Current Zoning CP-2

Proposed Zoning PMIX

Site Area 25.7 Acres

Site Utilities

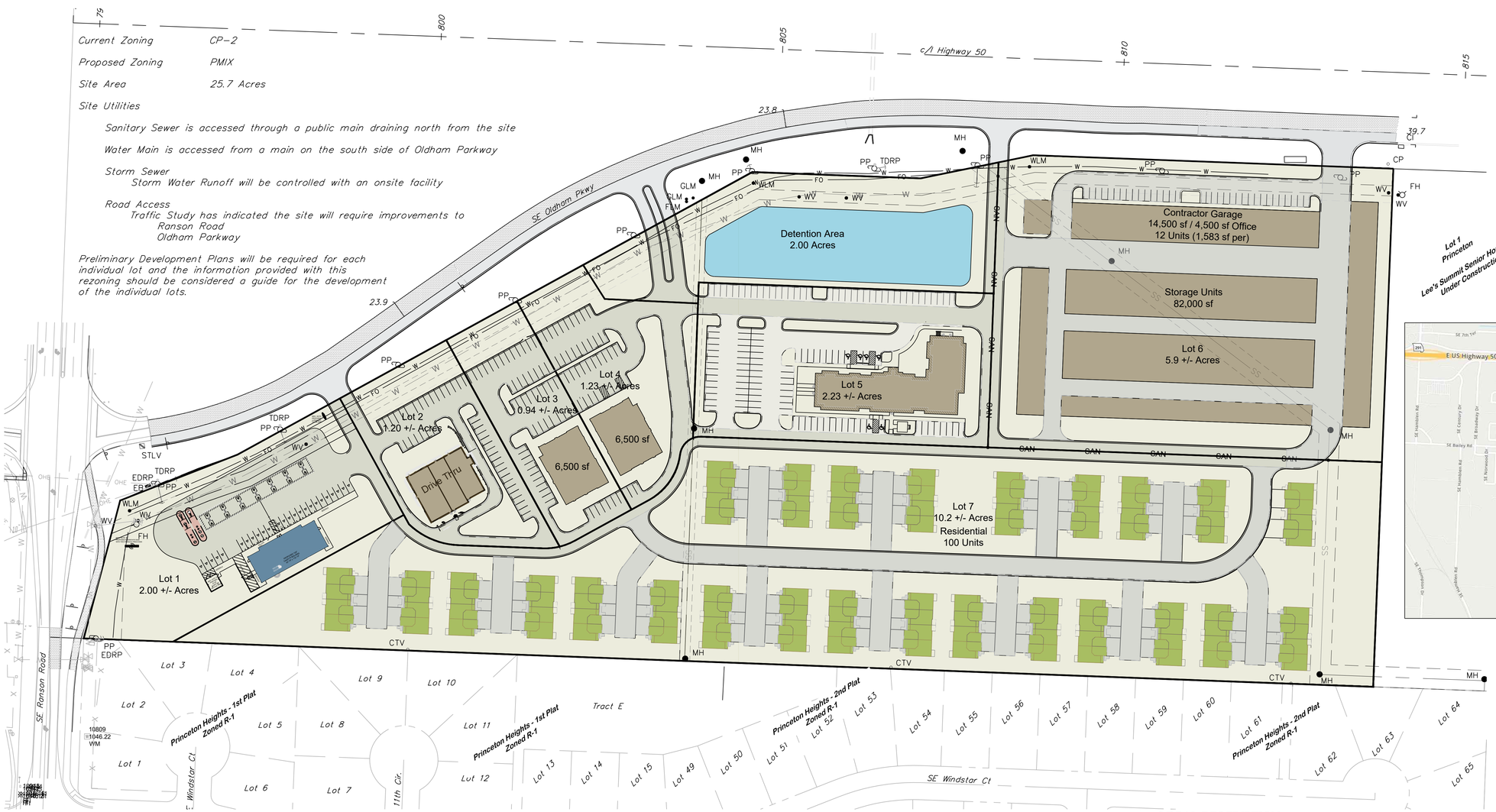
Sanitary Sewer is accessed through a public main draining north from the site

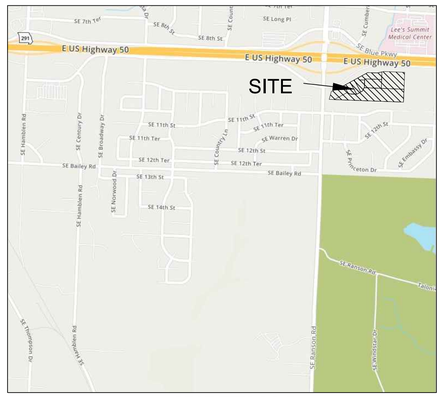
Water Main is accessed from a main on the south side of Oldham Parkway

Storm Sewer
Storm Water Runoff will be controlled with an onsite facility

Road Access
Traffic Study has indicated the site will require improvements to
Ranson Road
Oldham Parkway

Preliminary Development Plans will be required for each individual lot and the information provided with this rezoning should be considered a guide for the development of the individual lots.





