

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 950 SE BROADWAY IN DISTRICT CP-2, PROPOSED ROBERTS CHEVROLET, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #2011-110 submitted by Roberts Chevrolet, Inc., requesting approval of a preliminary development plan in District CP-2 (Planned Community Commercial District) on land located at 950 SE Broadway, for proposed Roberts Chevrolet was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, related Application #2011-111 has been submitted and processed for the approval of a special use permit for Roberts Chevrolet, in District CP-2; and,

WHEREAS, the subject property was zoned District CP-2 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 October 25, 2011, 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 November 3, 2011, 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 CP-2 on the following described property:

Eastside Business Park, Lot 11-A and Tract A-A

SECTION 2. That development shall be in accordance with the preliminary development plan (7 pages total), consisting of a land use schedule, landscape plan, codes analysis, building elevations and light fixtures, date stamped September 20, 2011, appended hereto and made a part hereof.

SECTION 3. That the following conditions of approval apply:

1. The development shall be in accordance with the Preliminary Development Plans, dated September 20, 2011.

2. A modification shall be granted to allow overall height of 28 feet for pole lights in the sales display area.
3. A modification shall be granted to allow a 6 foot tall vinyl fence as sufficient screening along the south property line between this site and the property zoned PI (Planned Industrial).
4. All solid overhead doors and man doors shall be painted a compatible color as the adjoining exterior wall.
5. The proposed 3 wall signs and 1 monument sign (4 signs total) shall be approved.
6. Sidewalks shall be provided along the lot frontages of Century Drive and Broadway within 90 days after notification that a sidewalk on an abutting property is scheduled to be constructed.
7. A westbound left-turn lane shall be provided along Oldham parkway that would extend the existing westbound left-turn lane at Century Drive eastward through Broadway Drive, with minimum length and taper in compliance with the Access Management Code.

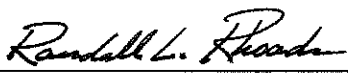
SECTION 4. In granting modifications listed herein, the Governing Body concludes that the development will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent through the proposed project, effectively 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 November, 2011.



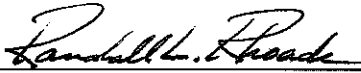
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 18th day of November, 2011.



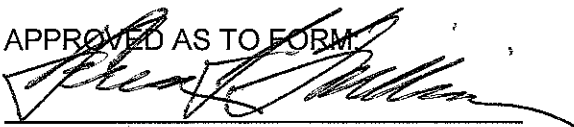
Mayor Randall L. Rhoads

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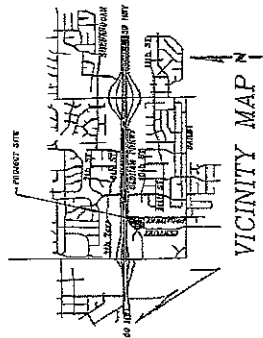
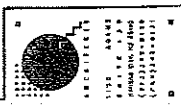
APPROVED AS TO FORM



City Attorney Teresa S. Williams

PRESENTED TO THE MAYOR ON THE 18th DAY OF November, 2011.

SIGNATURE REQUIRED BY THE 23rd DAY OF November, 2011.



