

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 Recorders' 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 21<sup>st</sup> day of June, 2022.

  
Mayor William A. Baird

ATTEST:

  
City Clerk Trisha Fowler Arcuri



APPROVED by the Mayor of said city this 23<sup>rd</sup> day of June, 2022.

  
Mayor William A. Baird

ATTEST:

  
City Clerk Trisha Fowler Arcuri



APPROVED AS TO FORM:

  
City Attorney Brian W. Head

# PRELIMINARY DEVELOPMENT PLAN FOR

## LS INDUSTRIAL, LLC

### Section 17-Township 47N-Range 31W

#### City of Lee's Summit, Jackson County, Missouri

### INDEX OF SHEETS

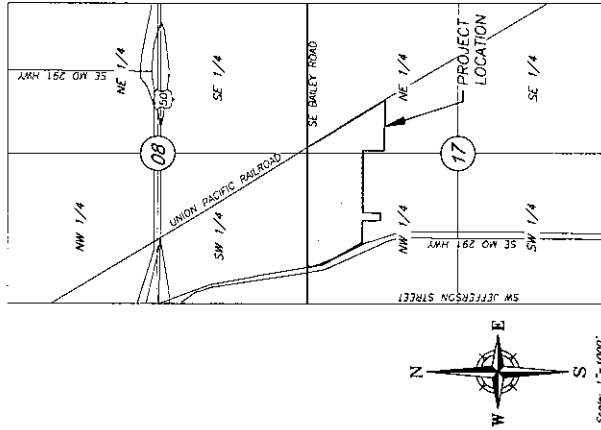
Sht. No.	Description
C1	Cover Sheet
C2	General Layout
C3	Grading Plan
C4	Dimension Plan
C5	Utility Plan
C6	Existing Conditions Drainage Map
C7	Drainage Map
C8	Drainage Calculations

L-100-L-103  
Landscape Plans

PREPARED & SUBMITTED BY:  
GARY O'DELL  
LS INDUSTRIAL, LLC  
4 EAST FRANKLIN ST.  
LIBERTY, MISSOURI 64088  
816-893-7633

PREPARED & SUBMITTED BY:  
GEORGE BUTLER ASSOCIATES, INC.  
9801 RENNER BOULEVARD,  
LENEXA, KANSAS 66219-9245  
CONTACT: CLINT LOUMASTER, PE  
913-492-0400

DATE: 2/25/2022  
PROJECT ENGINEER:



Floodplain  
THE SIZE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA)  
FOR THIS MAP. APPROXIMATE MAP DATE OF 6/5. EFFECTIVE DATE OF  
PROPOSED  
2017. NO LETTERS OF MAP AMENDMENT OR REVISION ARE BEING  
PROPOSED

Excluded Area  
49.25 AC

### LEGAL DESCRIPTION

A portion of the south half of the Northwest Quarter of Section 17, Township 47 North, Range 31 West, Jackson County, Missouri, containing 49.25 acres, more or less, as shown on the attached plan, to be known as the City of Lee's Summit, Jackson County, Missouri, and tract more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter, thence South 87°43'41\"/>

### UTILITY CONTACTS

Company Name	Contact Information
<b>Sanitary Sewers</b>	Mr. Jeff Smith, PE City of Lee's Summit, Missouri 1750 SE Montvale Road Liberty, Missouri 64088 Tel: (816) 477-2111 Email: jsmith@cityofsummit.com
<b>Water</b>	Mr. Dave Richards City of Lee's Summit, Missouri 1750 SE Montvale Road Liberty, Missouri 64088 Tel: (816) 477-2111 Email: drichards@cityofsummit.com
<b>Electric Service</b>	Mr. Greg Thomas City of Lee's Summit, Missouri 1750 SE Montvale Road Liberty, Missouri 64088 Tel: (816) 477-2111 Email: gthomas@cityofsummit.com
<b>Gas</b>	Mr. Dan Thomas City of Lee's Summit, Missouri 1750 SE Montvale Road Liberty, Missouri 64088 Tel: (816) 477-2111 Email: dthomas@cityofsummit.com

Map Scale: 1" = 1000'



