

AN ORDINANCE APPROVING REZONING FROM DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL DISTRICT) TO DISTRICT CBD (CENTRAL BUSINESS DISTRICT) AND A PRELIMINARY DEVELOPMENT PLAN FOR THE DOWNTOWN MARKET PLAZA ON APPROXIMATELY 4 ACRES OF LAND LOCATED AT 201, 205, AND 220 SE GREEN STREET; 205 AND 208 SE JOHNSON STREET; AND 200 AND 202 SE 3RD 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 #PL2023-196 submitted by Lane4 Property Group, requesting approval of a rezoning from CP-2 (Planned Community Commercial District) to CBD (Central Business District) and preliminary development plan on land located at 201, 205, and 220 SE Green Street; 205 and 208 SE Johnson Street; and 200 and 202 SE 3rd 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 October 26, 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 November 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:

PROPERTY DESCRIPTION

All of Lot 1, Lee's Summit City Hall, together with all of Lots 5 through 10, together with part of Lot 4, together with all of the adjacent 20-foot-wide Alley, together with all of Green Street right of way, all in Block 18 of W.B. Howard's Addition to the Town of Strother, both subdivisions in the City of Lee's Summit, Jackson County, Missouri, lying in the Southwest Quarter of Section 5, Township 47 North, Range 31 West, described by Patrick Ethan Ward, PLS-2005000071 of Olsson, Inc., LC-366, on July 28, 2023, as follows:

BEGINNING at the Southernmost corner of said Lot 1; thence North 28 degrees 53 minutes 39 seconds West, on the Southwesterly line of said Lot 1, a distance of 520.09 feet to Westernmost corner of said Lot 1; thence North 60 degrees 57 minutes 02 seconds East, on the Northwesterly line of said Lot 1, and on the Northwesterly line of said Block 18, a distance of 700.34 feet to the Northernmost corner of said Block 18; thence South 29 degrees 04 minutes 41

seconds East, on the Northeasterly line of said Block 18, a distance of 270.98 feet to the Easternmost corner of said 20-foot-wide Alley; thence South 61 degrees 04 minutes 19 seconds West, on the Southeasterly line of said Alley, a distance of 240.27 feet to a point on the Northernmost corner of said Lot 4; thence South 28 degrees 55 minutes 51 seconds East, departing said Southeasterly line, on the Northeasterly line of said Lot 4, a distance of 9.74 feet to a point; thence South 60 degrees 38 minutes 25 seconds West, departing said Northeasterly line, a distance of 32.63 feet to a point; thence South 10 degrees 58 minutes 02 seconds West a distance of 26.69 feet to a point; thence South 28 degrees 58 minutes 15 seconds East a distance of 219.45 feet to a point on the Southeasterly line of said Block 18; thence South 60 degrees 58 minutes 38 seconds West, on said Southeasterly line, and on the Southeasterly line of said Lot 1, a distance of 411.51 feet to the POINT OF BEGINNING, containing 292,983 square feet or 6.7260 acres, more or less.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the Design Standards for the Downtown Core Area's requirement that first and second floor elevations of street facing facades consist of brick, to allow for the façade on the second level to include the use of use of fiber cement panels, consistent with the preliminary development plan date stamped August 29, 2023.
2. A modification of UDO Sec. 8.750, Acceptable plant materials, shall be granted to allow deciduous shade trees to be a minimum of 2.5" caliper at planting, evergreen trees to be a minimum height of 6' at planting and deciduous ornamental trees to be a minimum of 2" caliper at planting.
3. Development shall be in accordance with the preliminary development plan dated August 29, 2023, and the elevations dated August 29, 2023.
4. Development shall be in accordance with the Transportation Impact Analysis dated October 17, 2023.

SECTION 3. That rezoning of the property from CP-2 to district CBD shall be as depicted on the rezoning map included in the plan and development shall be in accordance with the preliminary development plan dated August 29, 2023, and the elevations dated August 29, 2023, set appended hereto as Attachment A

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.

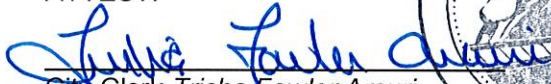
BILL NO. 23-221

ORDINANCE NO. 9807

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 5th day of December, 2023.

ATTEST:


City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED by the Mayor of said city this 8th day of December, 2023.

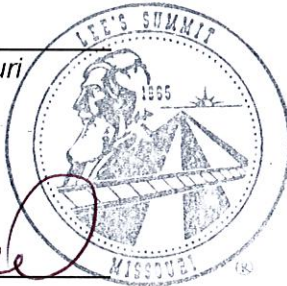

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:


City Attorney Brian W. Head



LEE'S SUMMIT, MISSOURI
JACKSON COUNTY

ST. LEE'S SUMMIT, MO 64063
816 969 1010

PROJECT NO: 022-00393

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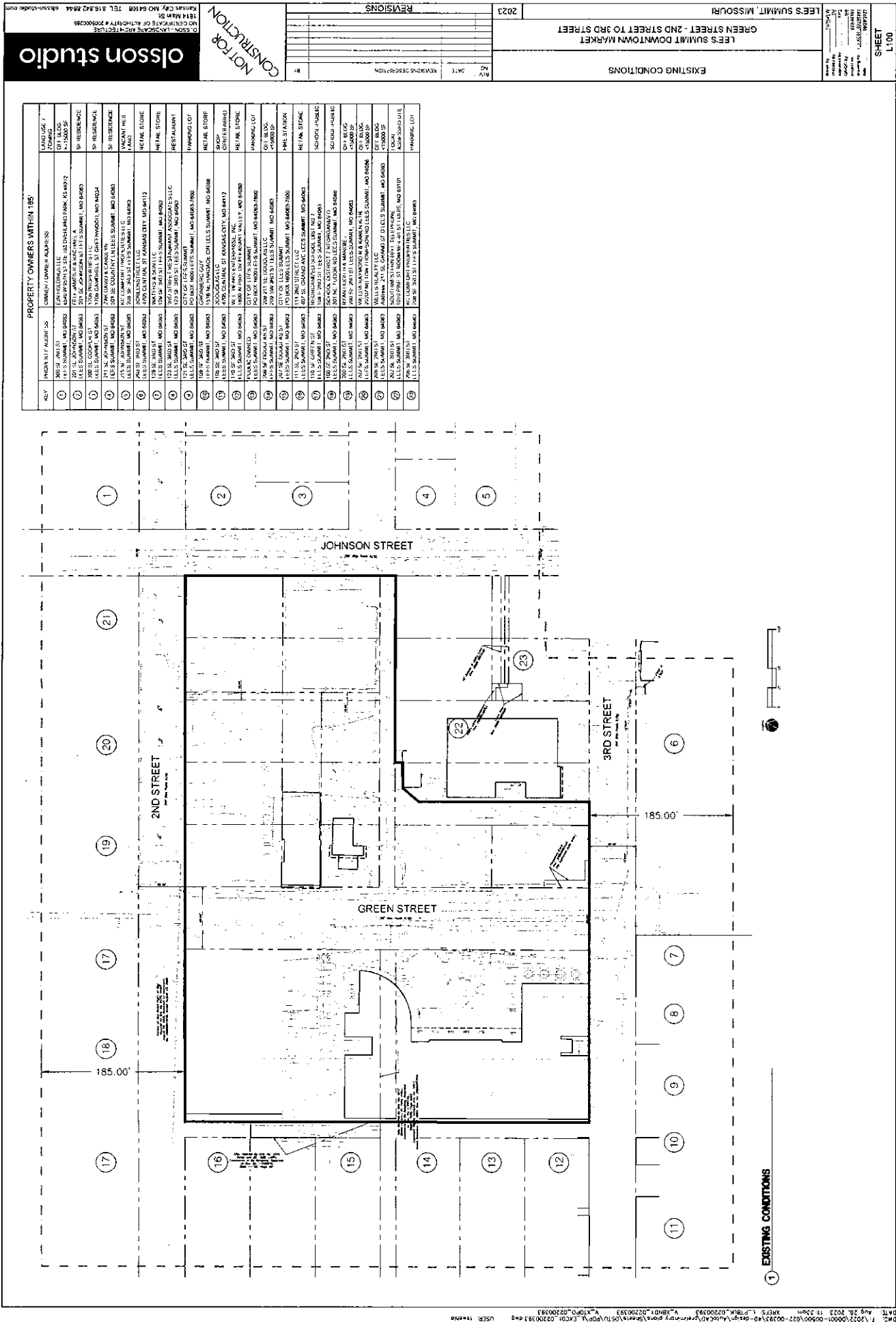
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**Know what's below.
Call before you dig.**

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GENERAL		SPECIAL	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	ARROW STRAIGHT	1	EXISTING CABLE IN, OVERHEAD
AL	ARROW TURN LEFT	2	EXISTING CABLE IN, UNDERGROUND
AR	ARROW TURN RIGHT	3	PROPOSED CABLE IN, OVERHEAD
ARW	ARROW TURN	4	PROPOSED CABLE IN, UNDERGROUND
B	BLOW OFF VALVE	5	FIBER OPTIC BOX
BB	BURN	6	FIBER OPTIC, OVERHEAD
BBH	BURN	7	FIBER OPTIC, UNDERGROUND
C	CONDUIT	8	FIBER OPTIC, OVERHEAD
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CHL	CHIMNEY	315	FIBER OPTIC, UNDERGROUND
CHL	CHIMNEY	316	FIBER OPTIC, OVERHEAD
CHL	CHIMNEY	317	FIBER OPTIC, UNDERGROUND
CHL	CHIMNEY	318	FIBER OPTIC, OVERHEAD
CHL	CHIMNEY	319	FIBER OPTIC, UNDERGROUND

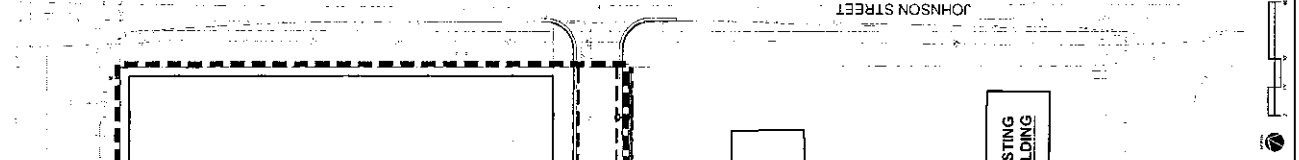
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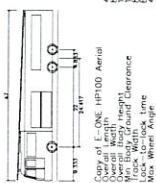


JOHNSON STREET

— 10000 — 5000 — 0 — 5000 — 10000

100





FIRE TRUCK DIMENSIONS

[illegible]

PROPOSED PROPERTY

BOUNDARIES AND R/W
EXISTING PROPERTY

BOUNDARIES AND R/W
FIRE TRUCK BODY LIMIT

FIRE TRUCK WHEEL LIM

→ DIMENSION FROM FACE
FIRE TRUCK ACCESSIBLE

CURB TO FACE OF CURB

PROPOSED BUILDING

PROPOSED PAD SITE

10

SE 2ND ST

463'

.

Year	Number of people (millions)
1990	110
1995	120
2000	130
2005	145
2010	160
2015	175
2020	190

2

—26—

SE 3RD ST

HYDRANT SPACING DIAGRAM

HOWS HYDRANT-TO-HYDRANT SERVICE BOTH EXISTING (LIGHT) AND PRO

FIRE HYDRANTS, ALONG STREET
NOT TO SCALE

SE GREEN ST.

SE 2ND ST.