ROBERTS CHEVROLET
 A NEW FLEET FOR
 BROADWAY DRIVE AND CLIFTON PARKWAY
 U.S.S. SPRING, MISSOURI

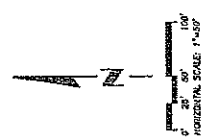
DESIGN BY	
DRAWN BY	
CHECKED BY	
DATE SUBMITTED	
REVISIONS	
APPROVED	

11

RECEIVED

SEP 20 2011

Planning & Development

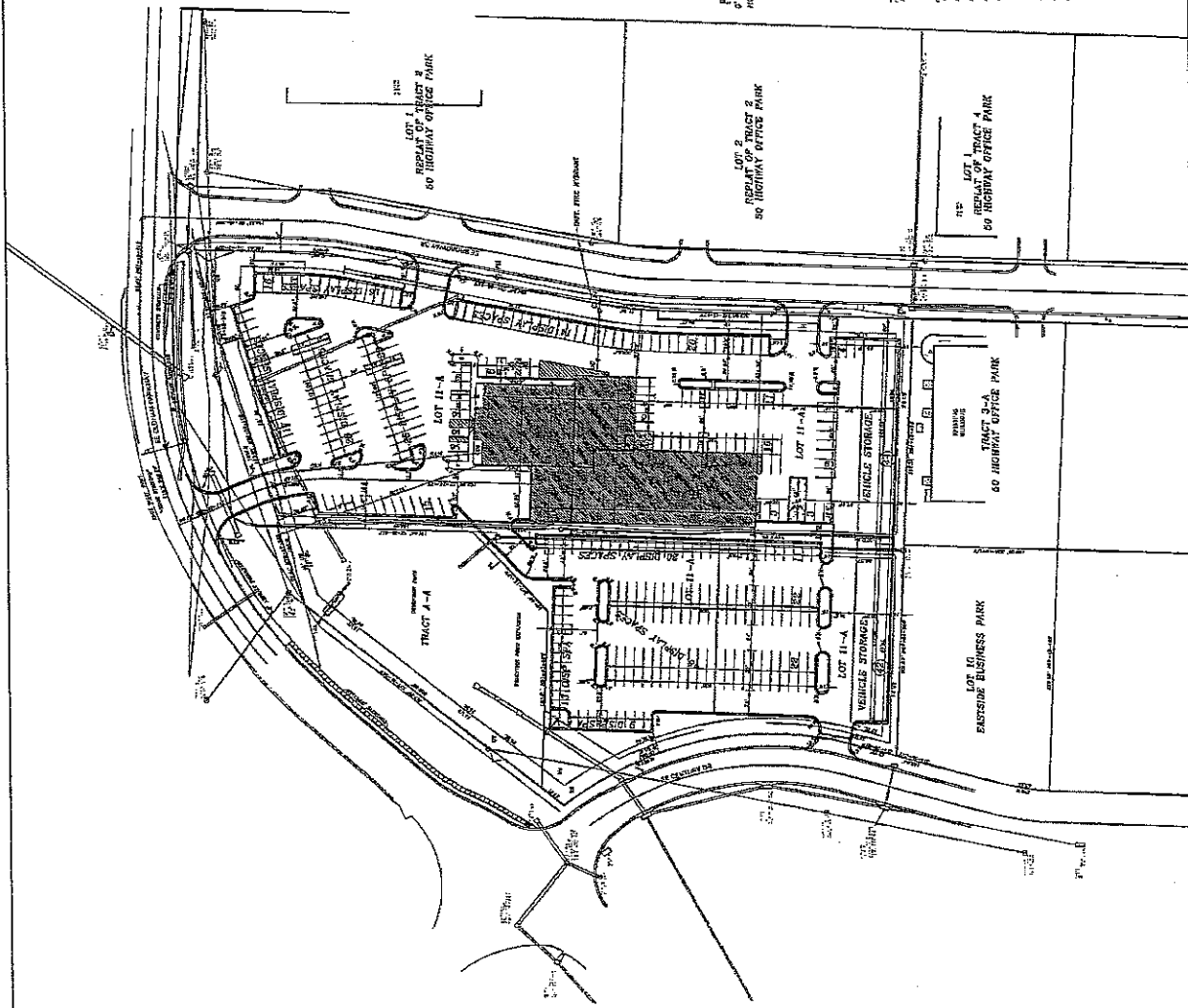


LAND USE SCHEDULE

TOTAL FLOOR AREA	28,679 SF
1st FLOOR	25,668 SF
2nd FLOOR	2,921 SF
TOTAL LAND AREA	262,072 SF
REQUIRED PARKING SPACES	109 (1 HG + 1 HC VAN)
PROPOSED PARKING SPACES	182,240 SF (702)
PERVIOUS COVERAGE	0.1091