**GBA**  
 8801 Rowland Blvd., Ste. 300  
 Little Rock, AR 72219  
 501-663-1300  
 gba.com

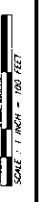
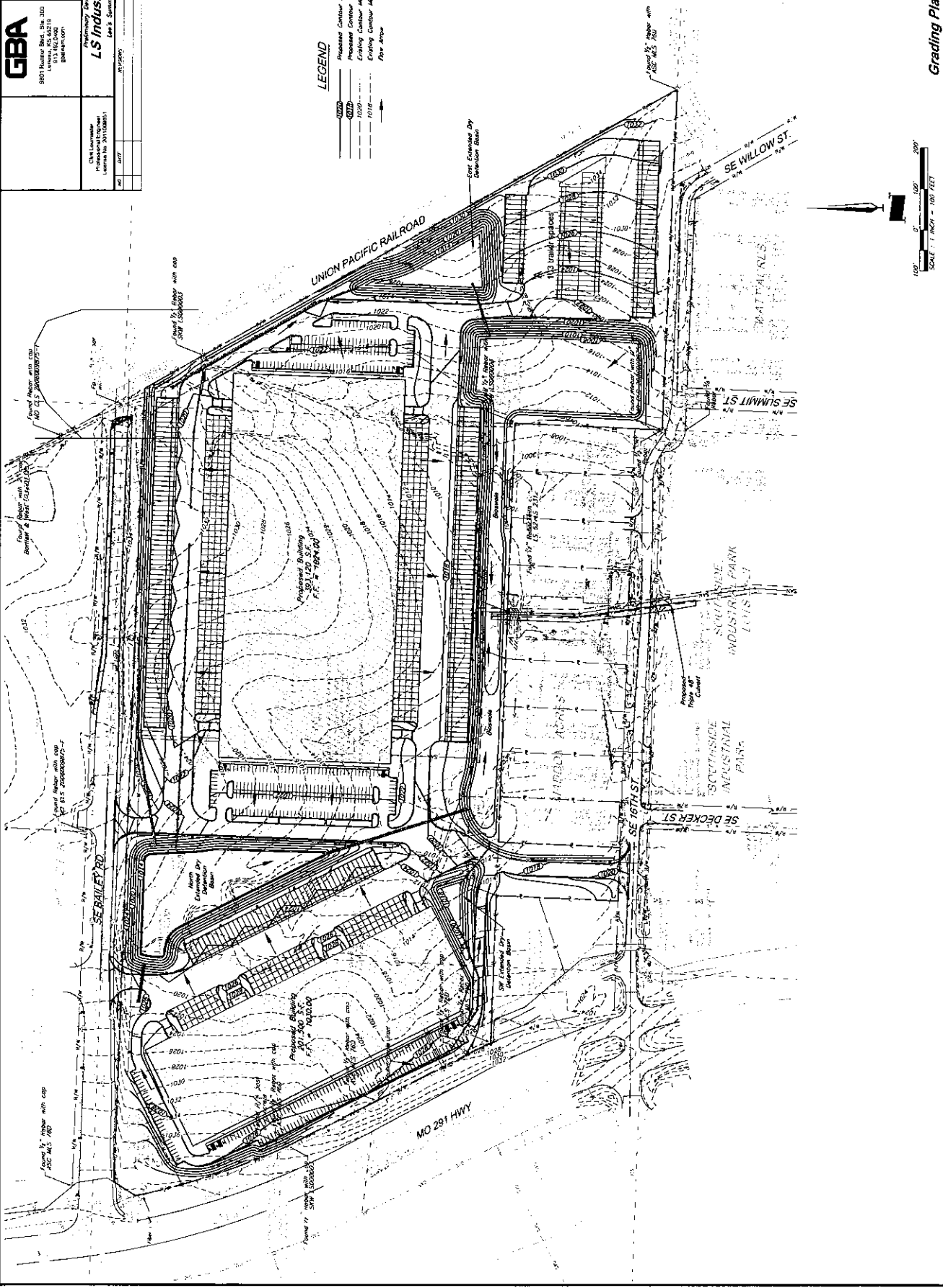
**LS Industrial, LLC**  
 Lee's Summit, Missouri

Client: LS Industrial, LLC  
 Project: Preliminary Development Plan  
 License No. 2011080001

DATE	7-25-2022
DESIGNER	CEL
DRAWN BY	CEL
CHECKED BY	CEL
APPROVED BY	CEL
SCALE	AS SHOWN
PROJECT NO.	22035
REV.	
DATE	
BY	
REASON	

**LEGEND**

Proposed Contour Major  
 Proposed Contour Minor  
 Existing Contour Major  
 Existing Contour Minor  
 Floor Area



