

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT THE SOUTHEAST CORNER OF SW PRYOR ROAD AND SW NAPA VALLEY DRIVE, IN DISTRICT PMIX, PROPOSED NAPA VALLEY, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2015-130 submitted by Wehmeir Development, requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on land located at the southeast corner of SW Pryor Road and SW Napa Valley Drive, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District PMIX by the passage of the Unified Development Ordinance, Ordinance No. 5209, on September 6, 2001, which reclassified zoning districts citywide, effective November 1, 2001; 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 a public hearing for the consideration of the preliminary development plan on November 24, 2015, 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 December 17, 2015, 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 PMIX on the following described property:

*THE SOUTH HALF OF THE NORTHWESTQUARTER OF SECTION 36, TOWNSHIP 47N,
RANGE 32W, IN JACKSON COUNTY, MISSOURI.
CONTAINS 80 ACRES, MORE OR LESS, SUBJECT TO EXISTING ROADS AND EASEMENTS
OF RECORD.*

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the 700 foot maximum block length, to allow an approximate block length of 850 feet for SW Briarcrest Drive.
2. Development shall be in accordance with the preliminary development plan date stamped November 10, 2015.
3. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped October 21, 2015.

4. A vacation of right-of-way application for the segment of SW Blackstone Place between SW Pryor Road and SW Benzinger Drive shall be submitted and approved prior to final plat approval.
5. The minimum width of all sidewalks shall be 5 feet.
6. The development standards for the PMIX District shall be as follows:
 - Minimum lot width of 50 feet
 - Minimum lot area of 8400 sq ft.
 - Minimum front setback of 30 feet
 - Minimum rear setback of 30 feet
 - Minimum side setback of 7.5 feet
 - Minimum side setback corner lot of 25 feet
7. A sidewalk/shared-use path shall replace the section of Blackstone Drive between Pryor Road and Benzinger Drive. This condition shall be substantially complete prior to the issuance of building permits within the proposed preliminary development plan.
8. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, a water line along Pryor Road and the road improvements recommended in the Transportation Impact Analysis form dated November 18, 2015. 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 development shall be in accordance with the preliminary development plan, date stamped November 10,2015, appended hereto and made a part hereof.

SECTION 4. In granting modifications listed herein, the Governing Body concludes that the development will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent through the proposed project, effectively utilize the land upon which the development is proposed, and further the goals, spirit and intent of the Unified Development Ordinance.

SECTION 5. 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 6. 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 17th day of December, 2015.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 21st day of December, 2015.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:


City Attorney Brian W. Head

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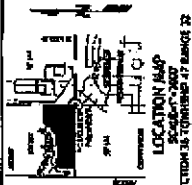
NOV 10 2015