VICINITY MAP
Not to Scale

LEGAL DESCRIPTION:

All of the Southwest Quarter of Section 10, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri lying between the South right-of-way line of U.S. Highway 50 and the following described line; Beginning at a point on the West line of said Southwest Quarter that is 1008.2 feet South of the Northwest comer thereof, said point being 900 feet South of the center-line of the East-bound or South traffic lane of said Highway 50; thence East parallel with said centerline to the East line of said Southwest Quarter.

Except All right, title and interest over and across All that part of defendants' real property and real property rights and interest in A tract of land located in the North of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, lying within the widths on the right or Southerly side of the following described Eastbound Route .50 improvement centerline, to wit: Beginning with a width of 274.3 meters (900 feet) at Station 24+219.758; thence an even width of 274.3 meters (900 feet) to Station 24+234.8; thence decreasing uniformly to a width of 248.4 meters (815 feet) at Station 24+240.4; thence decreasing uniformly to a width of 212 meters (696 feet) at Station 24+248.7; thence decreasing uniformly to a width of 196.6 meters (645 feet) at Station 24+282.8; thence decreasing uniformly to a width of 190 meters (623 feet) at Station 24+300; thence decreasing unifom1ly to a width of 55 meters (181 feet) at Station 24+525; thence an even width of 55 meters (181 feet) to Station 24+600; thence decreasing uniformly to a width of 43 meters (141 feet) at Station 24+650; thence an even width of 43 meters (141 feet) to Station 24+925; thence increasing uniformly to a width of 45 meters (148 feet) at Station 24+947; thence decreasing uniformly to a width of 39.1 meters (128 feet) at Station 24+975, **Except** that part, if'any, in Ransom Road and 50 Highway.

Further Except the land conveyed by the Deed recorded October 17, 2019 as DocUillent No. 2019E0084427, more particularly described as follows: All that part of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, described as follows: Commencing at the Northwest comer of the Southwest Quarter of Section 10, Township 47 North, Range 31 West, said point also lying on the centerline of Westbound U.S. Route 50 right-of-way, as established in MoDot Job No. J4PI 191, dated 12/14/98; thence South 87 degrees 49 minutes 47 seconds East, along the North line of said Southwest Quarter, and along said centerline, a distance of 1938.21 feet to a point; thence South 02 degrees 10 minutes 13 seconds West, departing said North line and said centerline, a distance of 246.56 feet to a point on the South line of said U.S. Route 50 right-of-way, as established in said MoDot Job No. J4PI 191, dated 1211498, the point of beginning; thence South 87 degrees 48 minutes 47 seconds East, along said South line, a distance of 375.44 feet to a point; thence South 82 degrees 16 minutes 26 seconds East, continuing along said South line, a distance of 72.52 feet to a point; thence North 79 degrees 54 minutes 16 seconds East, continuing along said South line, a distance of 94.02 feet to a point; thence South 87 degrees 48 minutes 47 seconds East, continuing along said South line, a distance of 162.49 feet to a point on the East line of said Southwest Quarter; thence South 02 degrees 13 minutes 14 seconds West, departing said South line, along said East line, a distance of 769.10 feet to the Northeast comer of Princeton Heights 3rd Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North 87 degrees 51 minutes 04 seconds West, departing said East line, along the North line of said Princeton Heights 3rd Plat, and along the North line of Princeton Heights 2nd Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, a distance of 701.97 feet to a point; thence North 02 degrees 13 minutes 14 seconds East, departing said North lines, a distance of 756.57 feet to the point of beginning.

Project Description Table

	Area	Building Size	Parking Count	Parking Ratio / Required	Lot Use
Lot 1	2.00 Acres	5,050 SF	25	5 : 1 / 5:1	Gas Station
Lot 2	1.20 Acres	7,000 sf	43	6 : 1 / 5:1	Drive Thru
Lot 3	0.94 Acres	6,500 sf	55	8 : 1 / 5:1	Commercial
Lot 4	1.23 Acres	6,500 sf	41	6 : 1 / 5:1	Commercial
Lot 5	2.23 Acres	15,150 sf	121	8 : 1 / 5:1	Hotel / Commerical
Lot 6	5.9 Acres	82,000 sf Storage 19,000 sf Office/Warehouse	4 30	N/A / 4 N/A / 30	Public Storage Office / Warehouse
Lot 7	10.2 Acres	100 Units	200	2 : 1 / 2:1	Townhomes
Common	2.00 Acres	N/A	N/A	N/A	Detention/Common Ground

ENGINEERING SOLUTIONS
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Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

RANSON LANDING
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Ranson Landing
Issue Date: February 16, 2021

SITE PLAN
Zoning Map for:
Ranson Landing
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.100