

BILL NO. 97-17

ORDINANCE NO. 4406

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO OPERATE TO OPERATE A GROUP HOME FOR THE ELDERLY IN DISTRICT R-2 ON LAND LOCATED AT 600 NE STROTHER ROAD FOR A PERIOD OF 20 YEARS, ALL IN ACCORDANCE WITH SECTION 280 WITHIN COMPREHENSIVE ZONING ORDINANCE NO. 715, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #1391, submitted by Jeffrey E. Smith Companies, requesting a special use permit to operate a group home for the elderly in District R-2 on land located at 600 NE Strother Road, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on January 13, 1997, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on February 4, 1997, and rendered a decision to grant said special use permit.

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

SECTION 1. That the application, pursuant to Section 280 of Comprehensive Zoning Ordinance No. 715 to allow a group home for the elderly in District R-2 (Section 280.A.12.b.), is hereby granted for a period of twenty (20) years, with respect to the following described property:

A tract of land located in the Southwest 1/4 of Section 17, Township 48, Range 31 West, Lee's Summit, Jackson County, Missouri, being part of the tract described by the warranty deed recorded in book I1863, page 2160, records of Jackson County, and being more particularly described as follows: Beginning at the Northwest corner of said warranty deed; thence with the North line thereof, S88°04'50"E, 1316.56 feet to the Northeast corner of said deed; thence with the East line thereof, S2°28'55"W, 720.00 feet; thence N87°31'05"W, 624.97 feet; thence along a 50.00-foot radius non-tangent curve to the left, 157.08 feet, said curve has a chord N87°31'05"W, 100.00 feet; thence N87°31'05"W, 588.99 feet to the West line of said warranty deed; thence with said West line, N2°16'30"E, 707.09 feet to the Point of Beginning and containing 21.45 acres.

SECTION 2. That the following conditions of approval apply:

1. A waiver shall be granted to allow the cul-de-sac to exceed the maximum length of 500 feet, with the stipulation that when the north-south arterial shown in the I-470 Corridor Study is designed and constructed or, in any case prior to development of the property south of this 21 acres, provision shall be made for a street connection that will meet the maximum length requirement.
2. The access road alignment shall be revised to minimize construction in the drainage area. Approval shall be obtained from the Corps of Engineers prior to development in waterway areas.

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3. A plat of this property shall be approved by the City of Lee's Summit and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.
4. The right-of-way shown on the attached preliminary site plan shall either be platted or dedicated by separate deed.
5. A fire hydrant shall be installed within 50 feet of the fire connection to the sprinkler system.
6. Knox Rapid Entry boxes shall be installed on the exterior of all hallway access doors.
7. The site plan shall clarify that the Fire Department connection to the sprinkler system is to serve both buildings.
8. The final site plan shall conform to the site plan specifications of Section 260 of Comprehensive Zoning Ordinance No. 715 and shall be subject to Staff's approval.
9. This ordinance granting the special use permit shall be recorded at the office of the Jackson County Recorder of Deeds.

SECTION 3. That development shall be in accordance with the preliminary site plan dated December 30, 1997, appended hereto and made a part hereof.

SECTION 4. That failure to comply with all provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Ord. No. 715.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 18th day of February, 1997.



Mayor Karen R. Messerli

ATTEST:



City Clerk Denise R. Chisum

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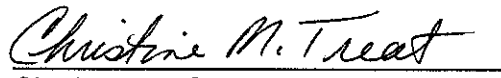
APPROVED by the Mayor of said city this 18th day of February, 1997.


Mayor Karen R. Messerli

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:


City Attorney Christine M. Treat