

AN ORDINANCE APPROVING A REZONING FROM AG (AGRICULTURAL) TO DISTRICT RP-4 (PLANNED APARTMENT RESIDENTIAL DISTRICT) AND PRELIMINARY DEVELOPMENT PLAN FOR TRISTAR AT LEE'S SUMMIT ON APPROXIMATELY 54 ACRES LOCATED ON THE EAST SIDE OF OLD 291 HWY APPROXIMATELY 1/2 NORTH M-150 HWY, 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 #PL2022-74 submitted by Engineering Solutions, LLC., requesting approval of a rezoning from AG (Agricultural) to RP-4 (Planned Apartment Residential District) and preliminary development plan on approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy 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 April 28, 2021, 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 24, 2022, 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*

*(First American Title Insurance Company, Commitment No. NCS-1089404-STLO (September 24, 2021 at 8:00 AM)*

*Description taken verbatim from Commitment*

*TRACT 1:*

*ALL THAT PART OF THE NORTH 1/2 OF THE SECTION 29, TOWNSHIP 47, RANGE 31, IN THE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SECTION 29, THENCE EAST ALONG THE 1/2 SECTION LINE 659.4 FEET; THENCE NORTH 223.13 FEET; THENCE WEST 1953.62 FEET TO A POINT IN THE EAST LINE OF U.S. HIGHWAY NO. 71 BY-PASS; THENCE SOUTH ALONG SAID EAST LINE 223.13 FEET TO A POINT IN THE EAST AND WEST CENTER LINE OF SAID SECTION 29; THENCE EAST ALONG SAID CENTER LINE 1292.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.*

*TRACT 2:*

*PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 47 RANGE 31, IN THE LEE'S SUMMIT, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 47, RANGE 31, RUNNING THENCE NORTH 59 POLES, THENCE WEST 120 POLES, THENCE SOUTH 59 POLES THENCE EAST 120 POLES TO THE POINT OF BEGINNING.*

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan, revised March 28, 2022; Quad (fourplex) photos, time stamped March 30, 2022; and Clubhouse photos, time stamped March 30, 2022.
2. Development shall be in accordance with the Transportation Impact Analysis, prepared by Brad Cooley, P.E., dated April 19, 2022.
3. A comprehensive plan amendment shall be submitted and approved prior to the approval of a final plat.
4. A minimum of 0.046 in. (.46 mm) vinyl siding shall be used on the exterior of the structures.
5. The courtyard ranch style façades shall be broken up through a combination of color and material changes.

SECTION 3. 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 4. 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 5. 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 7<sup>th</sup> day of June, 2022.

*Bob Baird*

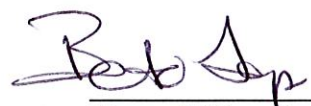
\_\_\_\_\_  
Mayor ~~William A. Baird~~

ATTEST:

*Trisha Fowler Arcuri*  
City Clerk *Trisha Fowler Arcuri*



APPROVED by the Mayor of said city this 9<sup>th</sup> day of June, 2022.

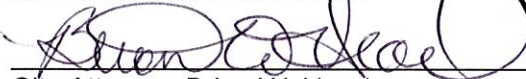
  
\_\_\_\_\_  
Mayor ~~William A. Baird~~  
Mayor Pro Tem  
Beto Lopez

ATTEST:

  
City Clerk ~~Trisha Fowler Arcuri~~



APPROVED AS TO FORM:

  
City Attorney ~~Brian W. Head~~





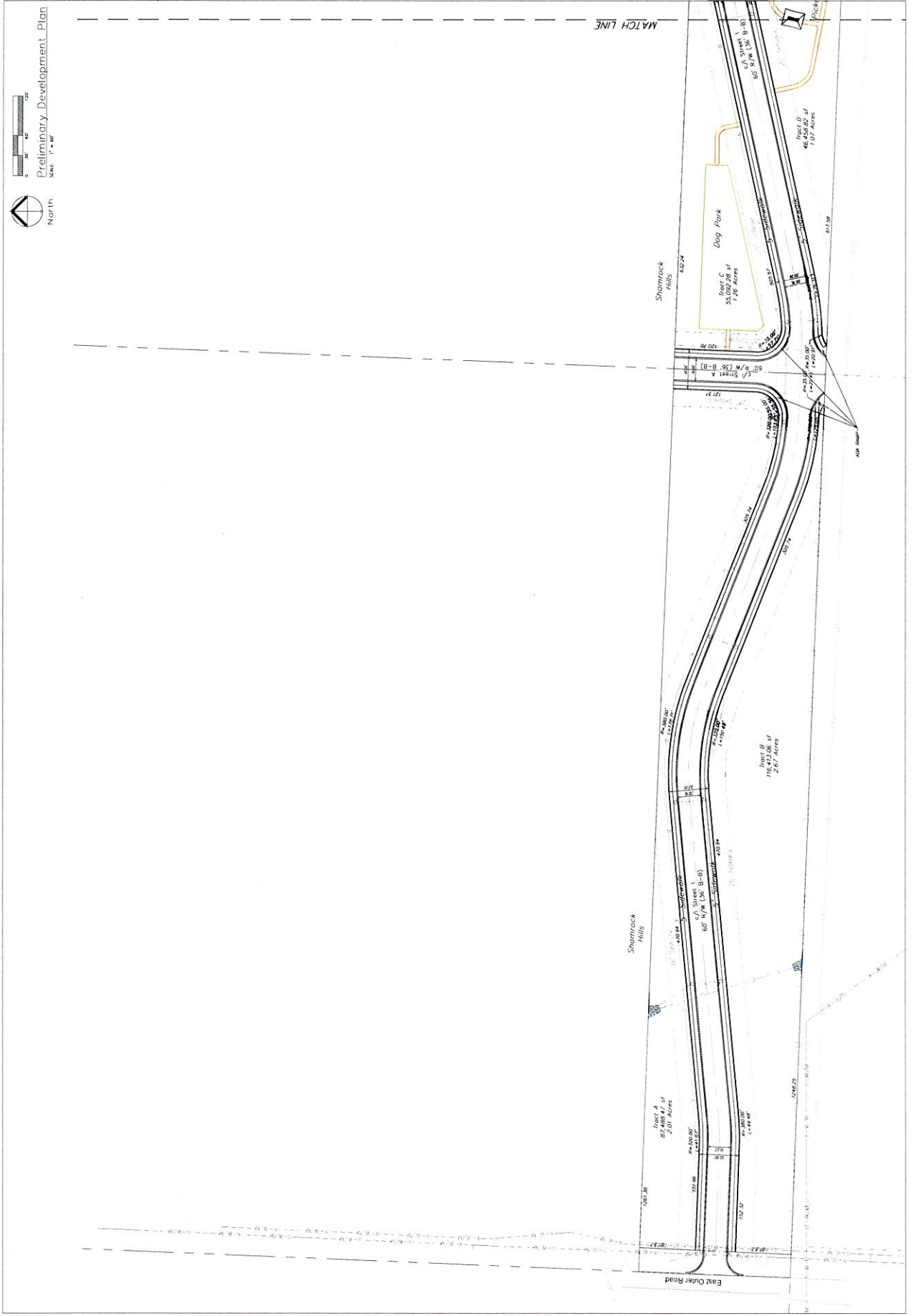
PRELIMINARY DEVELOPMENT PLAN  
 TRISTRAR AT LEES SUMMIT  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI  
 DATE: 04/13/2022  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]

