

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 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 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*

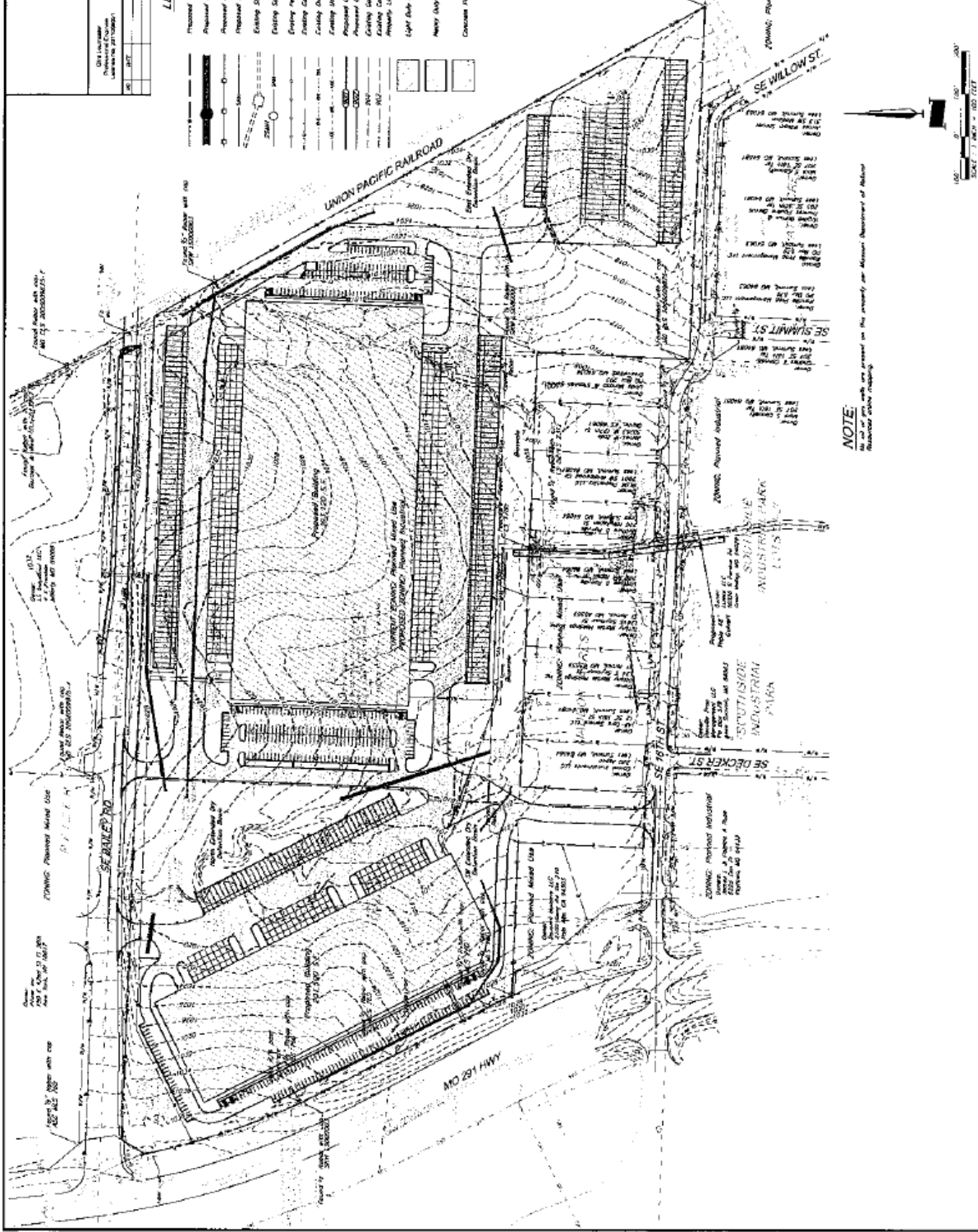
GBA
 1801 Hawks Lane, Ste. 304
 Lincoln, NE 68502
 402.441.1234
 www.gba.com

PROJECT: **LS Industrial, LLC**
 1801 Hawks Lane, Ste. 304
 Lincoln, NE 68502
 402.441.1234
 www.gba.com

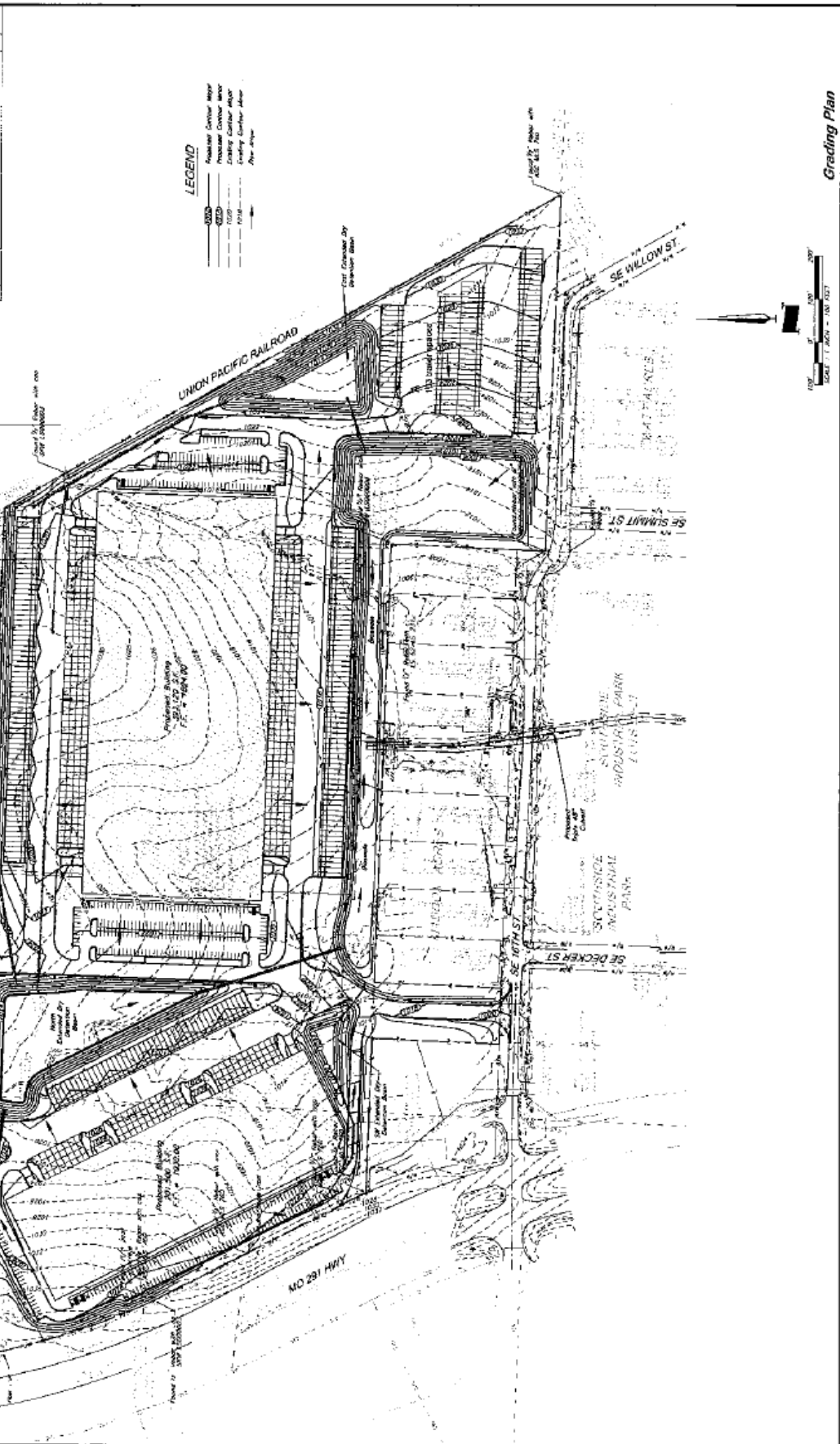
DATE: 7-27-2017
 DRAWN BY: C2 C8
 CHECKED BY: C2 C8

LEGEND

Proposed Water Line	Proposed Sewer	Proposed Storm Sewer	Proposed Gas Line	Proposed Electric	Proposed Cable TV	Proposed Fiber Optic	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm
Proposed Water Line	Proposed Sewer	Proposed Storm Sewer	Proposed Gas Line	Proposed Electric	Proposed Cable TV	Proposed Fiber Optic	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm
Proposed Water Line	Proposed Sewer	Proposed Storm Sewer	Proposed Gas Line	Proposed Electric	Proposed Cable TV	Proposed Fiber Optic	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm	Proposed Fire Alarm	Proposed Security Alarm