Planning & Codes Admin

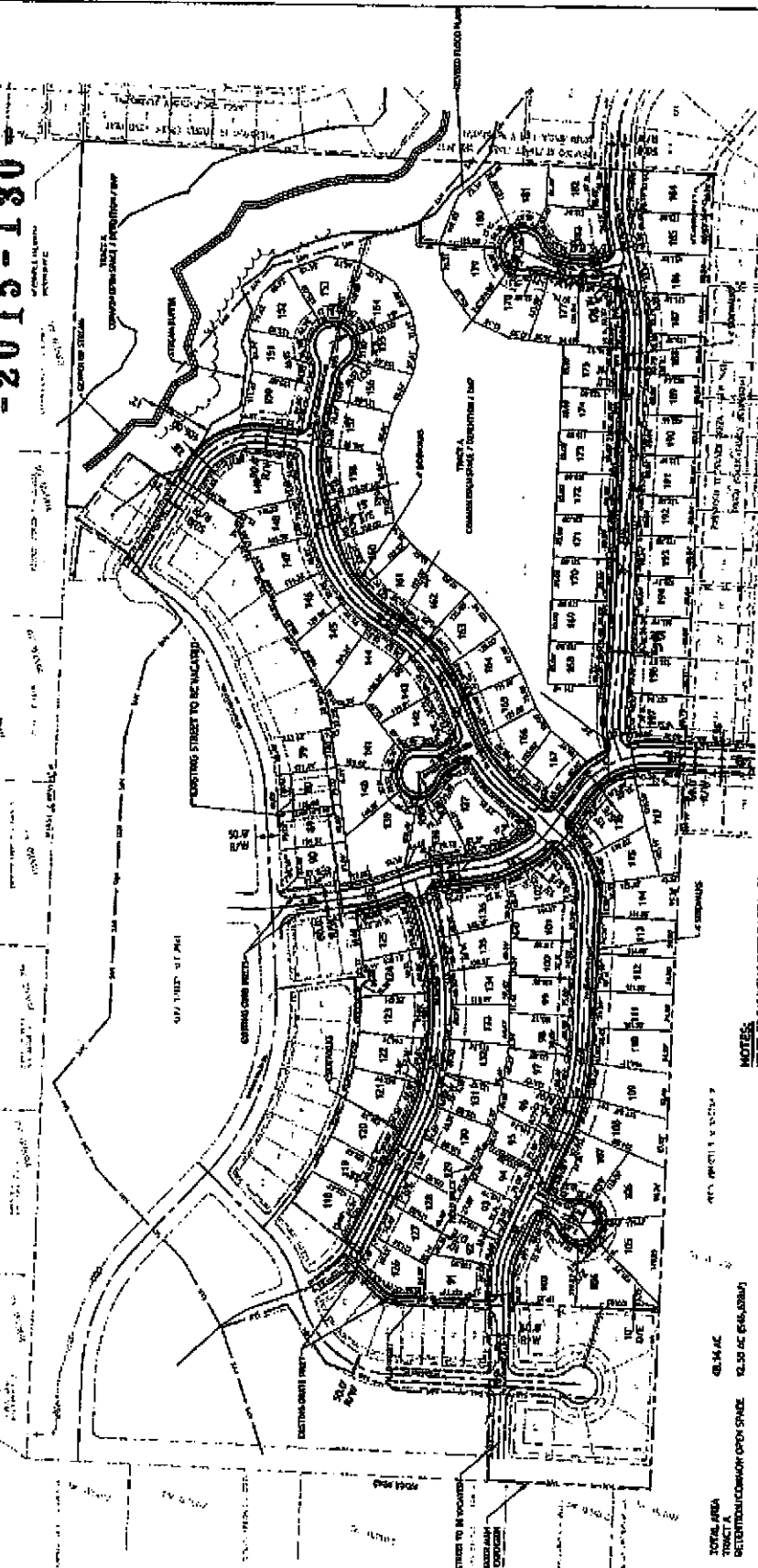
-2015-130-

**PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY PLAT
NAPA VALLEY**
SECTION 36 TOWNSHIP 47 RANGE 32
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WATERWAYS: ABOVE BIG CREEK



LOT NO.	LOT AREA
101	0.14 AC
102	0.14 AC
103	0.14 AC
104	0.14 AC
105	0.14 AC
106	0.14 AC
107	0.14 AC
108	0.14 AC
109	0.14 AC
110	0.14 AC
111	0.14 AC
112	0.14 AC
113	0.14 AC
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193	0.14 AC
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195	0.14 AC
196	0.14 AC
197	0.14 AC
198	0.14 AC
199	0.14 AC
200	0.14 AC



NOTES:
 1. NO DEED OR GAS WELLS EXIST ON SITE. CONFIRMED BY MISSOURI DEPARTMENT OF NATURAL RESOURCES, ENERGY RESOURCES UNIT, GEOLOGICAL SURVEY PROGRAM.
 2. ALL EXISTING UTILITIES SHALL BE 6" CLASS SL.
 3. THE WATER USE CONSTRUCTION SHALL BE COMPLETED WITH THE INITIAL PHASE.
 4. THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47N, RANGE 32N, JACKSON COUNTY, MISSOURI.
 5. CONFORMS TO ORDINANCES, MAPS OR DEEDS, SUBJECT TO EXISTING DEEDS AND EASEMENTS OF RECORD.