TRISTRAR AT LEES SUMMIT  
 Part of the North 1/2 of  
 Section 29, Township 47 North, Range 31 West  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

PROFESSIONAL LAND SURVEYOR  
 STATE OF MISSOURI  
 No. 000000000  
 Name: [Name]  
 Commission Expires: [Date]  
 Registered Office:  
 [Address]  
 [City, State, Zip]  
 [Phone Number]

ENGINEERING & SURVEYING  
 SOLUTIONS  
 5055 NORTH STREET  
 LEES SUMMIT, MO 64063  
 P (417) 621-3888 F (417) 621-3745

PROJECT NO.: [Number]  
 SHEET NO.: [Number]  
 DATE: 04/13/2022  
 SCALE: 1" = 40'

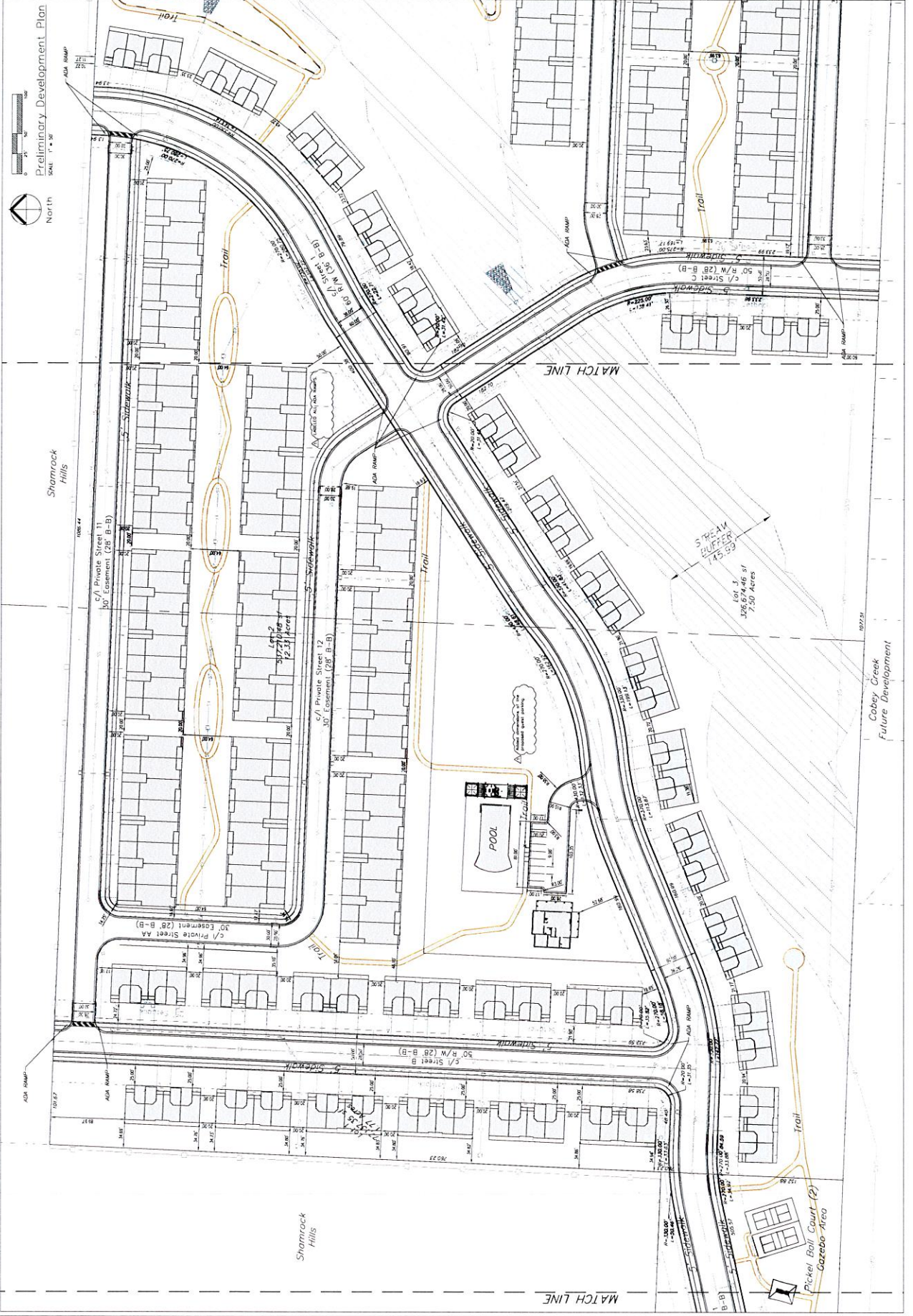


C-101





DATE: 05/22/2022  
REV: 05/22/2022  
SCALE: AS SHOWN  
PROJECT: TRISTRAP AT LEES SUMMIT



Preliminary Development Plan  
Scale: 1" = 40'



