

AN ORDINANCE APPROVING REZONING FROM DISTRICT R-1/NSO (SINGLE-FAMILY RESIDENTIAL/NEIGHBORHOOD STABILIZATION OVERLAY) TO DISTRICT TNZ (TRANSITIONAL NEIGHBORHOOD ZONE) AND PRELIMINARY DEVELOPMENT PLAN ON APPROXIMATELY 0.44 ACRES OF LAND LOCATED AT 100 NE DOUGLAS STREET, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-019 submitted by Engineering Solutions, LLC., requesting approval of a rezoning from R-1/NSO (Single-Family Residential/Neighborhood Stabilization Overlay) to TNZ (Transitional Neighborhood Zone) and preliminary development plan on land located at 100 NE Douglas Street 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 March 27, 2025, 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 May 6, 2025, 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:

All of lots 8 and 11, Block 3, Myrtle Park, a subdivision in Lee's Summit, Jackson County, Missouri

And

The South 11 feet of Lot 7, Block 3, Myrtle Park, a subdivision in Lee's Summit, Jackson County, Missouri

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan with a revision date of February 26, 2025.
2. A minor plat shall be approved by the City of Lee's Summit and recorded with Jackson County Recorder of Deeds.

SECTION 3. That rezoning of the property from R-1/NSO to TNZ shall be as depicted on the rezoning exhibit appended hereto as Attachment A. Development shall be in accordance with the preliminary development plan set revision dated February 26, 2025, appended hereto as Attachment B.

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 13<sup>th</sup> day of May, 2025.

ATTEST:

Trisha Fowler Arcuri  
City Clerk Trisha Fowler Arcuri



William A. Baird  
Mayor William A. Baird

APPROVED by the Mayor of said city this 14<sup>th</sup> day of May, 2025.

ATTEST:

Trisha Fowler Arcuri  
City Clerk Trisha Fowler Arcuri



William A. Baird  
Mayor William A. Baird

APPROVED AS TO FORM:

Brian W. Head  
City Attorney Brian W. Head

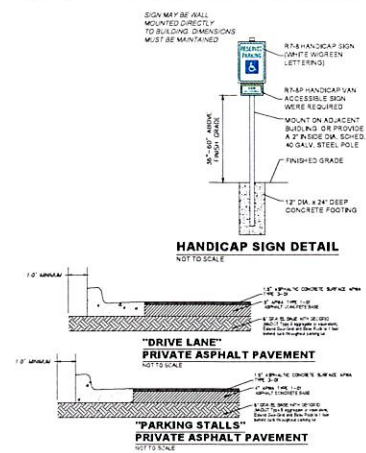
PROPERTY DESCRIPTION

MYRTLE PARK, S 11' OF LOT 7 AND ALL OF LOTS 8 AND 11 BLK J

- AREA TO BE REZONED  
TO TNZ  
18,948.60  
0.44 ACRES







**E**NGINEERING  
—(ENGINEERING & SURVEYING)  
**SOLUTIONS**

WE'RE WITH EVERYONE.  
LESTER SUMMIST, MD, 60832  
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**Professor Eugene  
Mason**  
Engineering 200002-06-0  
Surveying 200002-19-0  
Harris  
Engineering 1-1000  
Surveying 1-5-218  
Oklahoma  
Engineering 654  
Nedra  
Engineering 6A501

100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

Project: 090146 OCEANOGRAPHY  
S. Haggis  
Contact: Nathan Carter  
January 26, 2015

