

Ranson Landing

Rezoning from CP-2 to PMIX and Conceptual Development Plan

PL2021-182

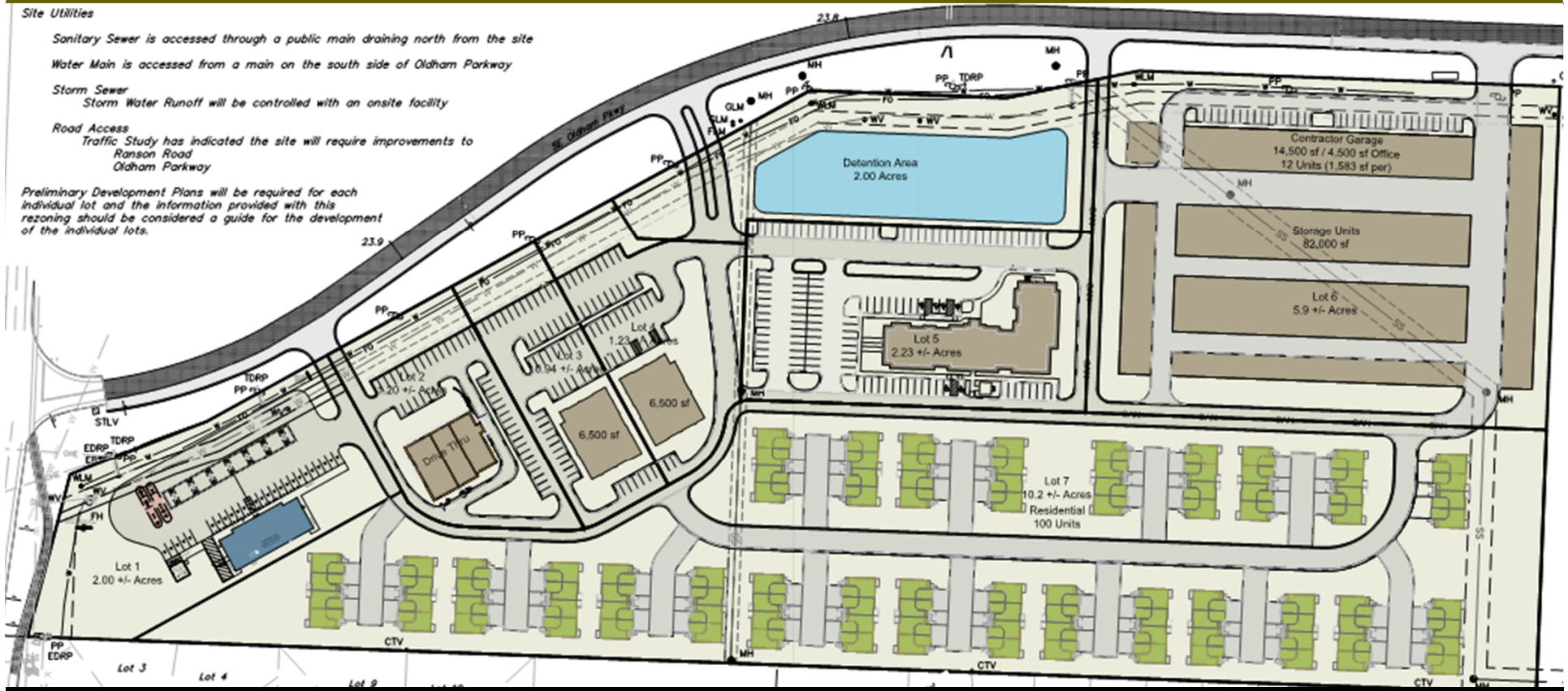
July 22, 2021



LEE'S SUMMIT
MISSOURI



Yours Truly



Zoning

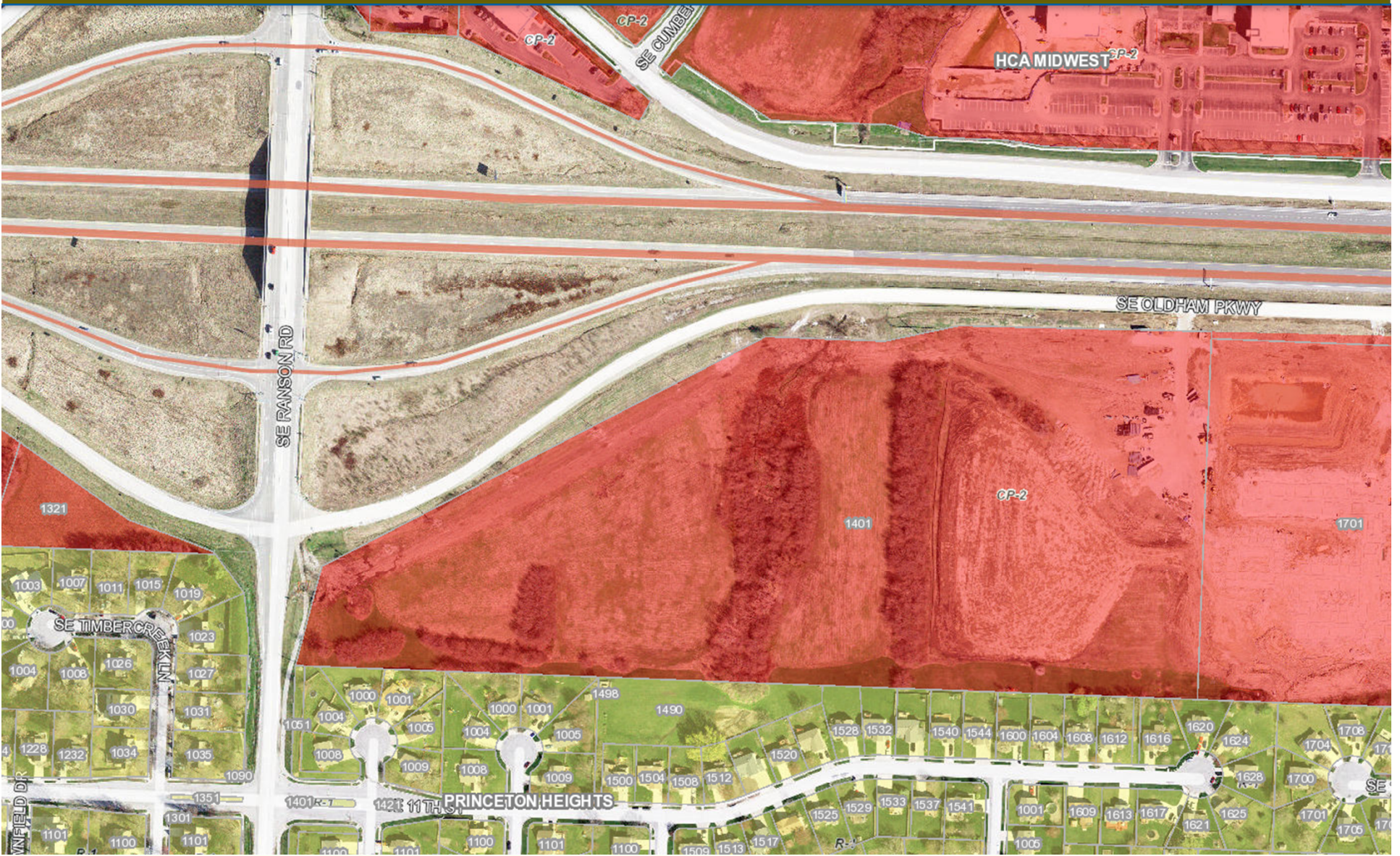
Site Area - 25.7 Acres Total

Proposed Conceptional uses

CP-2 (current)	2.0 Acres - Lot 1	2.23 Acres - Lot 5	Convenience store	Contractor garages
PMIX (proposed)	1.2 Acres - Lot 2	5.90 Acres - Lot 6	Commercial pad sites	Storage units
	0.94 Acres - Lot 3	10.2 Acres - Lot 7	Restaurant w/drive through	Fourplexes
	1.23 Acres - Lot 4	2.0 Acres - Detention Tract		



