

BILL NO.

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED GENERALLY AT THE SOUTHEAST CORNER OF NW CHIPMAN ROAD & NW PRYOR ROAD FOR JOHN KNOX VILLAGE - COUNTRY CLUB CORRIDOR HYBRID VILLAS, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-340 submitted by SFCS, Inc., requesting approval of a preliminary development plan in District PMIX on land located generally at the southeast corner of NW Chipman Road and NW Pryor Road was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a 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 preliminary development plan on April 9, 2026, and rendered a report to the City Council recommending that the 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 May 5, 2026, and rendered a decision to approve the 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 preliminary development plan is hereby approved on the following described property:

Lot 3, John Knox Retirement Village 13th Plat Lots 1-3, a subdivision in Lee's Summit, Jackson County, Missouri

AND

A tract of land being part of the NW $\frac{1}{4}$ of Section 1, Township 47, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows:

Beginning at the northwest corner of Lot 3, John Knox Retirement Village 13th Plat Lots 1-3, thence N 03° 27' 51" E, 286.93 feet; thence S 86° 19' 31" E, 182.98 feet, to the beginning of a tangent curve, concave to the northeast, having a radius of 381.30 feet; thence southeasterly along said curve to the right, an arc length of 109.71 feet, said curve having a chord bearing S 08° 56' 25" E, and a chord distance of 109.33 feet; thence S 17° 10' 58" E, 193.09 feet; thence N 86° 17' 02" W, 274.55 feet to the point of beginning.

SECTION 2. That the following conditions of approval apply:

BILL NO.

1. Development shall be in accordance with the preliminary development plan with an upload date of March 20, 2026.
2. A modification shall be granted to UDO Sec. 8.620.A to allow for angled head-in parking from NW Faith Drive and NW Shamrock Avenue.

SECTION 3. Development shall be in accordance with the preliminary development plan submitted November 25, 2025, including the building elevations contained therein, appended hereto as Attachment A.

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 Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. 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 ___ day of _____, 2026.

Mayor _____

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2026.

Mayor _____

BILL NO.

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian Head*