

LEE'S SUMMIT INDUSTRIAL LCRA REDEVELOPMENT PLAN

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF LEE'S SUMMIT, MISSOURI**

JULY 12, 2022

1. City's Previous Blight Finding

In June of 2014, the City Council adopted Ordinance 7472, which determined that certain real property within the Missouri Highway 291 and US Highway 50 corridors was blighted and designated a land clearance for redevelopment authority urban renewal area, to be known as the "US 50 / M-291 Highway Urban Renewal Area." Ordinance 7472 is attached hereto as Exhibit 1.

2. Purpose of this Redevelopment Plan

This Redevelopment Plan has been prepared in accordance with the Land Clearance for Redevelopment Authority Act which is set forth in Sections 99.300 through 99.660 of the Revised Statutes of Missouri (the "LCRA Act") for the redevelopment of the property (the "Property") which is legally described on Exhibit 2 attached hereto and depicted on Exhibit 3 attached hereto. The Property is located within the "US 50 / M-291 Highway Urban Renewal Area." The purpose of this LCRA Redevelopment Plan is to:

- carry out the policy statement of the LCRA Act which is set forth in Section 99.310, RSMo, and more particularly to renovate, redevelop, and otherwise improve the Property to cure the blighted conditions which exist on the Property;
- provide Missouri sales and use tax exemption on construction materials;
- provide real property tax abatement; and
- provide reimbursement of certain public improvement costs (described below) with public improvement assessment revenues.

The mechanism to achieve these purposes is to establish public ownership during the construction of improvements on the Property and for twenty (20) years after Project completion. Developer will receive and use a sales tax exemption certificate for the purchase of construction materials that are used in the construction of the Project improvements. This LCRA Redevelopment Plan satisfies the requirements of the LCRA Act, and the items set forth below follow and discuss the requirements of a "redevelopment plan" as defined in the LCRA Act.

3. Description of the Project

This LCRA Redevelopment Plan provides for the design, development, and construction of two (2) industrial buildings of approximately 201,500 square feet and 393,120 square feet, respectively, along with all associated onsite and offsite sitework and infrastructure, including, without limitation, utilities, stormwater management, street/drive and parking improvements, and landscaping, all of which will be generally located in the southeast quadrant of SE Bailey Road and Missouri Highway 291 in Lee's Summit, Missouri. The Property is legally described on Exhibit 2 attached hereto and depicted on Exhibit 3 attached hereto. An initial site plan and rendering of a portion of the Project are attached hereto as Exhibit 4. The estimated cost of the Project (exclusive of land, financing, and other soft costs) is approximately \$46,569,400.

Exhibit 5 attached hereto generally depicts certain public improvements (the "Public Improvements") that will be constructed as part of the Project, which include: (1) public water main extension; (2) public sanitary sewer main extension; (3) southbound left turn lane from Missouri Highway 291 onto SE Bailey Road; and (4) eastbound thru lane on SE Bailey Road east from the intersection with Missouri Highway 291.

4. Description of the Parties

The Developer and Affiliates. LS Industrial, LLC (the “Developer”) is a limited liability company organized and existing under the laws of the State of Missouri. The benefitting companies will be the Developer and other affiliated entities of Developer (each an “Affiliate”). During the period of City ownership, the Developer or an Affiliate will lease the Property from the City pursuant to a lease agreement (the “Lease Agreement”) that will be approved by the City Council.

City of Lee’s Summit, Missouri. The City is a constitutional home rule charter city and municipal corporation organized and existing under the laws of the State of Missouri. The City will lease the Property to Developer or an Affiliate during the construction period and for twenty (20) years after Project completion pursuant to the Lease Agreement.

5. Power and Authority Under the LCRA Act

The LCRA and the City are authorized and empowered pursuant to Section 99.420, RSMo, and other provisions of the LCRA Act, to exercise the following powers which are relevant to this LCRA Redevelopment Plan:

- The LCRA may prepare redevelopment plans and recommend approval to City Council – “To prepare or cause to be prepared and recommend redevelopment plans and urban renewal plans to the governing body” (99.420(2))
- Build and repair public improvements – “To arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with a land clearance project or urban renewal project” (99.420(3))
- Acquire, buy, sell, mortgage and lease real estate and execute contracts for real estate – (4) “Within its area of operation, to purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, eminent domain or otherwise, any real or personal property or any interest therein, including fee simple absolute title, together with any improvements thereon, necessary or incidental to a land clearance project or urban renewal project *** to sell, lease, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge, hypothecate or otherwise encumber or dispose of any real or personal property or any interest therein; to enter into contracts with redevelopers of property and with other public agencies containing covenants, restrictions and conditions regarding the use of such property for residential, commercial, industrial, recreational purposes or for public purposes in accordance with the redevelopment or urban renewal plan *** and to enter into any contracts necessary to effectuate the purposes of this law...” (99.420(4))
- Approve plans for redevelopment of existing structures – “To make plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements” (99.420(6))
- Hold public hearings – “Acting through one or more commissioners or other persons designated by the authority, to conduct examinations and investigations and to hear testimony and take proof under oath at public or private hearings on any matter material for its information” (99.420(9))
- Spend public funds – “To make such expenditures as may be necessary to carry out the purposes of this law” (99.420(12))

- City Council can exercise all LCRA powers after delegation by LCRA – “To delegate to a municipality or other public body any of the powers or functions of the authority with respect to the planning or undertaking of a land clearance project or urban renewal project in the area in which the municipality or public body is authorized to act, and the municipality or public body is hereby authorized to carry out or perform such powers or functions for the authority” (99.420(13))
- Exercise general municipal powers to implement the redevelopment plan – The LCRA has “all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this law” (Section 99.420, introductory clause) and may “exercise all powers or parts or combinations of powers necessary, convenient or appropriate to undertake and carry out land clearance, redevelopment and urban renewal plans and projects and all the powers herein granted.” (99.420(14))

Other grants of power and authority under the LCRA Act may become applicable to the implementation of this LCRA Redevelopment Plan. The LCRA Act defines “redevelopment plans” and “urban renewal plans” and the definition of these terms in Section 99.320, RSMo, each cross-reference the other definition. All of the procedural requirements and legal authority for each type of plan apply to LCRA redevelopment plans.

6. Requirements of the LCRA Act

Section 99.430, RSMo, requires that each LCRA redevelopment plan must contain certain data and information. This section sets forth the several statutory requirements for a redevelopment plan under the LCRA Act along with information to satisfy such requirements.

Relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

Appropriate land uses. The City Council approved a rezoning of the Property and associated preliminary development plan for the Project on June 21, 2022 by Ordinance No. 9433 (the “Development Plan”).

Improved traffic. The Development Plan includes certain offsite public street improvements to ensure efficient traffic circulation, which constitute a portion of the Public Improvements described herein.

Public transportation. The Project will require certain traffic improvements to be constructed by the Developer including a second southbound left-turn lane from Highway 291 South onto Bailey Road and a new through-lane on east-bound Bailey Road from Highway 291 South as depicted on Exhibit 5. These traffic improvements, along with certain sewer and water improvements, will serve as the basis for the public improvement assessments that will part of the leasing structure as described on page 6 of this Plan.

Public utilities. The Development Plan includes extension of public water and sanitary sewer mains as depicted on Exhibit 5 which, along with the traffic improvements, serve as the basis for the public improvement assessments that will part of the leasing structure as described on page 6 of this Plan.

Recreational and community facilities and other public improvements. The Development Plan includes certain offsite public street improvements, which constitute a portion of the Public Improvements described herein.

Boundaries of the land clearance or urban renewal project area, with a map showing the existing uses and condition of the real property therein

See Exhibit 2 and Exhibit 3 attached hereto.

A land use plan showing proposed uses of the area

Land uses will consist of warehouse/distribution, light manufacturing, or other industrial uses, as well as ancillary uses thereto. An aerial of the Property is attached hereto as Exhibit 3, and an initial site plan is attached hereto as Exhibit 4.

Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment or urban renewal

An aerial of the Property is attached hereto as Exhibit 3, and an initial site plan is attached hereto as Exhibit 4.

Statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances

Not applicable.

Statement as to the kind and number of additional public facilities or utilities which will be required in the area after redevelopment or urban renewal

No additional public facilities or utilities, aside from the water, sewer and road improvements discussed above, will be required in the area after redevelopment or urban renewal.

A schedule indicating the estimated length of time needed for completion of each phase of the plan

The two buildings that constitute the Project are anticipated to be constructed in two phases. The first building's anticipated construction commencement date is late 2022, with a completion target in late 2023. The second building's anticipated construction commencement date is late 2023, with a completion target in late 2024.

Submission to the City's planning agency for a determination as to whether the Redevelopment Plan is consistent with the Comprehensive Plan

The Development Plan has been submitted to the City's planning department, and the project has received rezoning approval from the City Council through the adoption of Ordinance No. 9433 on June 21, 2022.

The Project is consistent with the City's Comprehensive Plan identification of the Property as "industrial."

A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment or urban renewal of the land clearance or urban renewal project area

Developer purchased the Property.

The estimated proceeds or revenues from its disposal to redevelopers

The Property has been acquired by Developer and will be transferred for nominal consideration to the City for the Lease Agreement period. As a result, the LCRA and the City will not be disposing of the Property to other redevelopers.

A statement of the proposed method of financing the project

The Project is anticipated to be initially financed with private debt and equity. Over time, public improvements assessments will reimburse the costs of certain public infrastructure.

A statement of a feasible method proposed for the relocation of families to be displaced from the land clearance or urban renewal project area

Not applicable to this Project.

7. Statement of Financial Benefit/Estimated Costs and Benefits to City

Sales/Use Tax Exemption

The total cost of the Project is estimated to be approximately \$46,569,400 (exclusive of land, financing, and other soft costs). Building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062, RSMo. The estimated sales tax exemption benefit that would be the result of this LCRA Redevelopment Plan is set forth below:

Est. Project Hard Costs	\$46,569,400
Est. Materials Portion	\$18,627,760
Est. Sales/Use Tax Savings	\$1,127,678

This financial benefit is approximately **2.42%** of the total estimated Project costs (exclusive of land, financing, and other soft costs).

The estimated cost to the City of the sales/use tax exemption is \$256,132, the details of which are set forth below.

Est. Construction Budget	\$ 46,569,400	
Est. Materials Percentage	40.00%	
Est. Materials Cost	\$ 18,627,760	
Total Sales and Use Tax Rate	8.35%	
Est. Sales and Use Tax Savings	\$ 1,127,678	
City Sales and Use Tax Rate	2.750%	(As of October 1, 2022)
County Sales Tax Rate	1.250%	
State Sales and Use Tax Rate	4.225%	
Stadium Sales Tax Rate	0.125%	
	8.350%	
Est. Allocation of Material Purchases:		
Lee's Summit	8.00%	
Missouri (outside Lee's Summit) [^]	50.00%	
Outside Missouri	42.00%	
Lee's Summit Sales Tax Savings	\$ 40,981	
Lee's Summit Use Tax Savings	\$ 215,151	
Total Lee's Summit Sales and Use Tax	\$ 256,132	
County Sales Tax Savings	\$ 76,840	
State Sales and Use Tax Savings	\$ 787,023	
Stadium Sales Tax Savings	\$ 7,684	
Lee's Summit % of Total Savings	22.71%	
[^] 50% of sales in MO outside City are assumed to be subject to County and Stadium Sales Tax		

Real Property Tax Abatement / Payments in Lieu of Taxes; Public Improvements Assessments

Real Property Tax Abatement / Payments in Lieu of Taxes.