Project Information



LS

Aerial/Zoning Map

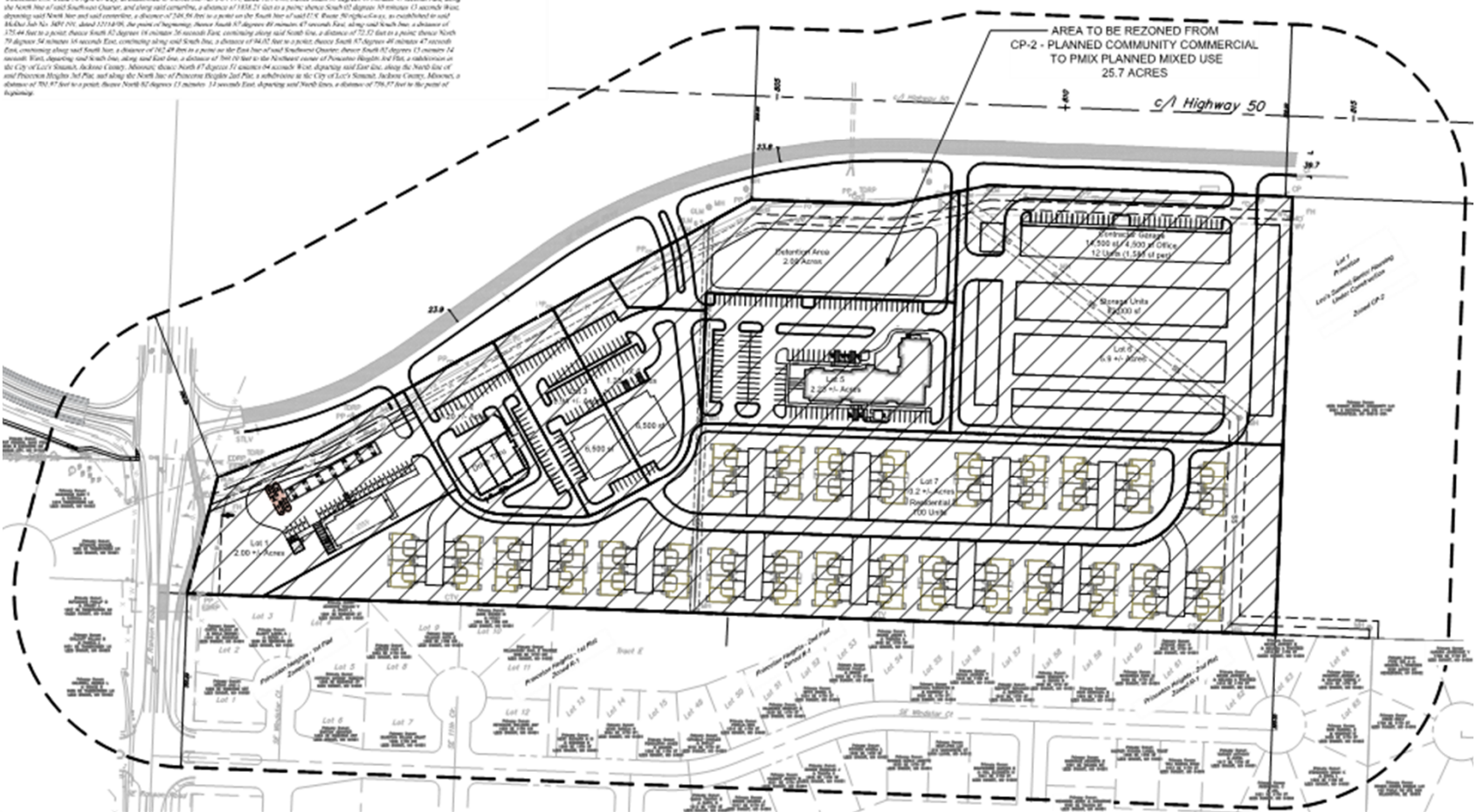


LEGAL DESCRIPTION

All of the Southeast Quarter of Section 16, Township 47 Range 31, in Lavi's Station, Jackson County, Missouri lying between the South right-of-way line of U.S. Highway 50 and the following described line, beginning at a point on the East line of said Southeast Quarter that is 1000 feet South of the Northwest corner thereof, and going West 860 feet South of the center-line of the East-bound or South 2000' line of said Highway 50 thence East parallel with said centerline in the East line of said Northwest Quarter.