Shamrock Hills

Shamrock Hills

Cobey Creek  
Future Development

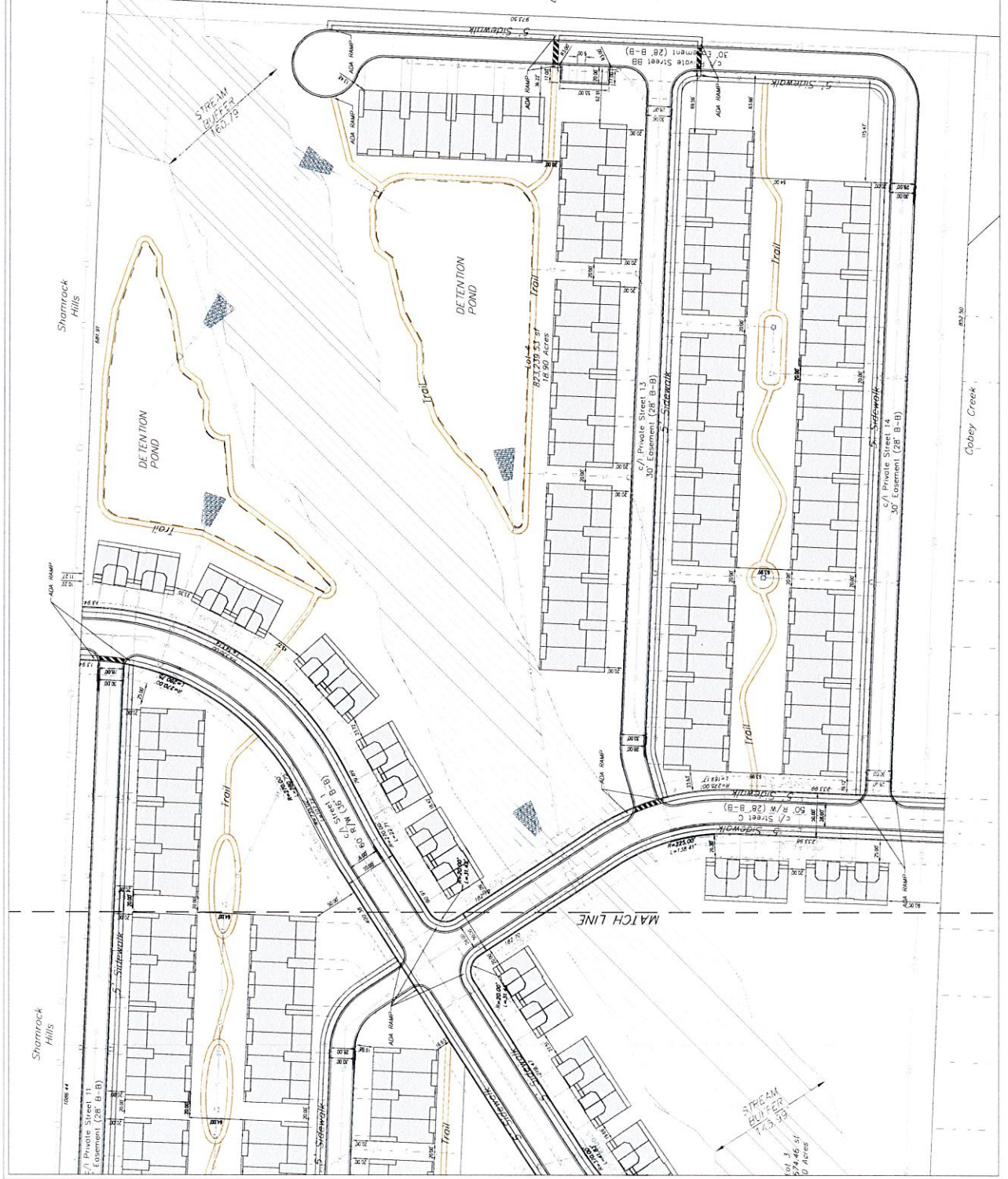
Picket Ball Court (2)  
Gazebo Area

MATCH LINE

MATCH LINE



**Preliminary Development Plan**  
 Scale: 1" = 30'  
 North

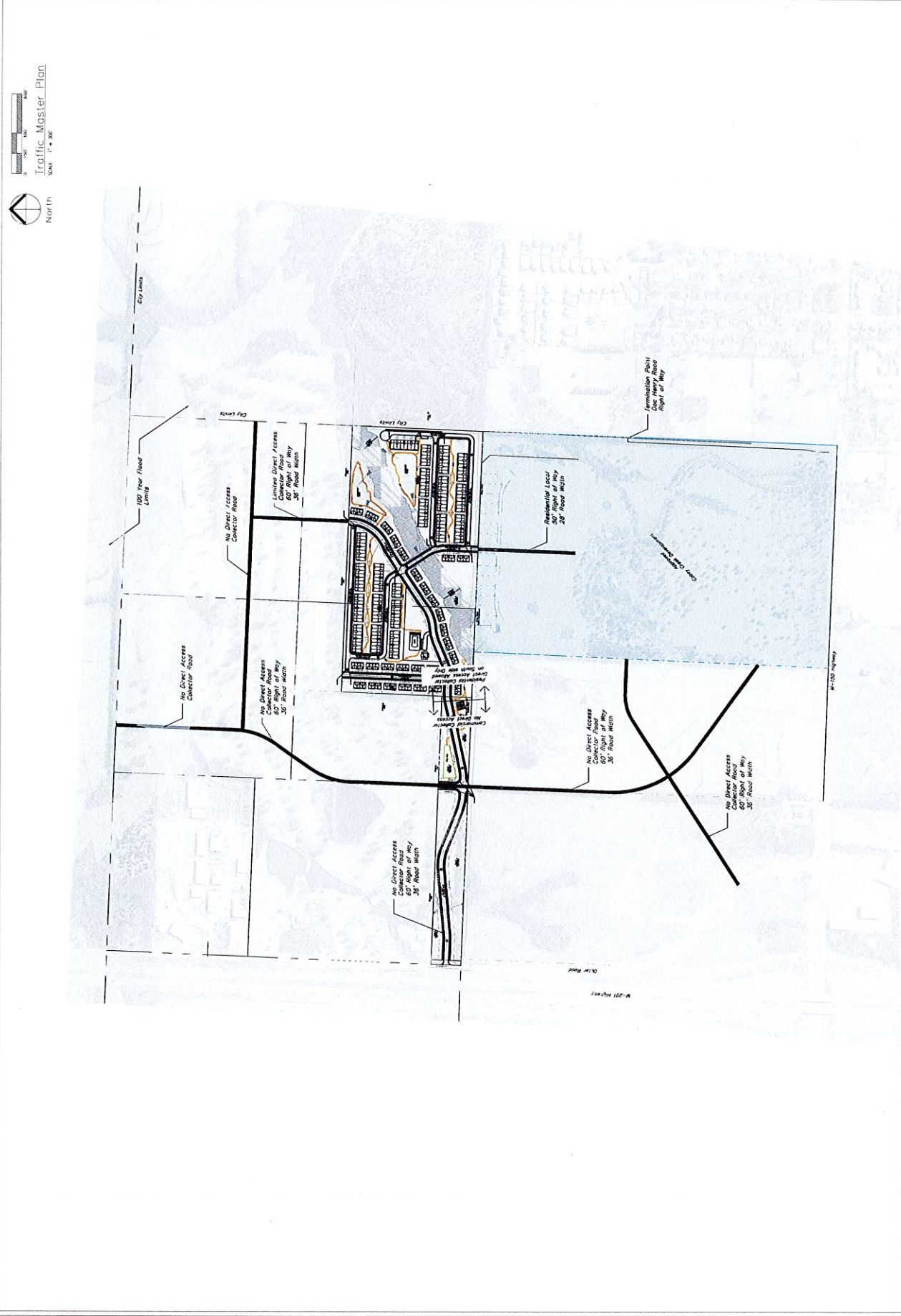




PROJECT: TRISTAR AT LEES SUMMIT  
 PRELIMINARY PLANS FOR TRISTAR AT LEES SUMMIT  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI  
 SECTION 26, TOWNSHIP OF NORTH, RANGE 31 WEST  