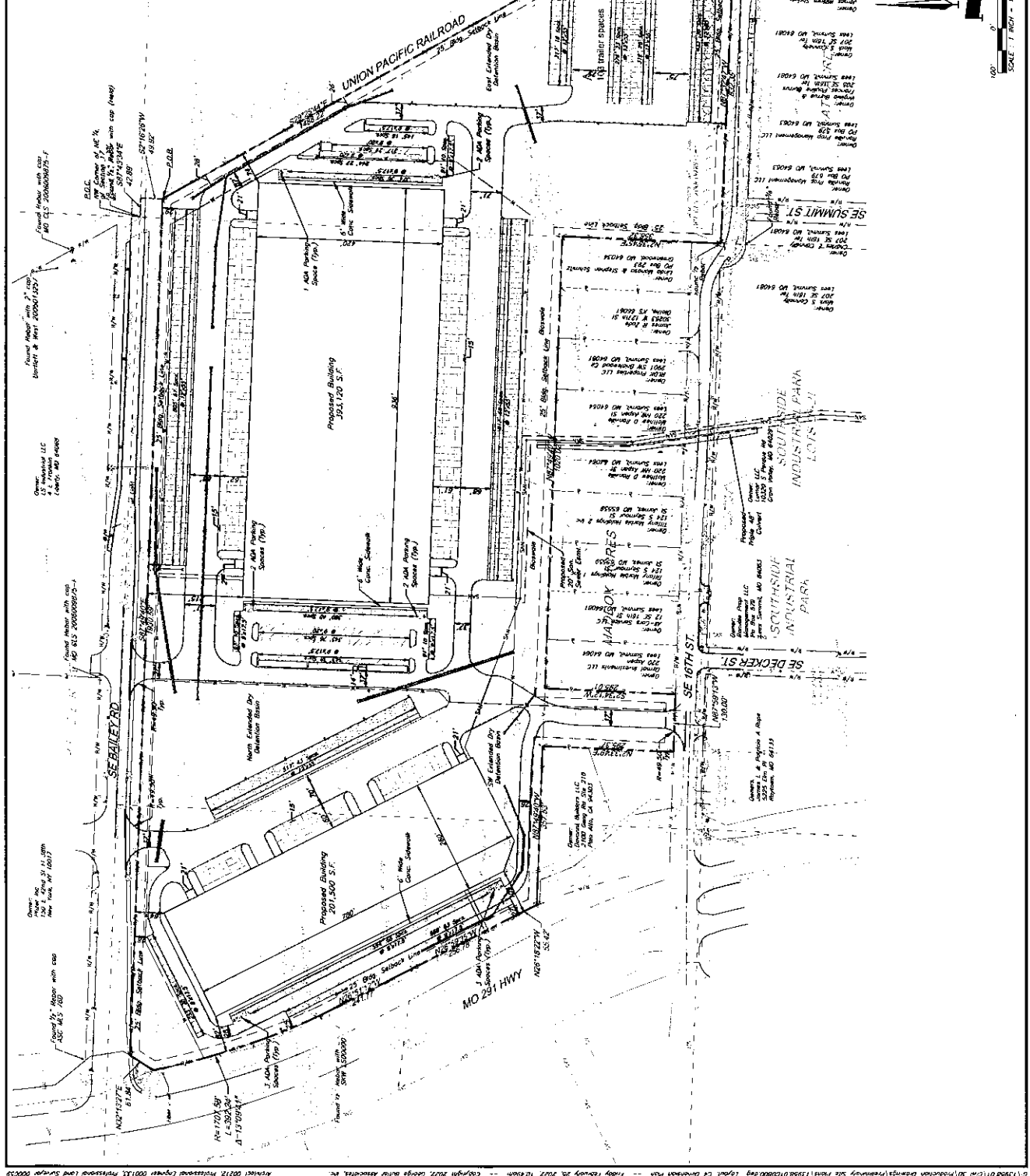
**Grading Plan**

0:\13828\01\DWG\30\Production Design\13828\Prepwork\Site Plans\13828\01\20\01.dwg Layout C3 Grading Plan -- Friday, February 25, 2022, 10:46am -- Copyright 2022, George Bunker Associates, Inc. ARCHWKT 0027, Mechanical Engineer 000133, Professional Land Surveyor 000555

<b>GBA</b> 8831 Riverside Blvd, Ste. 300 Kansas City, MO 64119 (816) 432-1000 www.gba.com	DATE: 7-27-2022 DRAWING NO.: C4 C8 PROJECT NO.: 19080120000
	CITY: Kansas City, MO PROJECT: Professional Engineer LICENSE NO.: 201100018
PROJECT: Preliminary Development Plan <b>LS Industrial, LLC</b> Lee's Summit, Missouri	SHEET NO. OF 10