**SITE PLAN**  
Preliminary Development Plans for:  
100 NE DOUGLAS STREET  
ee's Summit, Jackson County, Missouri



WG PE 30060-8708  
KS PE 18071  
OH PE 25728  
NE PE 14335

REVIEWS

 REV. 3/11/2019  
REV. 3/24/2019

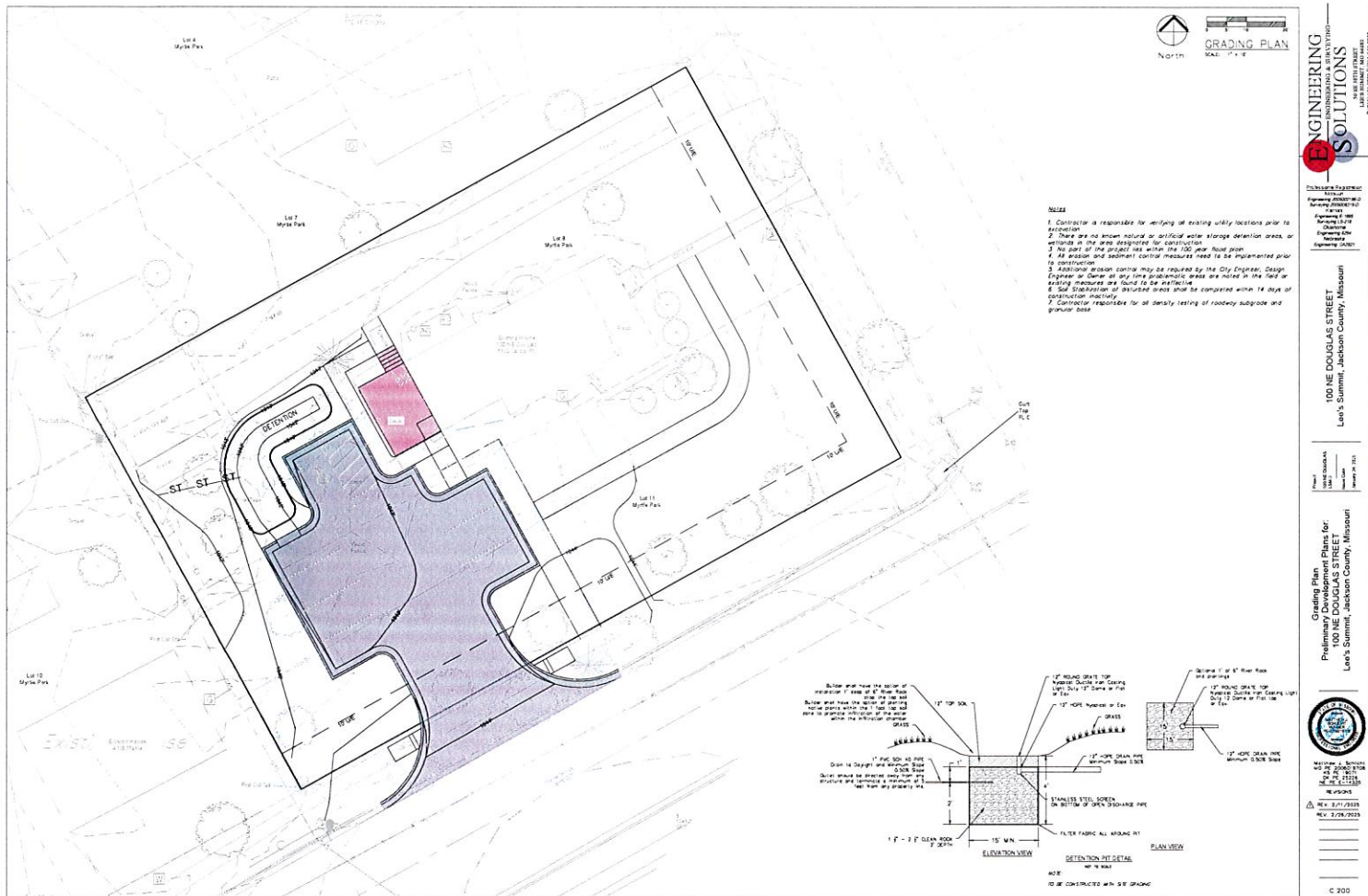
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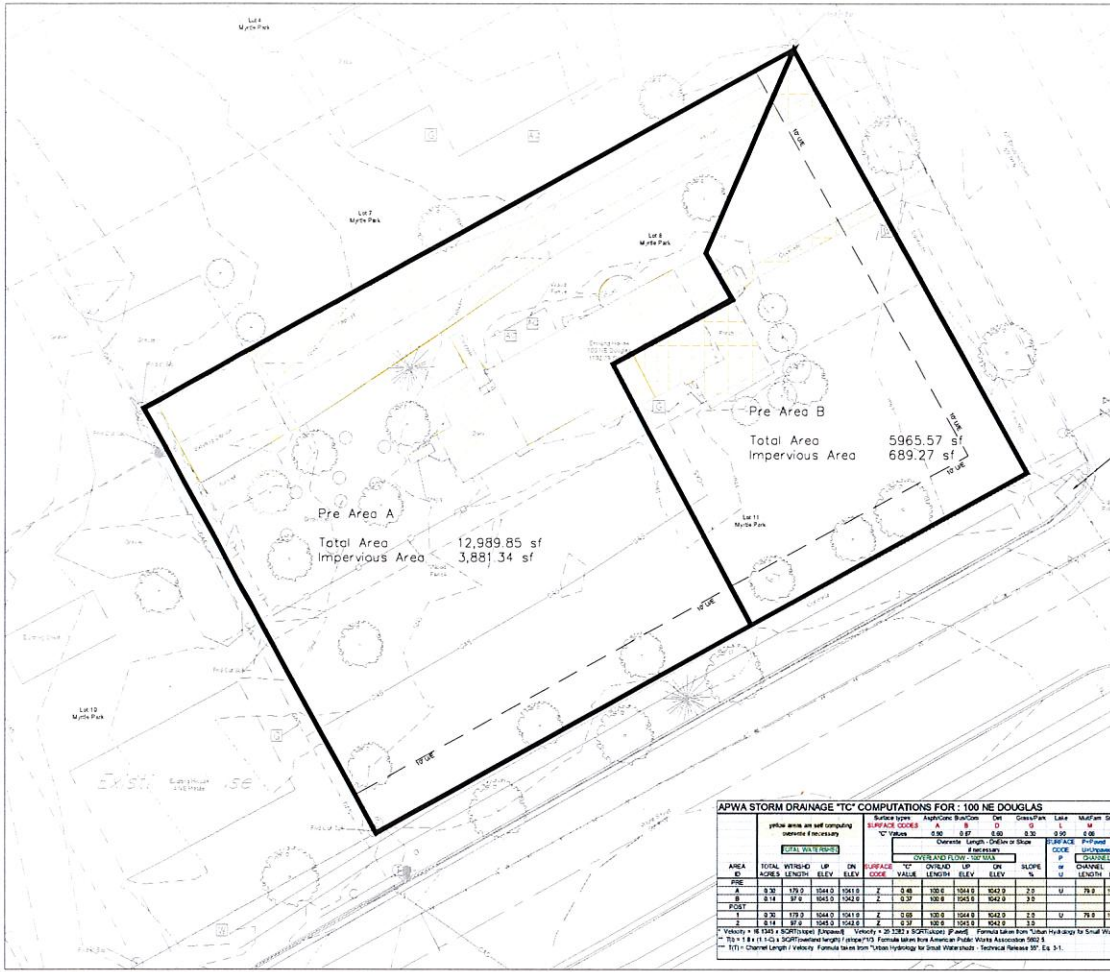
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C.101