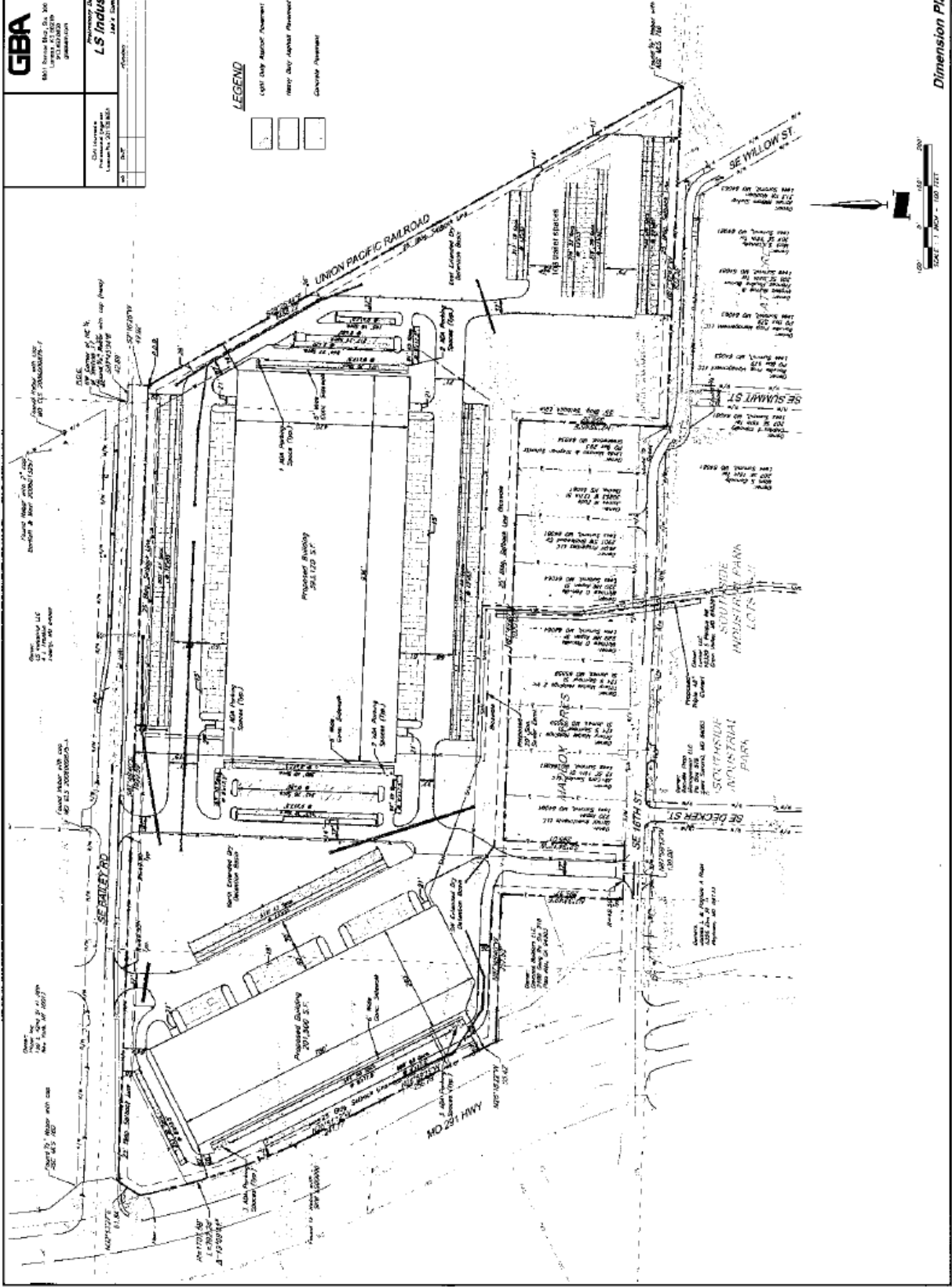
GBA 8951 Hayes Blvd, Ste. 201 1317-943-5242 GBA.com	DATE: 7-25-2012 DRAWN BY: J. J. [unclear] CHECKED BY: [unclear]
	PROJECT NO: [unclear] SHEET NO: [unclear]
PROJECT: [unclear] CLIENT: [unclear]	C3 C8
PROJECT: [unclear] CLIENT: [unclear]	C3 C8



GBA 801 S. Main St., Suite 100 Lincoln, NE 68508 (402) 441-2200	Project No. 15-00000000000000000000 Date: 11/15/2017
	Client: LS Industrial, LLC 1500 S. 15th St., Suite 100 Lincoln, NE 68502
Drawing No. C4 C8 Revision: 01	Date: 11/15/2017

LEGEND

- 100' Daily As-built Footprint
- Heavy Duty Asphalt Pavement
- General Footprint