SE JOHNSON ST.

SE 3RD ST.

PAD SITE 1
0.36 ACRES
12,997 SQFT.
BUILDING

PAD SITE 2
0.24 ACRES
5,200 SQFT.
BUILDING

PAD SITE 3
0.37 ACRES
35,164 SQFT.
BUILDING

FARMER'S MARKET
0.40 ACRES
17,770 SQFT.
BUILDING

AT&T OFFICE

CITY HALL

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

AT&T SHED

PARKING GARAGE

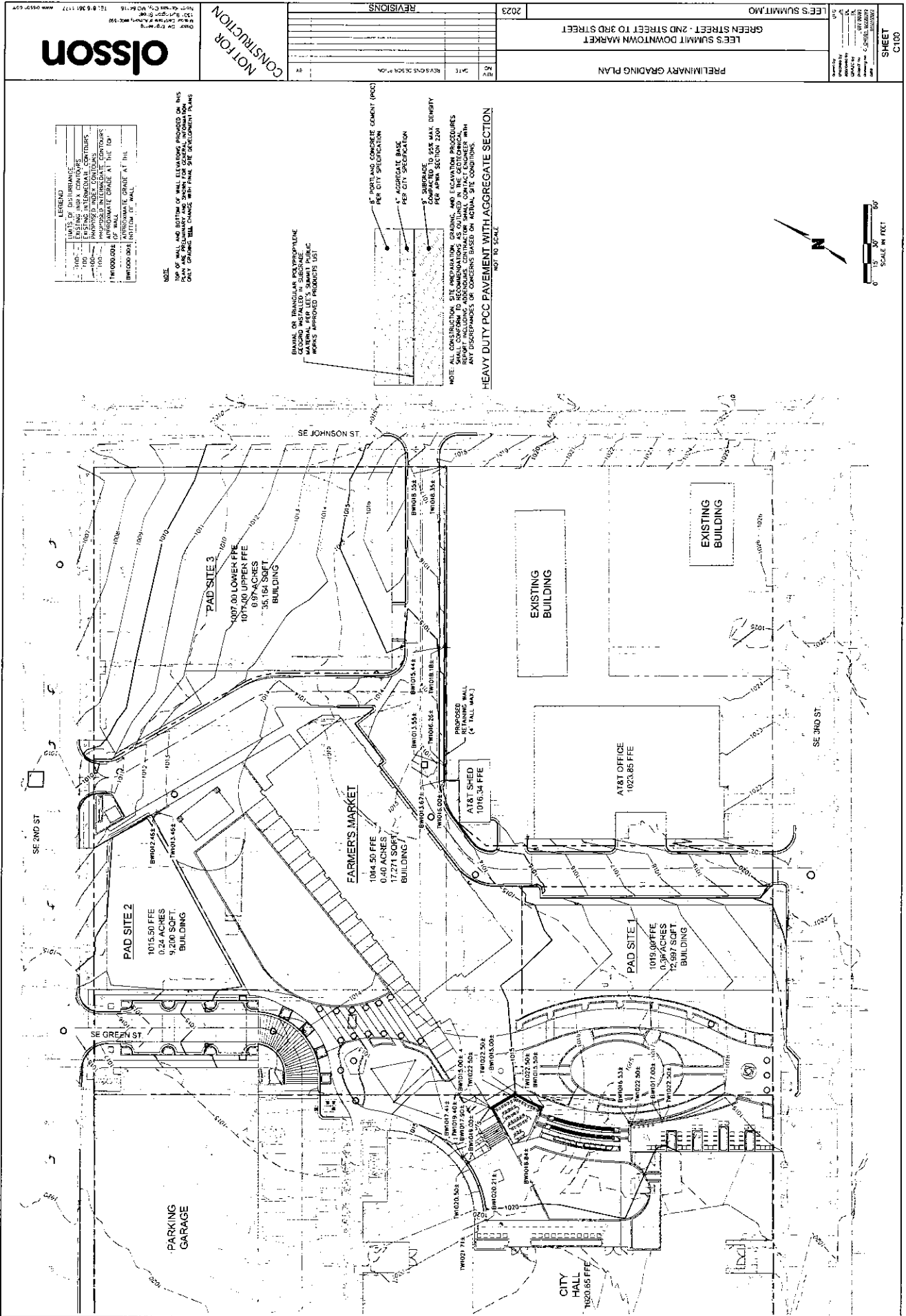
0' 15' 30' 60'
SCALE IN FEET

N

0' 15' 30' 60'

SCALE IN FEET

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\preliminary plans\Sheets\ONCV\PDF\C-TRAN01-02200393.dwg
USER: gromanov C-PATH: K:\2020\0393 L-PHASE: 02200393 C-PATH: K:\2020\0393 C-PATH: 02200393
DATE: Aug 28, 2023 10:27am XREFS: C-XBASE-02200393



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CONSTRUCTION

REVISIONS

2023

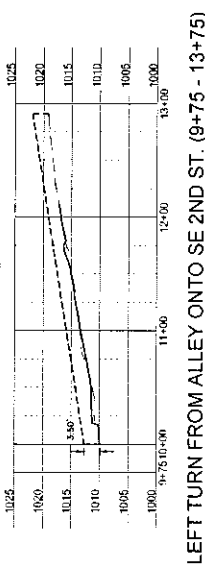
LEE'S SUMMIT, MO
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MO

SHEET
C101

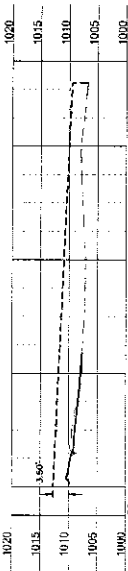
RIGHT TURN FROM ALLEY ONTO SE 2ND ST. (9+75 - 13+00)