OWNER:
 WYNNEK DEVELOPMENTS LLC
 Keith Wynnek
 9714 SE Highway Drive
 Lees Summit, Missouri 64080
 816-526-0000
 keth@wynnekdevelopment.com

SURVEYOR:
 BOUNDARY & CONSTRUCTION
 SURVEYING, INC.
 614 S. COMMERCE STREET, SUITE 100
 LEES SUMMIT, MISSOURI 64080

PROPOSED MINIMUM LOT SIZES:

AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT AREA
AREA 1	40 FT	100 FT	4,000 SQ FT
AREA 2	40 FT	100 FT	4,000 SQ FT
AREA 3	40 FT	100 FT	4,000 SQ FT
AREA 4	40 FT	100 FT	4,000 SQ FT
AREA 5	40 FT	100 FT	4,000 SQ FT
AREA 6	40 FT	100 FT	4,000 SQ FT
AREA 7	40 FT	100 FT	4,000 SQ FT
AREA 8	40 FT	100 FT	4,000 SQ FT
AREA 9	40 FT	100 FT	4,000 SQ FT
AREA 10	40 FT	100 FT	4,000 SQ FT
AREA 11	40 FT	100 FT	4,000 SQ FT
AREA 12	40 FT	100 FT	4,000 SQ FT
AREA 13	40 FT	100 FT	4,000 SQ FT
AREA 14	40 FT	100 FT	4,000 SQ FT
AREA 15	40 FT	100 FT	4,000 SQ FT
AREA 16	40 FT	100 FT	4,000 SQ FT
AREA 17	40 FT	100 FT	4,000 SQ FT
AREA 18	40 FT	100 FT	4,000 SQ FT
AREA 19	40 FT	100 FT	4,000 SQ FT
AREA 20	40 FT	100 FT	4,000 SQ FT
AREA 21	40 FT	100 FT	4,000 SQ FT
AREA 22	40 FT	100 FT	4,000 SQ FT
AREA 23	40 FT	100 FT	4,000 SQ FT
AREA 24	40 FT	100 FT	4,000 SQ FT
AREA 25	40 FT	100 FT	4,000 SQ FT
AREA 26	40 FT	100 FT	4,000 SQ FT
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AREA 28	40 FT	100 FT	4,000 SQ FT
AREA 29	40 FT	100 FT	4,000 SQ FT
AREA 30	40 FT	100 FT	4,000 SQ FT
AREA 31	40 FT	100 FT	4,000 SQ FT
AREA 32	40 FT	100 FT	4,000 SQ FT
AREA 33	40 FT	100 FT	4,000 SQ FT
AREA 34	40 FT	100 FT	4,000 SQ FT
AREA 35	40 FT	100 FT	4,000 SQ FT
AREA 36	40 FT	100 FT	4,000 SQ FT
AREA 37	40 FT	100 FT	4,000 SQ FT
AREA 38	40 FT	100 FT	4,000 SQ FT
AREA 39	40 FT	100 FT	4,000 SQ FT
AREA 40	40 FT	100 FT	4,000 SQ FT
AREA 41	40 FT	100 FT	4,000 SQ FT
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AREA 92	40 FT	100 FT	4,000 SQ FT
AREA 93	40 FT	100 FT	4,000 SQ FT
AREA 94	40 FT	100 FT	4,000 SQ FT
AREA 95	40 FT	100 FT	4,000 SQ FT
AREA 96	40 FT	100 FT	4,000 SQ FT
AREA 97	40 FT	100 FT	4,000 SQ FT
AREA 98	40 FT	100 FT	4,000 SQ FT
AREA 99	40 FT	100 FT	4,000 SQ FT
AREA 100	40 FT	100 FT	4,000 SQ FT

BUILDING SETBACKS:
 FRONT YARD: 20 FT
 REAR YARD: 20 FT
 SIDE STREET CORNER LOT: 25 FT

PROPOSED MINIMUM LOT WIDTHS:
 AREA 1: 40 FT
 AREA 2: 40 FT
 AREA 3: 40 FT
 AREA 4: 40 FT
 AREA 5: 40 FT
 AREA 6: 40 FT
 AREA 7: 40 FT
 AREA 8: 40 FT
 AREA 9: 40 FT
 AREA 10: 40 FT
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 AREA 94: 40 FT
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 AREA 96: 40 FT
 AREA 97: 40 FT
 AREA 98: 40 FT
 AREA 99: 40 FT
 AREA 100: 40 FT

TOTAL AREA: 48.34 AC
SECTION 36 COMMON OPEN SPACE: 12.50 AC (25.85%)