 PART OF THE NORTH 12 OF

DATE: FEBRUARY 28, 2022  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

TRAFFIC MASTER PLAN  
 TRISTAR AT LEES SUMMIT  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI  
 PRELIMINARY PLANS FOR TRISTAR AT LEES SUMMIT  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI  
 SECTION 26, TOWNSHIP OF NORTH, RANGE 31 WEST  
 PART OF THE NORTH 12 OF







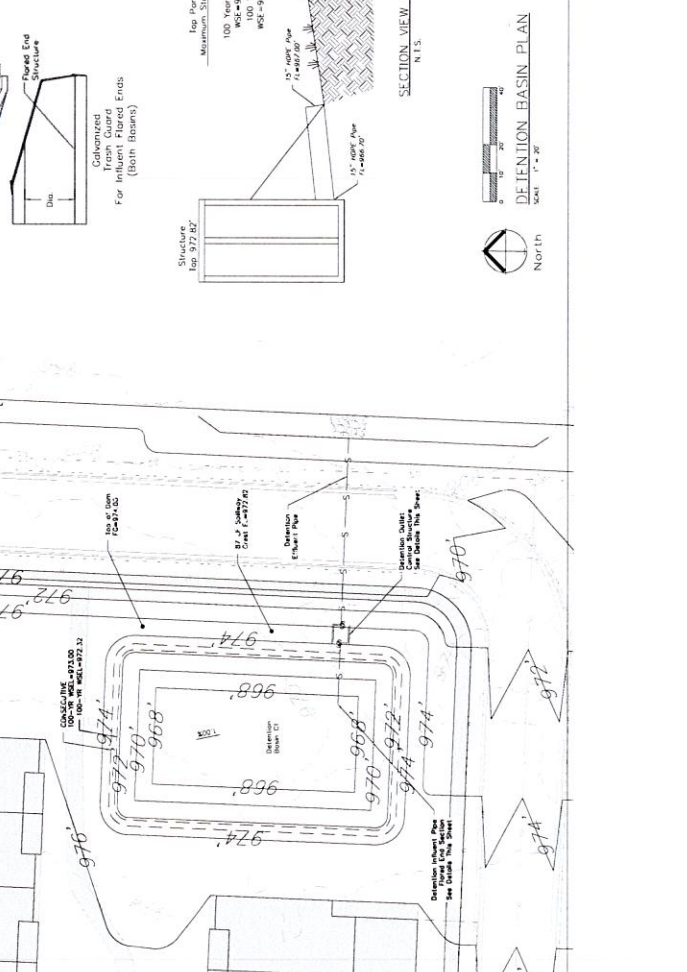
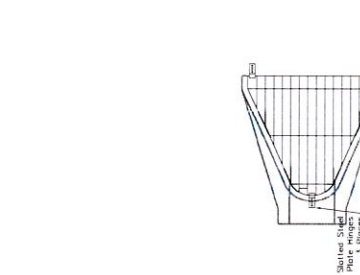