CASE B2: $V_{9+75} = 8.5$ ft. $V_{13+00} = 30$ mph



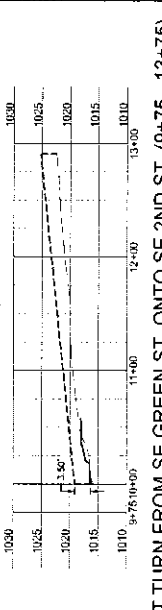
LEFT TURN FROM ALLEY ONTO SE 2ND ST. (9+75 - 13+75)

CASE B1: $V_{9+75} = 8.0$ ft. $V_{13+75} = 30$ mph



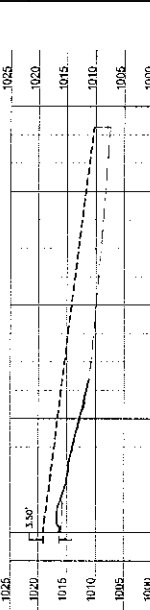
RIGHT TURN FROM SE GREEN ST. ONTO SE 2ND ST. (9+75 - 13+00)

CASE B2: $V_{9+75} = 8.5$ ft. $V_{13+00} = 30$ mph



LEFT TURN FROM SE GREEN ST. ONTO SE 2ND ST. (9+75 - 13+75)

CASE B1: $V_{9+75} = 8.0$ ft. $V_{13+75} = 30$ mph



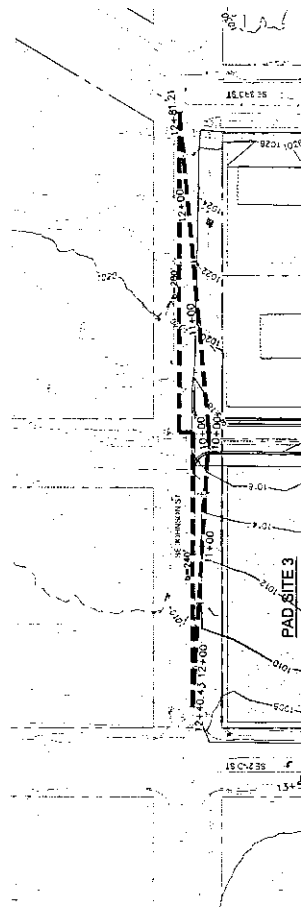
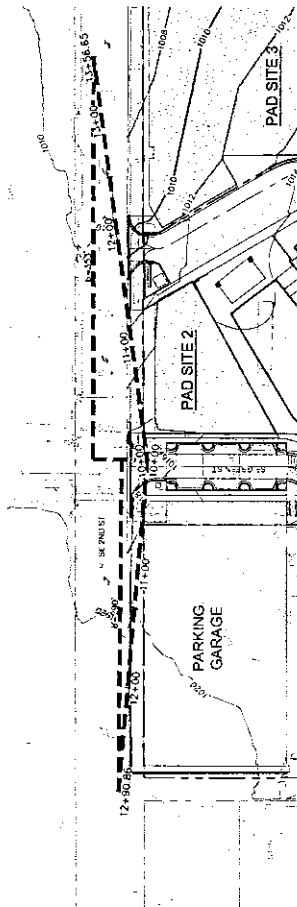
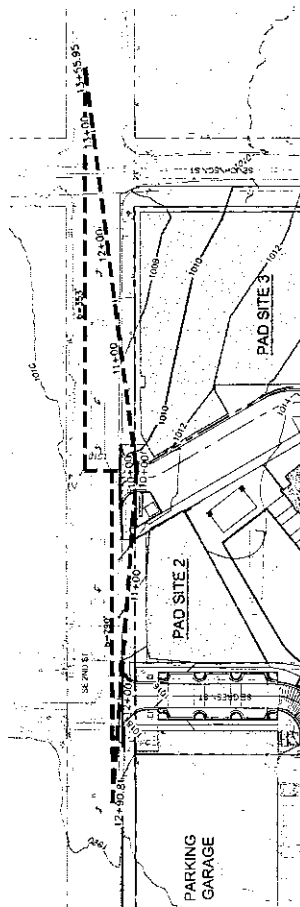
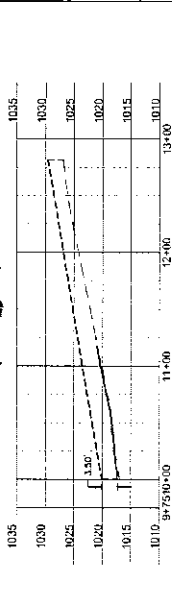
RIGHT TURN FROM ALLEY ONTO SE JOHNSON ST. (9+75 - 13+00)