INTERIOR SALES AREA	3,668 SF (8 PARKING SPACES)
EXTERIOR DISPLAY AREA	57,000 SF (23 PARKING SPACES)
SERVICE BAYS	25 (76 PARKING SPACES)

DATE OF PREPARATION: AUGUST 9, 2011
 APPLICANT: ADDRESS: PHONE: FAX:
 LEGAL DESCRIPTION: SEE ATTACHED PLAN
 EXHIBIT PLANS: N/A



-2011-111-
 -2011-110-

Landscape Notes

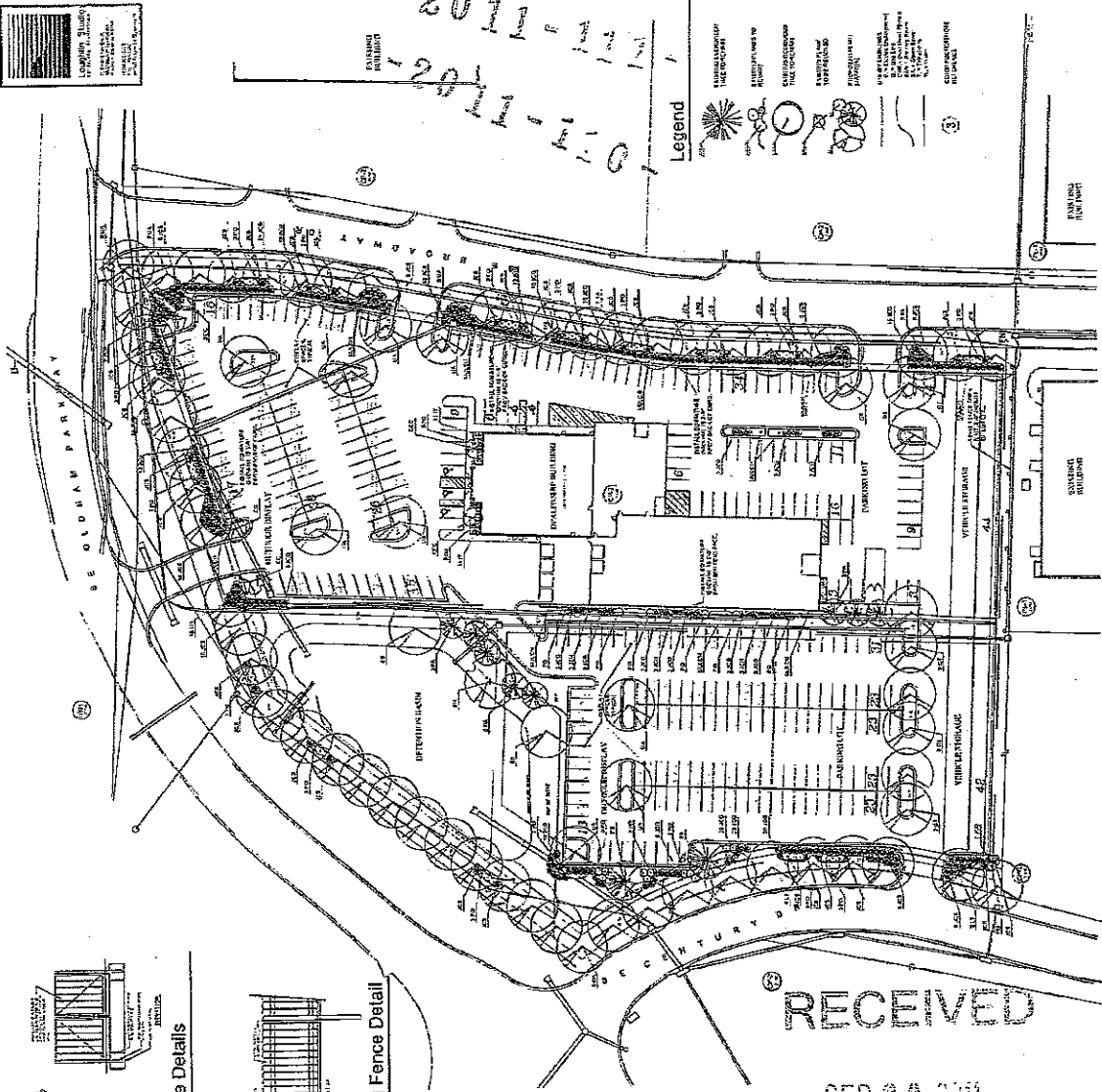
- LANDSCAPE CONSTRUCTION NOTES**
1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE MICHIGAN CONSTRUCTION CODES AND REGULATIONS.
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Landscape Worksheet