**DETONATION BASIN PLAN**  
SCALE: 1" = 30'

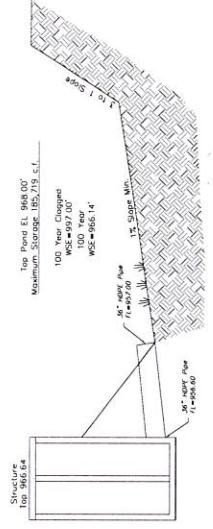
**NOTES:**  
1. BOTH BASINS SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN.  
2. THE DETONATION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



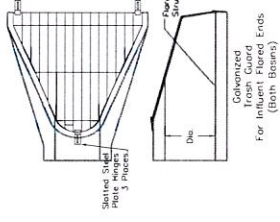


**DEFENTION BASIN PLAN**  
 SCALE: 1" = 50'

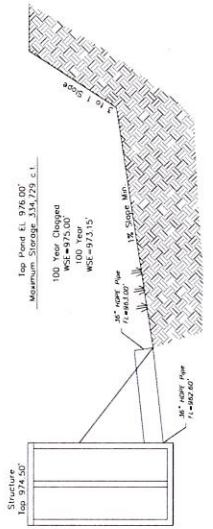
**NOTES:**  
 1. BOTH BASINS SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.  
 2. DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



**SECTION VIEW - BASIN B1**  
 N.T.S.



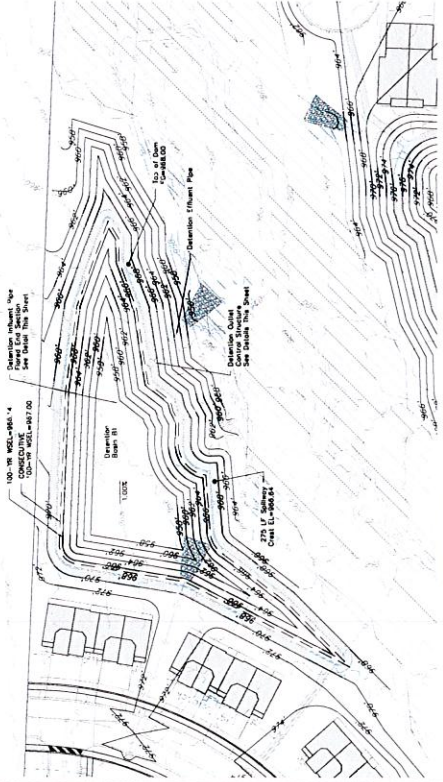
Flared End Structure  
 For Influent Flared Ends  
 (Both Basins)



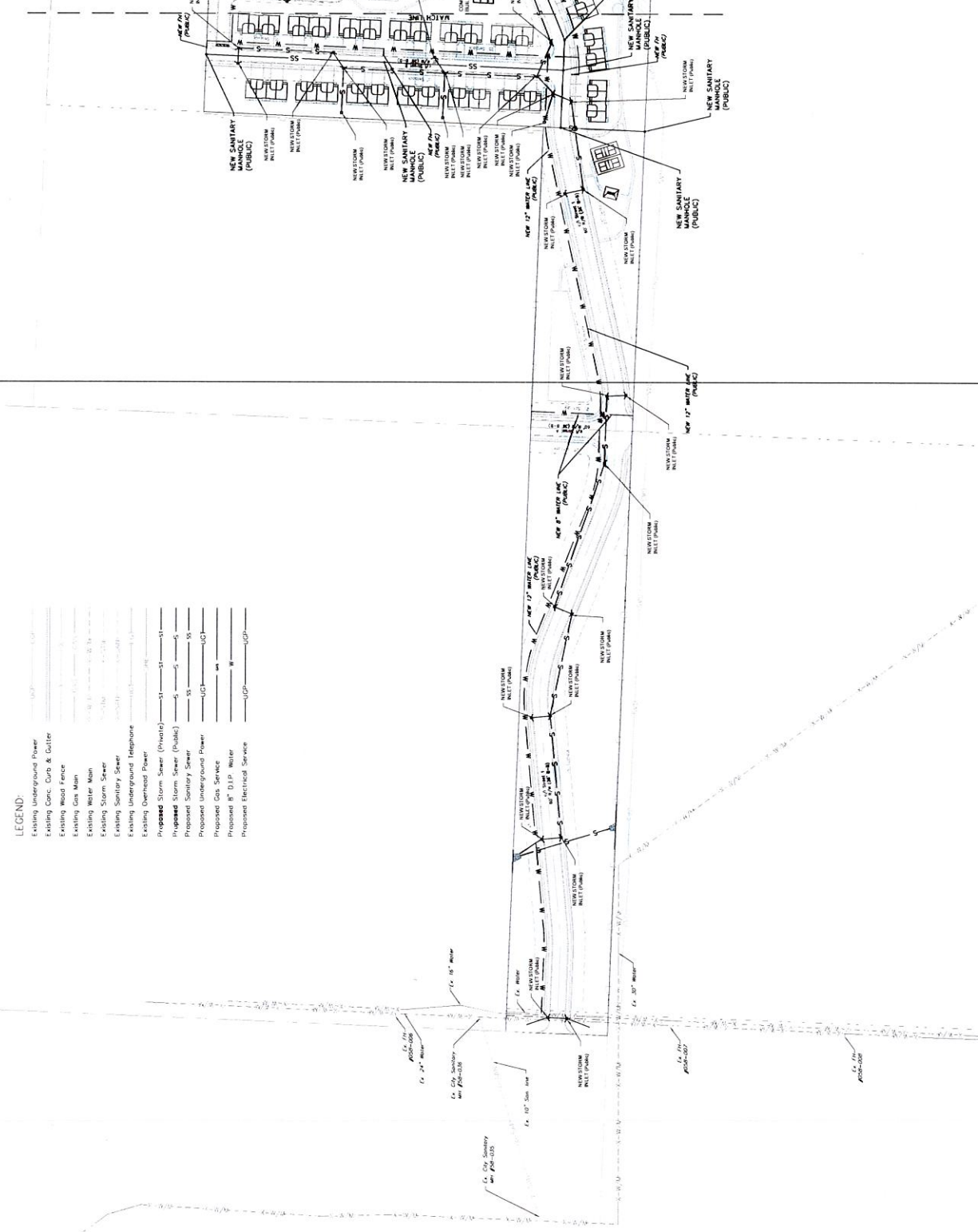
**SECTION VIEW - BASIN B2**  
 N.T.S.