The City will own both phases of the Project and lease such phases to Developer and/or an Affiliate for twenty (20) years after completion of each phase, respectively, during which time the Property will be exempt from real property taxes and Developer and any such Affiliate will make payments in lieu of taxes (“PILOTS”) for each of the two phases of the of the Project as follows: (1) during construction of a phase, a PILOT based on the existing value of the land included in the applicable phase in the year prior to conveyance of such land to the City, (2) in years 1 through 10 after completion of a phase, a PILOT calculated to represent 5% of the taxes that would otherwise be due on the completed phase’s improvements, and (4) in years 11 through 20 after completion of a phase, a PILOT calculated to represent 38% of the taxes that would otherwise be due on the completed phase’s improvements. The PILOT amounts may be fixed by agreement at the time of the City acquiring fee title to a phase of the Project, subject to adjustment at completion of a Project phase. The total PILOT payments are set forth in the table below. The actual construction periods and the PILOT amounts will depend on and vary with Project implementation. PILOT payments will be distributed to the taxing jurisdictions by or at the direction of the City.

As set forth in the table below, the total amount of PILOTS estimated to be collected by the City is \$1,115,529.

Public Improvements Assessment.

In addition to the PILOTS required under the leases, Developer or an Affiliate will be required to pay special assessments calculated to pay for the cost of the Public Improvements. Such special assessments will be paid to the City and used to reimburse costs incurred by Developer and/or an Affiliate in the construction of the Public Improvements.

As set forth in the table below, the total amount of public improvements assessments estimated to be collected by the City and paid to Developer and/or an Affiliate as reimbursement for Public Improvements costs is \$1,721,480 (plus interest thereon).

PROJECT YEAR		TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	ABATED REAL ESTATE TAX	PILOTS	CITY PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT	
		2021	\$1,806	\$1,806	\$175	\$0	\$0	\$0	
0		2022	\$1,806	\$1,806	\$175	\$0	\$0	\$0	
1		2023	\$1,806	\$5,897,316	\$570,660	\$427,957	\$28,530	\$4,917	\$114,122
2		2024	\$1,806	\$8,963,474	\$867,360	\$650,520	\$43,368	\$7,473	\$173,472
3		2025	\$1,806	\$9,232,378	\$893,380	\$670,035	\$44,669	\$7,698	\$178,676
4		2026	\$1,806	\$9,232,378	\$893,380	\$670,035	\$44,669	\$7,698	\$178,676
5		2027	\$1,806	\$9,509,349	\$920,182	\$690,136	\$46,009	\$7,929	\$184,036
6		2028	\$1,806	\$9,509,349	\$920,182	\$690,136	\$46,009	\$7,929	\$184,036
7		2029	\$1,806	\$9,794,630	\$947,787	\$710,840	\$47,389	\$8,166	\$189,557
8		2030	\$1,806	\$9,794,630	\$947,787	\$710,840	\$47,389	\$8,166	\$189,557
9		2031	\$1,806	\$10,088,469	\$976,221	\$732,166	\$48,811	\$8,411	\$195,244
10		2032	\$1,806	\$10,088,469	\$976,221	\$732,166	\$48,811	\$8,411	\$195,244
11		2033	\$1,806	\$10,391,123	\$1,005,507	\$588,757	\$268,568	\$46,281	\$148,182
12		2034	\$1,806	\$10,391,123	\$1,005,507	\$502,754	\$382,093	\$65,845	\$120,661
13		2035	\$1,806	\$10,702,857	\$1,035,673	\$517,836	\$393,556	\$67,820	\$124,281
14		2036	\$1,806	\$10,702,857	\$1,035,673	\$517,836	\$393,556	\$67,820	\$124,281
15		2037	\$1,806	\$11,023,942	\$1,066,743	\$533,371	\$405,362	\$69,855	\$128,009
16		2038	\$1,806	\$11,023,942	\$1,066,743	\$533,371	\$405,362	\$69,855	\$128,009
17		2039	\$1,806	\$11,354,661	\$1,098,745	\$549,373	\$417,523	\$71,950	\$131,849
18		2040	\$1,806	\$11,354,661	\$1,098,745	\$549,373	\$417,523	\$71,950	\$131,849
19		2041	\$1,806	\$11,695,300	\$1,131,707	\$565,854	\$430,049	\$74,109	\$135,805
20		2042	\$1,806	\$11,695,300	\$1,131,707	\$565,854	\$430,049	\$74,109	\$135,805
21		2043	\$1,806	\$12,046,159	\$1,165,659	\$199,403	\$918,398	\$158,264	\$47,857
22		2044	\$1,806	\$12,046,159	\$1,165,659	\$0	\$1,165,659	\$200,874	\$0
TOTALS					\$21,921,577	\$12,308,614	\$6,473,353	\$1,115,529	\$3,139,210
NET PRESENT VALUE @					\$10,814,564	\$6,663,111	\$2,429,609	\$418,686	\$1,721,480
Notes:									
(1) Total 2021 mill levies:									9.6766
(2) Total 2021 mill levies subject to abatement:									9.6766
(3) The projected appraised value is assumed to increase biennially at the following rate:									3.00%
(4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement:									75.00%
(5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement:									50.00%
(6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement:									5.0%
(7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement:									38.00%
(8) Years 1 - 10: Public Improvements Assessment as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs:									20.0%
(9) Years 11 - 20: Public Improvements assessment as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs:									12.00%
(10) NPV discount rate:									5.50%

EXHIBIT 1
ORDINANCE NO. 7472

[SEE ATTACHED]

AN ORDINANCE APPROVING A REZONING FROM DISTRICT PMIX TO DISTRICT PI AND A PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 49.85 ACRES LOCATED AT THE SOUTHEAST CORNER OF M-291 HWY AND SE BAILEY RD, PROPOSED LS INDUSTRIAL, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI

WHEREAS, Application #PL2022-122 submitted by Gary O'Dell, requesting approval of a rezoning from District PMIX (Planned Mixed Use) to PI (Planned Industrial) and preliminary development plan, approximately 49.85 acres located at the southeast corner of M-291 Hwy and SE Bailey Rd, 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 May 26, 2022, 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 June 7, 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 from PMIX (Planned Mixed Use) to PI (Planned Industrial) and preliminary development plan is hereby approved on the following described property:

A tract of land being part of the Northeast and Northwest Quarters of Section 17, Township 47 North, Range 31 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, said tract more particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter; thence South 87°43'34" East, along the North line of said Northeast Quarter, a distance of 42.89 feet; thence South 02°16' 26" West, departing said North line, a distance of 49.92 feet, to the intersection of the South line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177 and the Westerly line of Union Pacific Railroad (formerly Missouri Pacific Railroad Company) established by Special Warranty Deed recorded as Document Number 1971i0083905 in Book i252 at Page 675, said intersection also being the POINT OF BEGINNING; thence South 29°25'44" East, along said Westerly railroad line, a distance of 1,488.22 feet, to the intersection of said Westerly railroad line with the North line of WATT ACRES, a subdivision of land in said city, county and state, recorded in Book 18, Page 93, said line also being the South line of the Northwest Quarter, of said Northeast Quarter; thence North 87°32'47" West, departing said Westerly railroad

line, along said North line of WATT ACRES, and along said South line, a distance of 832.35 feet, to the Southwest corner of said Northwest Quarter of the Northeast Quarter, said corner being on the East line of MADDUX ACRES, a subdivision in said city, county and state, recorded in Book 21, Page 55; thence North 02°35'45" East, departing said North line, along the West line of said Northwest Quarter of the Northeast Quarter, and along said East line, a distance of 358.32 feet, to the Northeast corner of said MADDUX ACRES; thence North 87°49'40" West, departing said West line, along the North line of said subdivision, a distance of 1,020.02 feet, to the Northeast corner of Lot 3, of said subdivision; thence South 02°34'12" West, departing said North line, along the East line of said Lot 3, a distance of 295.01 feet, to the Southeast corner of said Lot 3, said point also being a point on the North Right-of-Way line of 16th Street, as now established; thence North 87°59'13" West, departing said East lot line, along said North Right-of-Way line, a distance of 130.00 feet, to a point at the Southwest corner of said Lot 3; thence North 02°33'49" East, departing said North Right-of-Way line, along the West line of said Lot 3, a distance of 295.37 feet, to the Northwest corner of said Lot 3, said point also being on said North line of MADDUX ACRES; thence North 87°49'40" West, departing said West Lot line, along said North line a distance of 357.53 feet, to a point on the East Right-of-Way line of Missouri State Highway No. 291, as now established; thence North 26°18'22" West, along said East Right-of-Way line, a distance of 55.42 feet; thence North 26°59'32" West, continuing along said East Right-of-Way line, a distance of 256.78 feet; thence North 26°51'12" West, continuing along said East Right-of-Way line, a distance of 241.77 feet, to a point on a non-tangent curve; thence continuing along said East Right-of-Way line, along a curve to the right, having a radius of 1,707.58 feet, a chord bearing of North 18°02'37" West, a central angle of 13°09'41", and an arc length of 392.24 feet; thence North 32°13'27" East, a distance of 61.84 feet, to a point on the South Right-of-Way line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177; thence South 87°49'40" East, along said South Right-of-Way line, a distance of 1,930.59 feet, to the POINT OF BEGINNING, containing 2,171,524.67 square feet or 49.85 acres.

SECTION 2. That the following conditions of approval apply:

1. An updated sanitary sewer analysis will need to be submitted and approved prior to the approval of any final design / development documents.
2. The applicant shall be required to provide an offsite public sanitary sewer connection to the south at a location to be identified by City staff.
3. Development shall be in accordance with the preliminary development plan dated February 25, 2022, and building elevations with revised dates of May 16, 2022.
4. An Alternate Parking Plan shall be approved for the development as depicted on the preliminary development plan and consistent with the supporting documentation of parking for comparable industrial developments provided to staff with an upload date of May 16, 2022.
5. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements addressed in the City Traffic Engineer's TIA dated April 29, 2022. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.

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 21st day of June, 2022.

ATTEST:

Trisha Fowler Arcuri
City Clerk *Trisha Fowler Arcuri*



William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 23rd day of June, 2022.

ATTEST:

Trisha Fowler Arcuri
City Clerk *Trisha Fowler Arcuri*



William A. Baird
Mayor William A. Baird

APPROVED AS TO FORM:

Brian W. Head
City Attorney *Brian W. Head*

GBA
 1801 Hawks Hill, Ste. 303
 1000 N. 10th St., Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1234
 Fax: (402) 441-1235
 www.gba.com