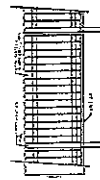
Plant	Quantity	Notes
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

Plant List

Plant	Quantity	Notes
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.



Trash Enclosure Details
SCALE: 1/8" = 1'-0"



Screening Fence Detail
SCALE: 1/8" = 1'-0"

Legend

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...

ROBERTS CHEVROLET
27000 FROM GARDEN DRIVE
LEES SUMMIT, MISSOURI

DATE: 10/11/07
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: ROBERTS CHEVROLET
SCALE: AS SHOWN

LI
LANDSCAPE PLAN

Site Landscape Plan
SCALE: 1/8" = 1'-0"

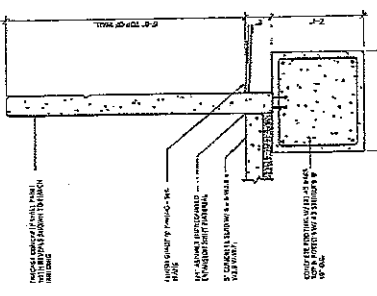
2011-1102

ROBERTS CHEVROLET
BROADWAY DRIVE AND OLDFATHER PARKWAY
LEES SUMMIT, MISSOURI

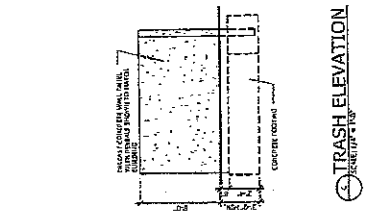
DESIGN BY	
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CHECKED BY	
DATE	
PROJECT NO.	
SCALE	
REVISIONS	

A2
SECOND FLOOR PLAN

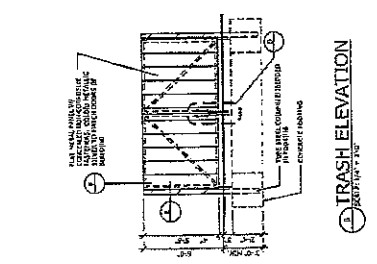
2011-1102



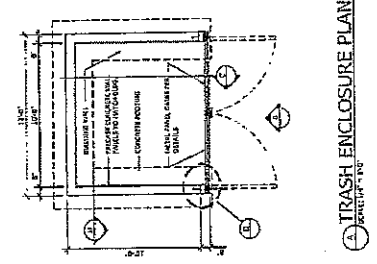
WALL SECTION
1/2" = 1'-0"