CASE B2: $V_{9+75} = 8.5$ ft. $V_{13+00} = 30$ mph

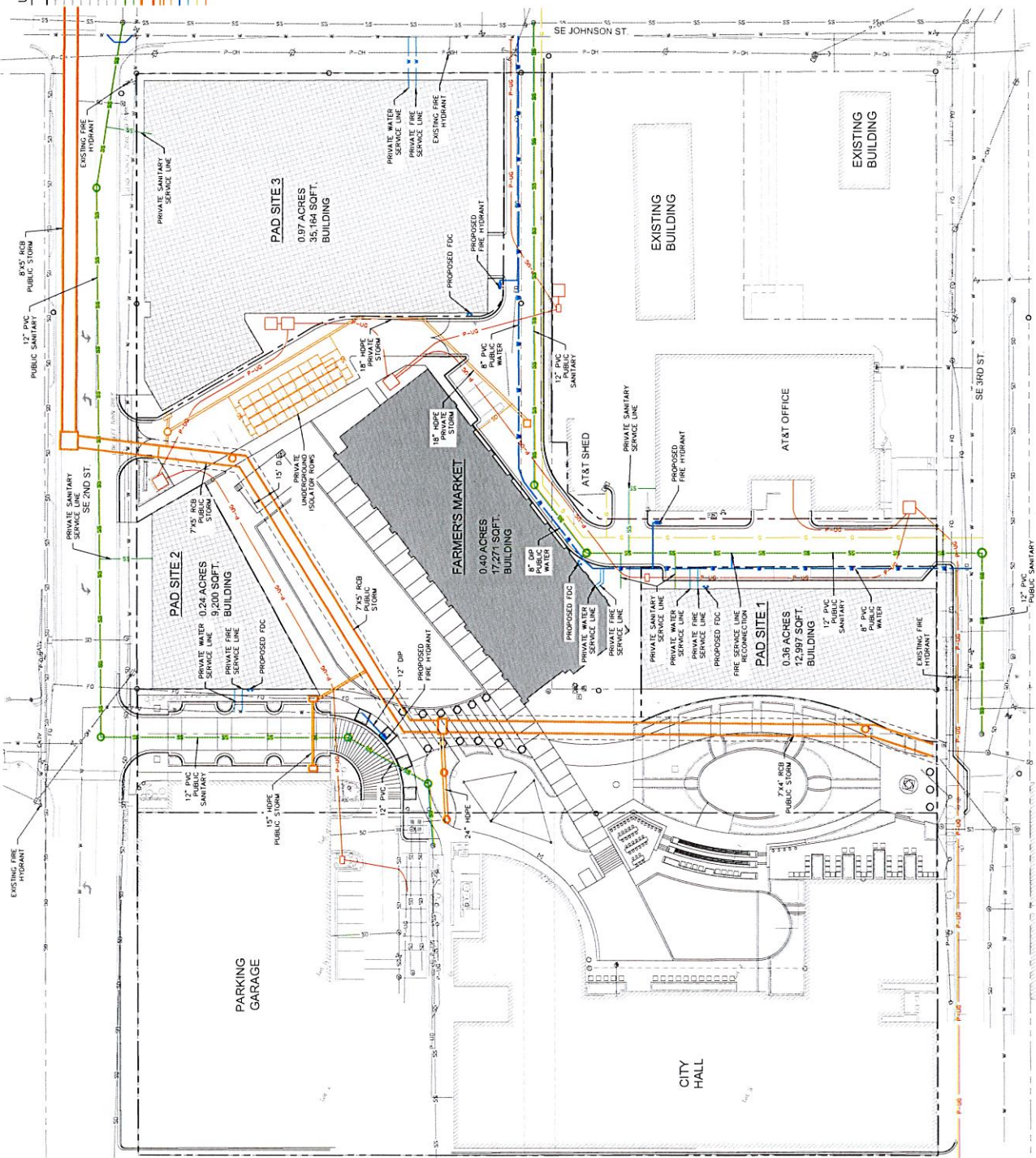


LEFT TURN FROM ALLEY ONTO SE JOHNSON ST. (9+75 - 13+00)

CASE B1: $V_{9+75} = 8.0$ ft. $V_{13+00} = 30$ mph



- [illegible]



Z

EXISTING
BUILDING

EXISTING
BUILDING

PROPOSED

FARMER'S MARKET

PAD SITE 3

PAD SITE 2

PAD SITE 1
0.36 ACRES
12,997 SQFT.