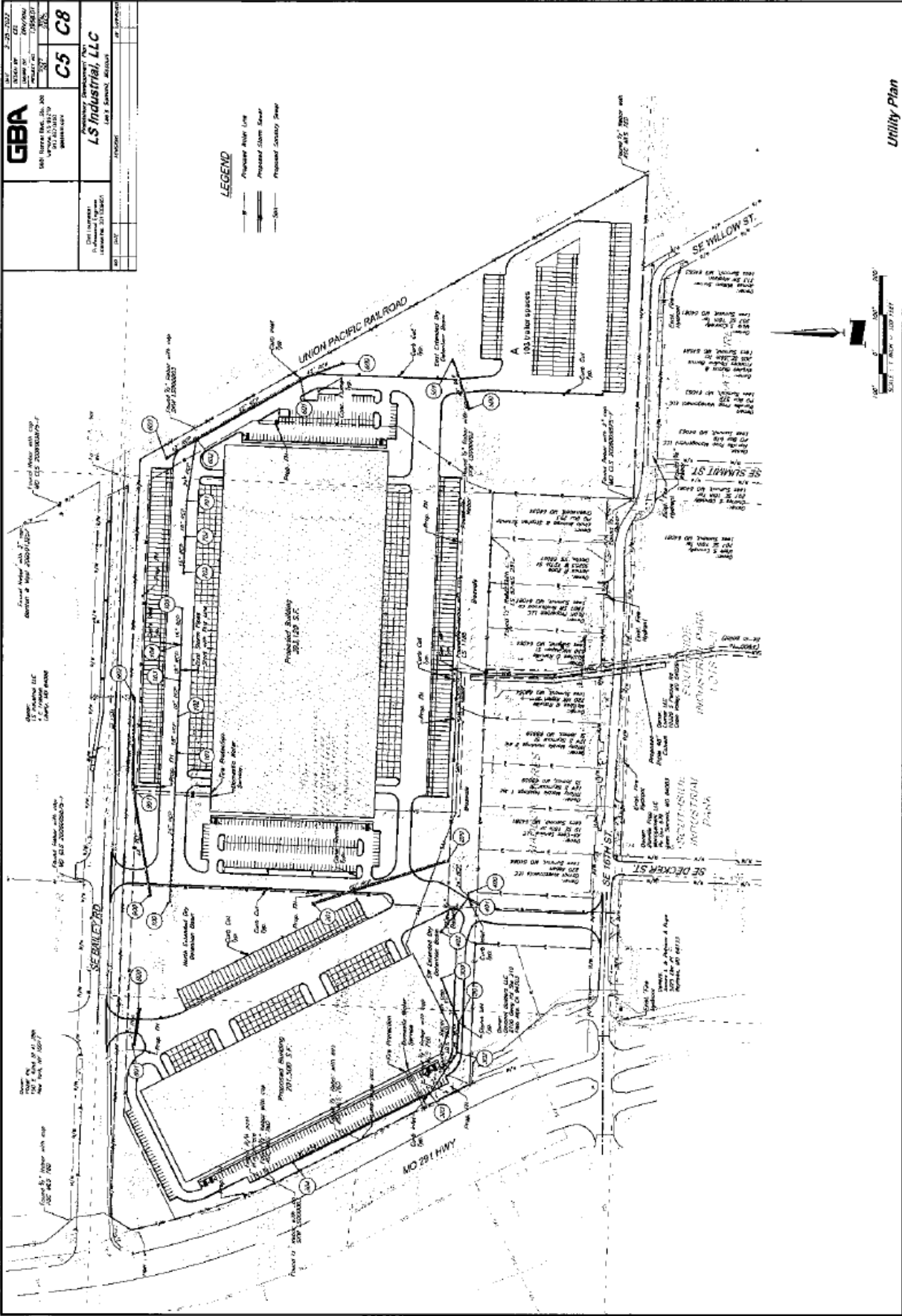


Dimension Plan

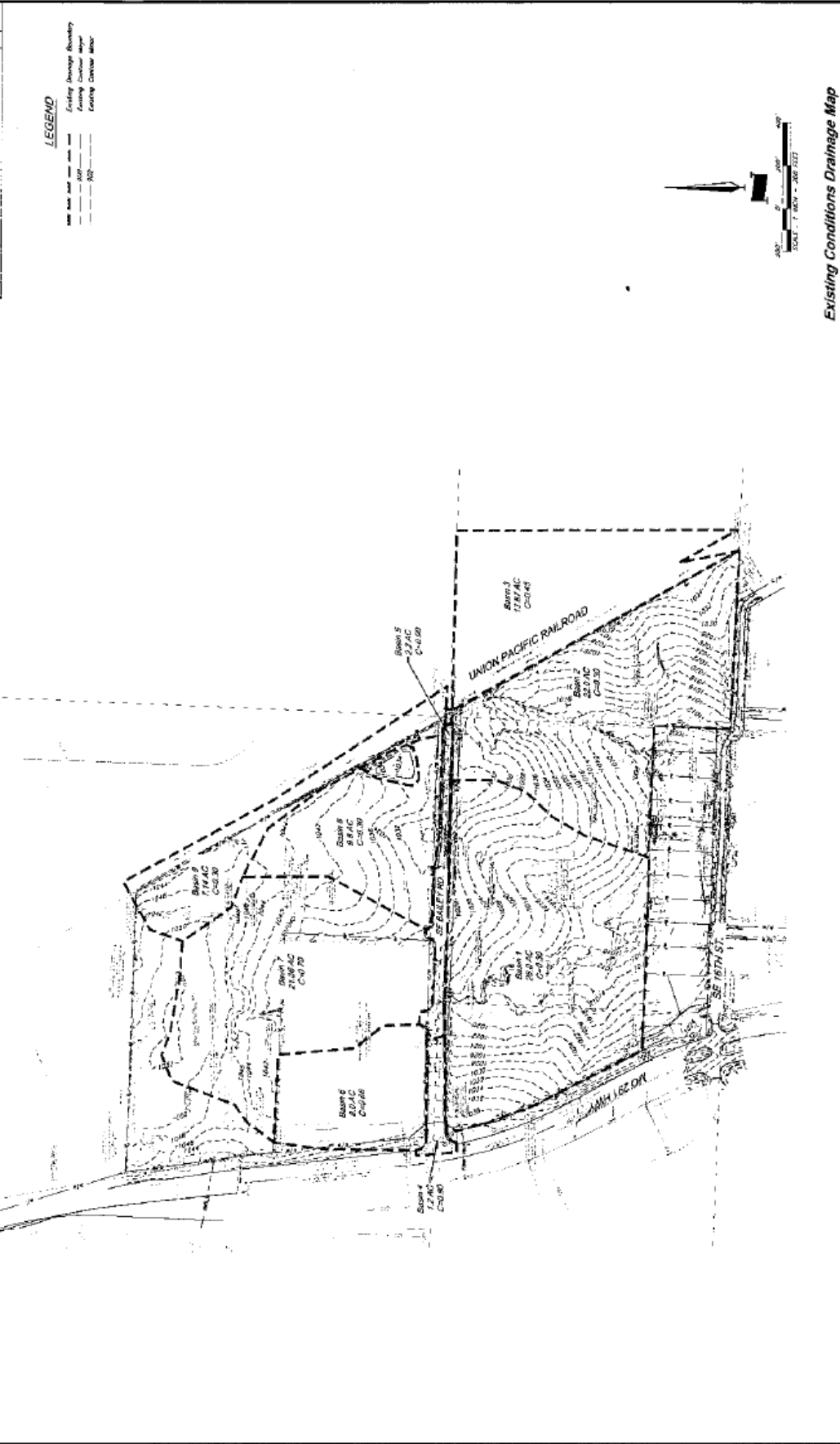
GBA 5000 S. State St. Suite 200 St. Louis, MO 63114 Phone: 314.433.3300 Fax: 314.433.3301	Project No.: 2012-1027 Issue No.: 001 Date: 02/21/2013	Scale: 1" = 100' Sheet No.: C5 Total Sheets: C8
	Project Name: LS Industrial, LLC 1000 S. Summit St. St. Louis, MO 63103	
	Preparer: S. G. B. S. P. Date: 02/21/2013	

LEGEND

- Proposed Utility Line
- Proposed Storm Sewer
- Proposed Sewer
- Site



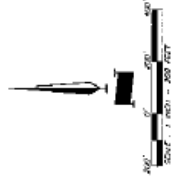
GBA 3801 Market Street, Suite 300 Lincoln, NE 68502 (402) 441-1111 www.gba.com	DATE: 2-25-2022 DRAWN BY: J. C. [unclear] CHECKED BY: J. C. [unclear] PROJECT NO.: 2020-001
	SHEET NO.: C6 C8 OF: C6 C8
CLIENT: LS Industrial, LLC PROJECT: C6's Building Addition	DRAWN BY: J. C. [unclear] CHECKED BY: J. C. [unclear]



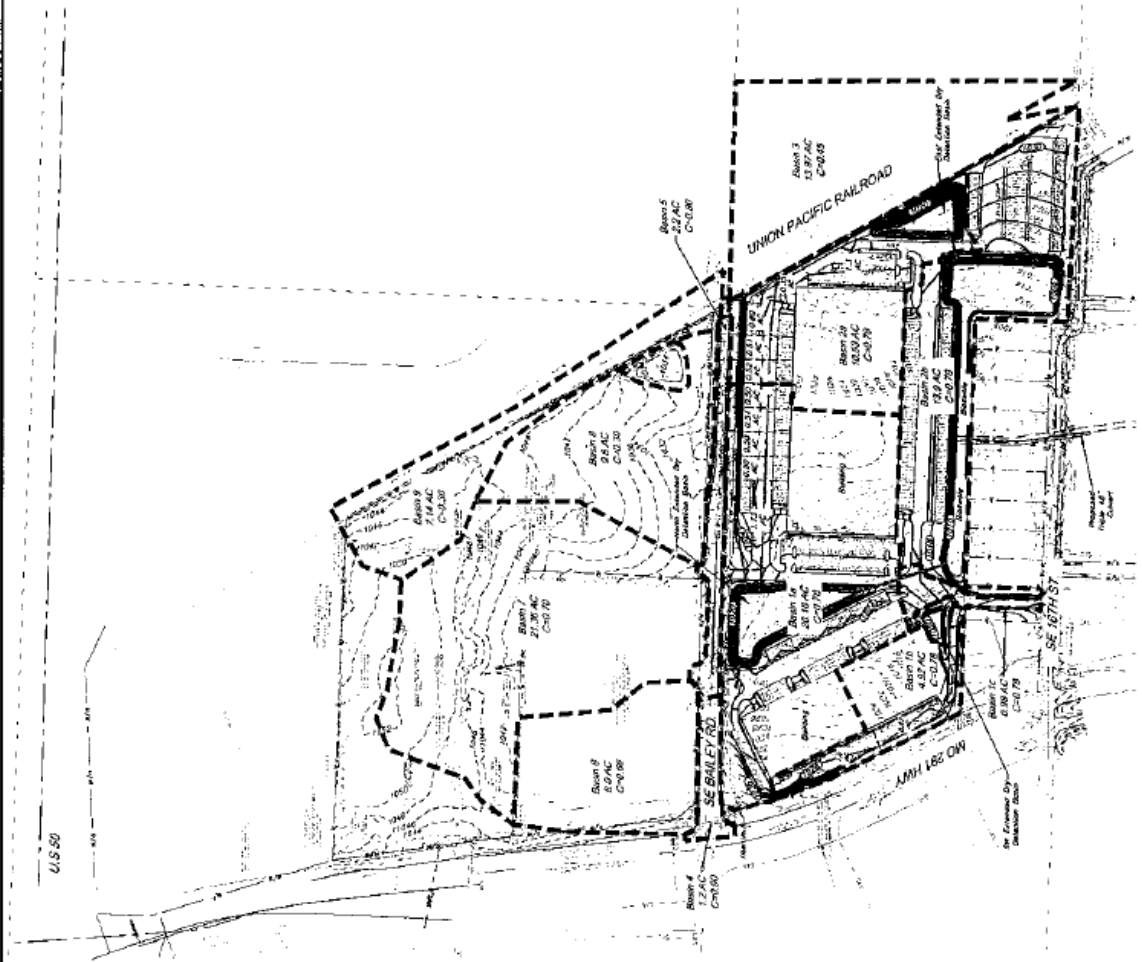
Existing Conditions Drainage Map

GBA 5401 Terrace Blvd, Ste 200 Dallas, TX 75242 214.343.8274 www.gba.com	DATE: 7-22-2012	SCALE: AS SHOWN
	PROJECT: C7 C8	PROJECT: C7 C8
LS Industrial, LLC 10000 West Loop West, Suite 1000 Houston, TX 77042	CLIENT: LS Industrial, LLC	PROJECT: C7 C8
	PROJECT: C7 C8	PROJECT: C7 C8

- LEGEND**
- Proposed Drainage Boundary
 - Proposed 300'-Wide Drainage Boundary
 - Proposed Collector Align
 - Proposed Collector Area
 - Existing Collector Align
 - Existing Collector Area
 - Existing Collector Area



Drainage Map



GBA
 1800 Howe Rd, Ste 300
 Weymouth, MA 01978
 (508) 853-1000

LS Industrial, LLC
 140 S. County, Belmont
 MA 02458

DATE: 05/20/2015
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 PROJECT NO: 15000017

C8 C8

DATE: 05/20/2015
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 PROJECT NO: 15000017

