

## **BILL NO. 17-52**

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AN ORDINANCE APPROVING APPLICATION #PL2017-010 – ENVISION LS AREA DEVELOPMENT PLAN (ADP) DESIGN STANDARDS FOR AN AREA GENERALLY BOUNDED BY PINE TREE PLAZA, US 50 HWY, ADESA PROPERTY, JEFFERSON STREET (WEST OF M-291 HWY), 16TH STREET (EAST OF M-291 HWY), UNION PACIFIC RAILROAD RIGHT OF-WAY AND SOUTH M-291 HWY, KNOWN AS THE ENVISION LS CONCEPTUAL DEVELOPMENT MASTER PLAN, EXCEPTING THE 85 ACRES OWNED BY WESTCOTT INVESTMENT GROUP, LLC; ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2016-158 requesting a change in zoning classification from Districts CP-2 (Planned Community Commercial District), PI, (Planned Industrial District) and PMIX, (Planned Mixed Use District) to District PMIX (Planned Mixed Use District) on approximately 237 acres generally bounded by Pine Tree Plaza, US 50 Hwy, Adesa property, Jefferson Street (west of m-291 hwy), 16th Street (east of M-291 Hwy), Union Pacific Railroad right of-way and South M-291 Hwy and requesting approval of a conceptual development plan for the rezoned PMIX area, submitted by the City of Lee's Summit, was adopted by the City Council on November 3, 2016; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing on the EnVision LS Area Development Plan (ADP) Design Standards on February 14, 2017; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on March 2, 2017, and rendered a decision to adopt the EnVision LS Area Development Plan (ADP) Design Standards for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the EnVision LS Area Development Plan (ADP) Design Standards, are hereby adopted for the following described property:

*Generally bounded by Pine Tree Plaza, US 50 Hwy, Adesa property, Jefferson Street (west of m-291 hwy), 16th Street (east of M-291 Hwy), Union Pacific Railroad right of-way and South M-291 Hwy, excepting the 85 acres owned by Westcott Investment Group, LLC and more legally described as:*

*(See Attachment A)*

SECTION 2. That these design standards and approved uses are hereby adopted for development within the EnVision LS Area Development Plan (ADP).

SECTION 3. The Governing Body concludes that these design standards 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.

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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 the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of March 2, 2017.

PASSED by the City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor *Randall L. Rhoads*

ATTEST:

\_\_\_\_\_  
City Clerk *Denise R. Chisum*

APPROVED by the Mayor of said city this \_\_\_\_ day of \_\_\_\_\_, 2017.

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Mayor *Randall L. Rhoads*

ATTEST:

\_\_\_\_\_  
City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney *Brian W. Head*