024 REVIEWED BY: JMS

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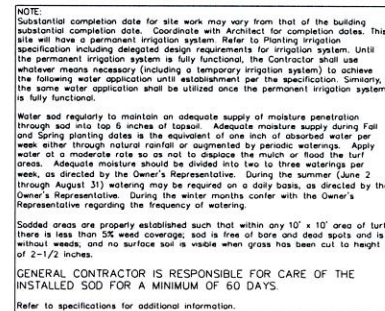
PROJECT TITLE
DIVENTURES OF LEE'S SUMMIT
PROJECT ADDRESS
2951 NE INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64082

GRADING PLAN

olsson
Olsson, INC. Engineering MO State Cert. of Authority #001592
Olsson, INC. Landscape Architecture MO State Cert. of Authority #2005000295
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Springfield, MO 65806
Olsson # 022-022021
TEL: 417.890.8802 www.olsson.com

BENCHMARKS:
BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF
A FIRE HYDRANT, 270'± NORTHEAST OF THE E. OF
NE INDEPENDENCE AVE.
ELEV=991.20' (NAVD 88)
BENCHMARK #2:
TOP NUT OF FIRE HYDRANT APPROXIMATELY 43'±
NORTH OF SOUTHWEST PROPERTY CORNER
ELEV=992.25' (NAVD 88)

C201



PLANT LIST					
Qty	Abbrev.	Scientific Name	Common Name	Size	Notes
Trees					
7	AA	Amelanchier arborea	Serviceberry	3" Caliper	9AB
9	AP	Aesculus pavia	Red Buckeye	3" Caliper	9AB
1	CC	Cercis canadensis	Eastern Redbud	3" Caliper	9AB
7	CO	Celtis occidentalis	Hickory	3" Caliper	9AB
7	CH	Chionanthus virginicus	Fringe Tree	3" Caliper	9AB
4	QC	Quercus coccinea	Scarlet Oak	3" Caliper	9AB
Shrubs					
117	BS	Bunus sempervirens 'Turgae' JADE PILLAR	Jade Pillar Boxwood	5 Gallon	18" min. ht. - after installed AND pruned
15	IV	Itea virginica	Virginia Sweetgum	5 Gallon	18" min. ht. - after installed AND pruned
80	TD	Taxus x densiformis	Densiformis Yew	5 Gallon	18" min. ht. - after installed AND pruned
Perennials					
30	HS	Hemerocallis x 'Stella d' Oro'	Stella d' Oro Daylily	1 Gallon	Container
Groundcover					
822	FV	Fragaria virginiana	Wild Strawberry	2.5" Peat Pot	24" O.C.

IRRIGATION SYSTEM

PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION TO THE MAIN, METER, AND PIPING TO THE BUILDING MECHANICAL ROOM AS DEPICTED AND NOTED ON THE UTILITY PLAN. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE REMAINDER OF THE IRRIGATION SYSTEM.

[illegible]

PROJECT NO.	XX-XXX	DRAWN BY	KA
DATE:	04.26.2024	REVIEWED BY	RV

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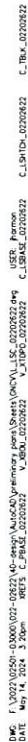
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PROJECT TITLE
DIVENTURES OF LEE'S SUMMIT

PROJECT ADDRESS:
2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

LANDSCAPE PLAN

L101



LANDSCAPE CODE LEGEND

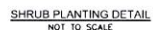
STREET FRONTAGE TREE (ST)
STREET FRONTAGE SHRUB (SS)

OPEN YARD TREE (OYT)
OPEN YARD SHRUB (OYS)

TRASH ENCLOSURE SHRUB (TS)

PARKING LOT SCREENING SHRUB (PLS)

L102



- NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH AAN STANDARDS
 2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 4. SOAK GENEROUSLY TO COMPACT AND SETTLE



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[illegible]