**LEGEND**

- Light Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Concrete Pavement

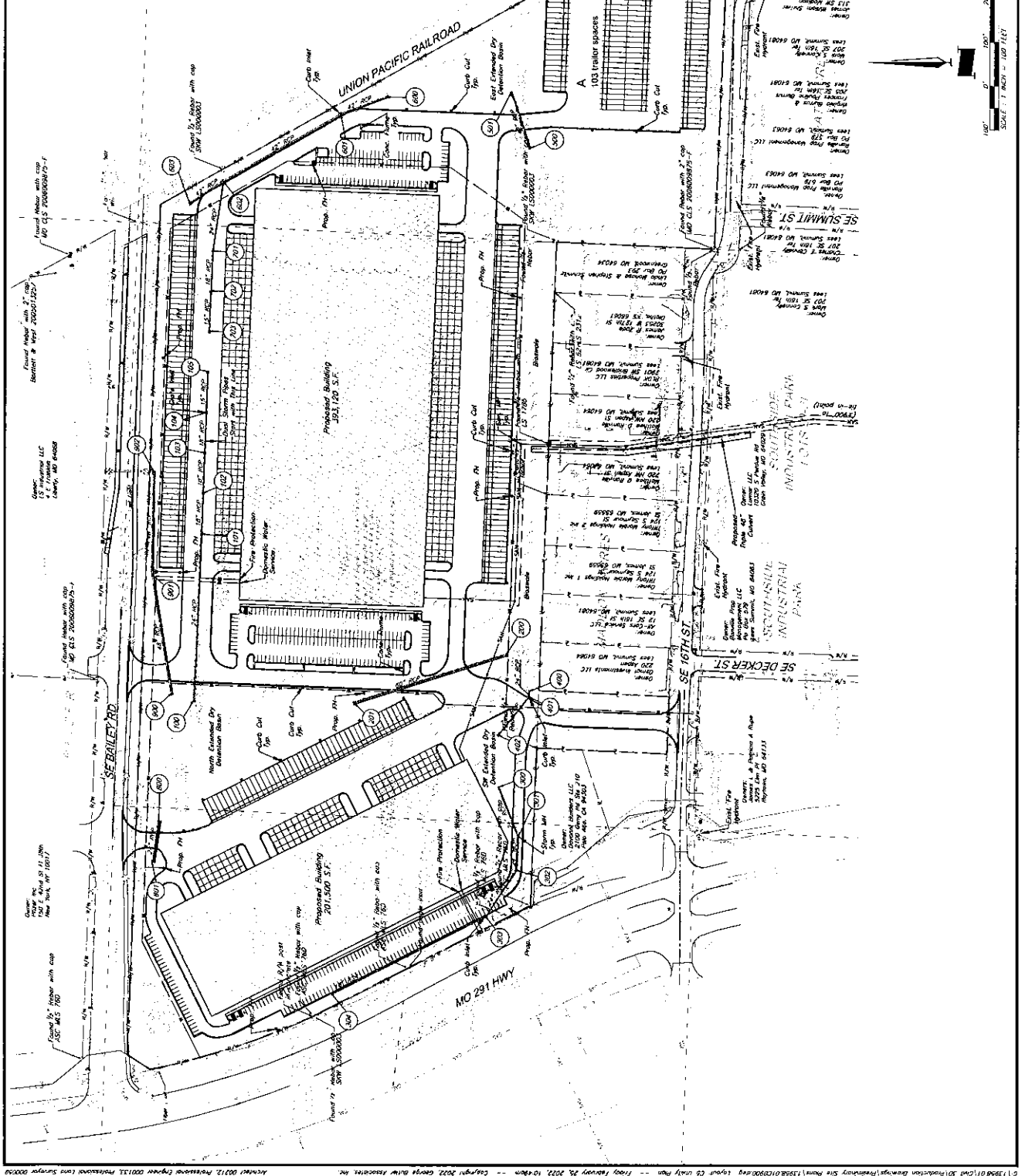


<b>GBA</b> 9801 Reppert Blvd., Ste. 300 Littleton, CO 80120 (303) 751-1000 www.gba.com	2-25-2022 C5 C8
	Project: Preliminary Development Plan Client: <b>LS Industrial, LLC</b> 1000 S. Summit, Missouri Levee 3 Summit, Missouri

Civil Engineer Professional Engineer License No. 2011100001	Date: 2/25/2022
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**LEGEND**

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

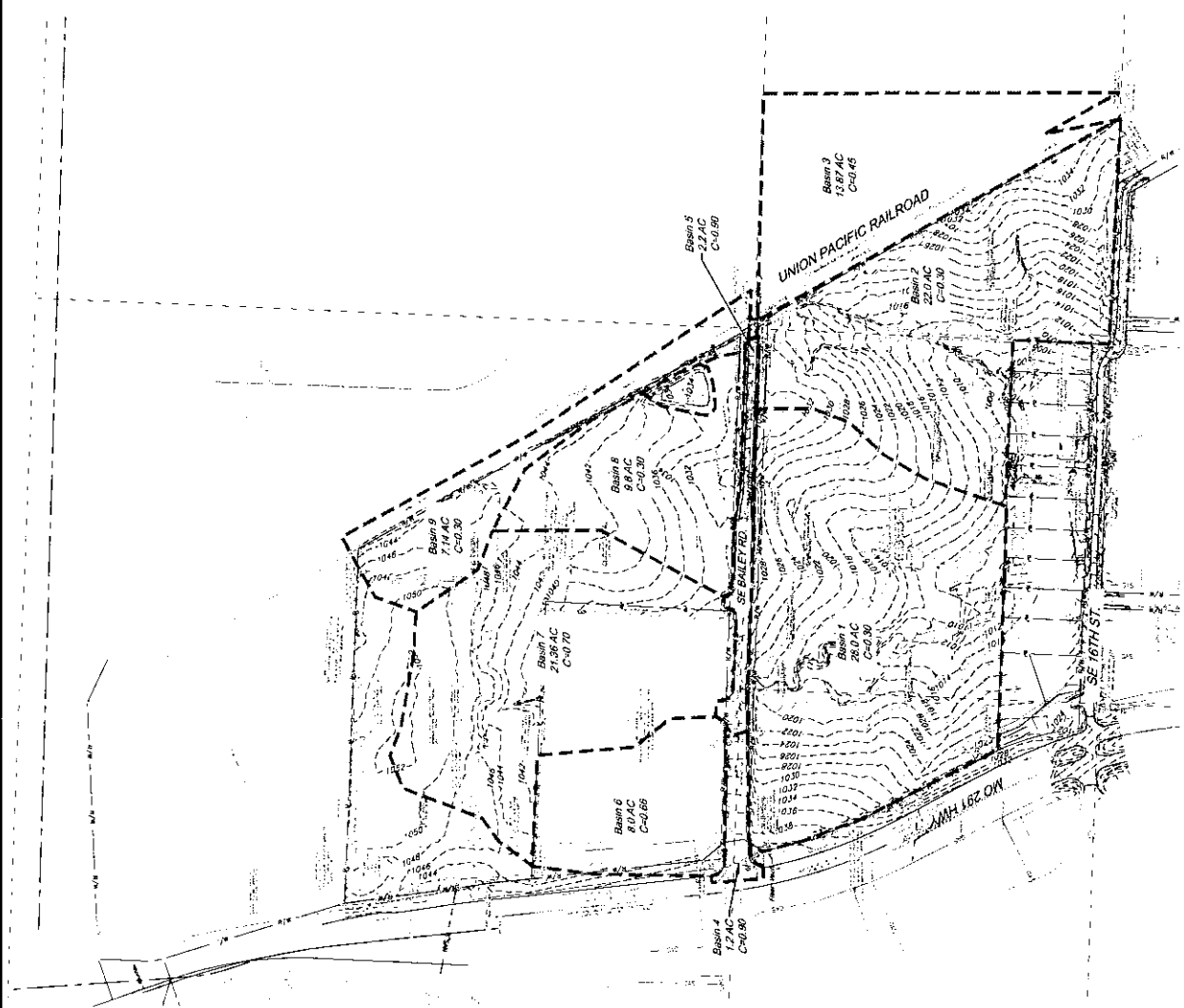
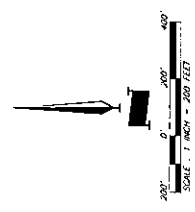