DATE: 10-10-15

SCALE: 1"=100'

WYNNEK DEVELOPMENTS LLC
 9714 SE Highway Drive
 Lees Summit, Missouri 64080
 816-526-0000
 keth@wynnekdevelopment.com

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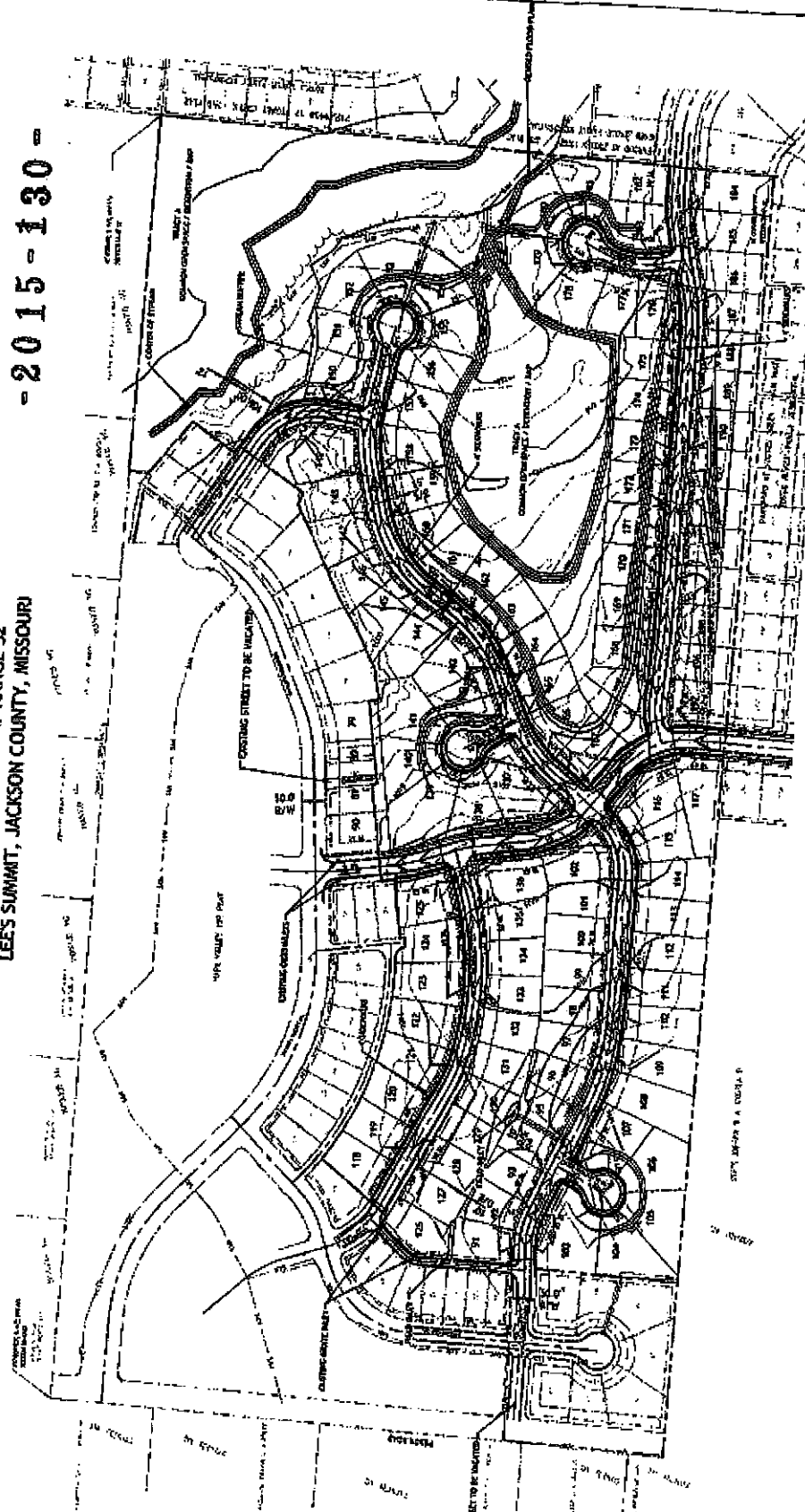
NOV 10 2015