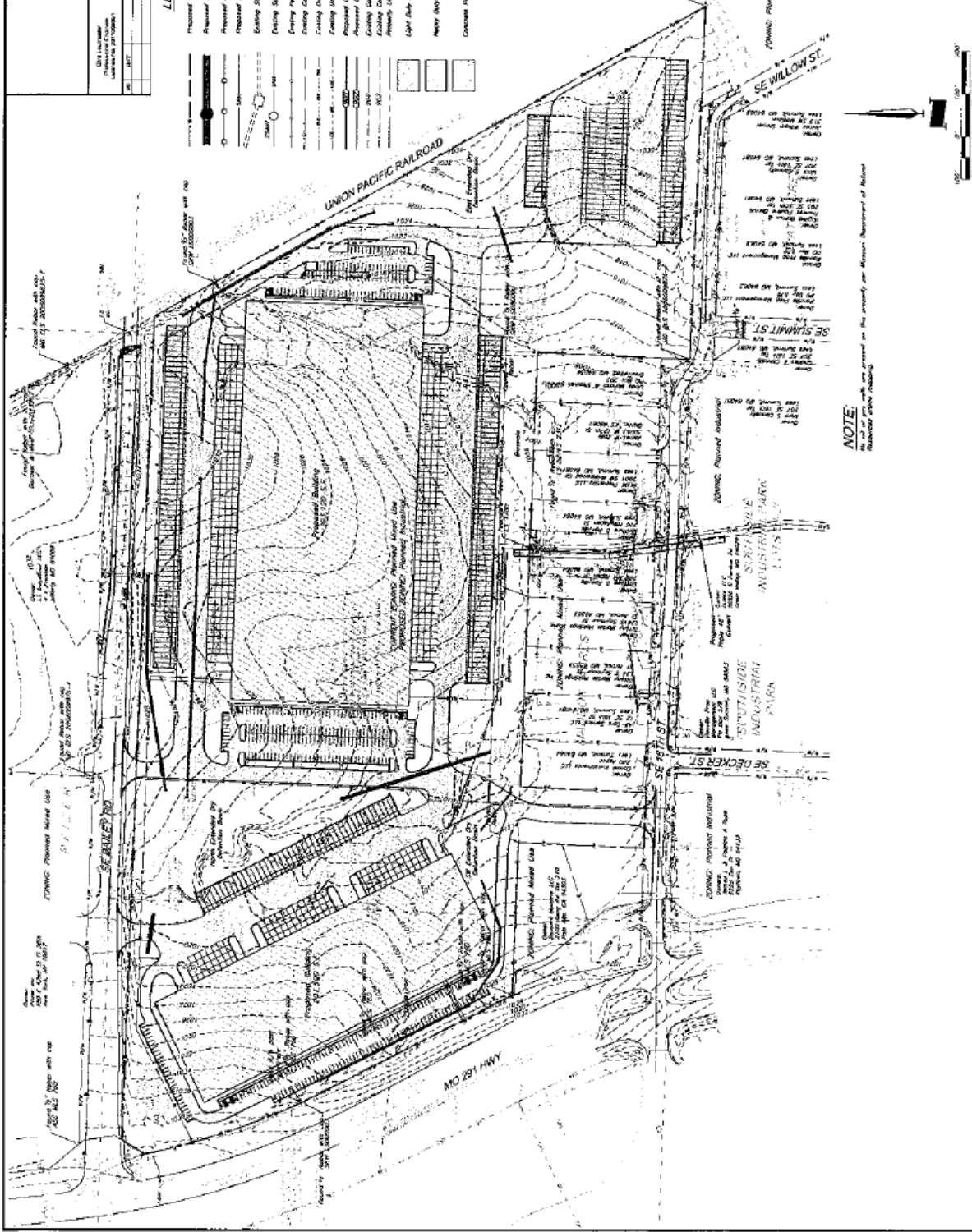
PROJECT: **LS Industrial, LLC**
 1000 N. 10th St., Suite 100
 Lincoln, NE 68502

DATE: 7-25-2017
 DRAWN BY: J. M. ...
 CHECKED BY: ...
 SCALE: AS SHOWN

LEGEND

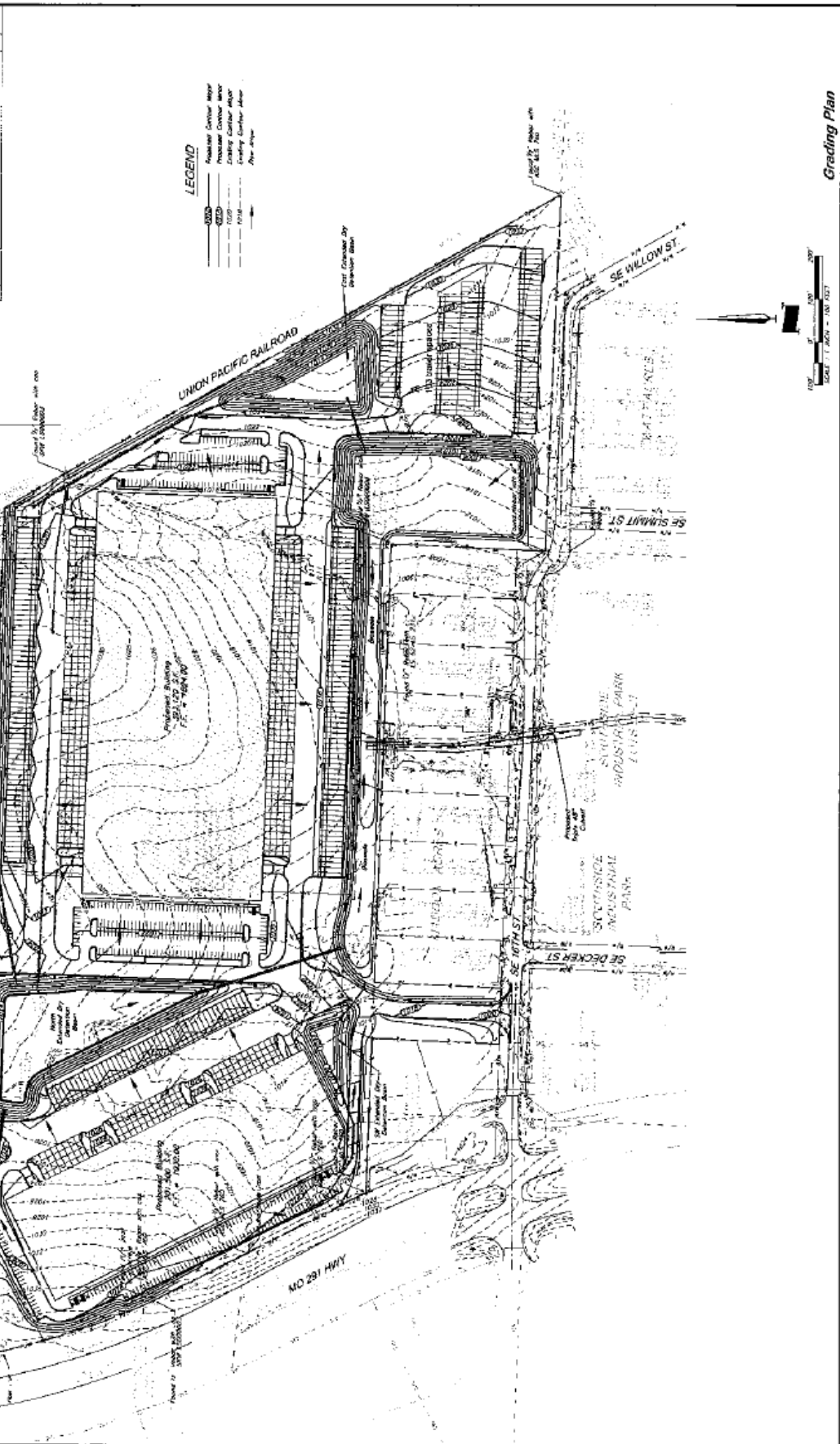
Proposed Water Line	Proposed Sewer Line	Proposed Storm Sewer	Proposed Gas Line	Proposed Electric Line	Proposed Cable TV Line	Proposed Fiber Optic Line	Proposed Telephone Line	Proposed Fire Alarm Line	Proposed Security Alarm Line	Proposed Irrigation Line	Proposed Landscape Lighting Line	Proposed Security Lighting Line	Proposed Sign Line	Proposed Sign Foundation	Proposed Sign Support	Proposed Sign Post	Proposed Sign Foundation	Proposed Sign Support	Proposed Sign Post
Existing Water Line	Existing Sewer Line	Existing Storm Sewer	Existing Gas Line	Existing Electric Line	Existing Cable TV Line	Existing Fiber Optic Line	Existing Telephone Line	Existing Fire Alarm Line	Existing Security Alarm Line	Existing Irrigation Line	Existing Landscape Lighting Line	Existing Security Lighting Line	Existing Sign Line	Existing Sign Foundation	Existing Sign Support	Existing Sign Post	Existing Sign Foundation	Existing Sign Support	Existing Sign Post

PROPOSED SIGN FOUNDATION: 1'-0" DIA. CONCRETE FOUNDATION
 PROPOSED SIGN SUPPORT: 2'-0" DIA. GALVANNEAL STEEL PIPE
 PROPOSED SIGN POST: 4'-0" DIA. GALVANNEAL STEEL PIPE
 PROPOSED SIGN FOUNDATION: 1'-0" DIA. CONCRETE FOUNDATION
 PROPOSED SIGN SUPPORT: 2'-0" DIA. GALVANNEAL STEEL PIPE
 PROPOSED SIGN POST: 4'-0" DIA. GALVANNEAL STEEL PIPE



General Layout

GBA 8951 Hayes Blvd, Ste. 201 1317-943-0400 GBA.com	DATE: 7-25-2012 DRAWN BY: J. J. [unreadable] CHECKED BY: [unreadable]
	PROJECT NO: [unreadable] SHEET NO: [unreadable]
PROJECT: [unreadable] CLIENT: [unreadable]	SHEET: C3 C8
CONTRACT NO: [unreadable]	PROJECT NO: [unreadable]
PROJECT: [unreadable]	PROJECT: [unreadable]

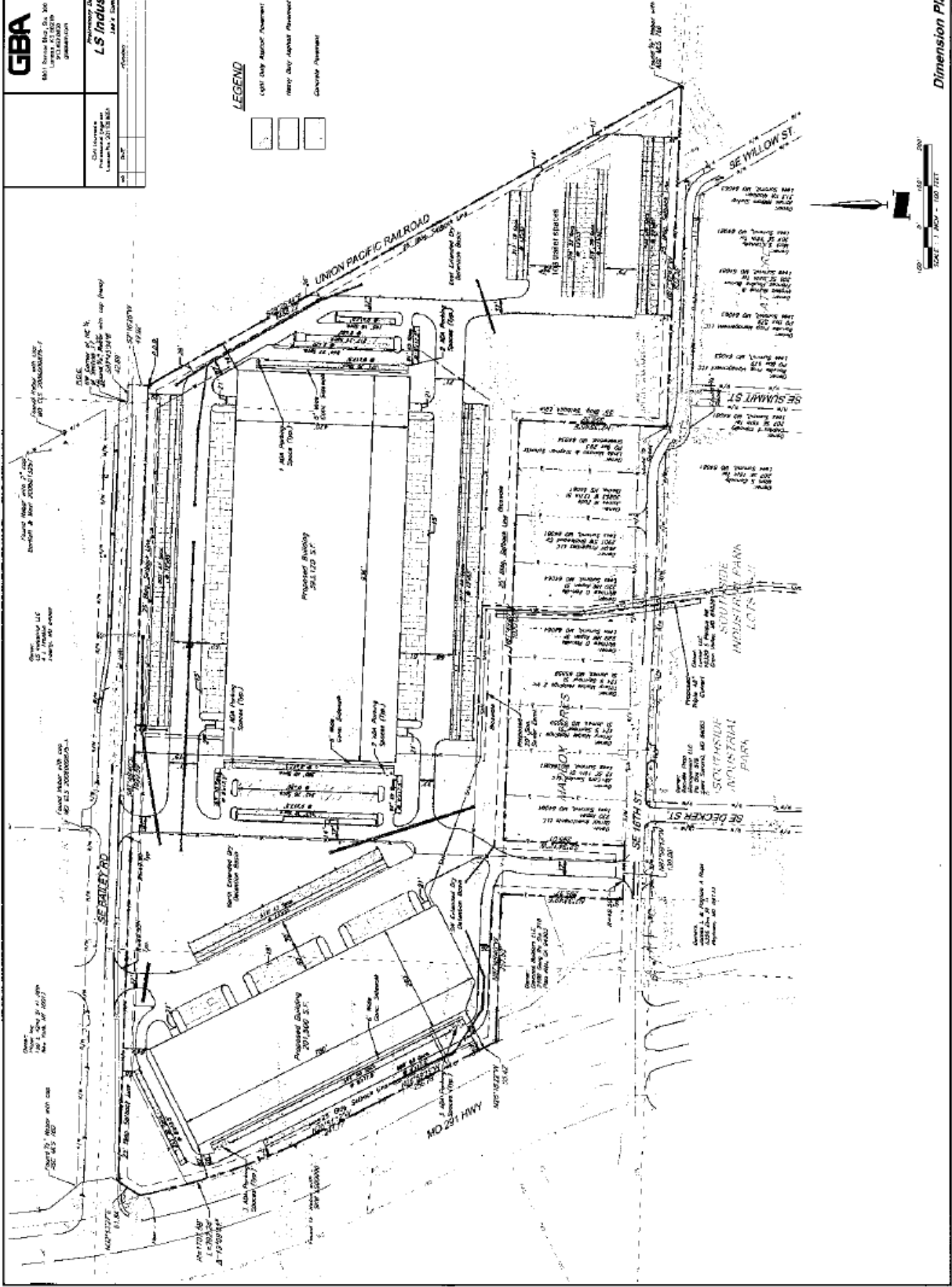


0:\2008\01121\01\20\Production Drawings\Site Plan\13081412\08 HWY Layout C3 Grading Plan - Final.dwg (25/07/2012 10:58:58 AM) --- Title: Project: 08-2502 Grading Plan - Final.dwg --- Author: J. J. [unreadable] --- Project: 08-2502 Grading Plan - Final.dwg --- Project: 08-2502 Grading Plan - Final.dwg