CITY HALL

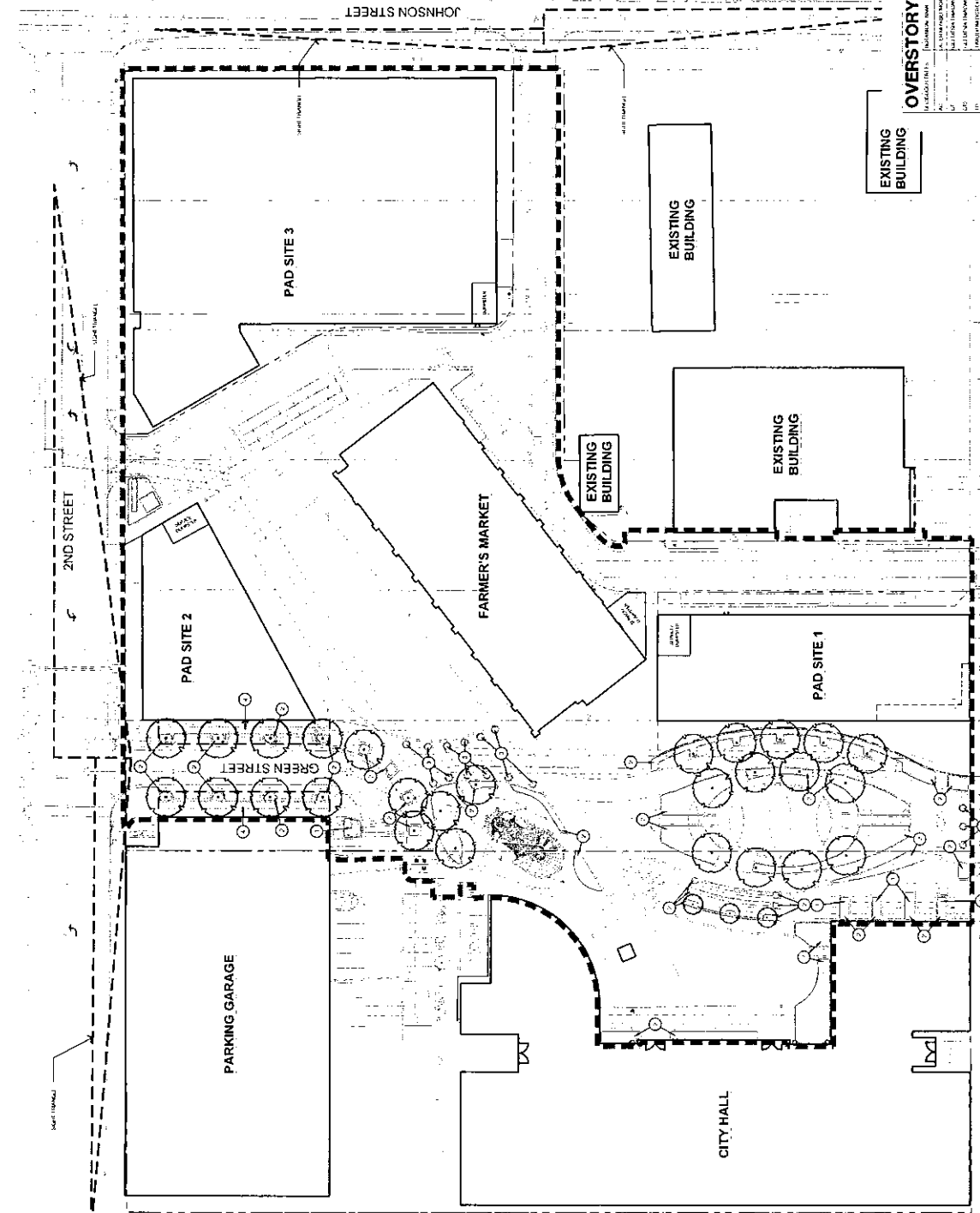
PARKING
GARAGE

EXISTING FIRE
HYDRANT

SHEET
L400

[illegible][illegible]

OVERSTORY PLANT SCHEDULE



PRELIMINARY PLANT SCHEDULE

LANDSCAPE OVERSTORY
PLAN NOTES:

1. EXISTING TREE TO REMAIN (EFFECTIVE PRUNING)
2. PLANTING BED, NEW LANDSCAPE OF PLANT MATERIALS
3. INSTALL PLANTING BOLLARDS, HEIGHT 7'00"
4. INSTALL SIGNAGE, HEIGHT 10'00"

LANDSCAPE LEGEND:

-

REV	DATE	REVISIONS DESCRIPTION	BY
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RÉVISIONS

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LEES SUMMIT, MISSOURI
GREEN STREET - 2ND STREET TO 3RD STREET

LANDSCAPE OVERSTORY PLAN

oisson studio

NOT FOR CONSTRUCTION

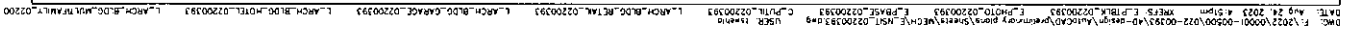
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PAYEE'S NAME	022-00000000
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AMOUNT IN WORDS	Ten

023

[illegible]