Planning & Codes Admin

- 2015-130 -

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN
NAPA VALLEY

SECTION 36 TOWNSHIP 47 RANGE 32
LEES SUMMIT, JACKSON COUNTY, MISSOURI



Dec. 11, 2015

1" = 100'

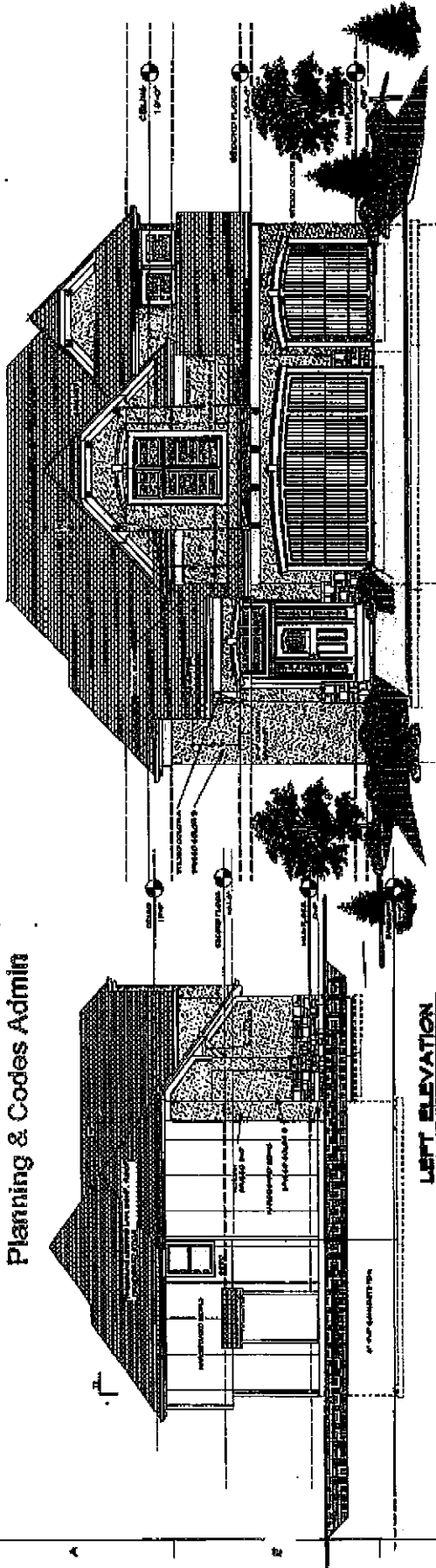
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WANDA ASSOCIATES
Consulting Engineers
1617 South
North Street, #116
Lees Summit, MO 64116
316.284.4130
info@wandaassociates.com

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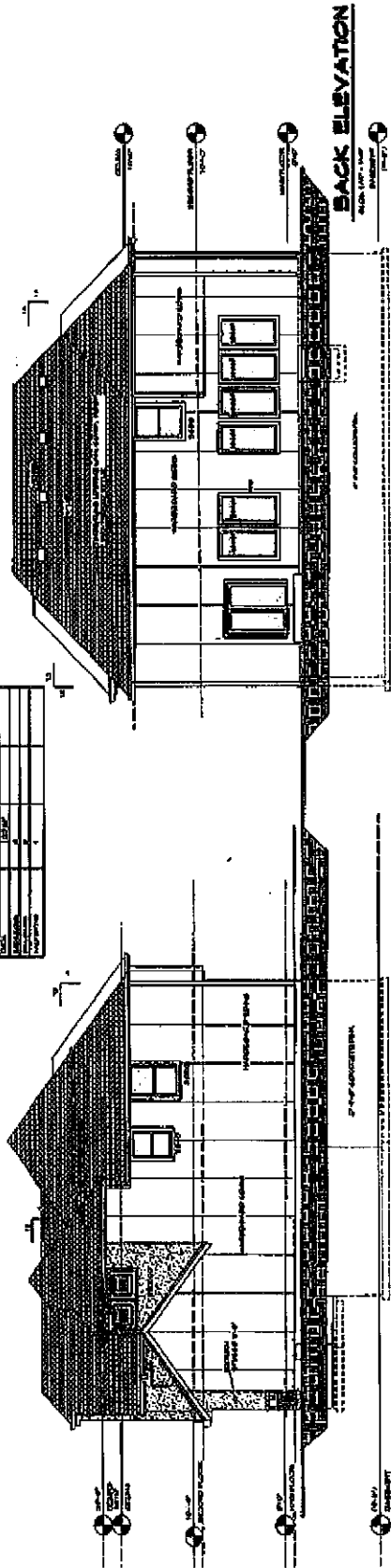