GBA 801 Kansas Blvd., Suite 100 Lawrence, KS 66044 Phone: 785.842.1234 Fax: 785.842.1235 www.gba.com	Project No. 15-00000000000000000000 Date: 11/15/2017
	Client: LS Industrial, LLC 1500 S. 20th St., Lawrence, KS 66044
Drawing No. 15-00000000000000000000 Title: Dimension Plan	Scale: 1" = 100'-0" Date: 11/15/2017
Project Name: LS Industrial, LLC 1500 S. 20th St., Lawrence, KS 66044	Drawing No. 15-00000000000000000000 Title: Dimension Plan

LEGEND

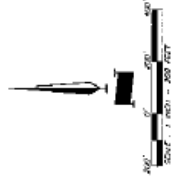
- Civil Utility As-built Placement
- Heavy Duty Asphalt Placement
- General Placement



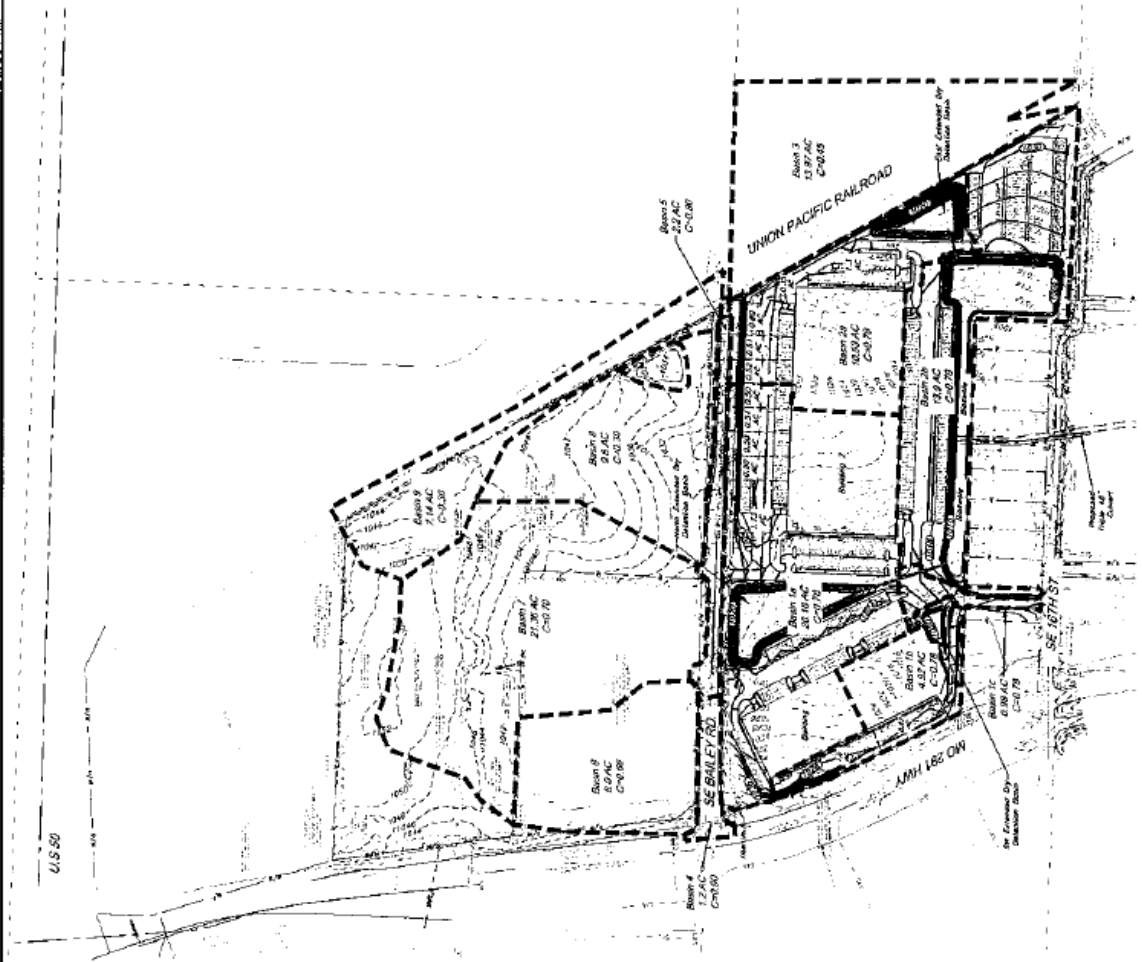
Dimension Plan

GBA 540 Prairie View, Ste 300 11175 Rockwood Dallas, TX 75244	DATE: 7-22-2012	SCALE: AS SHOWN
	PROJECT: C7 C8	PROJECT: C7 C8
LS Industrial, LLC 11175 Rockwood Dallas, TX 75244	CLIENT: LS Industrial, LLC	PROJECT: C7 C8
	PROJECT: C7 C8	PROJECT: C7 C8

- LEGEND**
- Proposed Drainage Boundary
 - Proposed 300' Spill Prevention Boundary
 - Proposed Contour Meter
 - Proposed Contour Meter
 - Proposed Contour Meter
 - Proposed Contour Meter
 - Proposed Contour Meter
 - Proposed Contour Meter



Drainage Map



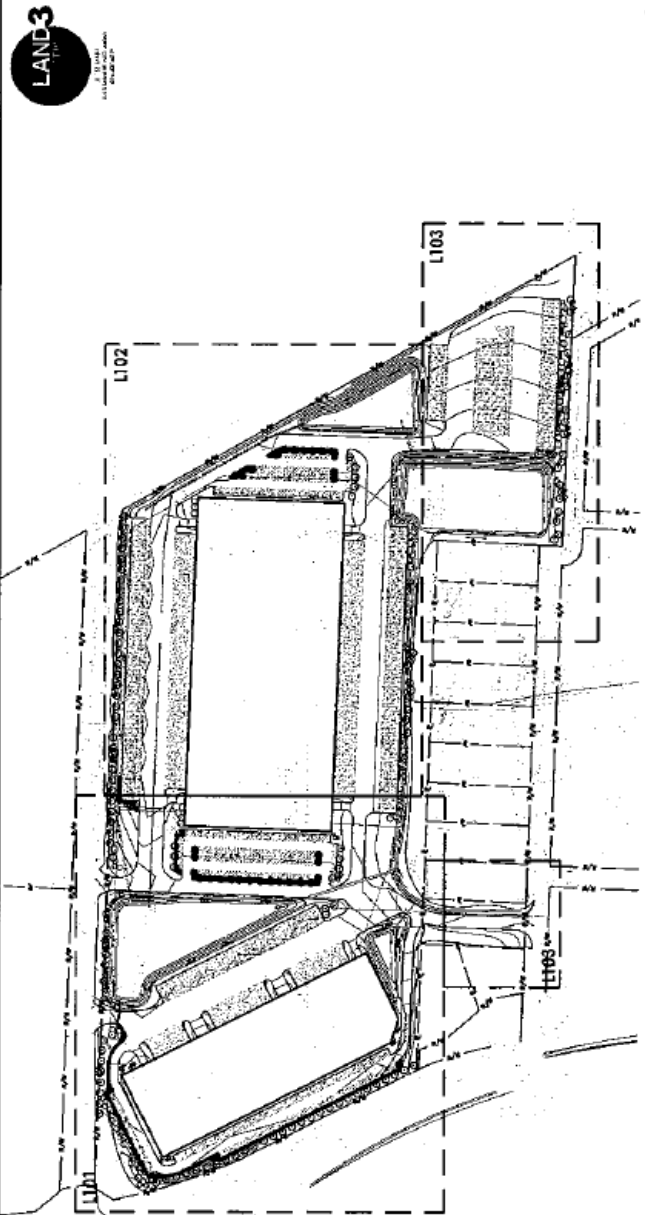
GBA
 3501 North 30th Ave., Suite 200
 Greenwood, CO 80033
 (303) 440-1000

LS Industrial, LLC
 Attention: Development Plan
 14015 County Road 100
 Unit 2, Superior, Wyoming

LAND3
 LANDSCAPE ARCHITECTS
 1111 14th Street
 Suite 100
 Denver, CO 80202
 (303) 733-1111

L100 L103

DATE: 7-25-2017
 DRAWN BY: []
 CHECKED BY: []
 PROJECT NO: []



KEY PLAN
 Scale: 1"=20'

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL	REMARKS
1	1.00000000	1.00000000	sq. ft.	1.00	1.00	1.00000000
2	2.00000000	2.00000000	sq. ft.	2.00	2.00	2.00000000
3	3.00000000	3.00000000	sq. ft.	3.00	3.00	3.00000000
4	4.00000000	4.00000000	sq. ft.	4.00	4.00	4.00000000
5	5.00000000	5.00000000	sq. ft.	5.00	5.00	5.00000000
6	6.00000000	6.00000000	sq. ft.	6.00	6.00	6.00000000
7	7.00000000	7.00000000	sq. ft.	7.00	7.00	7.00000000
8	8.00000000	8.00000000	sq. ft.	8.00	8.00	8.00000000
9	9.00000000	9.00000000	sq. ft.	9.00	9.00	9.00000000
10	10.00000000	10.00000000	sq. ft.	10.00	10.00	10.00000000
11	11.00000000	11.00000000	sq. ft.	11.00	11.00	11.00000000
12	12.00000000	12.00000000	sq. ft.	12.00	12.00	12.00000000
13	13.00000000	13.00000000	sq. ft.	13.00	13.00	13.00000000
14	14.00000000	14.00000000	sq. ft.	14.00	14.00	14.00000000
15	15.00000000	15.00000000	sq. ft.	15.00	15.00	15.00000000
16	16.00000000	16.00000000	sq. ft.	16.00	16.00	16.00000000
17	17.00000000	17.00000000	sq. ft.	17.00	17.00	17.00000000
18	18.00000000	18.00000000	sq. ft.	18.00	18.00	18.00000000
19	19.00000000	19.00000000	sq. ft.	19.00	19.00	19.00000000
20	20.00000000	20.00000000	sq. ft.	20.00	20.00	20.00000000
21	21.00000000	21.00000000	sq. ft.	21.00	21.00	21.00000000
22	22.00000000	22.00000000	sq. ft.	22.00	22.00	22.00000000
23	23.00000000	23.00000000	sq. ft.	23.00	23.00	23.00000000
24	24.00000000	24.00000000	sq. ft.	24.00	24.00	24.00000000
25	25.00000000	25.00000000	sq. ft.	25.00	25.00	25.00000000
26	26.00000000	26.00000000	sq. ft.	26.00	26.00	26.00000000
27	27.00000000	27.00000000	sq. ft.	27.00	27.00	27.00000000
28	28.00000000	28.00000000	sq. ft.	28.00	28.00	28.00000000
29	29.00000000	29.00000000	sq. ft.	29.00	29.00	29.00000000
30	30.00000000	30.00000000	sq. ft.	30.00	30.00	30.00000000
31	31.00000000	31.00000000	sq. ft.	31.00	31.00	31.00000000
32	32.00000000	32.00000000	sq. ft.	32.00	32.00	32.00000000
33	33.00000000	33.00000000	sq. ft.	33.00	33.00	33.00000000
34	34.00000000	34.00000000	sq. ft.	34.00	34.00	34.00000000
35	35.00000000	35.00000000	sq. ft.	35.00	35.00	35.00000000
36	36.00000000	36.00000000	sq. ft.	36.00	36.00	36.00000000
37	37.00000000	37.00000000	sq. ft.	37.00	37.00	37.00000000
38	38.00000000	38.00000000	sq. ft.	38.00	38.00	38.00000000
39	39.00000000	39.00000000	sq. ft.	39.00	39.00	39.00000000
40	40.00000000	40.00000000	sq. ft.	40.00	40.00	40.00000000
41	41.00000000	41.00000000	sq. ft.	41.00	41.00	41.00000000
42	42.00000000	42.00000000	sq. ft.	42.00	42.00	42.00000000
43	43.00000000	43.00000000	sq. ft.	43.00	43.00	43.00000000
44	44.00000000	44.00000000	sq. ft.	44.00	44.00	44.00000000
45	45.00000000	45.00000000	sq. ft.	45.00	45.00	45.00000000
46	46.00000000	46.00000000	sq. ft.	46.00	46.00	46.00000000
47	47.00000000	47.00000000	sq. ft.	47.00	47.00	47.00000000
48	48.00000000	48.00000000	sq. ft.	48.00	48.00	48.00000000
49	49.00000000	49.00000000	sq. ft.	49.00	49.00	49.00000000
50	50.00000000	50.00000000	sq. ft.	50.00	50.00	50.00000000