PROJECT NO. XX-XXX DRAWN BY KA
DATE: 04.26.2024 REVIEWED BY: RV

PROFESSIONAL SEAL

PF

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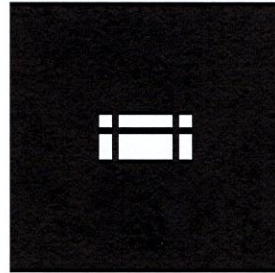
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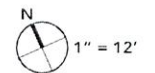
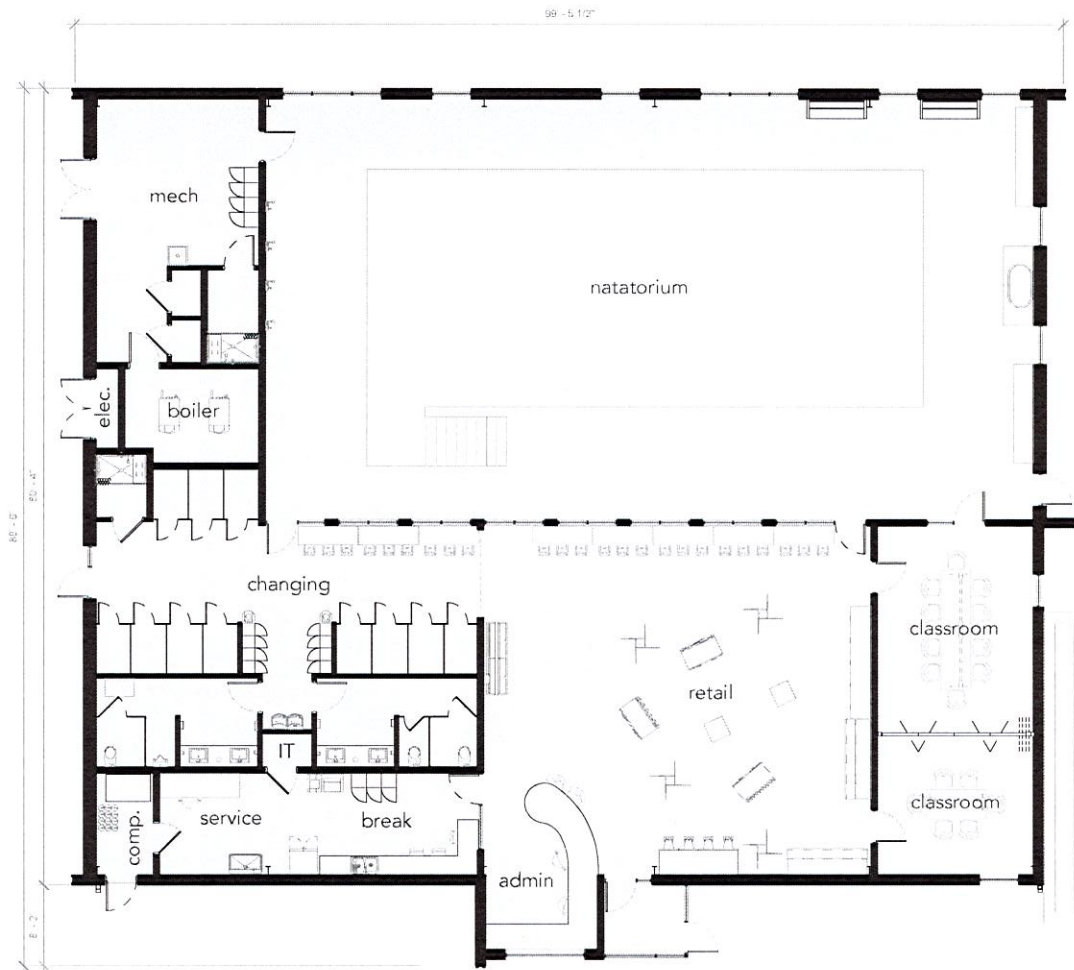
PROJECT ADDRESS:
2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

LANDSCAPE DETAILS

L201

L202

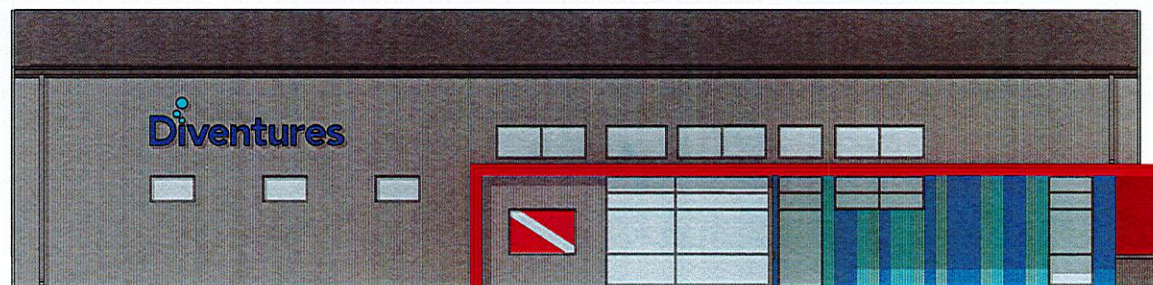
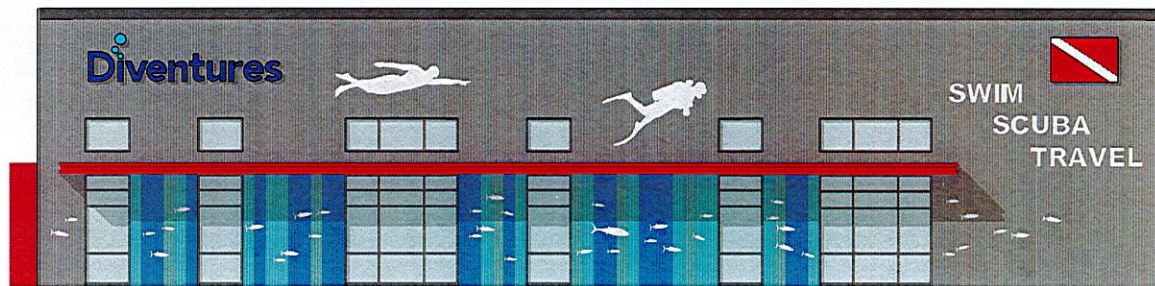