LEFT ELEVATION

FRONT ELEVATION

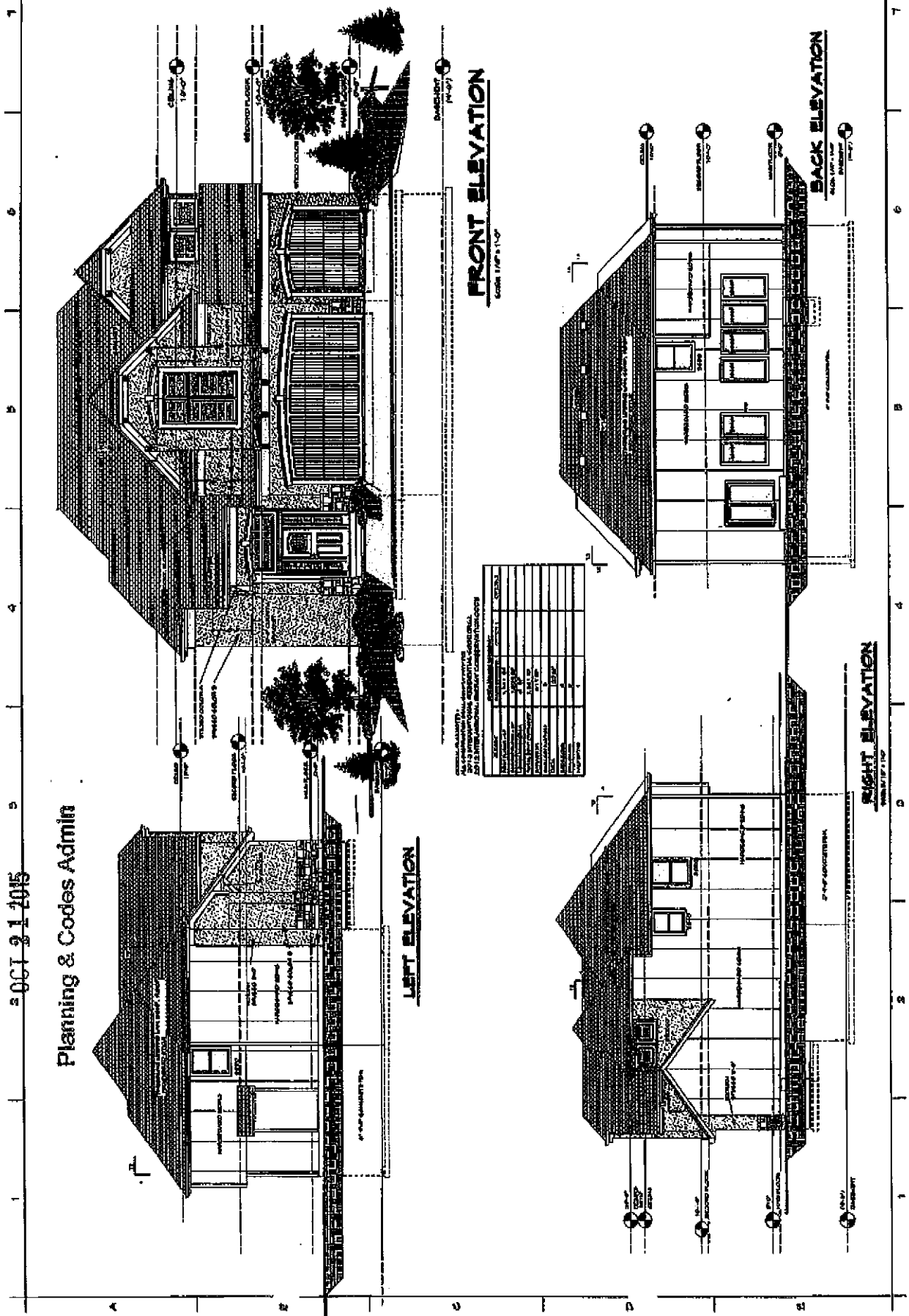
As shown on this drawing, the construction shall be in accordance with the 2012 International Residential Code (IRC) and all applicable codes and regulations.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/21/15	JL
2	REVISED PER PLANING & CODES ADMIN	10/21/15	JL
3	REVISED PER PLANING & CODES ADMIN	10/21/15	JL
4	REVISED PER PLANING & CODES ADMIN	10/21/15	JL
5	REVISED PER PLANING & CODES ADMIN	10/21/15	JL
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8	REVISED PER PLANING & CODES ADMIN	10/21/15	JL
9	REVISED PER PLANING & CODES ADMIN	10/21/15	JL
10	REVISED PER PLANING & CODES ADMIN	10/21/15	JL