APWA STORM DRAINAGE "TC" COMPUTATIONS FOR: 100 NE DOUGLAS

yellow areas are self computing  
red areas are self computing

SURFACE DATA										OVERLAP DATA										CHANNEL DATA										PIPE DATA										TOTAL DATA									
AREA	TOTAL WQV (40)	LIP	DN	SURFACE	CODE	VALUE	LENGTH	ELEV	AREA	TOTAL WQV (40)	LIP	DN	SURFACE	CODE	VALUE	LENGTH	ELEV	AREA	TOTAL WQV (40)	LIP	DN	SURFACE	CODE	VALUE	LENGTH	ELEV	AREA	TOTAL WQV (40)	LIP	DN	SURFACE	CODE	VALUE	LENGTH	ELEV	AREA	TOTAL WQV (40)	LIP	DN	SURFACE	CODE	VALUE	LENGTH	ELEV					
A	3.50	100.0	100.0	2	0.40	100.0	100.0	100.0	2	0.40	100.0	100.0	100.0	2	0.40	100.0	100.0	100.0	2	0.40	100.0	100.0	100.0	2	0.40	100.0	100.0	100.0	2	0.40	100.0	100.0	100.0	2	0.40	100.0	100.0	100.0	2	0.40	100.0	100.0	100.0	2	0.40	100.0	100.0	100.0	
B	3.10	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	
C	3.10	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	
D	3.10	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	2	0.30	100.0	100.0	100.0	