<b>GBA</b>		DATE: 7-25-2022	
PROJECT NO.:	CEL	DESIGNER:	CEL
PROJECT NAME:	LS Industrial, LLC	CHECKER:	CEL
PROJECT ADDRESS:	8801 Missouri Blvd., Ste. 200 Louisville, KY 40219 gbsa@gba.com	DATE:	7/25/2022
CLIENT:	LS Industrial, LLC	SCALE:	C6 C8
PROJECT LOCATION:	LS Industrial, LLC	PROJECT NO.:	20220001
PROJECT STATUS:	PRELIMINARY	PROJECT NAME:	LS Industrial, LLC

**LEGEND**

- Facility Property Boundary
- Existing Concrete Major
- Existing Concrete Minor

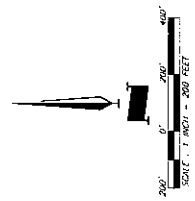


Existing Conditions Drainage Map

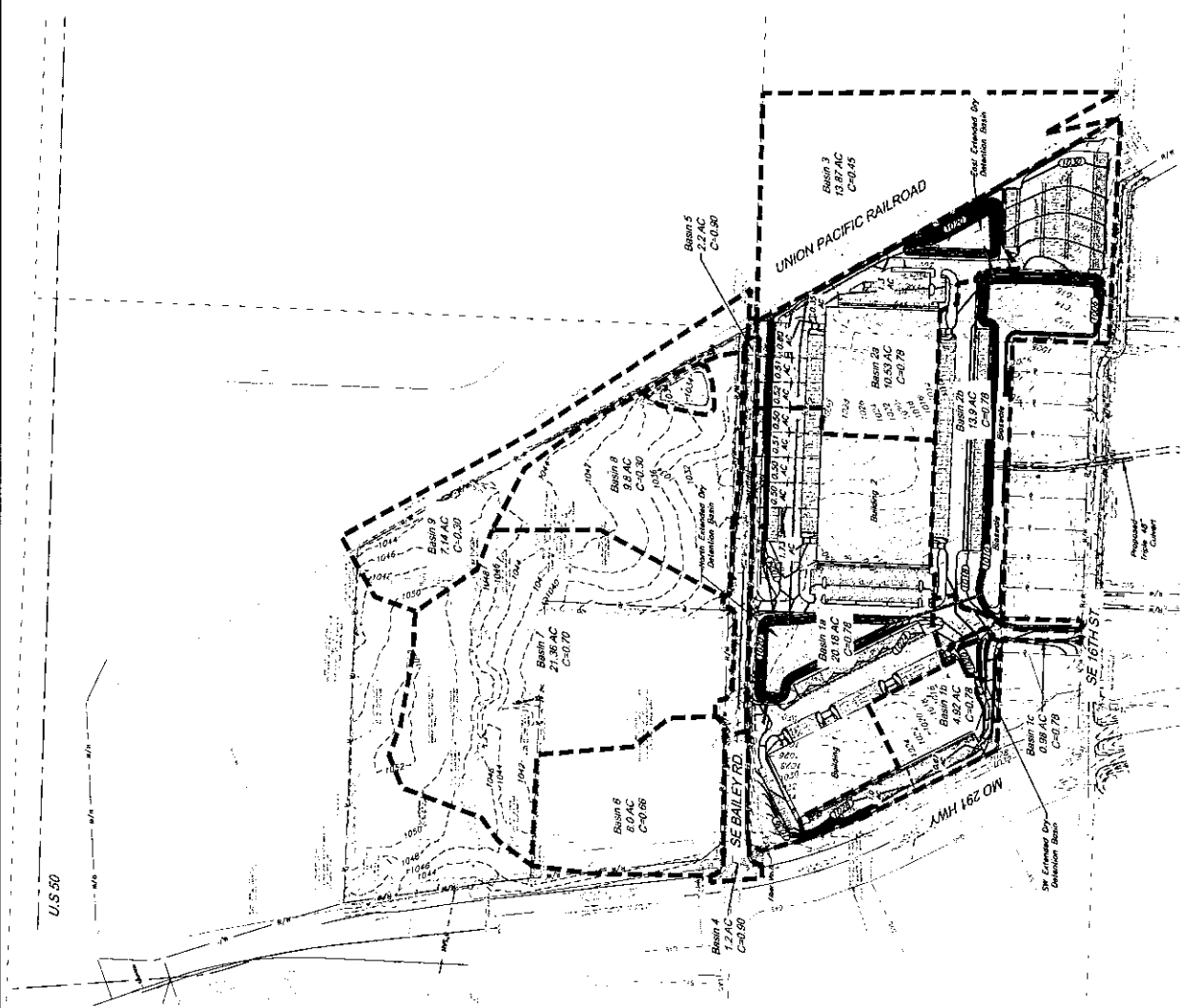
1:1800 071014101Production Drawings\Preliminary\_Site\Map\1800012000.dwg Export: 08 Existing Conditions Drainage Map -- Friday, February 20, 2022, 10:20am -- Copyright 2022, George Bahr Associates, Inc./Architect (0212), Professional Engineer (0012), Professional Land Surveyor (0025)

<b>GBA</b> 801 Burnett Blvd, Ste. 300 Lincoln, NE 68503 (402) 441-1000	DATE: 7-25-2022	BY: CLE
	PROJECT NO.: 1958017	SCALE: AS SHOWN
Client: <b>LS Industrial, LLC</b> Preliminary Development Plan 1000 S. 167th St., Lincoln, NE 68502	Sheet: <b>C7</b>	of: <b>C8</b>
City: Lincoln, NE Professional Engineer License No. 201100061	DATE: 7/25/2022	BY: J. W. HARRIS