Station	Invert	Pipe	Length	Material	Flow		Velocity		Capacity		Notes
					Q (cfs)	V (ft/s)	Q (cfs)	V (ft/s)	Q (cfs)	V (ft/s)	
1+00	1.00	12"	100'	12"	1.00	1.00	1.00	1.00	1.00	1.00	
1+10	1.10	12"	100'	12"	1.10	1.10	1.10	1.10	1.10	1.10	
1+20	1.20	12"	100'	12"	1.20	1.20	1.20	1.20	1.20	1.20	
1+30	1.30	12"	100'	12"	1.30	1.30	1.30	1.30	1.30	1.30	
1+40	1.40	12"	100'	12"	1.40	1.40	1.40	1.40	1.40	1.40	
1+50	1.50	12"	100'	12"	1.50	1.50	1.50	1.50	1.50	1.50	
1+60	1.60	12"	100'	12"	1.60	1.60	1.60	1.60	1.60	1.60	
1+70	1.70	12"	100'	12"	1.70	1.70	1.70	1.70	1.70	1.70	
1+80	1.80	12"	100'	12"	1.80	1.80	1.80	1.80	1.80	1.80	
1+90	1.90	12"	100'	12"	1.90	1.90	1.90	1.90	1.90	1.90	
2+00	2.00	12"	100'	12"	2.00	2.00	2.00	2.00	2.00	2.00	
2+10	2.10	12"	100'	12"	2.10	2.10	2.10	2.10	2.10	2.10	
2+20	2.20	12"	100'	12"	2.20	2.20	2.20	2.20	2.20	2.20	
2+30	2.30	12"	100'	12"	2.30	2.30	2.30	2.30	2.30	2.30	
2+40	2.40	12"	100'	12"	2.40	2.40	2.40	2.40	2.40	2.40	
2+50	2.50	12"	100'	12"	2.50	2.50	2.50	2.50	2.50	2.50	
2+60	2.60	12"	100'	12"	2.60	2.60	2.60	2.60	2.60	2.60	
2+70	2.70	12"	100'	12"	2.70	2.70	2.70	2.70	2.70	2.70	
2+80	2.80	12"	100'	12"	2.80	2.80	2.80	2.80	2.80	2.80	
2+90	2.90	12"	100'	12"	2.90	2.90	2.90	2.90	2.90	2.90	
3+00	3.00	12"	100'	12"	3.00	3.00	3.00	3.00	3.00	3.00	
3+10	3.10	12"	100'	12"	3.10	3.10	3.10	3.10	3.10	3.10	
3+20	3.20	12"	100'	12"	3.20	3.20	3.20	3.20	3.20	3.20	
3+30	3.30	12"	100'	12"	3.30	3.30	3.30	3.30	3.30	3.30	
3+40	3.40	12"	100'	12"	3.40	3.40	3.40	3.40	3.40	3.40	
3+50	3.50	12"	100'	12"	3.50	3.50	3.50	3.50	3.50	3.50	
3+60	3.60	12"	100'	12"	3.60	3.60	3.60	3.60	3.60	3.60	
3+70	3.70	12"	100'	12"	3.70	3.70	3.70	3.70	3.70	3.70	
3+80	3.80	12"	100'	12"	3.80	3.80	3.80	3.80	3.80	3.80	
3+90	3.90	12"	100'	12"	3.90	3.90	3.90	3.90	3.90	3.90	
4+00	4.00	12"	100'	12"	4.00	4.00	4.00	4.00	4.00	4.00	
4+10	4.10	12"	100'	12"	4.10	4.10	4.10	4.10	4.10	4.10	
4+20	4.20	12"	100'	12"	4.20	4.20	4.20	4.20	4.20	4.20	
4+30	4.30	12"	100'	12"	4.30	4.30	4.30	4.30	4.30	4.30	
4+40	4.40	12"	100'	12"	4.40	4.40	4.40	4.40	4.40	4.40	
4+50	4.50	12"	100'	12"	4.50	4.50	4.50	4.50	4.50	4.50	
4+60	4.60	12"	100'	12"	4.60	4.60	4.60	4.60	4.60	4.60	
4+70	4.70	12"	100'	12"	4.70	4.70	4.70	4.70	4.70	4.70	
4+80	4.80	12"	100'	12"	4.80	4.80	4.80	4.80	4.80	4.80	
4+90	4.90	12"	100'	12"	4.90	4.90	4.90	4.90	4.90	4.90	

Drainage Map

LAND3
LANDSCAPE ARCHITECTS
1111 11th Street, NW
Atlanta, GA 30309
404.525.1111

GBA
3501 Peachtree Dunwoody Rd., Suite 300
Dunwoody, GA 30346
404.488.1111

Project: **L100 L103**
Client: **LS Industrial, LLC**
Address: **Lot 2, Spaldon, Atlanta, GA**