RIGHT ELEVATION

BACK ELEVATION

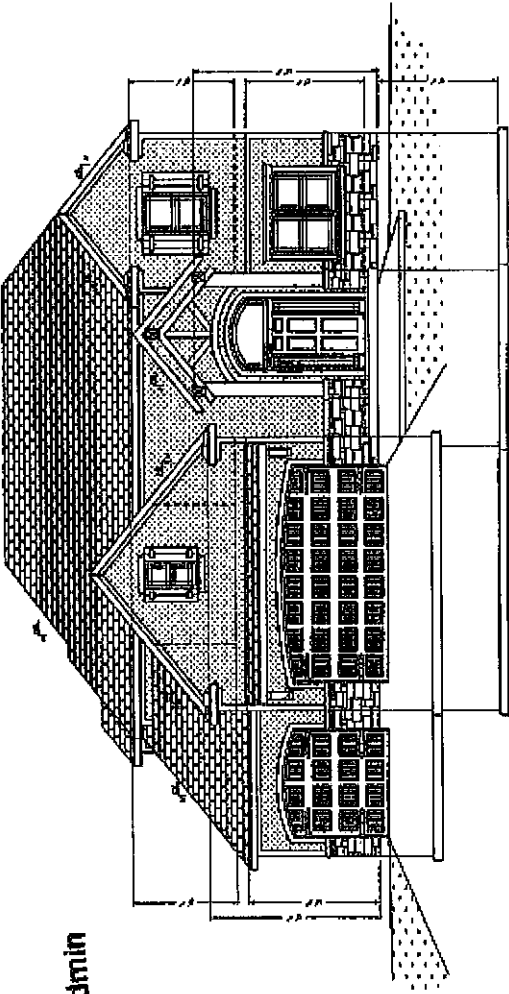


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OCT 21 2015

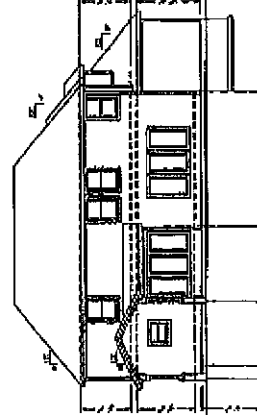


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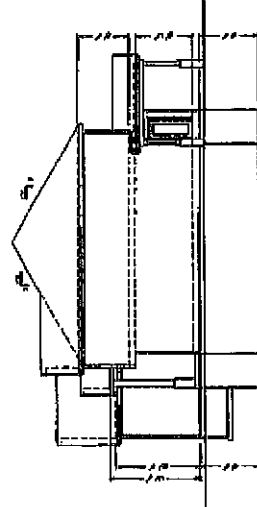


FRONT ELEVATION
1/8" = 1'-0"

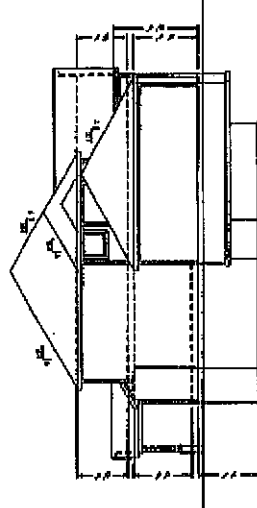
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
3. SEE SCHEDULE FOR MATERIALS AND FINISHES.
4. SEE NOTES TO CONTRACT FOR GENERAL NOTES.