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CONSTRUCTION

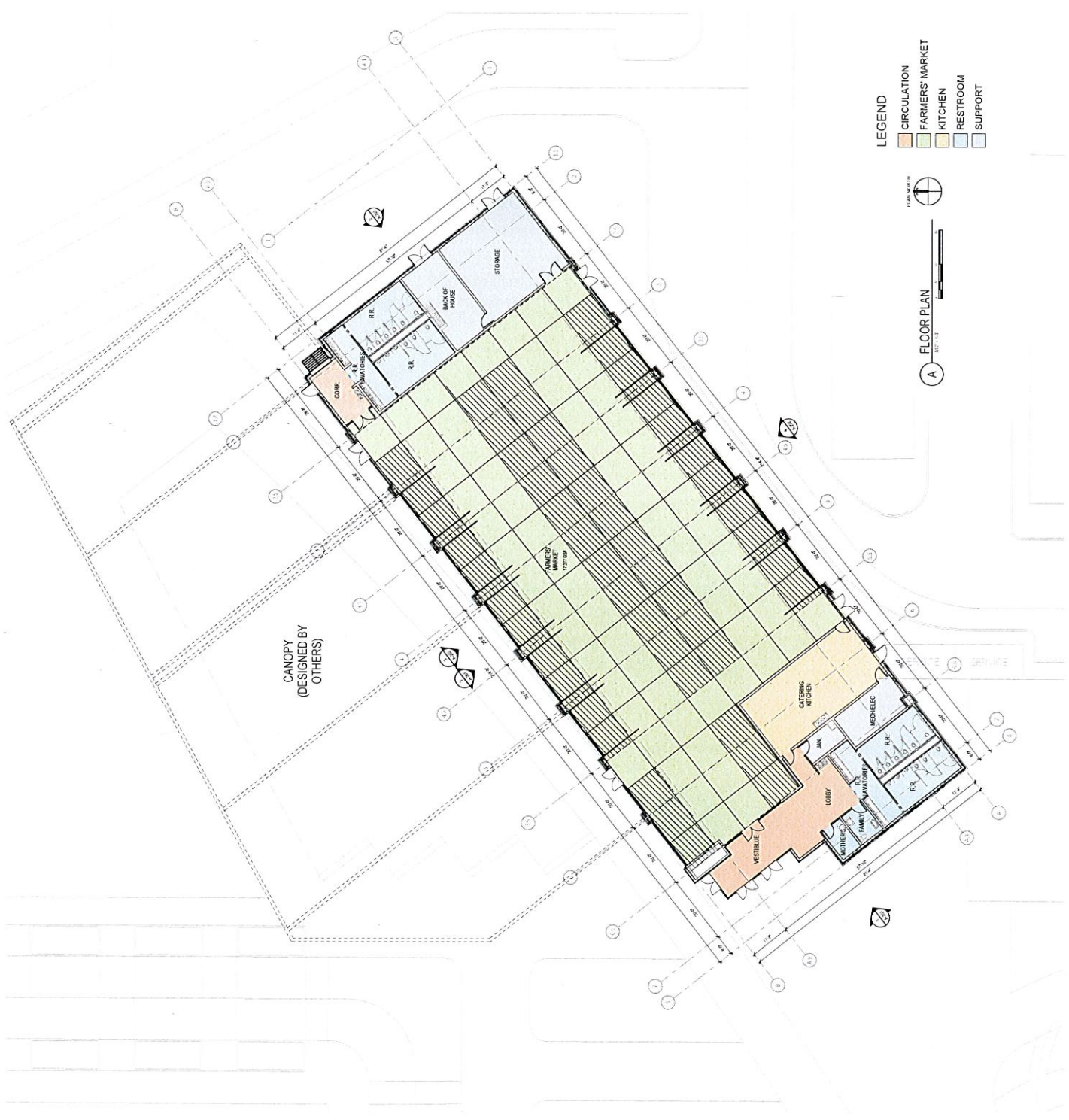
2002 10 10



CITY OF LEES SUMMIT
 LEES SUMMIT - MARKET PLAZA
 Lee's Summit, MO 64063

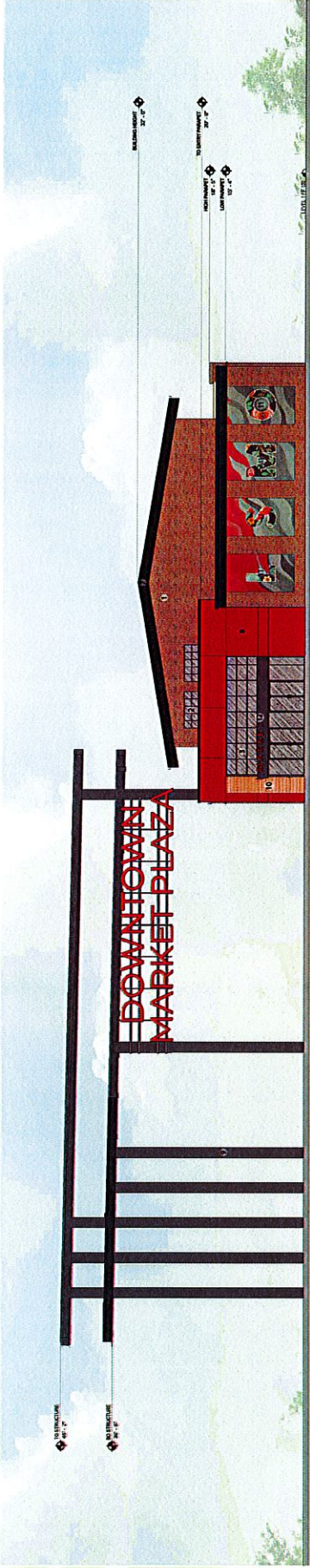


- LEGEND**
- CIRCULATION
 - FARMER'S MARKET
 - KITCHEN
 - RESTROOM
 - SUPPORT

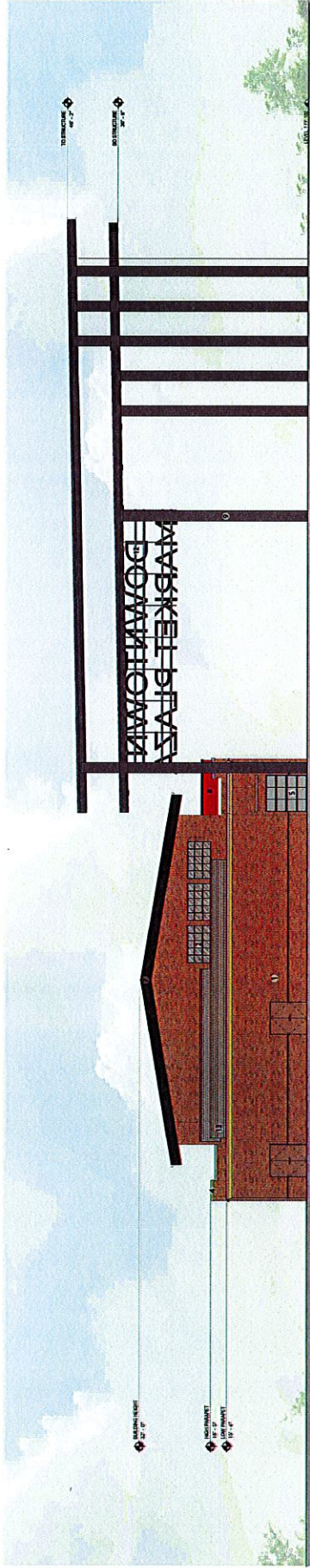


CANOPY
(DESIGNED BY
OTHERS)