Scale: **1" = 10'-0"**

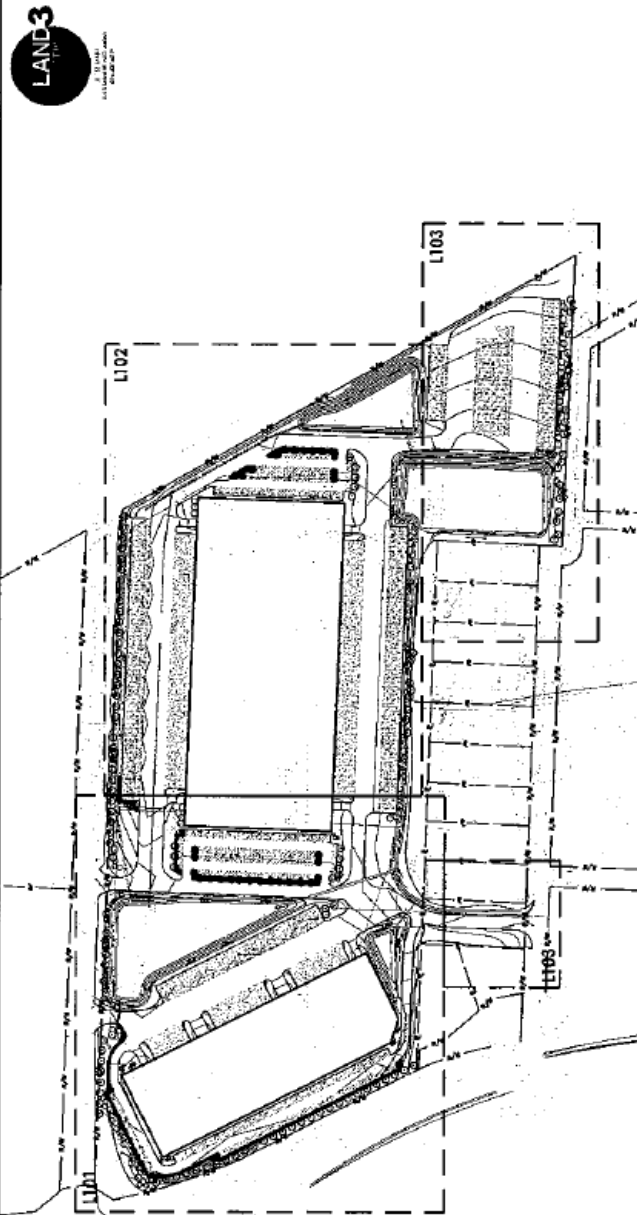
Date: **7-25-2017**

Sheet: **L100**

Author: **LS**

Checker: **LS**

Printer: **LS**



1 KEY PLAN
Scale: 1" = 30'

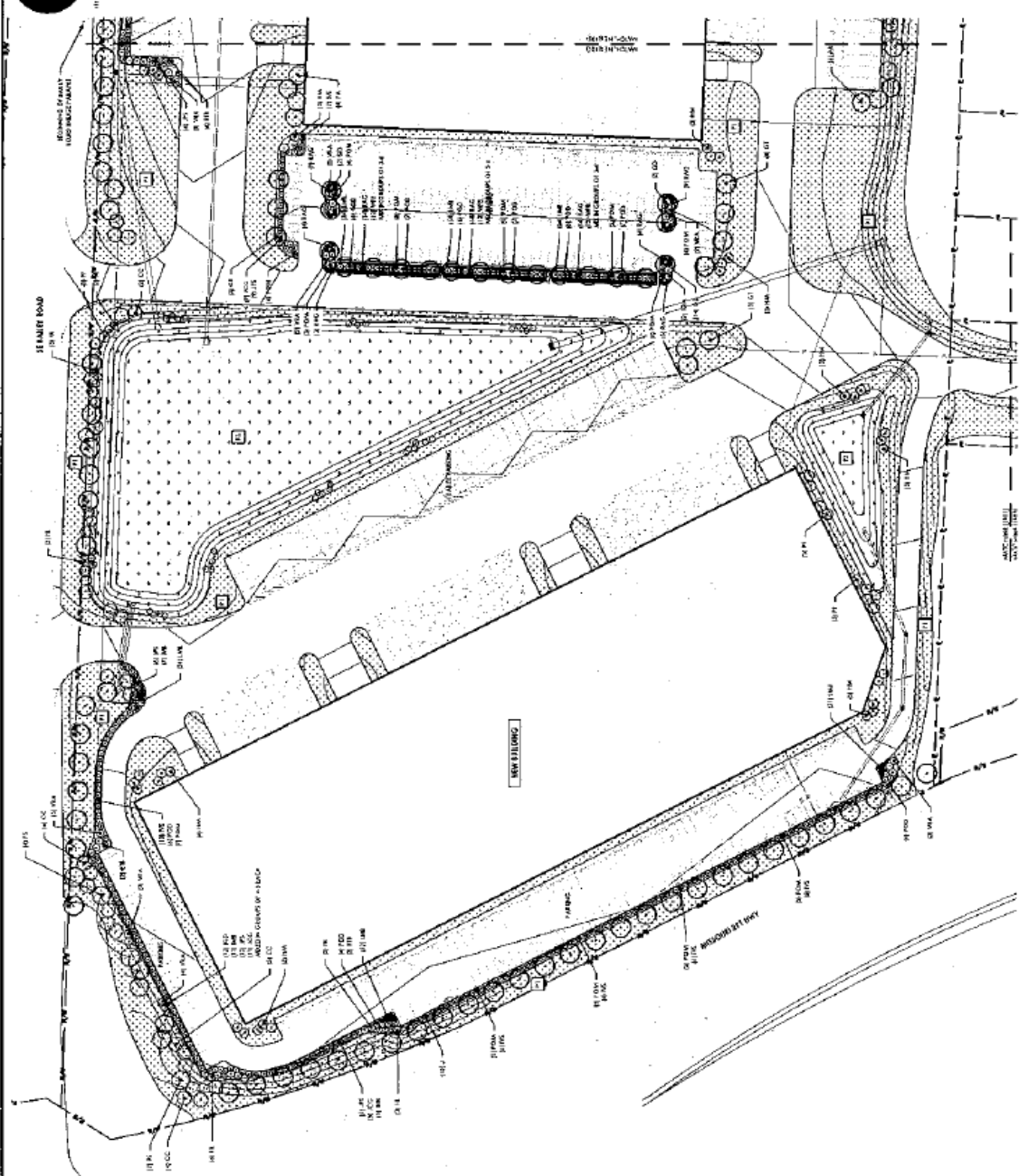
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL	REMARKS
1	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
2	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
3	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
4	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
5	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
6	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
7	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
8	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
9	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
10	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
11	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
12	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
13	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
14	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
15	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
16	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
17	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
18	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
19	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
20	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
21	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
22	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
23	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
24	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
25	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
26	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
27	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING
28	ASPHALT DRIVE	1,000.00	SQ. YD.	1.25	1,250.00	DRIVE TO BUILDING
29	CONCRETE DRIVE	500.00	SQ. YD.	1.50	750.00	DRIVE TO BUILDING
30	GRAVEL DRIVE	200.00	SQ. YD.	0.75	150.00	DRIVE TO BUILDING

L100
LANDSCAPE KEY PLAN

LAND3
LANDSCAPE ARCHITECTS
115 W. 19th Street, Suite 300
New York, NY 10011
Tel: (212) 850-7667

GBA
1001 Broadway, Suite 200
New York, NY 10003
Tel: (212) 696-7600

L101 L103
Landscape Architecture Firm
LS Industrial, LLC
1401 W. 20th Street, Brooklyn
Brooklyn, NY 11234



PLANTING SCHEDULE

NO.	SYM.	COMMON NAME	SC. #	HEIGHT	DIA. @ 1.3M	REMARKS
1	U1	RED TWIG DOGWOOD	110-1	2.7M	300mm	PLANTING IN
2	U2	RED TWIG DOGWOOD	110-2	2.7M	300mm	PLANTING IN
3	U3	RED TWIG DOGWOOD	110-3	2.7M	300mm	PLANTING IN
4	U4	RED TWIG DOGWOOD	110-4	2.7M	300mm	PLANTING IN
5	U5	RED TWIG DOGWOOD	110-5	2.7M	300mm	PLANTING IN
6	U6	RED TWIG DOGWOOD	110-6	2.7M	300mm	PLANTING IN
7	U7	RED TWIG DOGWOOD	110-7	2.7M	300mm	PLANTING IN
8	U8	RED TWIG DOGWOOD	110-8	2.7M	300mm	PLANTING IN
9	U9	RED TWIG DOGWOOD	110-9	2.7M	300mm	PLANTING IN
10	U10	RED TWIG DOGWOOD	110-10	2.7M	300mm	PLANTING IN
11	U11	RED TWIG DOGWOOD	110-11	2.7M	300mm	PLANTING IN
12	U12	RED TWIG DOGWOOD	110-12	2.7M	300mm	PLANTING IN
13	U13	RED TWIG DOGWOOD	110-13	2.7M	300mm	PLANTING IN
14	U14	RED TWIG DOGWOOD	110-14	2.7M	300mm	PLANTING IN
15	U15	RED TWIG DOGWOOD	110-15	2.7M	300mm	PLANTING IN
16	U16	RED TWIG DOGWOOD	110-16	2.7M	300mm	PLANTING IN
17	U17	RED TWIG DOGWOOD	110-17	2.7M	300mm	PLANTING IN
18	U18	RED TWIG DOGWOOD	110-18	2.7M	300mm	PLANTING IN
19	U19	RED TWIG DOGWOOD	110-19	2.7M	300mm	PLANTING IN
20	U20	RED TWIG DOGWOOD	110-20	2.7M	300mm	PLANTING IN
21	U21	RED TWIG DOGWOOD	110-21	2.7M	300mm	PLANTING IN
22	U22	RED TWIG DOGWOOD	110-22	2.7M	300mm	PLANTING IN
23	U23	RED TWIG DOGWOOD	110-23	2.7M	300mm	PLANTING IN
24	U24	RED TWIG DOGWOOD	110-24	2.7M	300mm	PLANTING IN
25	U25	RED TWIG DOGWOOD	110-25	2.7M	300mm	PLANTING IN
26	U26	RED TWIG DOGWOOD	110-26	2.7M	300mm	PLANTING IN
27	U27	RED TWIG DOGWOOD	110-27	2.7M	300mm	PLANTING IN
28	U28	RED TWIG DOGWOOD	110-28	2.7M	300mm	PLANTING IN
29	U29	RED TWIG DOGWOOD	110-29	2.7M	300mm	PLANTING IN
30	U30	RED TWIG DOGWOOD	110-30	2.7M	300mm	PLANTING IN


PLANTING NOTES

1. THE PLANTING SCHEDULE QUANTITIES LISTED IN THIS DRAWING TO BE PROVIDED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM GUIDE SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS AND INTERIORS, DIVISION 05, SECTION 5100, PLANTING.
2. CONTRACTOR TO VERIFY PLANTING QUANTITIES BY CONDUCTING VISUAL INSPECTIONS AND TAKE NECESSARY ACTION TO CORRECT QUANTITIES TO BE PROVIDED BY THE CONTRACTOR.
3. LOCATION OF PLANTING MATERIALS TO BE STORED IN THE LOT AND APPROXIMATE QUANTITIES TO BE PROVIDED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING ALL NECESSARY PERMITS AND DOCUMENTATION FOR PLANTING MATERIALS TO BE PROVIDED BY THE CONTRACTOR.