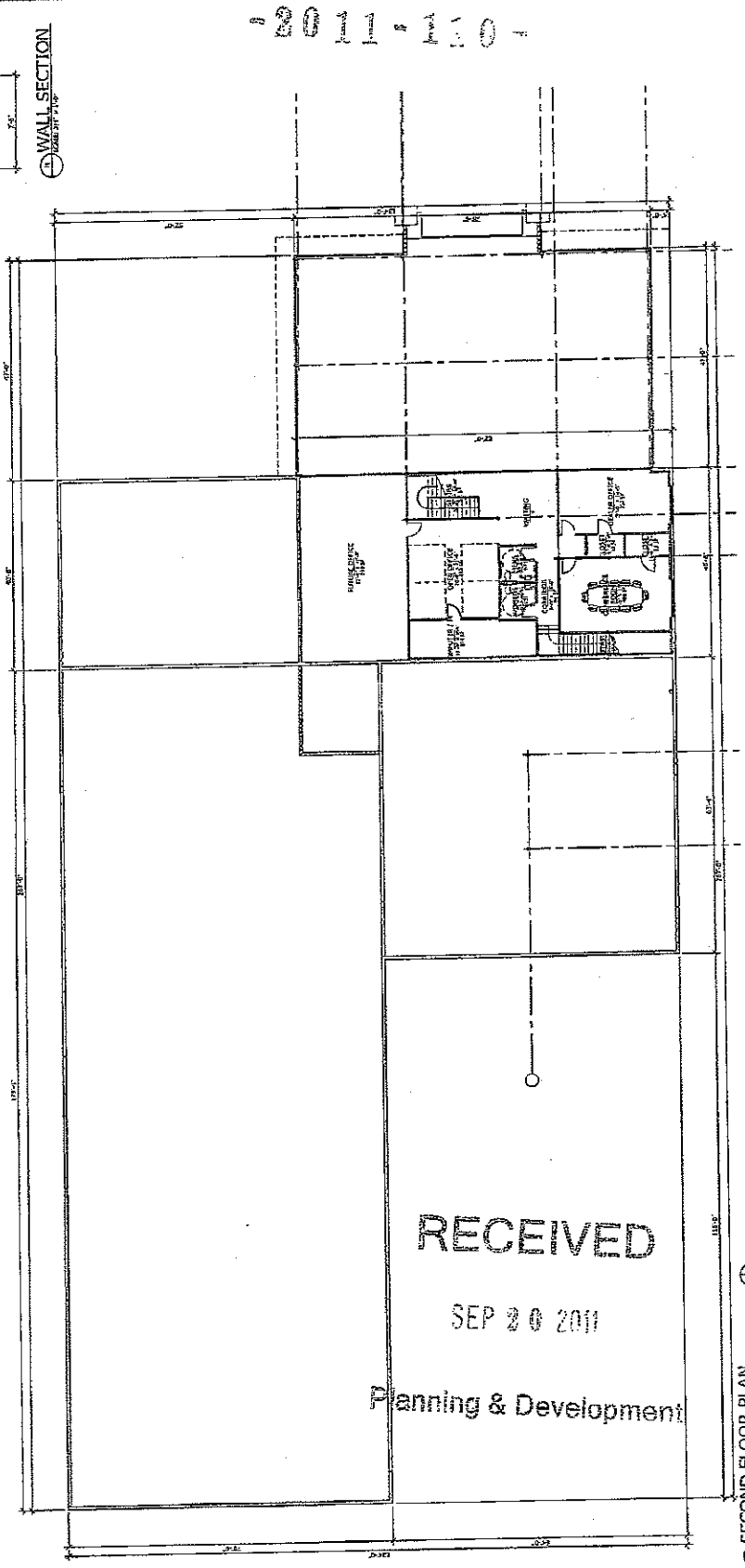
TRASH ELEVATION
1/2" = 1'-0"



TRASH ELEVATION
1/2" = 1'-0"



TRASH ENCLOSURE PLAN
1/2" = 1'-0"



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SECOND FLOOR PLAN
1/2" = 1'-0"



**#PL2011-110 PRELIM. DEV. PLAN
& #PL2011-111 SPECIAL USE PERMIT
for automotive sales - Roberts Chevrolet
Roberts Chevrolet, Inc., applicant**