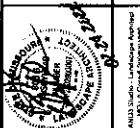
- LEGEND**
- Proposed Drainage Boundary
  - Proposed Sub-Drain Drainage Boundary
  - Proposed Contour Major
  - Proposed Contour Minor
  - Existing Contour Major
  - Existing Contour Minor



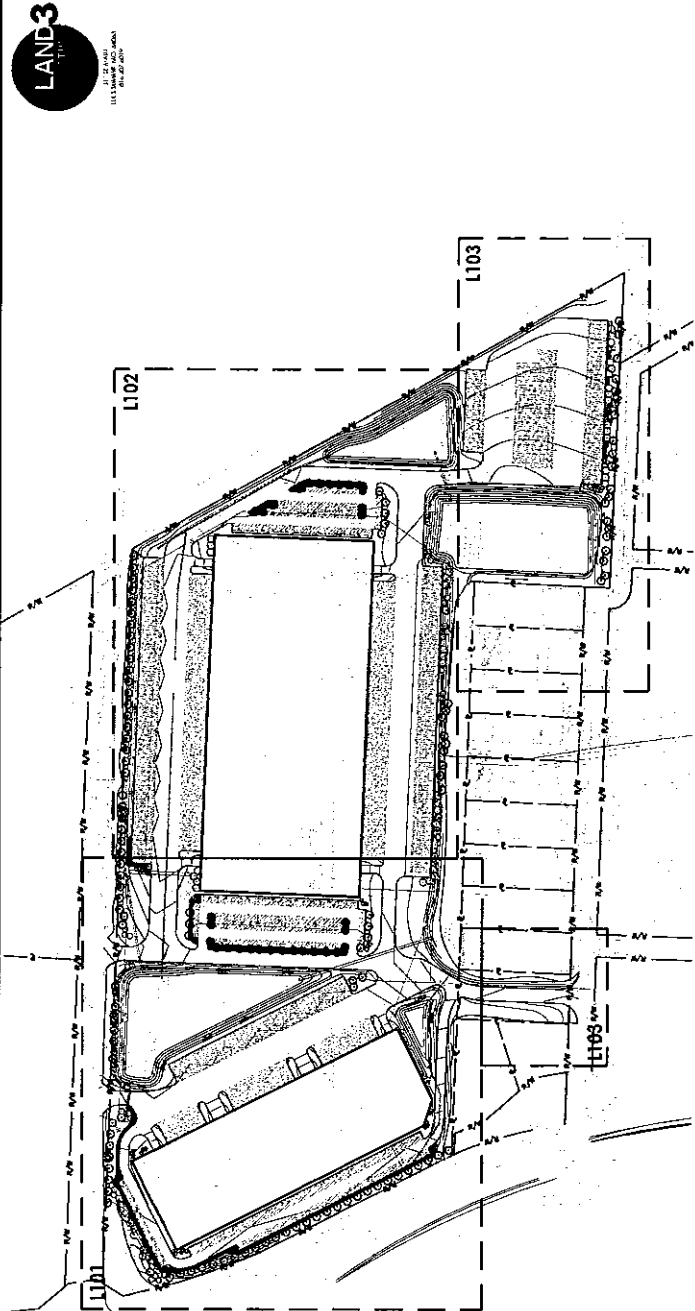
Drainage Map







DATE: 7-25-2012	PROJECT NO: L100 L103
DESIGN BY: [Signature]	PROJECT NAME: L100 L103
APPROVED BY: [Signature]	PROJECT LOCATION: Lakeland, FL
PROJECT NO: L100 L103	PROJECT NAME: L100 L103
PROJECT LOCATION: Lakeland, FL	PROJECT NO: L100 L103



1 KEY PLAN  
Scale: 1/8" = 1'-0"

Code	Description	Quantity	Unit	Notes
1.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
2.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
3.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
4.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
5.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
6.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
7.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
8.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
9.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
10.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
11.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
12.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
13.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
14.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
15.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
16.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
17.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
18.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
19.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'
20.0	Site Preparation	1.0000 SF	Sq. Ft.	Clear 1.0 acre site for parking for 100 cars, 100' x 100'