Notes:  
 1. Values are for 100% imperviousness.  
 2. Values are for 100% imperviousness.  
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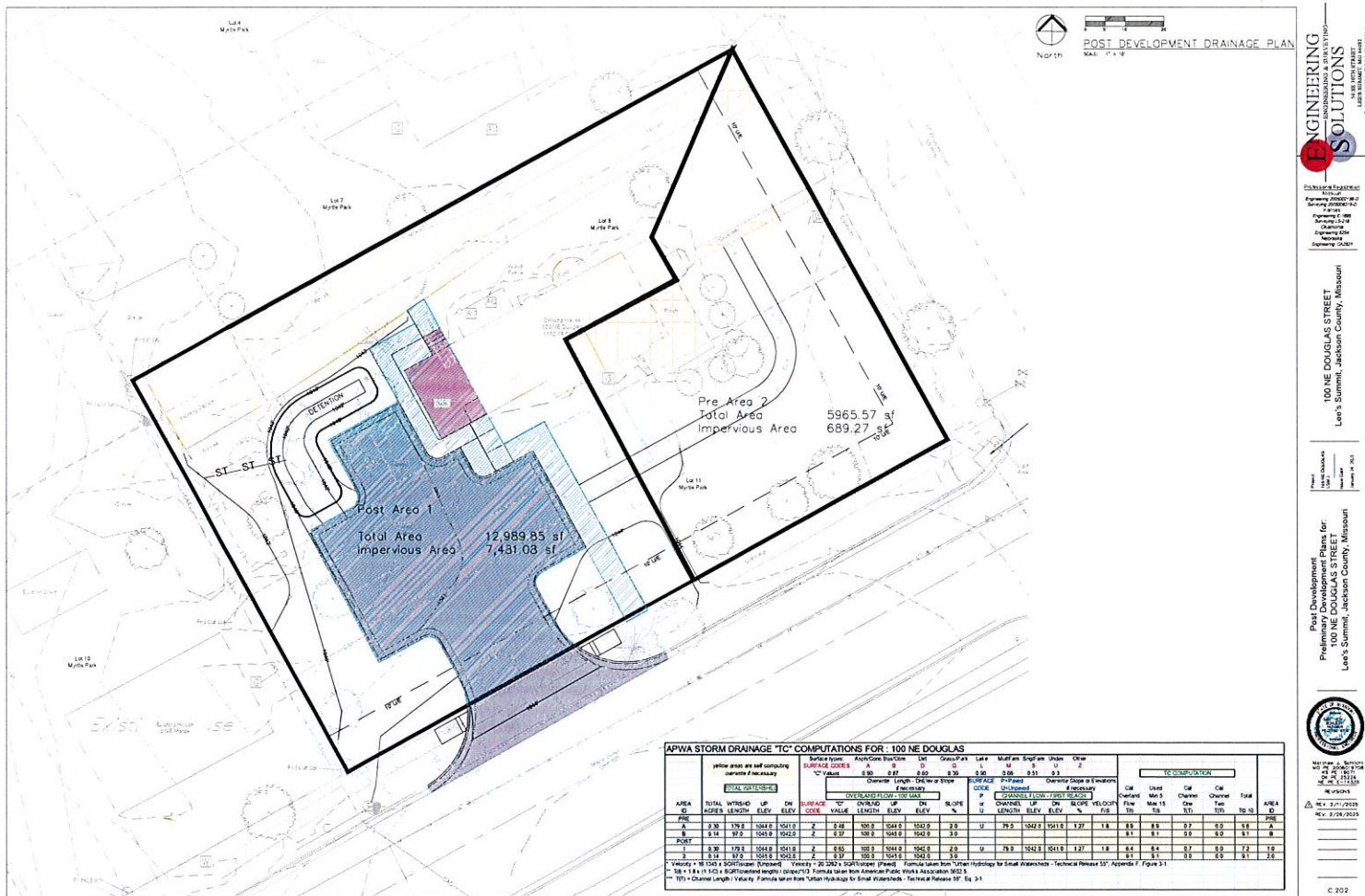
**ENGINEERING SOLUTIONS**