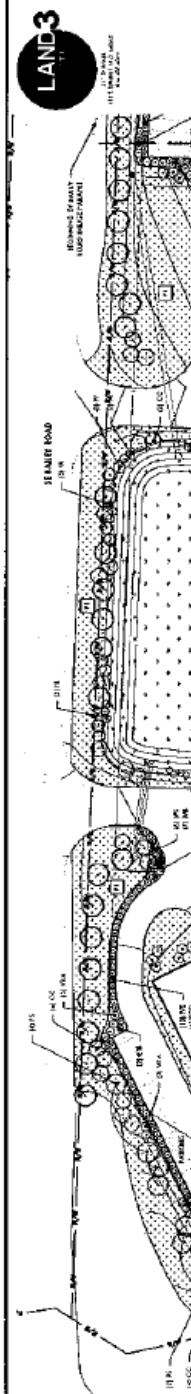
L100
LANDSCAPE KEY PLAN

GBA
 4821 Imperial Drive, Suite 300
 San Diego, CA 92121
 (619) 444-1173
 www.gba.com

LANDSCAPE ARCHITECTURE
 1001 W. Broadway, Suite 200
 San Diego, CA 92101
 (619) 594-1111
 www.landscapedesign.com

LS Industrial, LLC
 1001 W. Broadway, Suite 200
 San Diego, CA 92101

PROJECT: L101 L103
DATE: 1-18-2018



PLANTING SCHEDULE


NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	PLANTING
1	U-1	UNIDENTIFIED		12" DIA	12" DIA
2	U-2	UNIDENTIFIED		12" DIA	12" DIA
3	U-3	UNIDENTIFIED		12" DIA	12" DIA
4	U-4	UNIDENTIFIED		12" DIA	12" DIA
5	U-5	UNIDENTIFIED		12" DIA	12" DIA
6	U-6	UNIDENTIFIED		12" DIA	12" DIA
7	U-7	UNIDENTIFIED		12" DIA	12" DIA
8	U-8	UNIDENTIFIED		12" DIA	12" DIA
9	U-9	UNIDENTIFIED		12" DIA	12" DIA
10	U-10	UNIDENTIFIED		12" DIA	12" DIA
11	U-11	UNIDENTIFIED		12" DIA	12" DIA
12	U-12	UNIDENTIFIED		12" DIA	12" DIA
13	U-13	UNIDENTIFIED		12" DIA	12" DIA
14	U-14	UNIDENTIFIED		12" DIA	12" DIA
15	U-15	UNIDENTIFIED		12" DIA	12" DIA
16	U-16	UNIDENTIFIED		12" DIA	12" DIA
17	U-17	UNIDENTIFIED		12" DIA	12" DIA
18	U-18	UNIDENTIFIED		12" DIA	12" DIA
19	U-19	UNIDENTIFIED		12" DIA	12" DIA
20	U-20	UNIDENTIFIED		12" DIA	12" DIA
21	U-21	UNIDENTIFIED		12" DIA	12" DIA
22	U-22	UNIDENTIFIED		12" DIA	12" DIA
23	U-23	UNIDENTIFIED		12" DIA	12" DIA
24	U-24	UNIDENTIFIED		12" DIA	12" DIA
25	U-25	UNIDENTIFIED		12" DIA	12" DIA
26	U-26	UNIDENTIFIED		12" DIA	12" DIA
27	U-27	UNIDENTIFIED		12" DIA	12" DIA
28	U-28	UNIDENTIFIED		12" DIA	12" DIA
29	U-29	UNIDENTIFIED		12" DIA	12" DIA
30	U-30	UNIDENTIFIED		12" DIA	12" DIA
31	U-31	UNIDENTIFIED		12" DIA	12" DIA
32	U-32	UNIDENTIFIED		12" DIA	12" DIA
33	U-33	UNIDENTIFIED		12" DIA	12" DIA
34	U-34	UNIDENTIFIED		12" DIA	12" DIA
35	U-35	UNIDENTIFIED		12" DIA	12" DIA
36	U-36	UNIDENTIFIED		12" DIA	12" DIA
37	U-37	UNIDENTIFIED		12" DIA	12" DIA
38	U-38	UNIDENTIFIED		12" DIA	12" DIA
39	U-39	UNIDENTIFIED		12" DIA	12" DIA
40	U-40	UNIDENTIFIED		12" DIA	12" DIA
41	U-41	UNIDENTIFIED		12" DIA	12" DIA
42	U-42	UNIDENTIFIED		12" DIA	12" DIA
43	U-43	UNIDENTIFIED		12" DIA	12" DIA
44	U-44	UNIDENTIFIED		12" DIA	12" DIA
45	U-45	UNIDENTIFIED		12" DIA	12" DIA
46	U-46	UNIDENTIFIED		12" DIA	12" DIA
47	U-47	UNIDENTIFIED		12" DIA	12" DIA
48	U-48	UNIDENTIFIED		12" DIA	12" DIA
49	U-49	UNIDENTIFIED		12" DIA	12" DIA
50	U-50	UNIDENTIFIED		12" DIA	12" DIA
51	U-51	UNIDENTIFIED		12" DIA	12" DIA
52	U-52	UNIDENTIFIED		12" DIA	12" DIA
53	U-53	UNIDENTIFIED		12" DIA	12" DIA
54	U-54	UNIDENTIFIED		12" DIA	12" DIA
55	U-55	UNIDENTIFIED		12" DIA	12" DIA
56	U-56	UNIDENTIFIED		12" DIA	12" DIA
57	U-57	UNIDENTIFIED		12" DIA	12" DIA
58	U-58	UNIDENTIFIED		12" DIA	12" DIA
59	U-59	UNIDENTIFIED		12" DIA	12" DIA
60	U-60	UNIDENTIFIED		12" DIA	12" DIA
61	U-61	UNIDENTIFIED		12" DIA	12" DIA
62	U-62	UNIDENTIFIED		12" DIA	12" DIA
63	U-63	UNIDENTIFIED		12" DIA	12" DIA
64	U-64	UNIDENTIFIED		12" DIA	12" DIA
65	U-65	UNIDENTIFIED		12" DIA	12" DIA
66	U-66	UNIDENTIFIED		12" DIA	12" DIA
67	U-67	UNIDENTIFIED		12" DIA	12" DIA
68	U-68	UNIDENTIFIED		12" DIA	12" DIA
69	U-69	UNIDENTIFIED		12" DIA	12" DIA
70	U-70	UNIDENTIFIED		12" DIA	12" DIA
71	U-71	UNIDENTIFIED		12" DIA	12" DIA
72	U-72	UNIDENTIFIED		12" DIA	12" DIA
73	U-73	UNIDENTIFIED		12" DIA	12" DIA
74	U-74	UNIDENTIFIED		12" DIA	12" DIA
75	U-75	UNIDENTIFIED		12" DIA	12" DIA
76	U-76	UNIDENTIFIED		12" DIA	12" DIA
77	U-77	UNIDENTIFIED		12" DIA	12" DIA
78	U-78	UNIDENTIFIED		12" DIA	12" DIA
79	U-79	UNIDENTIFIED		12" DIA	12" DIA
80	U-80	UNIDENTIFIED		12" DIA	12" DIA
81	U-81	UNIDENTIFIED		12" DIA	12" DIA
82	U-82	UNIDENTIFIED		12" DIA	12" DIA
83	U-83	UNIDENTIFIED		12" DIA	12" DIA
84	U-84	UNIDENTIFIED		12" DIA	12" DIA
85	U-85	UNIDENTIFIED		12" DIA	12" DIA
86	U-86	UNIDENTIFIED		12" DIA	12" DIA
87	U-87	UNIDENTIFIED		12" DIA	12" DIA
88	U-88	UNIDENTIFIED		12" DIA	12" DIA
89	U-89	UNIDENTIFIED		12" DIA	12" DIA
90	U-90	UNIDENTIFIED		12" DIA	12" DIA
91	U-91	UNIDENTIFIED		12" DIA	12" DIA
92	U-92	UNIDENTIFIED		12" DIA	12" DIA
93	U-93	UNIDENTIFIED		12" DIA	12" DIA
94	U-94	UNIDENTIFIED		12" DIA	12" DIA
95	U-95	UNIDENTIFIED		12" DIA	12" DIA
96	U-96	UNIDENTIFIED		12" DIA	12" DIA
97	U-97	UNIDENTIFIED		12" DIA	12" DIA
98	U-98	UNIDENTIFIED		12" DIA	12" DIA
99	U-99	UNIDENTIFIED		12" DIA	12" DIA
100	U-100	UNIDENTIFIED		12" DIA	12" DIA

- PLANTING NOTES**
- THE PLANTING SCHEDULE QUANTITIES LISTED IN THIS PLAN ARE TO BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.


LANDSCAPE SITE PLAN
 L101

1 LANDSCAPE SITE PLAN
 DATE: 1-18-2018

Scale: 1" = 20'