LANDSCAPE SITE PLAN
L101



LANDSCAPE SITE PLAN
L101



LANDSCAPE ARCHITECTS
11111 11111
11111 11111

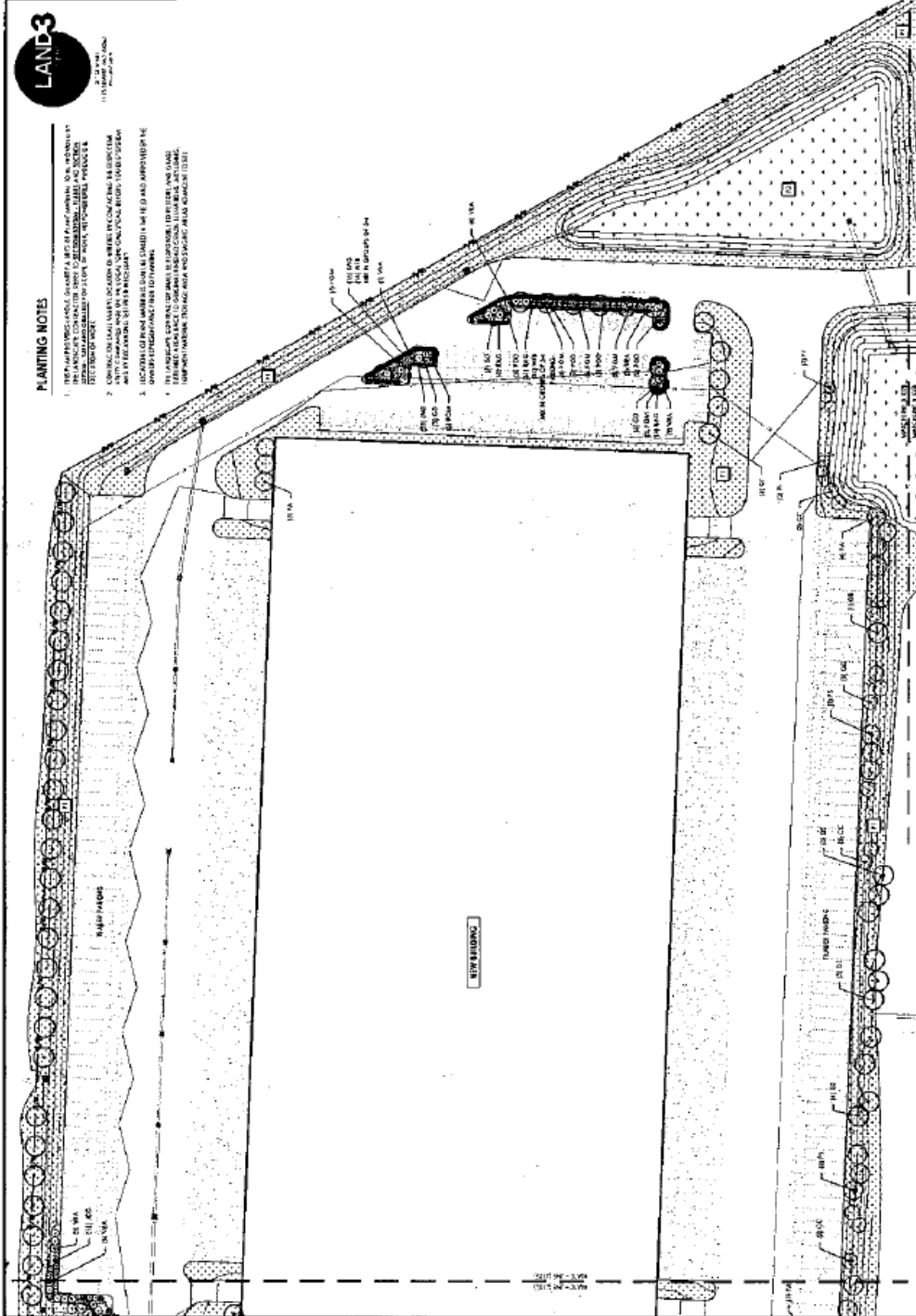


GBA
2001 Market Blvd., Suite 300
Lynchburg, VA 24501
703.329.1111

L102 L103
Landscape Architecture
LS Industrial, LLC
11111 11111
11111 11111

PLANTING NOTES

1. TREE PLANTINGS: LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF PLANT MATERIAL, SIZE, AND QUANTITY. THE LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF PLANT MATERIAL, SIZE, AND QUANTITY. THE LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF PLANT MATERIAL, SIZE, AND QUANTITY.
2. CONSIDER THE LOCAL WEATHER CONDITIONS AND WINDS WHEN PLANTING. PLANTING SHOULD BE DONE IN THE WINTER MONTHS TO ALLOW THE PLANTS TO ESTABLISH THEMSELVES BEFORE THE WARM WEATHER SETS IN.
3. IRRIGATION SYSTEMS: LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF IRRIGATION SYSTEMS. THE LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF IRRIGATION SYSTEMS. THE LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF IRRIGATION SYSTEMS.
4. THE LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF PLANT MATERIAL, SIZE, AND QUANTITY. THE LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF PLANT MATERIAL, SIZE, AND QUANTITY. THE LANDSCAPE ARCHITECT HAS PROVIDED A LIST OF PLANT MATERIAL, SIZE, AND QUANTITY.



PLANTING SCHEDULE

Code	Plant Name	Quantity	Plant Size	Plant Spacing
P1	Plant Name	Quantity	Plant Size	Plant Spacing
P2	Plant Name	Quantity	Plant Size	Plant Spacing
P3	Plant Name	Quantity	Plant Size	Plant Spacing
P4	Plant Name	Quantity	Plant Size	Plant Spacing
P5	Plant Name	Quantity	Plant Size	Plant Spacing
P6	Plant Name	Quantity	Plant Size	Plant Spacing
P7	Plant Name	Quantity	Plant Size	Plant Spacing
P8	Plant Name	Quantity	Plant Size	Plant Spacing
P9	Plant Name	Quantity	Plant Size	Plant Spacing
P10	Plant Name	Quantity	Plant Size	Plant Spacing
P11	Plant Name	Quantity	Plant Size	Plant Spacing
P12	Plant Name	Quantity	Plant Size	Plant Spacing
P13	Plant Name	Quantity	Plant Size	Plant Spacing
P14	Plant Name	Quantity	Plant Size	Plant Spacing
P15	Plant Name	Quantity	Plant Size	Plant Spacing
P16	Plant Name	Quantity	Plant Size	Plant Spacing
P17	Plant Name	Quantity	Plant Size	Plant Spacing
P18	Plant Name	Quantity	Plant Size	Plant Spacing
P19	Plant Name	Quantity	Plant Size	Plant Spacing
P20	Plant Name	Quantity	Plant Size	Plant Spacing
P21	Plant Name	Quantity	Plant Size	Plant Spacing
P22	Plant Name	Quantity	Plant Size	Plant Spacing
P23	Plant Name	Quantity	Plant Size	Plant Spacing
P24	Plant Name	Quantity	Plant Size	Plant Spacing
P25	Plant Name	Quantity	Plant Size	Plant Spacing
P26	Plant Name	Quantity	Plant Size	Plant Spacing
P27	Plant Name	Quantity	Plant Size	Plant Spacing
P28	Plant Name	Quantity	Plant Size	Plant Spacing
P29	Plant Name	Quantity	Plant Size	Plant Spacing
P30	Plant Name	Quantity	Plant Size	Plant Spacing
P31	Plant Name	Quantity	Plant Size	Plant Spacing
P32	Plant Name	Quantity	Plant Size	Plant Spacing
P33	Plant Name	Quantity	Plant Size	Plant Spacing
P34	Plant Name	Quantity	Plant Size	Plant Spacing
P35	Plant Name	Quantity	Plant Size	Plant Spacing
P36	Plant Name	Quantity	Plant Size	Plant Spacing
P37	Plant Name	Quantity	Plant Size	Plant Spacing
P38	Plant Name	Quantity	Plant Size	Plant Spacing
P39	Plant Name	Quantity	Plant Size	Plant Spacing
P40	Plant Name	Quantity	Plant Size	Plant Spacing
P41	Plant Name	Quantity	Plant Size	Plant Spacing
P42	Plant Name	Quantity	Plant Size	Plant Spacing
P43	Plant Name	Quantity	Plant Size	Plant Spacing
P44	Plant Name	Quantity	Plant Size	Plant Spacing
P45	Plant Name	Quantity	Plant Size	Plant Spacing
P46	Plant Name	Quantity	Plant Size	Plant Spacing
P47	Plant Name	Quantity	Plant Size	Plant Spacing
P48	Plant Name	Quantity	Plant Size	Plant Spacing
P49	Plant Name	Quantity	Plant Size	Plant Spacing
P50	Plant Name	Quantity	Plant Size	Plant Spacing
P51	Plant Name	Quantity	Plant Size	Plant Spacing
P52	Plant Name	Quantity	Plant Size	Plant Spacing
P53	Plant Name	Quantity	Plant Size	Plant Spacing
P54	Plant Name	Quantity	Plant Size	Plant Spacing
P55	Plant Name	Quantity	Plant Size	Plant Spacing
P56	Plant Name	Quantity	Plant Size	Plant Spacing
P57	Plant Name	Quantity	Plant Size	Plant Spacing
P58	Plant Name	Quantity	Plant Size	Plant Spacing
P59	Plant Name	Quantity	Plant Size	Plant Spacing
P60	Plant Name	Quantity	Plant Size	Plant Spacing
P61	Plant Name	Quantity	Plant Size	Plant Spacing
P62	Plant Name	Quantity	Plant Size	Plant Spacing
P63	Plant Name	Quantity	Plant Size	Plant Spacing
P64	Plant Name	Quantity	Plant Size	Plant Spacing
P65	Plant Name	Quantity	Plant Size	Plant Spacing
P66	Plant Name	Quantity	Plant Size	Plant Spacing
P67	Plant Name	Quantity	Plant Size	Plant Spacing
P68	Plant Name	Quantity	Plant Size	Plant Spacing
P69	Plant Name	Quantity	Plant Size	Plant Spacing
P70	Plant Name	Quantity	Plant Size	Plant Spacing
P71	Plant Name	Quantity	Plant Size	Plant Spacing
P72	Plant Name	Quantity	Plant Size	Plant Spacing
P73	Plant Name	Quantity	Plant Size	Plant Spacing
P74	Plant Name	Quantity	Plant Size	Plant Spacing
P75	Plant Name	Quantity	Plant Size	Plant Spacing
P76	Plant Name	Quantity	Plant Size	Plant Spacing
P77	Plant Name	Quantity	Plant Size	Plant Spacing
P78	Plant Name	Quantity	Plant Size	Plant Spacing
P79	Plant Name	Quantity	Plant Size	Plant Spacing
P80	Plant Name	Quantity	Plant Size	Plant Spacing
P81	Plant Name	Quantity	Plant Size	Plant Spacing
P82	Plant Name	Quantity	Plant Size	Plant Spacing
P83	Plant Name	Quantity	Plant Size	Plant Spacing
P84	Plant Name	Quantity	Plant Size	Plant Spacing
P85	Plant Name	Quantity	Plant Size	Plant Spacing
P86	Plant Name	Quantity	Plant Size	Plant Spacing
P87	Plant Name	Quantity	Plant Size	Plant Spacing
P88	Plant Name	Quantity	Plant Size	Plant Spacing
P89	Plant Name	Quantity	Plant Size	Plant Spacing
P90	Plant Name	Quantity	Plant Size	Plant Spacing
P91	Plant Name	Quantity	Plant Size	Plant Spacing
P92	Plant Name	Quantity	Plant Size	Plant Spacing
P93	Plant Name	Quantity	Plant Size	Plant Spacing
P94	Plant Name	Quantity	Plant Size	Plant Spacing
P95	Plant Name	Quantity	Plant Size	Plant Spacing
P96	Plant Name	Quantity	Plant Size	Plant Spacing
P97	Plant Name	Quantity	Plant Size	Plant Spacing
P98	Plant Name	Quantity	Plant Size	Plant Spacing
P99	Plant Name	Quantity	Plant Size	Plant Spacing
P100	Plant Name	Quantity	Plant Size	Plant Spacing