100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

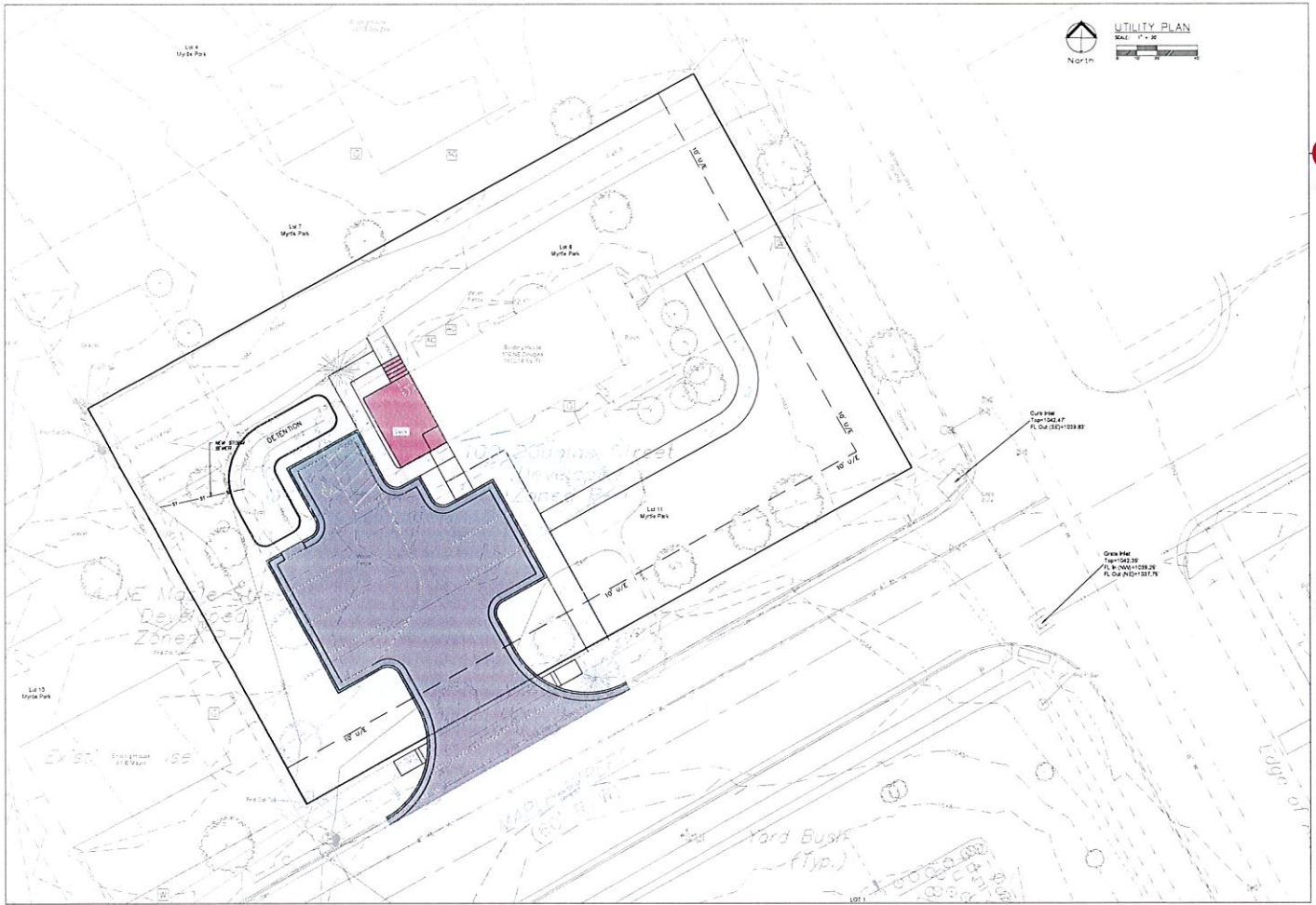
Pre Development  
Preliminary Drainage Plan for  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

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Preliminary Drainage Plan for  
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100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri







**ENGINEERING SOLUTIONS**

100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

Utility Plan  
Preliminary Development Plans for  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

Project: [Name]  
Date: [Date]  
Revision History:

Rev. 1: [Description]  
Rev. 2: [Description]  
Rev. 3: [Description]

Rev. 4: [Description]  
Rev. 5: [Description]  
Rev. 6: [Description]

Rev. 7: [Description]  
Rev. 8: [Description]  
Rev. 9: [Description]