**DEFENTION BASIN PLAN**  
 SCALE: 1" = 50'

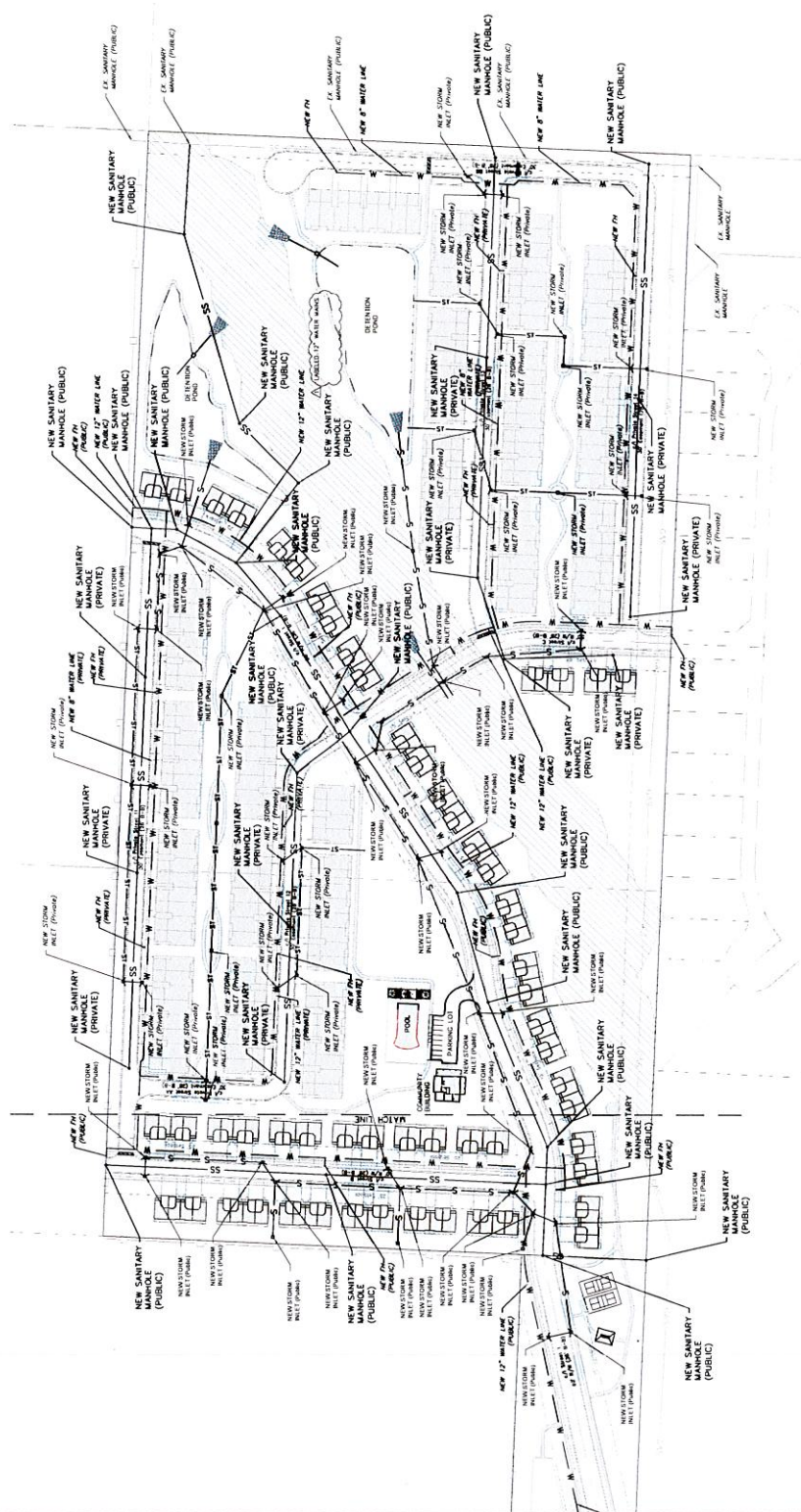






- LEGEND:**
- Existing Underground Power
  - Existing Concrete Curb & Gutter
  - Existing Wood Fence
  - Existing Gas Main
  - Existing Storm Sewer
  - Existing Sanitary Sewer
  - Existing Underground Telephone
  - Existing Overhead Power
  - Proposed Storm Sewer (Private)
  - Proposed Storm Sewer (Public)
  - Proposed Sanitary Sewer
  - Proposed Underground Power
  - Proposed Gas Service
  - Proposed B'DIP Water
  - Proposed Electrical Service

- LEGEND:**
- Existing Underground Power
  - Existing Conc. Curb & Gutter
  - Existing Road Fence
  - Existing Gas Main
  - Existing Water Main
  - Existing Storm Sewer
  - Existing Sanitary Sewer
  - Existing Underground Telephone
  - Existing Overhead Power
  - Proposed Storm Sewer (Private)
  - Proposed Storm Sewer (Public)
  - Proposed Sanitary Sewer
  - Proposed Underground Power
  - Proposed Gas Service
  - Proposed 8" D.I.P. Water
  - Proposed Electrical Service