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plan





corrugated concealed-fastener metal panel (see sample images)



painted brick
/ raked cmu



standing seam



illuminated
channel
lettering



polycarbonate
/ similar

hdesigngroup | DIVENTURES OF LEE'S SUMMIT

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



corrugated concealed-fastener metal panel (see sample images)

painted brick
/ raked cmu

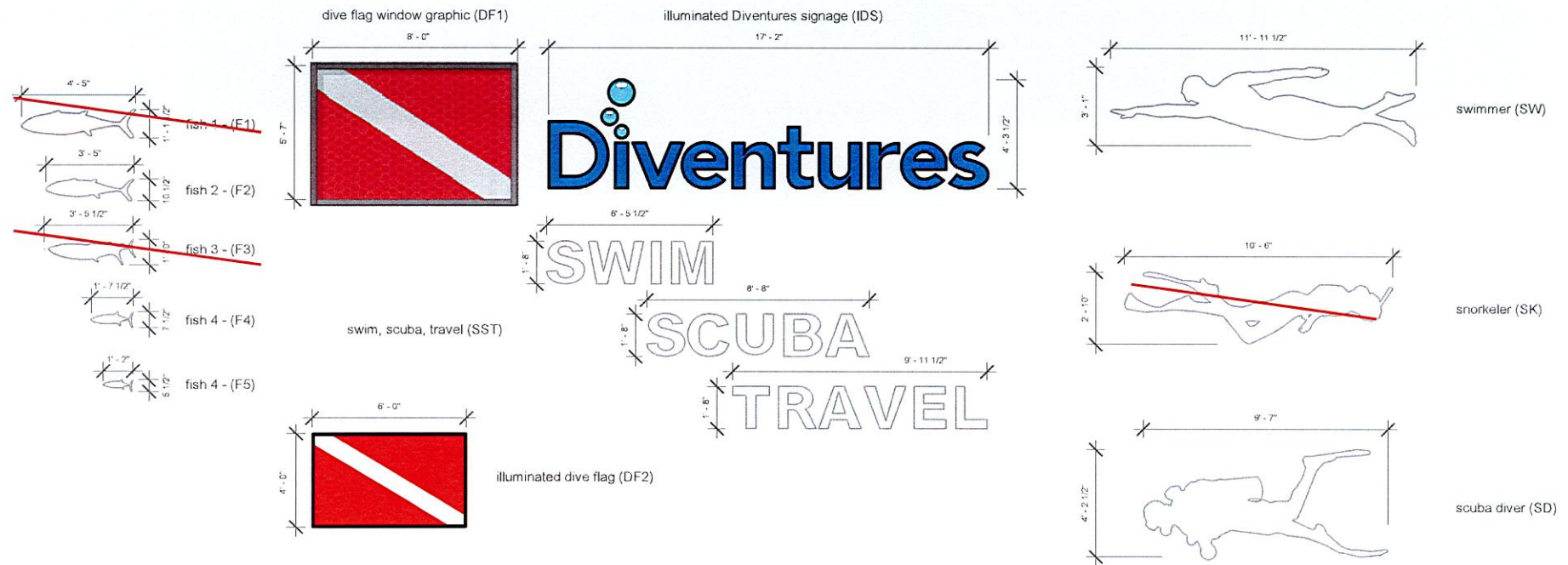
standing seam

illuminated
channel
lettering

polycarbonate
/ similar

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E (top) and W (bottom) elevations - 1" = 12'



signage	rectangular area (sf)	# on N façade	total rectangular area (sf)	# on E façade	total rectangular area (sf)	# on S façade	total rectangular area (sf)	# on W façade	total rectangular area (sf)
F1	4.97								
F2	2.99	1	2.99						
F3	3.46								
F4	1.02	16	16.32						
F5	0.46	22	10.12						
DF1	43.31					1	44.67		
DF2	24		24						
IDS	73.67	1	73.67	1	73.67	1	73.67	1	73.67
SST	41.8								
SW	36.87	1	36.87						
SN	29.75								
SC	40.33	1	40.33						
total signage area (sf)			240.1		73.67		118.94		73.67
total façade area (sf)			263.3		186.7		1920		186.7
% signage area			9.09%		3.92%		6.10%		3.92%

*Diventures will not employ monument signage and intends to use the building as the primary signage. The northern façade is designed as a "mural" which includes signage as depicted here but other elements are being considered architectural, not signage. 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 Diventures 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. Signage elements shown on elevations match what is shown on this sheet. Renderings vary slightly, and are provided mainly to show more views of the building, and what the building looks like with plantings.





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NE corner - streetfront presence



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NW corner



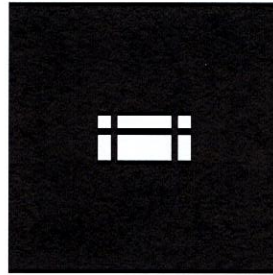
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SE corner



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S facade



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preliminary development plan documentation

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