L102
LANDSCAPE SITE PLAN

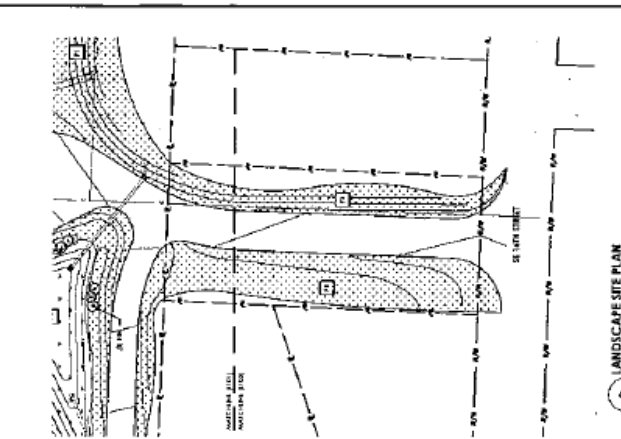
1 LANDSCAPE SITE PLAN
Scale 1/8"

GBA
 6621 Market Blvd., Ste. 202
 Littleton, CO 80120
 (303) 750-7000
 www.gba.com

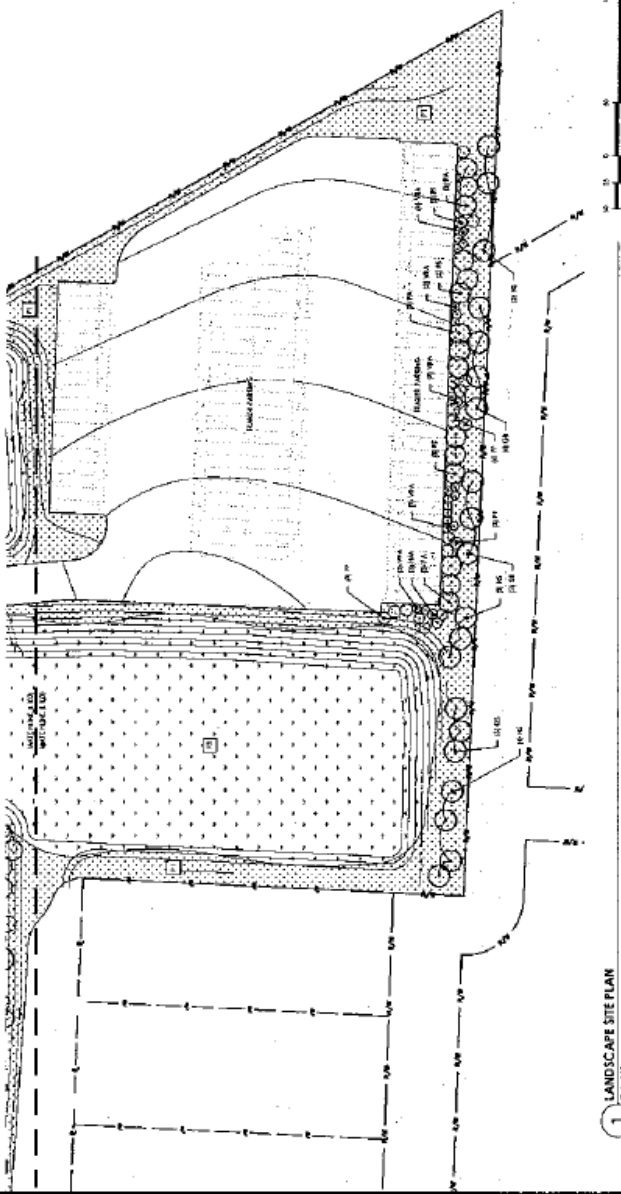
LAND3
 LANDSCAPE ARCHITECTS
 4811 Lowell Ave., Suite 100
 Littleton, CO 80120
 (303) 750-7000
 www.land3.com

LS Industrial, LLC
 PROJECT: INDUSTRIAL DEVELOPMENT
 1421 S. SUMMIT AVENUE

DATE: 7-25-2022
 SHEET NO.: 202
 PROJECT NO.: L103 L103



1 LANDSCAPE SITE PLAN
 Scale: 1" = 20'



2 LANDSCAPE SITE PLAN
 Scale: 1" = 20'

PLANTING NOTES

1. THE PLANTING SCHEDULE, COMPANY, TYPE, SIZE, AND COLOR, IS TO BE USED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PLANTING WORK.
2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PLANTING WORK.
3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PLANTING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PLANTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PLANTING WORK.

NO.	SYMBOL	DESCRIPTION	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
1	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
2	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
3	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
4	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
5	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
6	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
7	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
8	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
9	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
10	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid

NO.	SYMBOL	DESCRIPTION	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
1	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
2	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
3	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
4	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
5	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
6	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
7	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
8	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
9	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
10	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid

NO.	SYMBOL	DESCRIPTION	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
1	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
2	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
3	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
4	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
5	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
6	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
7	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
8	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
9	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid
10	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid	10' x 10' Grid