**UTILITY PLAN**  
SCALE: 1" = 100'

North



**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
1000 N. W. 11th St., Suite 100  
Jacksonville, FL 32206  
Phone: 904.244.1111  
Fax: 904.244.1112  
www.ESolutions.com

**TRISTAR AT LEE'S SUMMIT**  
Section 29, Township 47 North, Range 31 West  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DATE: 11/11/2010  
DRAWN: J. W. BROWN  
CHECKED: J. W. BROWN  
DESIGNED: J. W. BROWN  
PROJECT: TRISTAR AT LEE'S SUMMIT

**Utility Plan for**  
**TRISTAR AT LEE'S SUMMIT**  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

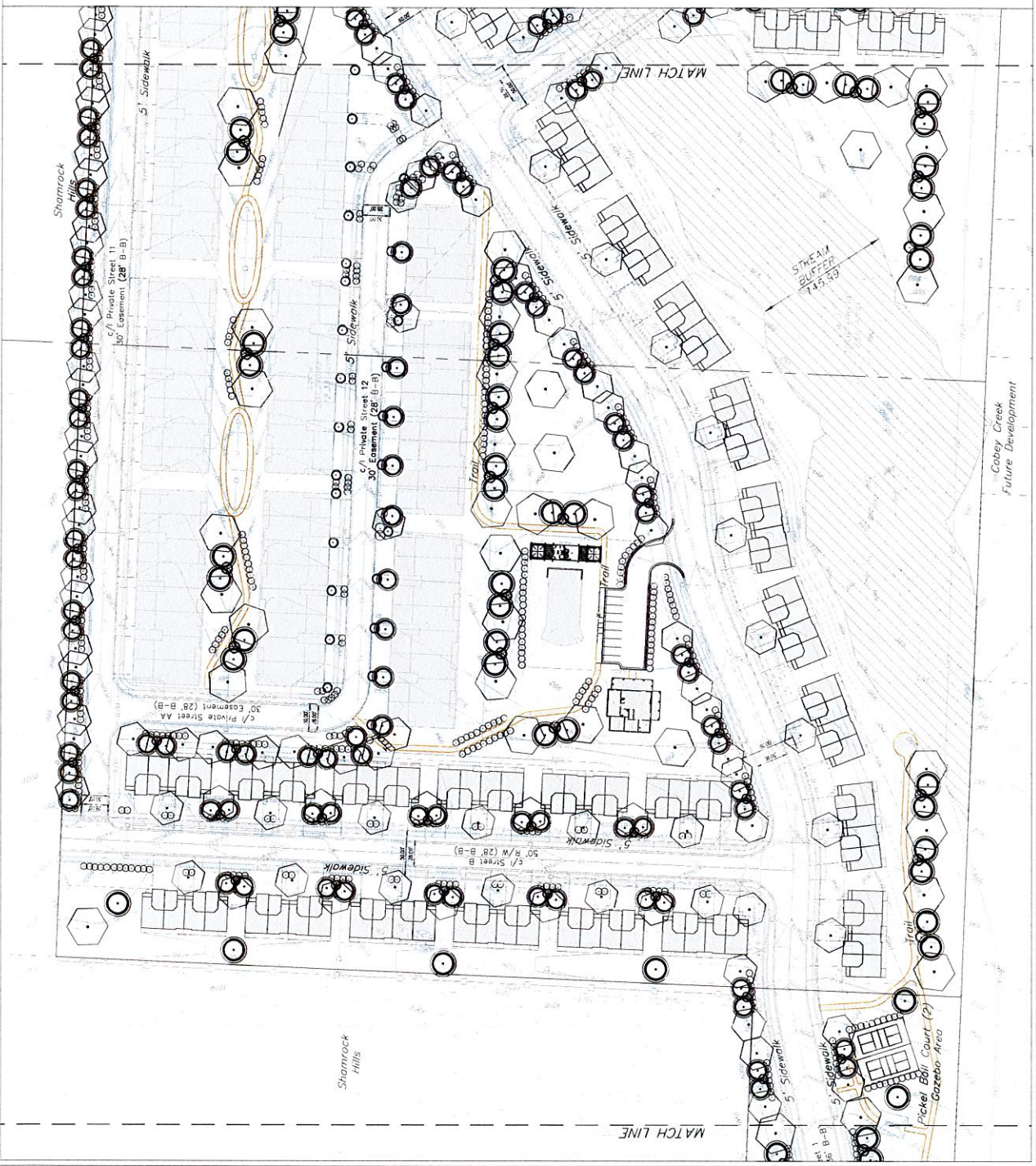


NO OTHER WORK SHALL BE DONE ON THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.  
DATE: 11/11/2010