LANDSCAPE ARCHITECTURE
11111 11111
11111 11111



LS Industrial, LLC
11111 11111
11111 11111

PROJECT: L102 L103

DATE: 7-25-2022

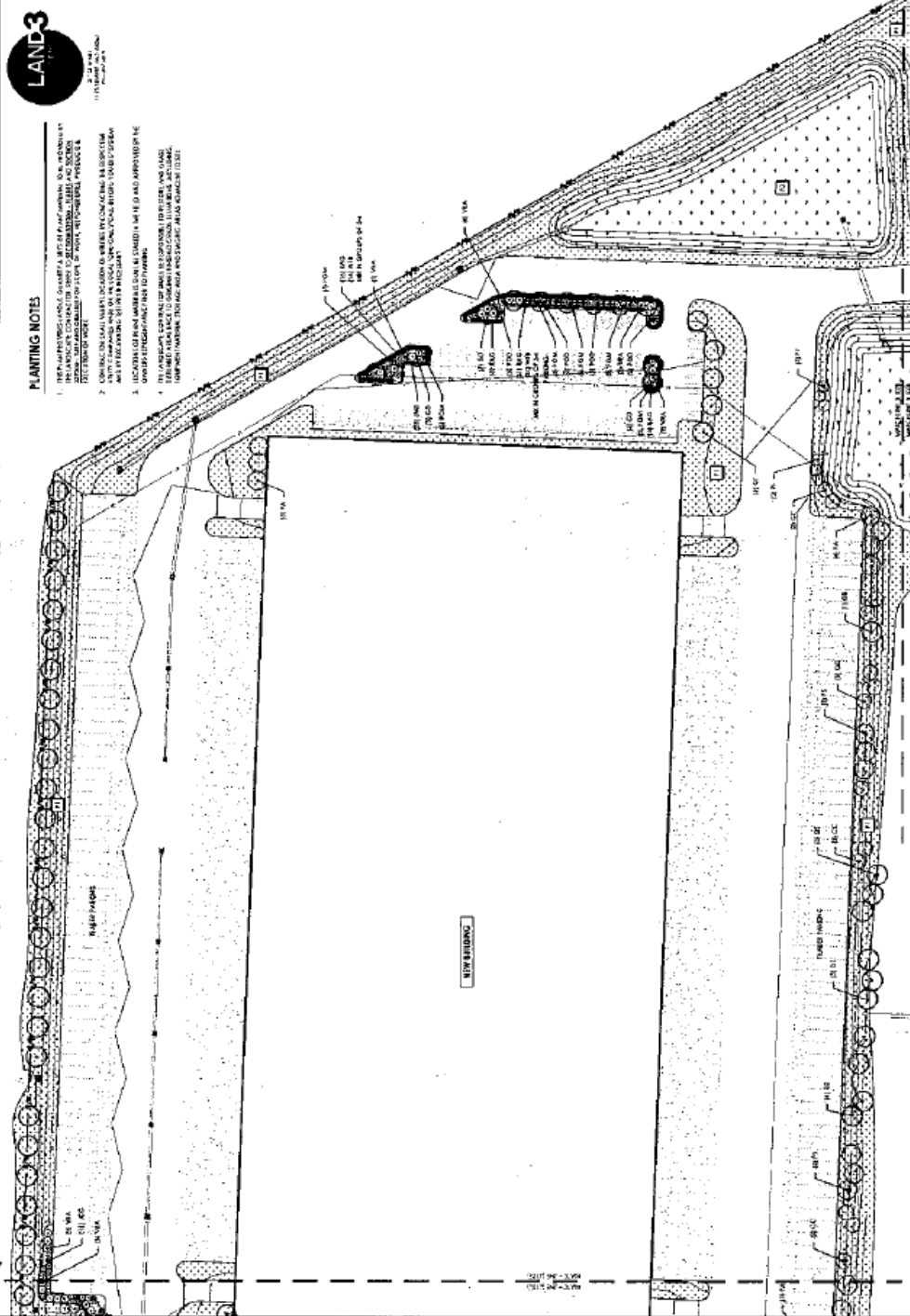
SCALE: AS SHOWN

PROJECT NO.: 2022-001

CLIENT: LS Industrial, LLC

LOCATION: 11111 11111

- PLANTING NOTES**
1. TREE PLANTINGS SHALL BE PLANTED AT THE END OF EACH ROW AND AT THE END OF EACH ROW TO PROVIDE A SENSE OF TERMINATION AND TO PROVIDE A SENSE OF ENCLOSURE TO THE PLANTING AREA.
 2. CONSIDER THE LOCAL WIND DIRECTION AND WIND SPEEDS IN CONSIDERING THE PLANTING AND PLACEMENT OF TREES TO PROVIDE A SENSE OF ENCLOSURE TO THE PLANTING AREA.
 3. THE PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CITY OF CHICAGO AND THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
 4. THE PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CITY OF CHICAGO AND THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.



PLANTING SCHEDULE

SYM	QTY	COMMON NAME	BT	HT	SPACING
P1	10	Small Tree	10'	10'	10' x 10'
P2	20	Medium Tree	15'	15'	15' x 15'
P3	30	Large Tree	20'	20'	20' x 20'
P4	40	Shrub	6'	6'	6' x 6'
P5	50	Flowering Shrub	4'	4'	4' x 4'
P6	60	Perennial	2'	2'	2' x 2'
P7	70	Annual	1'	1'	1' x 1'
P8	80	Grass	1'	1'	1' x 1'
P9	90	Groundcover	1'	1'	1' x 1'
P10	100	Low Shrub	3'	3'	3' x 3'
P11	110	Small Tree	8'	8'	8' x 8'
P12	120	Medium Tree	12'	12'	12' x 12'
P13	130	Large Tree	18'	18'	18' x 18'
P14	140	Shrub	6'	6'	6' x 6'
P15	150	Flowering Shrub	4'	4'	4' x 4'
P16	160	Perennial	2'	2'	2' x 2'
P17	170	Annual	1'	1'	1' x 1'
P18	180	Grass	1'	1'	1' x 1'
P19	190	Groundcover	1'	1'	1' x 1'
P20	200	Low Shrub	3'	3'	3' x 3'
P21	210	Small Tree	8'	8'	8' x 8'
P22	220	Medium Tree	12'	12'	12' x 12'
P23	230	Large Tree	18'	18'	18' x 18'
P24	240	Shrub	6'	6'	6' x 6'
P25	250	Flowering Shrub	4'	4'	4' x 4'
P26	260	Perennial	2'	2'	2' x 2'
P27	270	Annual	1'	1'	1' x 1'
P28	280	Grass	1'	1'	1' x 1'
P29	290	Groundcover	1'	1'	1' x 1'
P30	300	Low Shrub	3'	3'	3' x 3'

L102
LANDSCAPE SITE PLAN

1 LANDSCAPE SITE PLAN
Scale 1/8"

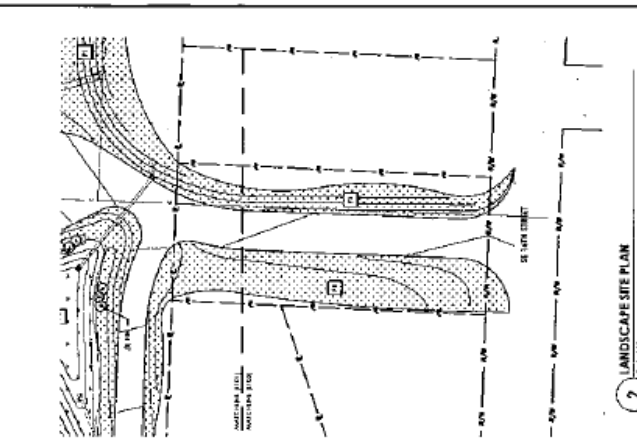
GBA
 4821 Market Blvd., Ste. 202
 Littleton, CO 80120
 (303) 750-3000
 www.gba.com

LAND3
 LANDSCAPE ARCHITECTURE
 4811 Lowell Blvd., Suite 100
 Littleton, CO 80120
 (303) 750-3000
 www.land3.com

LS Industrial, LLC
 PROJECT: INDUSTRIAL DEVELOPMENT SITE
 1424 S. SUMMIT AVENUE

L103 L103

DATE: 7-25-2022
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: [Number]

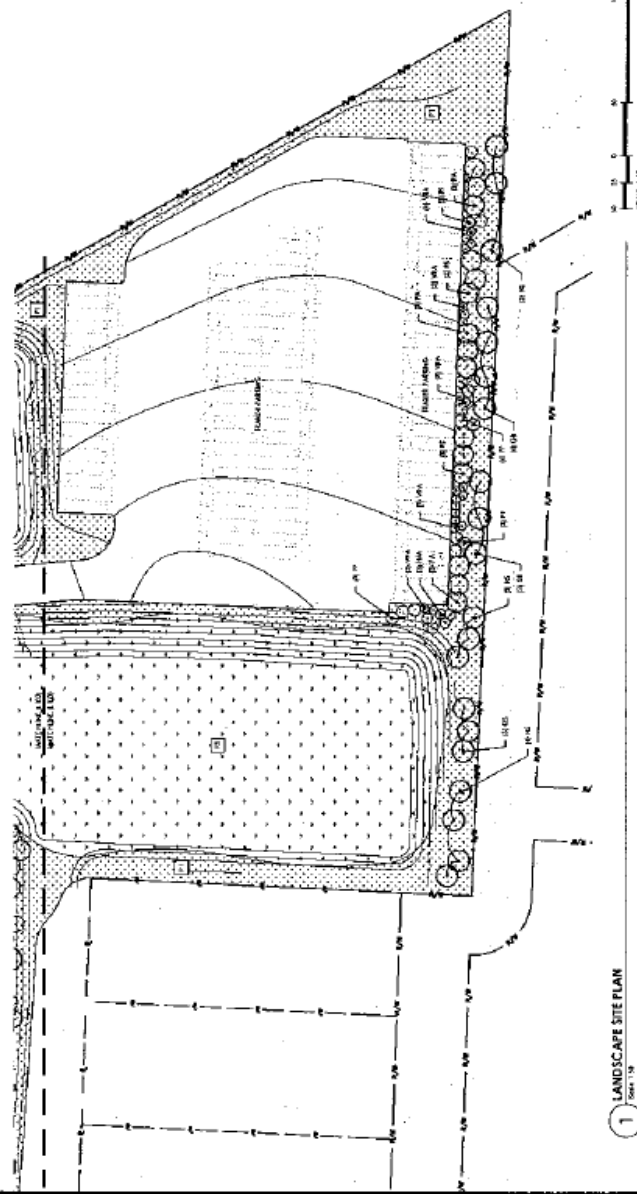


2 LANDSCAPE SITE PLAN
 Scale: 1/8" = 1'-0"

PLANTING NOTES

1. THE PLANTING SCHEDULE, COMPANY, TYPE, SIZE, AND COLOR, IS TO BE INDICATED BY THE ARCHITECT. THE ARCHITECT'S INTENT IS TO PROVIDE A DIVERSE AND INTERESTING LANDSCAPE WITH A MIXTURE OF PLANT TYPES, HEIGHTS, AND COLORS.
2. PLANTINGS SHALL BE PLANTED AT THE SPECIFIED SPACING AND SHALL BE MAINTAINED TO THE SPECIFIED HEIGHT AND WIDTH FOR A PERIOD OF 18 MONTHS.
3. PLANTINGS SHALL BE MAINTAINED TO THE SPECIFIED HEIGHT AND WIDTH FOR A PERIOD OF 18 MONTHS.
4. THE ARCHITECT'S INTENT IS TO PROVIDE A DIVERSE AND INTERESTING LANDSCAPE WITH A MIXTURE OF PLANT TYPES, HEIGHTS, AND COLORS.

L103
LANDSCAPE SITE PLAN



1 LANDSCAPE SITE PLAN
 Scale: 1/8" = 1'-0"

PLANTING SCHEDULE

NO.	SYM.	COMMON NAME	SIZE & QUANTITY
1	PL	PLANTING SCHEDULE	200' x 100'
2	PL	PLANTING SCHEDULE	200' x 100'
3	PL	PLANTING SCHEDULE	200' x 100'
4	PL	PLANTING SCHEDULE	200' x 100'
5	PL	PLANTING SCHEDULE	200' x 100'
6	PL	PLANTING SCHEDULE	200' x 100'
7	PL	PLANTING SCHEDULE	200' x 100'
8	PL	PLANTING SCHEDULE	200' x 100'
9	PL	PLANTING SCHEDULE	200' x 100'
10	PL	PLANTING SCHEDULE	200' x 100'
11	PL	PLANTING SCHEDULE	200' x 100'
12	PL	PLANTING SCHEDULE	200' x 100'
13	PL	PLANTING SCHEDULE	200' x 100'
14	PL	PLANTING SCHEDULE	200' x 100'
15	PL	PLANTING SCHEDULE	200' x 100'
16	PL	PLANTING SCHEDULE	200' x 100'
17	PL	PLANTING SCHEDULE	200' x 100'
18	PL	PLANTING SCHEDULE	200' x 100'
19	PL	PLANTING SCHEDULE	200' x 100'
20	PL	PLANTING SCHEDULE	200' x 100'
21	PL	PLANTING SCHEDULE	200' x 100'
22	PL	PLANTING SCHEDULE	200' x 100'
23	PL	PLANTING SCHEDULE	200' x 100'
24	PL	PLANTING SCHEDULE	200' x 100'
25	PL	PLANTING SCHEDULE	200' x 100'
26	PL	PLANTING SCHEDULE	200' x 100'
27	PL	PLANTING SCHEDULE	200' x 100'
28	PL	PLANTING SCHEDULE	200' x 100'
29	PL	PLANTING SCHEDULE	200' x 100'
30	PL	PLANTING SCHEDULE	200' x 100'
31	PL	PLANTING SCHEDULE	200' x 100'
32	PL	PLANTING SCHEDULE	200' x 100'
33	PL	PLANTING SCHEDULE	200' x 100'
34	PL	PLANTING SCHEDULE	200' x 100'
35	PL	PLANTING SCHEDULE	200' x 100'
36	PL	PLANTING SCHEDULE	200' x 100'
37	PL	PLANTING SCHEDULE	200' x 100'
38	PL	PLANTING SCHEDULE	200' x 100'
39	PL	PLANTING SCHEDULE	200' x 100'
40	PL	PLANTING SCHEDULE	200' x 100'
41	PL	PLANTING SCHEDULE	200' x 100'
42	PL	PLANTING SCHEDULE	200' x 100'
43	PL	PLANTING SCHEDULE	200' x 100'
44	PL	PLANTING SCHEDULE	200' x 100'
45	PL	PLANTING SCHEDULE	200' x 100'
46	PL	PLANTING SCHEDULE	200' x 100'
47	PL	PLANTING SCHEDULE	200' x 100'
48	PL	PLANTING SCHEDULE	200' x 100'
49	PL	PLANTING SCHEDULE	200' x 100'
50	PL	PLANTING SCHEDULE	200' x 100'