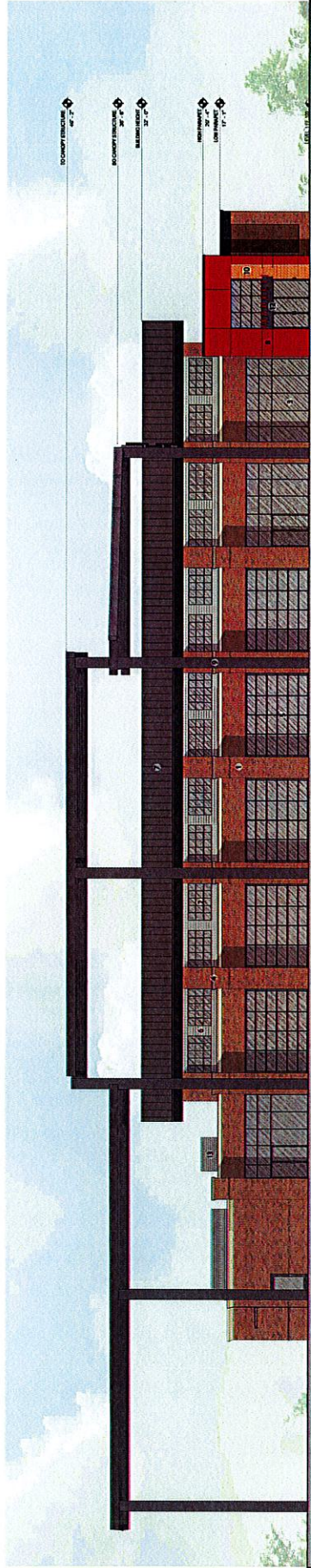




1 SOUTHWEST ELEVATION

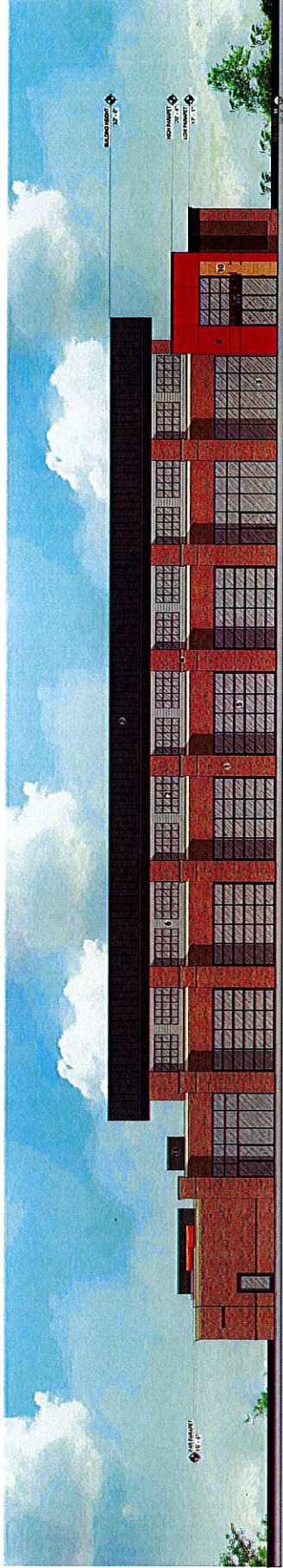


2 NORTHEAST ELEVATION

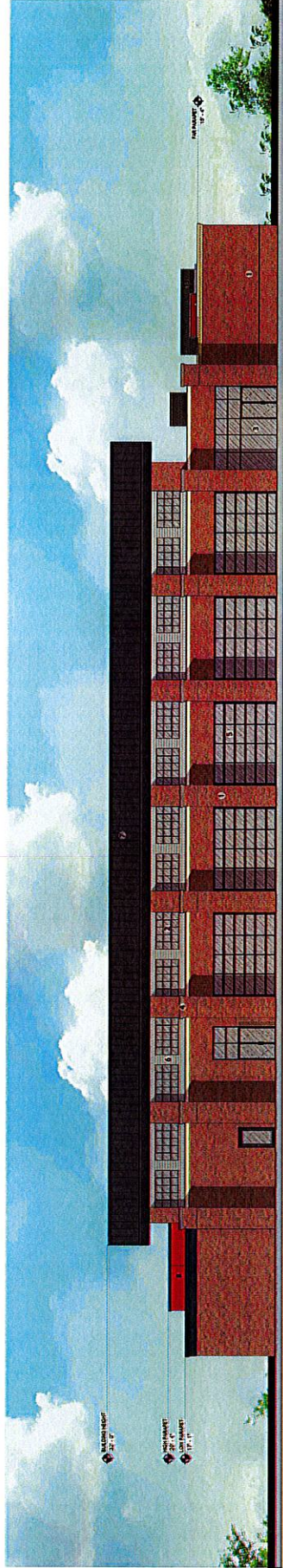


3 NORTHWEST ELEVATION

- 1. BRICK - MODULAR BERRICK BLEND
- 2. GLASS
- 3. STONEFRONT - DARK BRONZE
- 4. CAST STONE
- 5. OVERHEAD GARAGE DOOR
- 6. FIBER CEMENT PANEL
- 7. STANDING SEAM METAL ROOF
- 8. ARCHITECTURAL REPERFORATED BACKLIT RAINSCREEN
- 9. PAINTED STEEL - DARK BRONZE
- 10. EXTRUDED ALUMINUM - LIGHT CHERRY WOOD GRAIN
- 11. CHANGEABLE ART INSTALLATION
- 12. SIGNAGE
- 13. MECHANICAL SCREEN



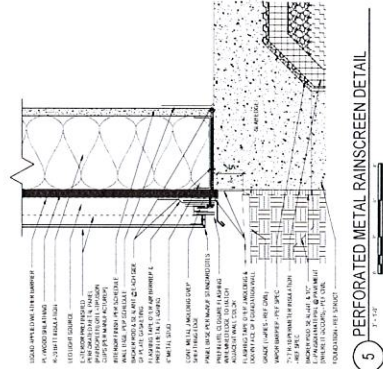
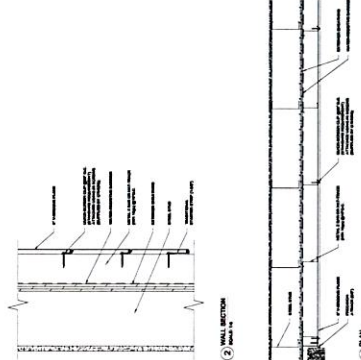
3 NORTHWEST ELEVATION W/O CANOPY



4 SOUTHEAST ELEVATION W/O CANOPY

- 1. BRICK - MODULAR BERTWICK BLEND
- 2. GLASS
- 3. STOREFRONT - DARK BRONZE
- 4. CAST STONE
- 5. OVERHEAD GARAGE DOOR
- 6. FIBER CEMENT PANEL
- 7. STANDING SEAM METAL ROOF
- 8. ARCHITECTURAL PERFORATED BACK LIT RAINSCREEN
- 9. PAINTED STEEL - DARK BRONZE
- 10. EXTRUDED ALUMINUM - LIGHT CHERRY WOOD GRAIN
- 11. CHANGEABLE ART INSTALLATION
- 12. SIGNAGE
- 13. MECHANICAL SCREEN

EXTRUDED ALUMINUM DETAILS



5 PERFORATED METAL RAINSCREEN DETAIL