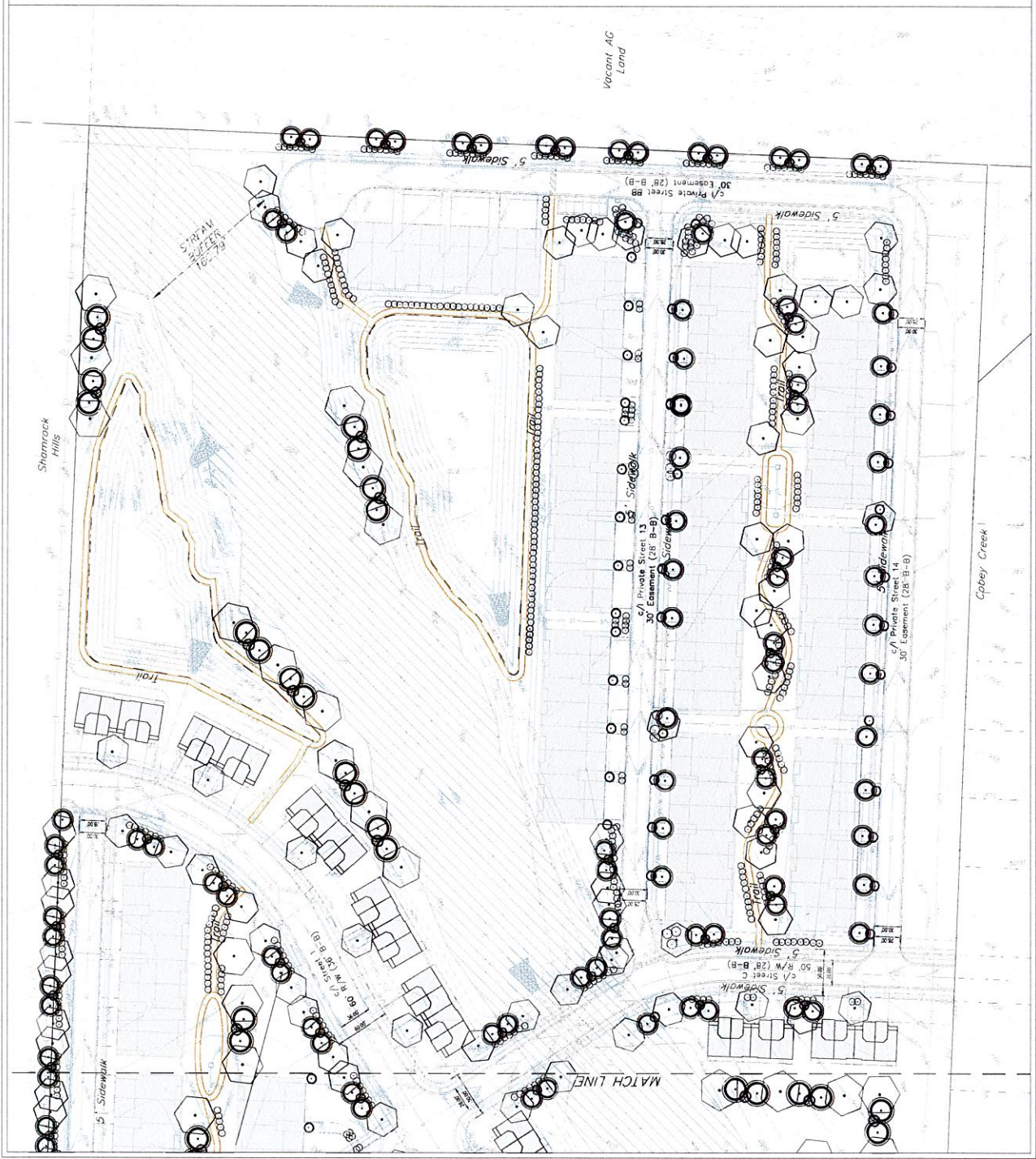




Cobey Creek  
 Future Development



**EAST LANDSCAPE PLAN**  
 SCALE: 1" = 30'







Appl. #PL2022-074 - REZONING from AG to RP-4 & PRELIMINARY DEVELOPMENT PLAN

Tristar at Lee's Summit, approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy  
Engineering Solutions, LLC, applicant





# LS Memorandum

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## City of Lee's Summit

To: Mayor & City Council |  
From: Development Services Department |  
C: File |  
Date: May 25, 2022 |

**Appl. #PL2022-074 - REZONING from AG to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Tristar at Lee's Summit, approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy; Engineering Solutions, LLC, applicant.**

Following the public hearing portion of the Planning Commission meeting on April 28, 2022, Commissioners raised concerns with the quality of the proposed vinyl siding. To ensure the proposed vinyl siding maintains the high level of quality development expected by the citizens of Lee's Summit, the Commission members voted unanimously to add a condition of approval requiring a minimum vinyl siding thickness of .47 mm to .52 mm.

Following the public hearing portion of the City Council meeting on May 25, 2022, staff was tasked with providing additional information regarding vinyl siding thickness and how that relates to product quality.

Vinyl siding thickness is measured in both standard and metric units, with inches being the most common. Thickness of vinyl siding can vary from a minimum of 0.035 in. (.35 mm) for low-grade products up to 0.052 in (.52 mm) or thicker for higher quality and more expensive products. Typically, it is around 0.04 in. – 0.046 (.40 – .46 mm). Below is a listing of vinyl siding thickness and a brief description of the quality of the product, or grade, sourced from industry literature.

- **Builder's Grade** - 0.04 in. (.40 mm): This siding provides a limited amount of insulation and protection. The downside with this grade is that it can easily break and crack under extreme temperatures.
- **Thin Residential Grade** - 0.042 in. (.42 mm): This thickness provides an adequate amount of insulation and protection but it does not hold off penetrative heat as well as thicker grades.
- **Standard Residential Grade** - 0.044 in. (.44 mm): This is one of the more common siding thicknesses. This grade offers a good balance of insulation and sturdiness while also being cost-effective.
- **Thick Residential Grade** - 0.046 in. (.46 mm): Above average vinyl thickness.



# LS Memorandum

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- **Super Thick Grade** - 0.05 in. (.50 mm): This thickness provides increased protection from rain and strong winds while giving an ample amount of insulation.
- **Premium Grade** - 0.052 in. (.52 mm) or thicker: This thickness provides a good amount of protection and insulation against penetrative heat and low temperatures, but is the costliest.

The thicker the vinyl siding is, the stronger and more durable it typically is. A higher vinyl siding thickness will hide any flaws in the underlying wall behind it and can eliminate some of the waviness that can often accompany lower grade (and lower thicknesses) products. Thicker material will also be stronger, more flexible and more durable.

In keeping with the intent of the Planning Commission's guidance, staff recommends amending condition of approval #4 to reflect an industry standard measurement by requiring a minimum vinyl siding thickness of 0.046 in. (.46 mm) be used on the exterior of the structures. This thickness is being recommended as it most closely reflects both the industry standard measurement and Planning Commission's recommendation.

#### **Recommended New Condition of Approval**

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4. A minimum of 0.046 in. (.46 mm) vinyl siding shall be used on the exterior of the structures.