PLANTING SCHEDULE

NO.	SYM.	COMMON NAME	SIZE & QUANTITY
1	PL	PLANTING SCHEDULE	200' x 100'
2	PL	PLANTING SCHEDULE	200' x 100'
3	PL	PLANTING SCHEDULE	200' x 100'
4	PL	PLANTING SCHEDULE	200' x 100'
5	PL	PLANTING SCHEDULE	200' x 100'
6	PL	PLANTING SCHEDULE	200' x 100'
7	PL	PLANTING SCHEDULE	200' x 100'
8	PL	PLANTING SCHEDULE	200' x 100'
9	PL	PLANTING SCHEDULE	200' x 100'
10	PL	PLANTING SCHEDULE	200' x 100'
11	PL	PLANTING SCHEDULE	200' x 100'
12	PL	PLANTING SCHEDULE	200' x 100'
13	PL	PLANTING SCHEDULE	200' x 100'
14	PL	PLANTING SCHEDULE	200' x 100'
15	PL	PLANTING SCHEDULE	200' x 100'
16	PL	PLANTING SCHEDULE	200' x 100'
17	PL	PLANTING SCHEDULE	200' x 100'
18	PL	PLANTING SCHEDULE	200' x 100'
19	PL	PLANTING SCHEDULE	200' x 100'
20	PL	PLANTING SCHEDULE	200' x 100'
21	PL	PLANTING SCHEDULE	200' x 100'
22	PL	PLANTING SCHEDULE	200' x 100'
23	PL	PLANTING SCHEDULE	200' x 100'
24	PL	PLANTING SCHEDULE	200' x 100'
25	PL	PLANTING SCHEDULE	200' x 100'
26	PL	PLANTING SCHEDULE	200' x 100'
27	PL	PLANTING SCHEDULE	200' x 100'
28	PL	PLANTING SCHEDULE	200' x 100'
29	PL	PLANTING SCHEDULE	200' x 100'
30	PL	PLANTING SCHEDULE	200' x 100'
31	PL	PLANTING SCHEDULE	200' x 100'
32	PL	PLANTING SCHEDULE	200' x 100'
33	PL	PLANTING SCHEDULE	200' x 100'
34	PL	PLANTING SCHEDULE	200' x 100'
35	PL	PLANTING SCHEDULE	200' x 100'
36	PL	PLANTING SCHEDULE	200' x 100'
37	PL	PLANTING SCHEDULE	200' x 100'
38	PL	PLANTING SCHEDULE	200' x 100'
39	PL	PLANTING SCHEDULE	200' x 100'
40	PL	PLANTING SCHEDULE	200' x 100'
41	PL	PLANTING SCHEDULE	200' x 100'
42	PL	PLANTING SCHEDULE	200' x 100'
43	PL	PLANTING SCHEDULE	200' x 100'
44	PL	PLANTING SCHEDULE	200' x 100'
45	PL	PLANTING SCHEDULE	200' x 100'
46	PL	PLANTING SCHEDULE	200' x 100'
47	PL	PLANTING SCHEDULE	200' x 100'
48	PL	PLANTING SCHEDULE	200' x 100'
49	PL	PLANTING SCHEDULE	200' x 100'
50	PL	PLANTING SCHEDULE	200' x 100'

PLANTING SCHEDULE

NO.	SYM.	COMMON NAME	SIZE & QUANTITY
1	PL	PLANTING SCHEDULE	200' x 100'
2	PL	PLANTING SCHEDULE	200' x 100'
3	PL	PLANTING SCHEDULE	200' x 100'
4	PL	PLANTING SCHEDULE	200' x 100'
5	PL	PLANTING SCHEDULE	200' x 100'
6	PL	PLANTING SCHEDULE	200' x 100'
7	PL	PLANTING SCHEDULE	200' x 100'
8	PL	PLANTING SCHEDULE	200' x 100'
9	PL	PLANTING SCHEDULE	200' x 100'
10	PL	PLANTING SCHEDULE	200' x 100'
11	PL	PLANTING SCHEDULE	200' x 100'
12	PL	PLANTING SCHEDULE	200' x 100'
13	PL	PLANTING SCHEDULE	200' x 100'
14	PL	PLANTING SCHEDULE	200' x 100'
15	PL	PLANTING SCHEDULE	200' x 100'
16	PL	PLANTING SCHEDULE	200' x 100'
17	PL	PLANTING SCHEDULE	200' x 100'
18	PL	PLANTING SCHEDULE	200' x 100'
19	PL	PLANTING SCHEDULE	200' x 100'
20	PL	PLANTING SCHEDULE	200' x 100'
21	PL	PLANTING SCHEDULE	200' x 100'
22	PL	PLANTING SCHEDULE	200' x 100'
23	PL	PLANTING SCHEDULE	200' x 100'
24	PL	PLANTING SCHEDULE	200' x 100'
25	PL	PLANTING SCHEDULE	200' x 100'
26	PL	PLANTING SCHEDULE	200' x 100'
27	PL	PLANTING SCHEDULE	200' x 100'
28	PL	PLANTING SCHEDULE	200' x 100'
29	PL	PLANTING SCHEDULE	200' x 100'
30	PL	PLANTING SCHEDULE	200' x 100'
31	PL	PLANTING SCHEDULE	200' x 100'
32	PL	PLANTING SCHEDULE	200' x 100'
33	PL	PLANTING SCHEDULE	200' x 100'
34	PL	PLANTING SCHEDULE	200' x 100'
35	PL	PLANTING SCHEDULE	200' x 100'
36	PL	PLANTING SCHEDULE	200' x 100'
37	PL	PLANTING SCHEDULE	200' x 100'
38	PL	PLANTING SCHEDULE	200' x 100'
39	PL	PLANTING SCHEDULE	200' x 100'
40	PL	PLANTING SCHEDULE	200' x 100'
41	PL	PLANTING SCHEDULE	200' x 100'
42	PL	PLANTING SCHEDULE	200' x 100'
43	PL	PLANTING SCHEDULE	200' x 100'
44	PL	PLANTING SCHEDULE	200' x 100'
45	PL	PLANTING SCHEDULE	200' x 100'
46	PL	PLANTING SCHEDULE	200' x 100'
47	PL	PLANTING SCHEDULE	200' x 100'
48	PL	PLANTING SCHEDULE	200' x 100'
49	PL	PLANTING SCHEDULE	200' x 100'
50	PL	PLANTING SCHEDULE	200' x 100'

For more information, contact the architect at (303) 750-3000.

Approved by: [Signature]

Professional Seal: [Signature]