L100  
LANDSCAPE KEY PLAN

**GBA**  
 1821 Market Blvd, Ste. 300  
 Lafayette, CA 94549  
 (925) 938-1000  
 www.gba.com

**LANDSCAPE ARCHITECTURE**  
 1155 Market Ave., Suite 100  
 Berkeley, CA 94702  
 (415) 863-1100  
 www.land3.com

**LAND 3**  
 LANDSCAPE ARCHITECTURE

**L101 L103**

**LS Industrial, LLC**  
 10000 S. 1st Street, Suite 100  
 Lincoln, NE 68504

**PROJECT NO. 23-2022**

**DATE: 08-24-2023**

**SCALE: 1/8" = 1'-0"**

**PROJECT: LANDSCAPE ARCHITECTURE**

**CLIENT: LS Industrial, LLC**

**PROJECT NO: 23-2022**

**DATE: 08-24-2023**

**SCALE: 1/8" = 1'-0"**

**PROJECT: LANDSCAPE ARCHITECTURE**

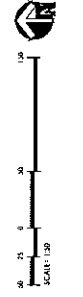
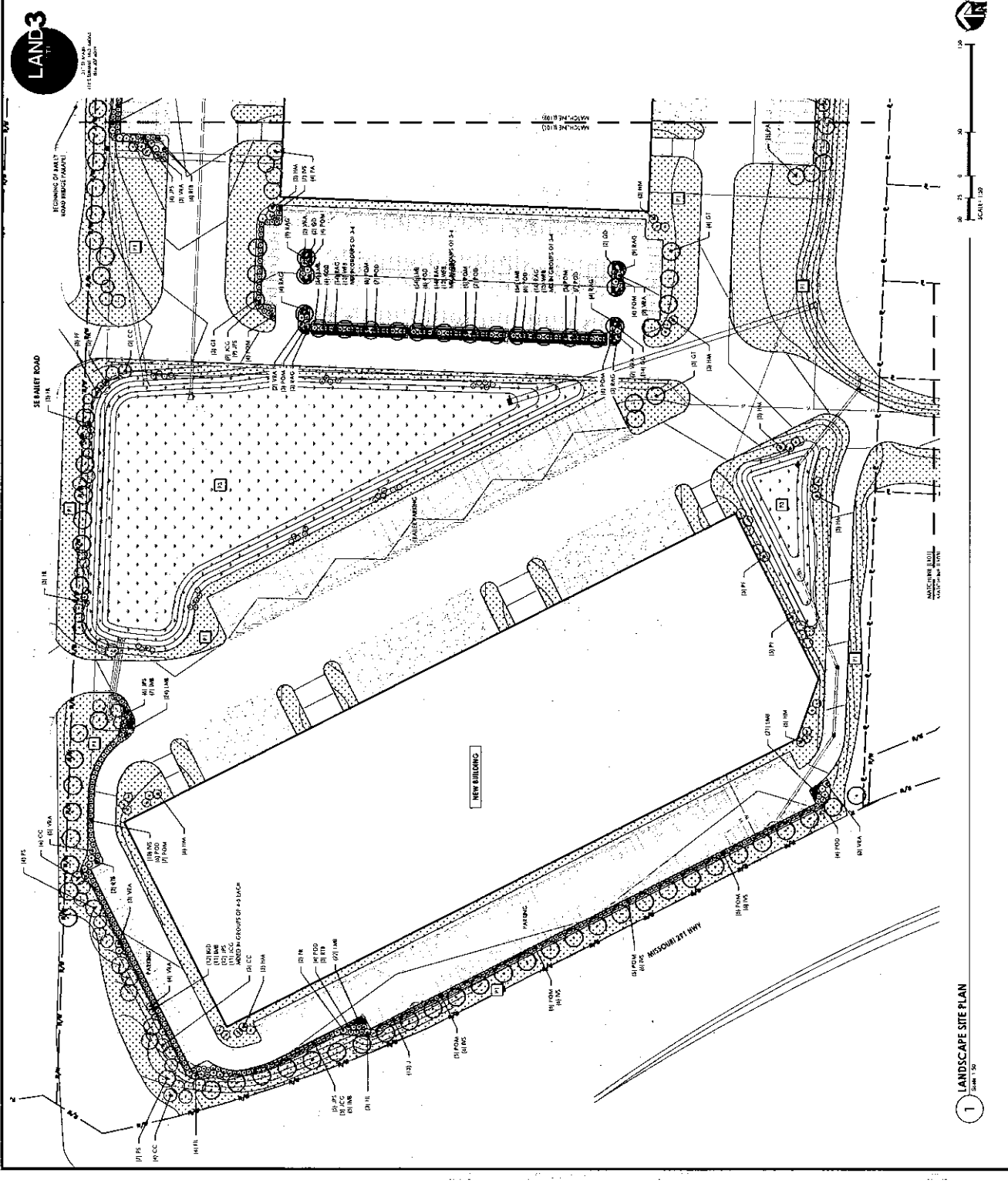
**CLIENT: LS Industrial, LLC**

**PLANTING SCHEDULE**

SYMBOL	COMMON NAME	SIZE	QUANTITY
DR 01	Greenhouse	2 1/2" cal.	
DR 02	Black Gum	2 1/2" cal.	
DR 03	Chinese Wisteria	2 1/2" cal.	
DR 04	Chinese Wisteria	2 1/2" cal.	
DR 05	Chinese Wisteria	2 1/2" cal.	
DR 06	Chinese Wisteria	2 1/2" cal.	
DR 07	Chinese Wisteria	2 1/2" cal.	
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DR 93	Chinese Wisteria	2 1/2" cal.	
DR 94	Chinese Wisteria	2 1/2" cal.	
DR 95	Chinese Wisteria	2 1/2" cal.	
DR 96	Chinese Wisteria	2 1/2" cal.	
DR 97	Chinese Wisteria	2 1/2" cal.	
DR 98	Chinese Wisteria	2 1/2" cal.	
DR 99	Chinese Wisteria	2 1/2" cal.	
DR 100	Chinese Wisteria	2 1/2" cal.	