Example: All right, title and interest now and hereafter, with all other rights and interests, in and to a tract of land located in the North of the Southeast Quarter of Section 16, Township 47 North, Range 31 West, in Lavi's Station, Jackson County, Missouri, lying within the width on the right or West side of the following described East-bound Road, 40 feet wide, commencing to the East beginning with a width of 276.7 feet (200 feet at Station 20+220.00, thence an even width of 276.7 feet to Station 24+216.8, thence decreasing uniformly to a width of 200 feet (200 feet at Station 24+240.00), thence decreasing uniformly to a width of 272 feet (200 feet at Station 24+240.00, thence decreasing uniformly to a width of 200 feet at Station 24+240.00), thence decreasing uniformly to a width of 190 feet (190 feet at Station 24+240.00), thence decreasing uniformly to a width of 35 feet (35 feet at Station 24+240.00), thence an even width of 35 feet (35 feet at Station 24+240.00), thence decreasing uniformly to a width of 35 feet (35 feet at Station 24+240.00), thence an even width of 35 feet (35 feet at Station 24+240.00), thence decreasing uniformly to a width of 35 feet (35 feet at Station 24+240.00), thence decreasing uniformly to a width of 35 feet (35 feet at Station 24+240.00). Example: 24+240.00, in Ranson Road and 50 Highway.

Further Example: The land owned by the Donor as of October 17, 2009 as described in the plat No. 2009009427, more particularly described as follows: All that part of the Southeast Quarter of Section 16, Township 47 North, Range 31 West, in the City of Lavi's Station, Jackson County, Missouri, described as follows: Commencing at the Northwest corner of the Southeast Quarter of Section 16, Township 47 North, Range 31 West, and going West along the centerline of Road and U.S. Route 50 right-of-way, as established by plat No. 2009009427, about 1234.00 feet, thence South 83 degrees 00 minutes 47 seconds East, along the North line of said Southeast Quarter, and along said centerline, a distance of 1815.71 feet to a point thence South 65 degrees 15 minutes 13 seconds West, thence West and East commencing, a distance of 246.58 feet to a point on the South line of said U.S. Route 50 right-of-way, as established by said plat No. 2009009427, about 1234.00 feet, the point of beginning, thence South 87 degrees 00 minutes 47 seconds East, along said South line, a distance of 125.44 feet to a point, thence South 65 degrees 15 minutes 13 seconds West, commencing along said South line, a distance of 52.02 feet to a point, thence North 79 degrees 34 minutes 16 seconds East, connecting along said South line, a distance of 94.35 feet to a point, thence South 67 degrees 44 minutes 47 seconds East, connecting along said South line, a distance of 162.49 feet to a point on the East line of said Southeast Quarter, thence South 83 degrees 00 minutes 47 seconds West, connecting along said South line, along said East line, a distance of 180.79 feet to the Northwest corner of Parcel No. 167-110, a subdivision in the City of Lavi's Station, Jackson County, Missouri, thence North 87 degrees 00 minutes 47 seconds West, along said East line, along the North line of said Parcel No. 167-110, and along the North line of Parcel No. 167-110, a subdivision in the City of Lavi's Station, Jackson County, Missouri, a distance of 791.87 feet to a point, thence North 82 degrees 11 minutes 13 seconds East, departing said South line, a distance of 791.87 feet to the point of beginning.



Staff Analysis



1. No construction may occur on any property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO.
2. A regional detention basin will be required to be a part of the initial preliminary development plan.