Rev. 10: [Description]  
Rev. 11: [Description]  
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Rev. 13: [Description]  
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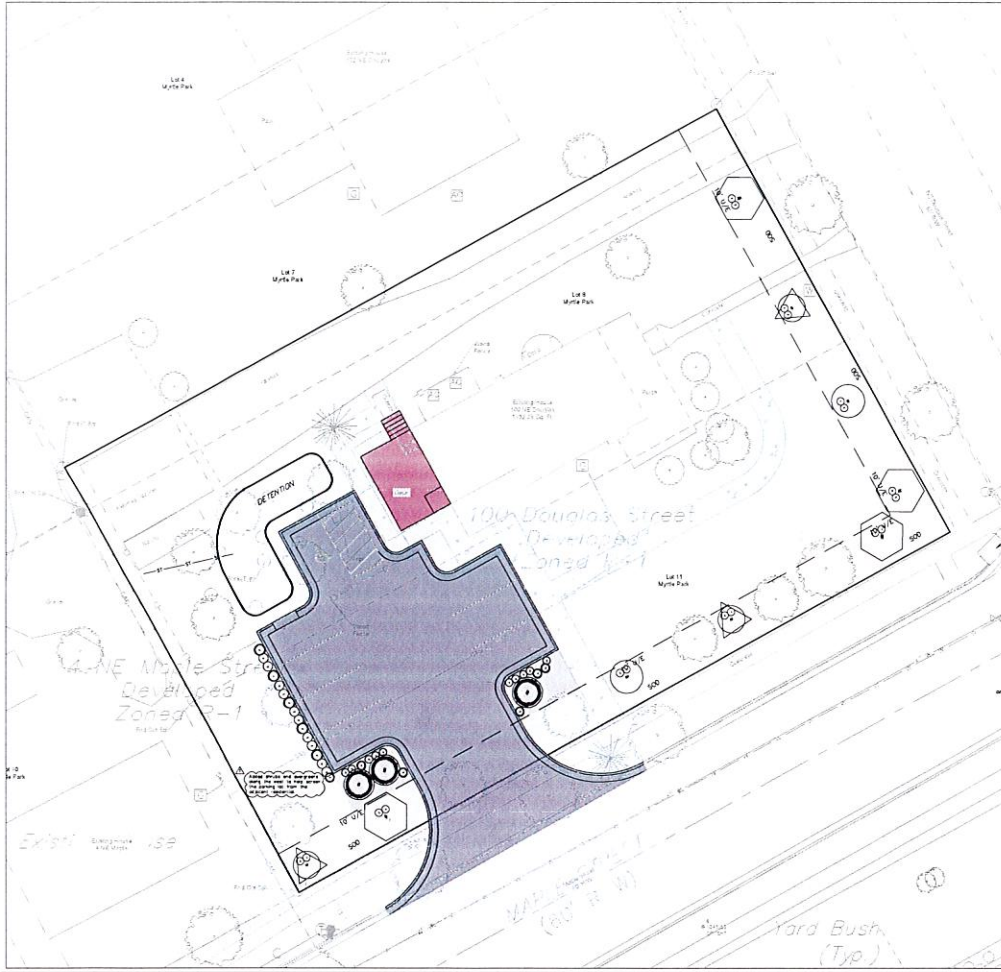
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Rev. 98: [Description]  
Rev. 99: [Description]

Rev. 100: [Description]

C. 300



LANDSCAPE WORKSHEET			
DESIGN/ANALYSIS REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE	
14.200.1 Street Frontage Trees (Shrub) (S)	1 tree per 30' of street frontage	142 ft. of street frontage / 30' = 4.73 trees required	5 Trees Provided
14.200.2 Street Frontage Trees (Shrub) (S)	1 shrub per 20' of street frontage	142 ft. of street frontage / 20' = 7.1 shrubs required	10 shrubs provided
14.200.3 Street Frontage Trees (Shrub) (S)	1 tree per 30' of street frontage	111 ft. of street frontage / 30' = 3.7 trees required	4 Trees Provided
14.200.4 Street Frontage Trees (Shrub) (S)	1 shrub per 20' of street frontage	111 ft. of street frontage / 20' = 5.55 shrubs required	8 shrubs provided
14.200.5 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	18,818 sq. ft. of total lot area minus 5,881 sq. ft. of building = 12,937 sq. ft. / 5,000 = 2.59 shrubs	3 shrubs
14.200.6 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking	18,818 sq. ft. of total lot area minus 5,881 sq. ft. of building = 12,937 sq. ft. / 5,000 = 2.59 trees	3 Trees Provided
14.112 Planting Lot Landscaping	58' of shrub planting area (excluding shrub 8' or less) 1' apart @ end of every parking strip, max 1' wide	3,508 sq. ft. of parking area x 100' = 350,800 sq. ft. of landscape planting lot shrub required	358 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40' linear feet (max 10' 2 1/2' tall, 10' wide, may be combined with shrubs)	24 linear feet / 40' = 0.6 shrubs required	10 shrubs provided

STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS

#### PLANTING SCHEDULE

ALL PLANTING SHALL BE AT FULL BUD FOR THE ENTIRE DEVELOPMENT. PLANTING REQUIREMENTS SHALL BE MET

PLANTING	QUANTITY	KEY	NAME	SIZE
tree	4	T1	AMERICAN BASSWOOD LINCOLN TREE AMERICAN	3.0" CAL
shrub	11	S1	STYLOSTEMON UNIFOLIUS 'STYLOSTEMON' STYLOSTEMON	8" IN
tree	2	T2	QUERCUS BICOLOR 'QUERCUS' QUERCUS	3.0" CAL
shrub	44	S2	BURNING BUSH 'BURNING BUSH' BURNING BUSH	2' CALIBER POT
ornamental tree	2	T3	SPRING BLOSSOM 'SPRING BLOSSOM' SPRING BLOSSOM	1.5" CAL
tree	8	T4	COLONIAL CREEK SPRUCE 'COLONIAL CREEK' COLONIAL CREEK	2.5" CAL



ENGINEERING SOLUTIONS  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri

Prepared by: [Name]  
Checked by: [Name]  
Reviewed by: [Name]

LANDSCAPE PLAN  
Preliminary Development Plans for:  
100 NE DOUGLAS STREET  
Lee's Summit, Jackson County, Missouri



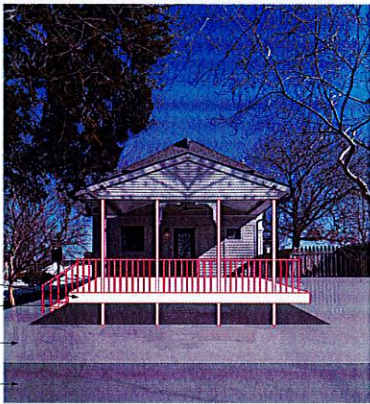
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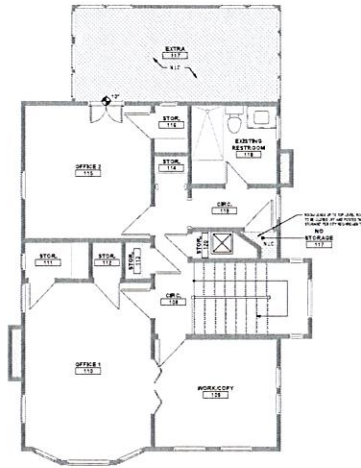




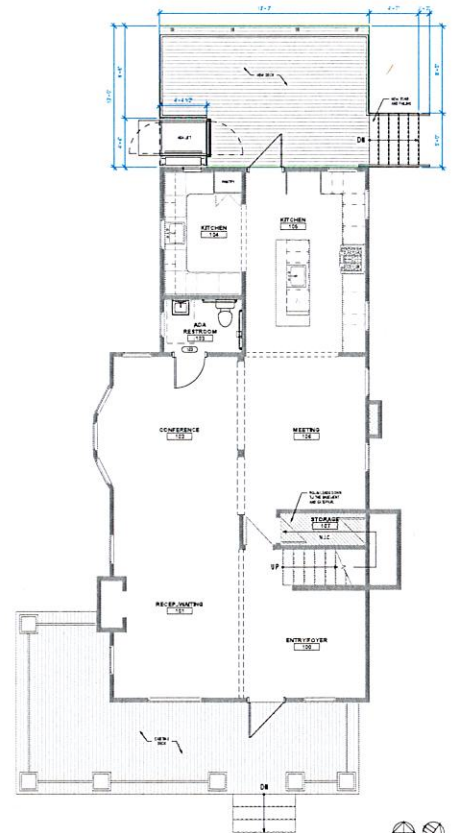
ADA LIFT  
SIDEWALK  
PARKING LOT



NEW DECK  
NEW STAIR AND RAILING  
SIDEWALK  
PARKING LOT



2 2ND LEVEL - PRELIMINARY  
1/4" = 1'-0"



1 1ST LEVEL - PRELIMINARY  
1/4" = 1'-0"



HERITAGE ASSET MANAGEMENT  
PRELIMINARY PLANS AND ELEVATIONS

Project No. 3010  
SD100