**PLANTING NOTES**

- THE PLANTING SCHEDULE QUANTITIES ARE BASED ON THE PLANTING SCHEDULE QUANTITIES LISTED IN THE PLANTING SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS AND SPECIFICATIONS.
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**1 LANDSCAPE SITE PLAN**  
 Sheet 7 of 8



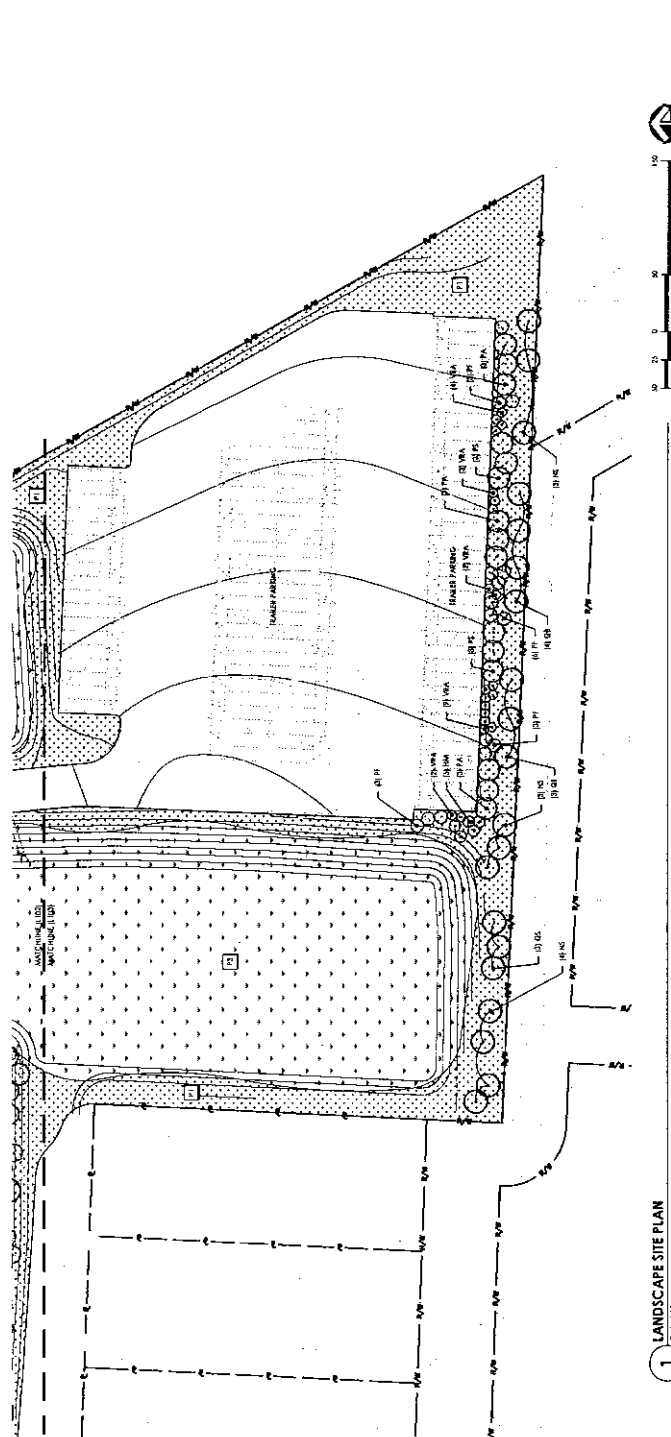
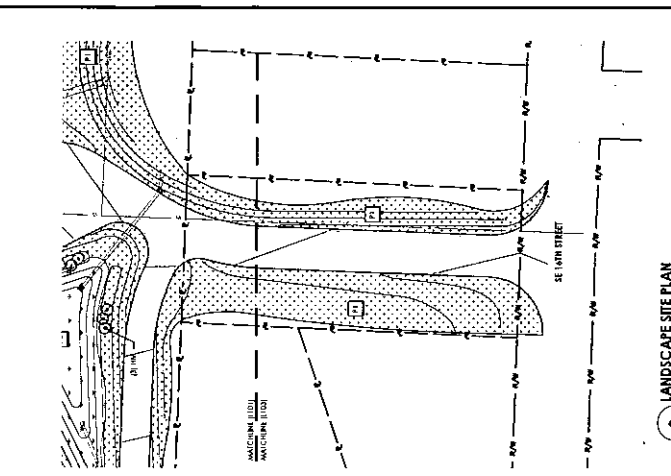
**GBA**  
 3011 Kramer Blvd, Ste. 300  
 Lehigh, KS 66218  
 (781) 426-1500  
 www.gba.com

Professional Development from  
**LS Industrial, LLC**  
 Lehigh Summit, Missouri

DATE: 7-25-2022  
 DESIGN BY:   
 DRAWN BY: GBA  
 PROJECT: L103 L103

LANDSCAPE ARCHITECTURE  
 2407 SOUTH RIVER BLVD  
 LEHIGH, MISSOURI 64601  
 (417) 781-4261  
 www.landscape3.com

SCALE: AS SHOWN  
 SHEET NO. L103 L103



2 LANDSCAPE SITE PLAN  
 Sheet 1/2

**PLANTING SCHEDULE**

SYM.	KEY	COMMON NAME	SIZE & DIMENSIONS	SPACING
•	P	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P1	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P2	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P3	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P4	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P5	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P6	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P7	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P8	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P9	Platanus occidentalis	2 1/2" cal	6' x 7' H
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•	P12	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P13	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P14	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P15	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P16	Platanus occidentalis	2 1/2" cal	6' x 7' H
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•	P24	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P25	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P26	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P27	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P28	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P29	Platanus occidentalis	2 1/2" cal	6' x 7' H
•	P30	Platanus occidentalis	2 1/2" cal	6' x 7' H

**PLANTING NOTES**

- THE PLAN PROVIDES LAYOUT, QUANTITY & SIZE OF PLANT MATERIAL TO BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL VERIFY LOCATION OF UTILITY LINES BEFORE ANY CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM LOCAL GOVERNMENT AGENCIES AND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM LOCAL GOVERNMENT AGENCIES AND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM LOCAL GOVERNMENT AGENCIES AND UTILITIES.
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# Appl. #PL2022-122 REZ PDP LS Industrial

