

BILL NO. 25-062

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 724 SE 10th ST FOR ONE DUPLEX, 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 #PL2024326 submitted by Reed Holdings GP, LLC requesting approval of a preliminary development plan in District RP-3 on land located at 724 SE 10th St 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 public hearings for the consideration of the preliminary development plan on March 13, 2025, 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 April 8, 2025, 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:

The West 240.00 feet of Block 3, BRIDGEHAMPTON 1ST PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof (per Warranty Deed recorded February 01, 2022 as Instrument Number 2022E0010414, Jackson County, Missouri Recorder of Deeds Office).

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan, including landscape plan, dated February 21, 2025, and building elevations uploaded March 4, 2025.
2. A modification to the required 20' rear primary structure setback shall be granted, to allow for a 15' rear primary structure setback along the northern property line.
3. A modification to the required density maximum of 6.97 units shall be granted, to allow for a density of 9.83 units.

BILL NO. 25-062

SECTION 3. Development shall be in accordance with the preliminary development plan and landscape plan dated February 21, 2025, appended hereto as Attachment A, and the building elevations uploaded March 4, 2025, appended hereto as Attachment B.

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 _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this _____ day of _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

City Attorney Brian W. Head