Appl. #PL2022-122 REZ PDP LS Industrial

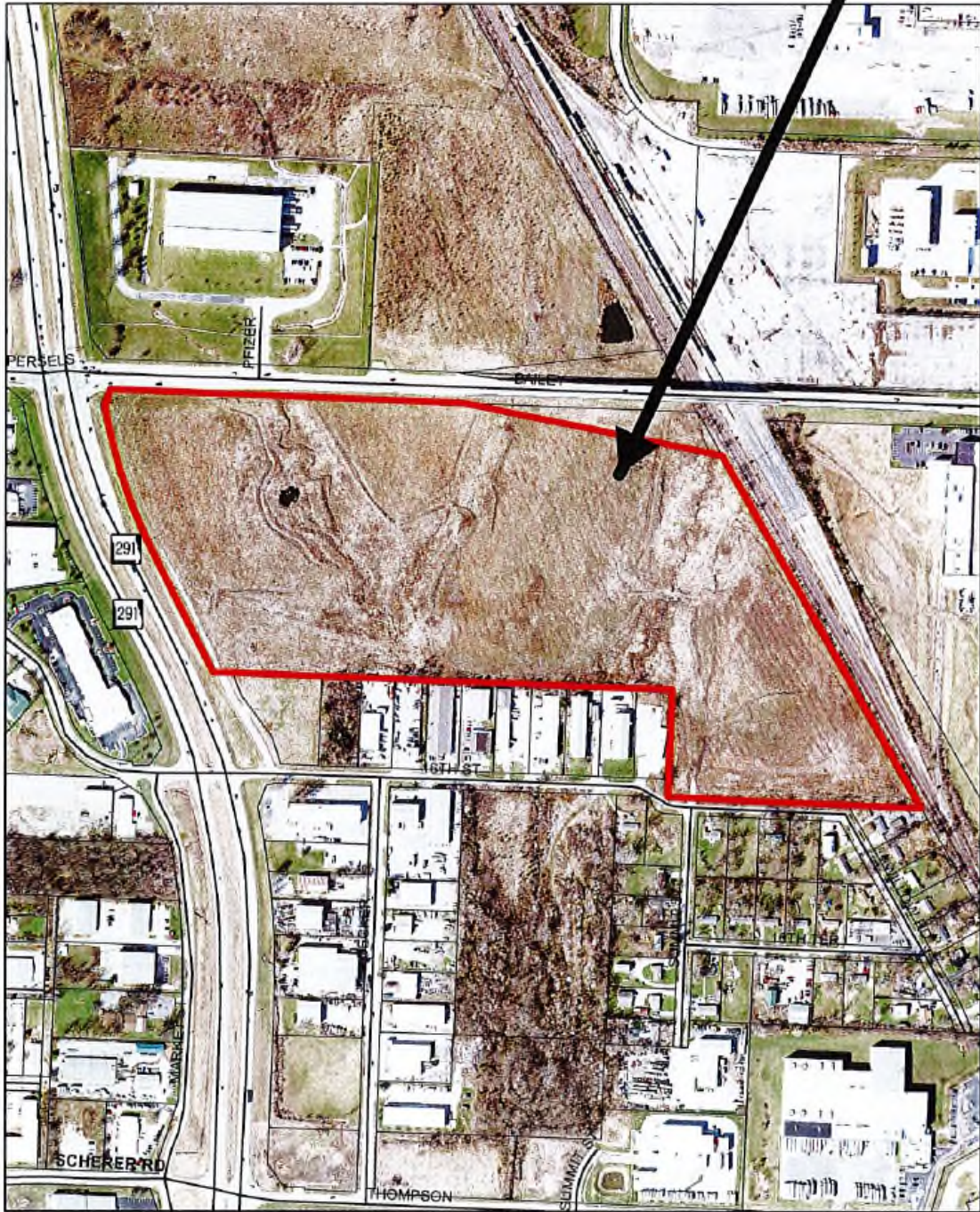


EXHIBIT 2
LEGAL DESCRIPTION OF THE PROPERTY

A tract of land being part of the Northeast and Northwest Quarters of Section 17, Township 47 North, Range 31 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, said tract more particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter; thence South $87^{\circ}43'34''$ East, along the North line of said Northeast Quarter, a distance of 42.89 feet; thence South $02^{\circ}16'26''$ West, departing said North line, a distance of 49.92 feet, to the intersection of the South line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177 and the Westerly line of Union Pacific Railroad (formerly Missouri Pacific Railroad Company) established by Special Warranty Deed recorded as Document Number 1971i0083905 in Book i252 at Page 675, said intersection also being the POINT OF BEGINNING; thence South $29^{\circ}25'44''$ East, along said Westerly railroad line, a distance of 1,488.22 feet, to the intersection of said Westerly railroad line with the North line of WATT ACRES, a subdivision of land in said city, county and state, recorded in Book 18, Page 93, said line also being the South line of the Northwest Quarter, of said Northeast Quarter; thence North $87^{\circ}32'47''$ West, departing said Westerly railroad line, along said North line of WATT ACRES, and along said South line, a distance of 832.35 feet, to the Southwest corner of said Northwest Quarter of the Northeast Quarter, said corner being on the East line of MADDUX ACRES, a subdivision in said city, county and state, recorded in Book 21, Page 55; thence North $02^{\circ}35'45''$ East, departing said North line, along the West line of said Northwest Quarter of the Northeast Quarter, and along said East line, a distance of 358.32 feet, to the Northeast corner of said MADDUX ACRES; thence North $87^{\circ}49'40''$ West, departing said West line, along the North line of said subdivision, a distance of 1,020.02 feet, to the Northeast corner of Lot 3, of said subdivision; thence South $02^{\circ}34'12''$ West, departing said North line, along the East line of said Lot 3, a distance of 295.01 feet, to the Southeast corner of said Lot 3, said point also being a point on the North Right-of-Way line of 16th Street, as now established; thence North $87^{\circ}59'13''$ West, departing said East lot line, along said North Right-of-Way line, a distance of 130.00 feet, to a point at the Southwest corner of said Lot 3; thence North $02^{\circ}33'49''$ East, departing said North Right-of-Way line, along the West line of said Lot 3, a distance of 295.37 feet, to the Northwest corner of said Lot 3, said point also being on said North line of MADDUX ACRES; thence North $87^{\circ}49'40''$ West, departing said West Lot line, along said North line a distance of 357.53 feet, to a point on the East Right-of-Way line of Missouri State Highway No. 291, as now established; thence North $26^{\circ}18'22''$ West, along said East Right-of-Way line, a distance of 55.42 feet; thence North $26^{\circ}59'32''$ West, continuing along said East Right-of-Way line, a distance of 256.78 feet; thence North $26^{\circ}51'12''$ West, continuing along said East Right-of-Way line, a distance of 241.77 feet, to a point on a non-tangent curve; thence continuing along said East Right-of-Way line, along a curve to the right, having a radius of 1,707.58 feet, a chord bearing of North $18^{\circ}02'37''$ West, a central angle of $13^{\circ}09'41''$, and an arc length of 392.24 feet; thence North $32^{\circ}13'27''$ East, a distance of 61.84 feet, to a point on the South Right-of-Way line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177; thence South $87^{\circ}49'40''$ East, along said South Right-of-Way line, a distance of 1,930.59 feet, to the POINT OF BEGINNING, containing 2,171,524.67 square feet or 49.85 acres.

EXHIBIT 3 DEPICTION OF THE PROPERTY

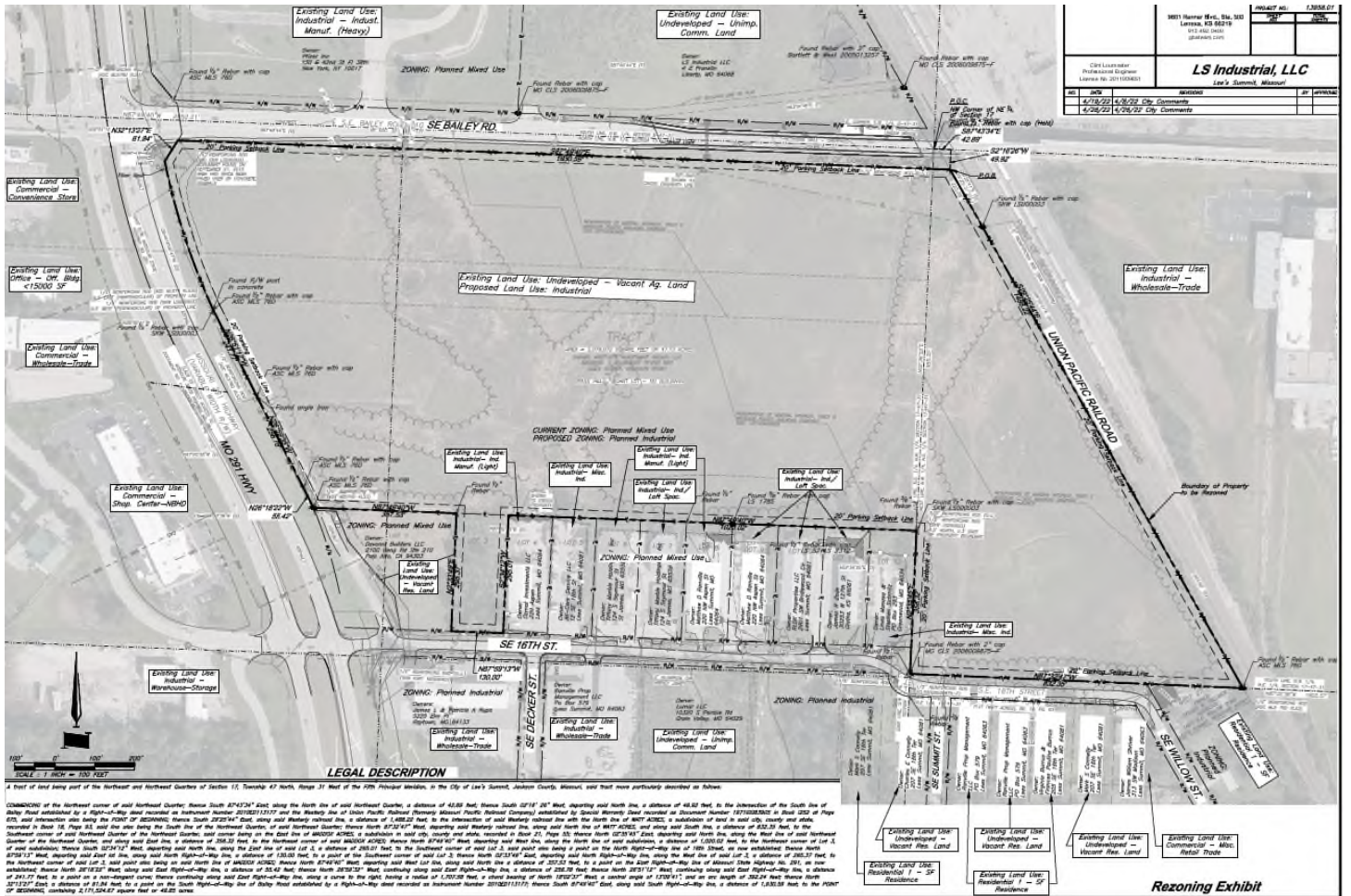
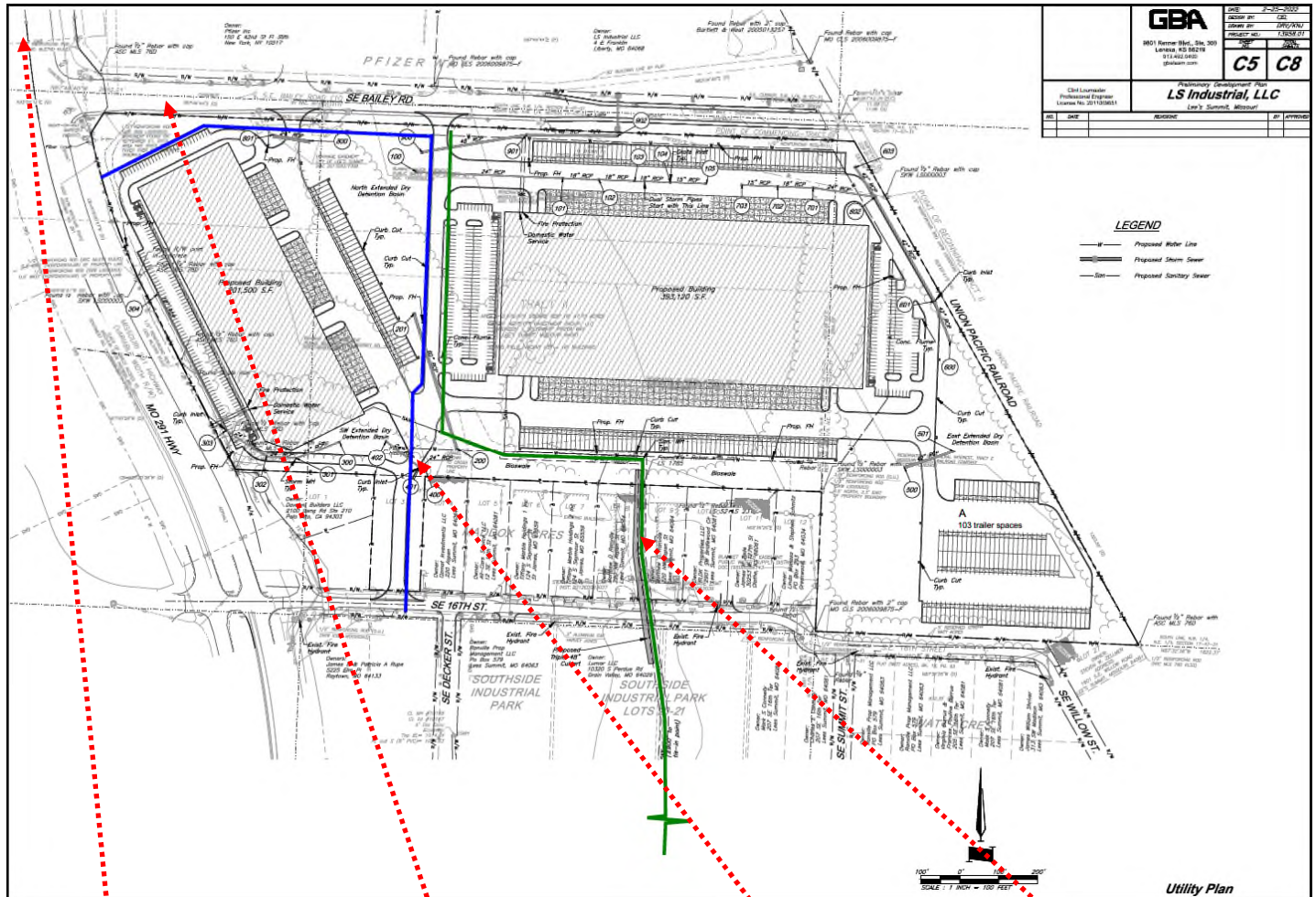


EXHIBIT 4
INITIAL PROJECT RENDERING



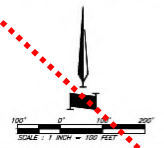
EXHIBIT 5 PUBLIC IMPROVEMENTS



GBA 1801 Rome Blvd., Ste. 300 Lincoln, NE 68503 414.442.8400 gba.com		DATE	2-25-2022
		PROJECT #	02
Preliminary Development Plan LS Industrial, LLC Dan S. Summit, Manager		DRAWN BY	JR/CP/KC
		CHECKED BY	TK/SC/ST
C5 C8		SCALE	AS SHOWN
DATE	REVISION	BY	APPROVED

LEGEND

- Proposed Water Line
- Proposed Storm Sewer
- Proposed Sanitary Sewer



Utility Plan

- SB Left Turn Lane
- EB Thru Lane
- Public Water Main
- Public Sanitary