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



PROJECT NO.	1
DATE	10/21/15
PROJECT NAME	1
CLIENT	1
DESIGNER	1
DATE	10/21/15
PROJECT NO.	1

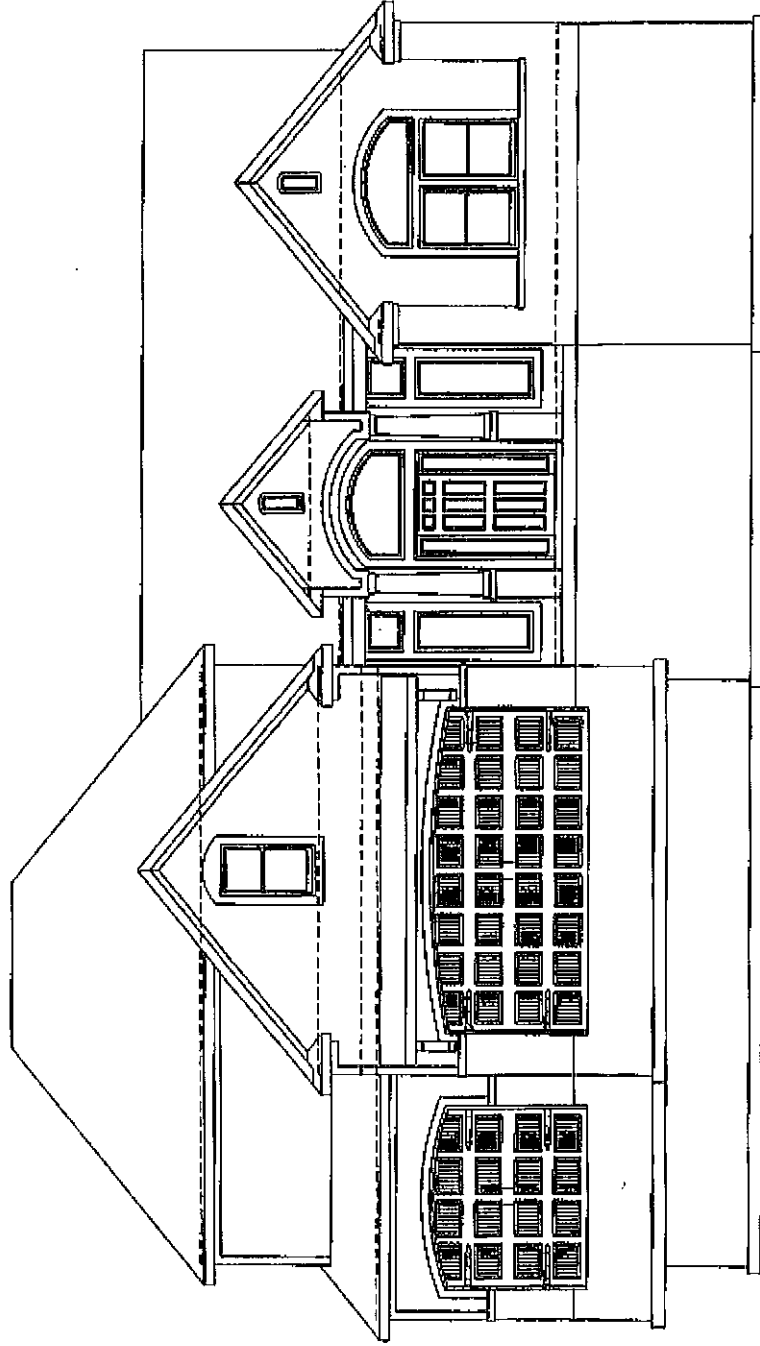
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3. SEE SCHEDULE FOR MATERIALS AND FINISHES.
4. SEE NOTES TO CONTRACT FOR GENERAL NOTES.

SCALE FOOTAGE
1/8" = 1'-0"

RECEIVED

OCT 21 2015

Planning & Codes Admin



**PL#2015-130-PRELIMINARY DEVELOPMENT PLAN
 NAPA VALLEY, 2ND PLAT
 SE CORNER OF SW PRYOR RD AND SW NAPA VALLEY DR.
 WEHMEIR DEVELOPMENT, APPLICANT**