L103
LANDSCAPE SITE PLAN

Appl. #PL2022-122 REZ PDP LS Industrial

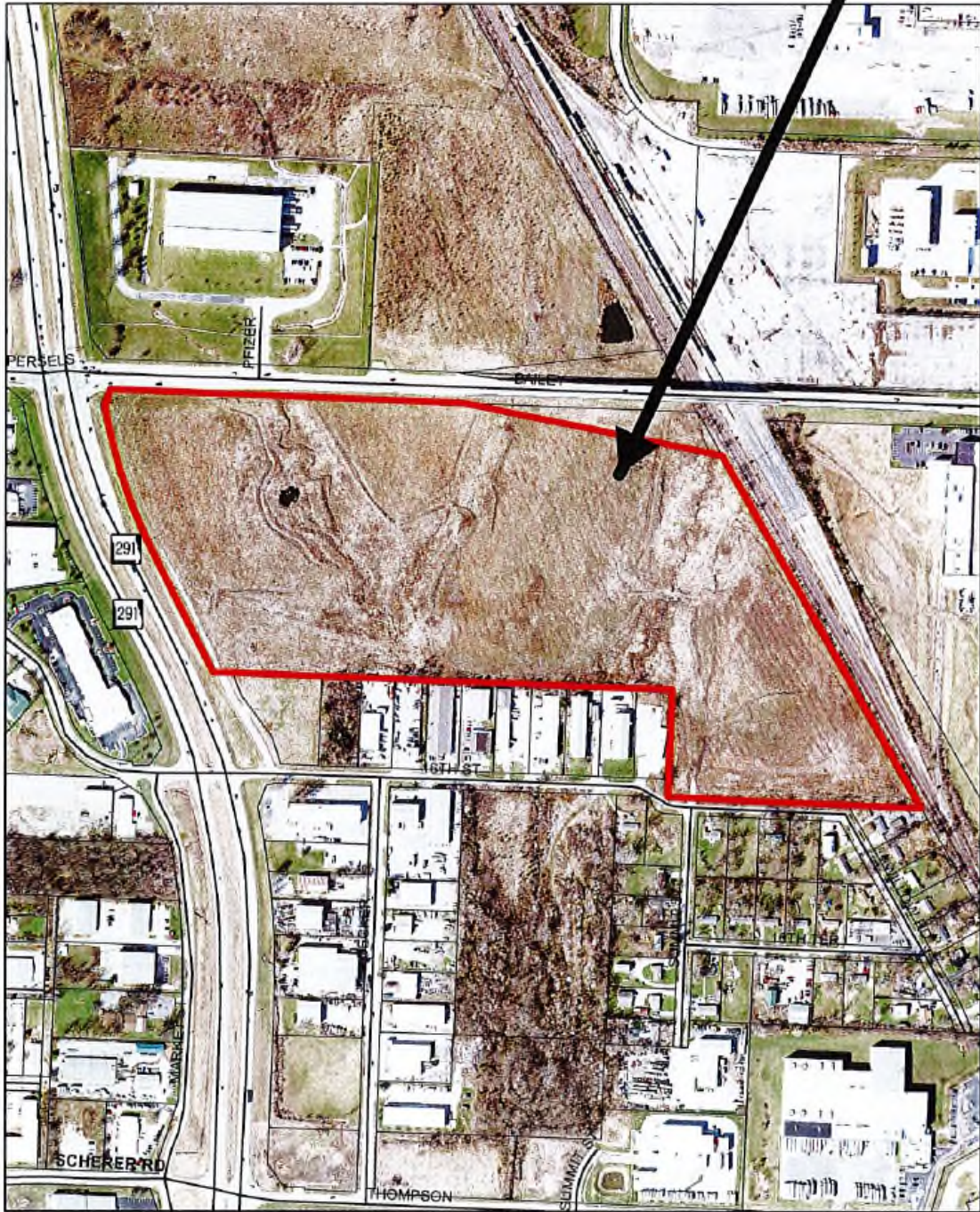


EXHIBIT 2
LEGAL DESCRIPTION OF THE PROPERTY

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

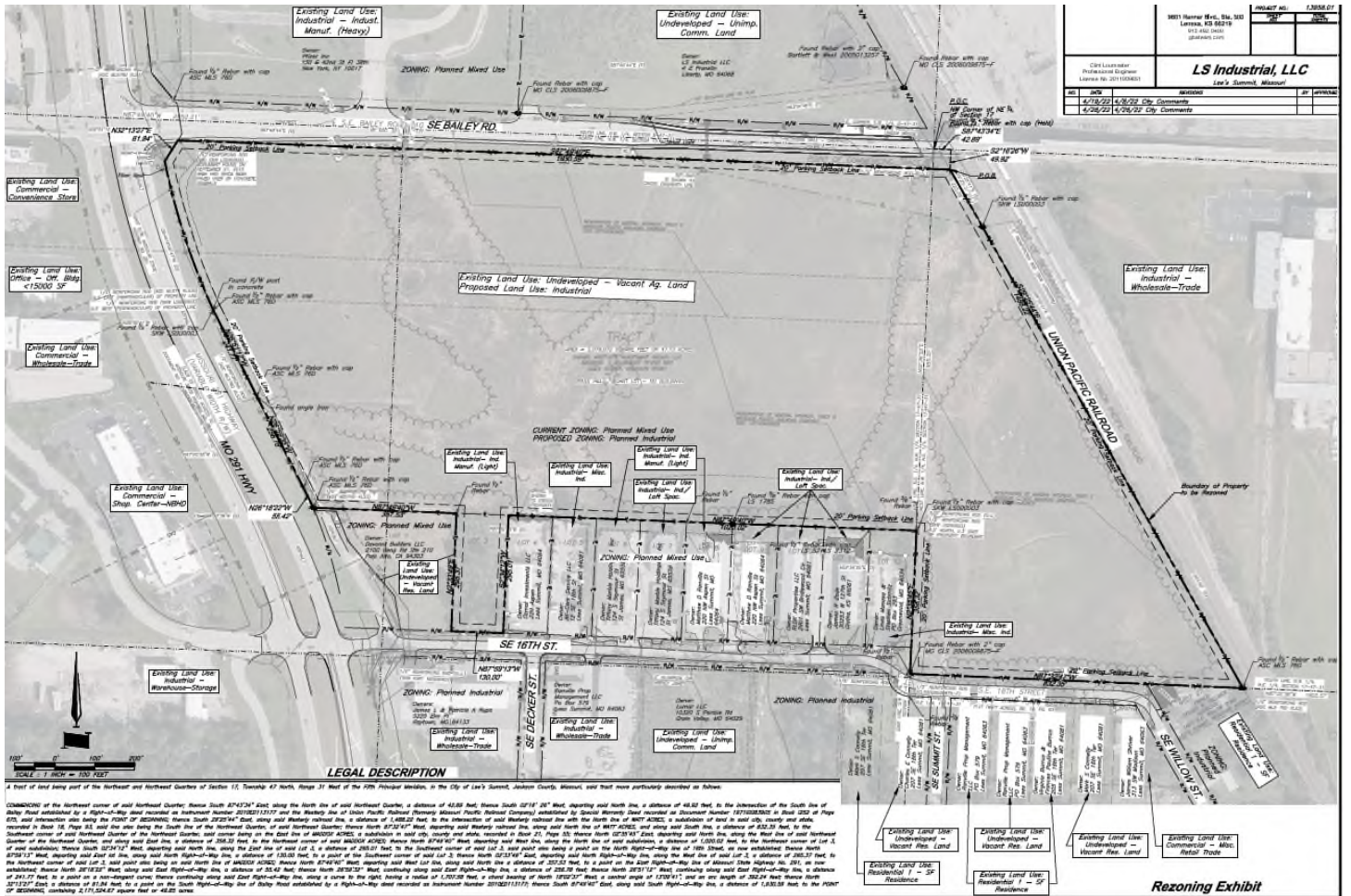
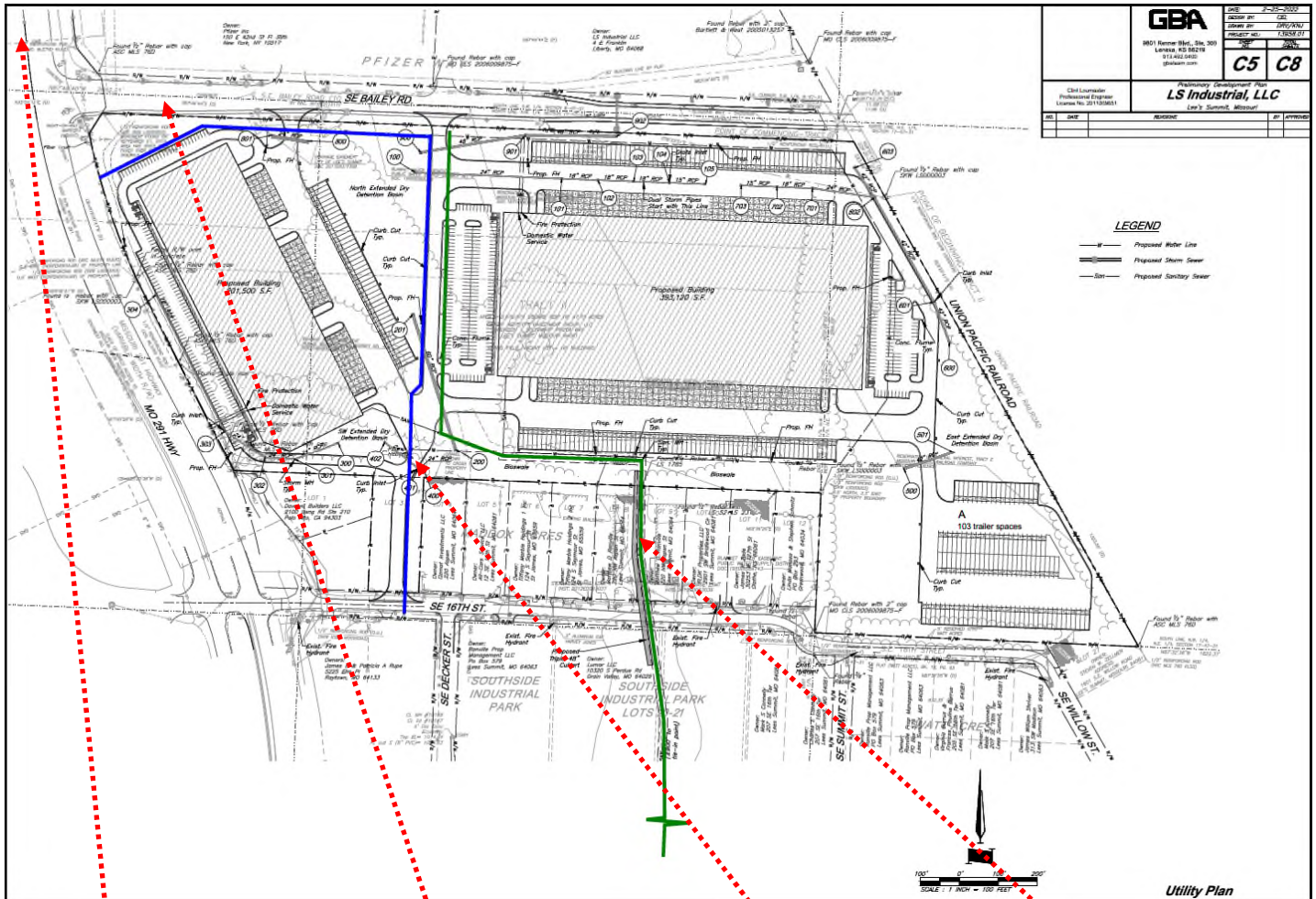


EXHIBIT 4
INITIAL PROJECT RENDERING



EXHIBIT 5 PUBLIC IMPROVEMENTS



GBA 1801 Rome Rd., Ste. 300 Lincoln, NE 68503 414.462.6400 gba.com		DATE	2-25-2022
		PROJECT #	22
Preliminary Development Plan LS Industrial, LLC Dan S. Summit, Manager		OWNER #	2022/002
		CONTRACT #	17352711
C5 C8		REV	DATE
C5 C8		DATE	APPROVED
C5 C8		DATE	BY

SB Left Turn Lane

EB Thru Lane

Public Water Main

Public Sanitary