

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 950 SE BROADWAY IN DISTRICT CP-2, PROPOSED ROBERTS CHEVROLET, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #2011-110 submitted by Roberts Chevrolet, Inc., requesting approval of a preliminary development plan in District CP-2 (Planned Community Commercial District) on land located at 950 SE Broadway, for proposed Roberts Chevrolet was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, related Application #2011-111 has been submitted and processed for the approval of a special use permit for Roberts Chevrolet, in District CP-2; and,

WHEREAS, the subject property was zoned District CP-2 by the passage of the Unified Development Ordinance, Ordinance No. 5209, on September 6, 2001, which reclassified zoning districts citywide, effective November 1, 2001; 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 October 25, 2011, 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 November 3, 2011, 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 in District CP-2 on the following described property:

*Eastside Business Park, Lot 11-A and Tract A-A*

SECTION 2. That development shall be in accordance with the preliminary development plan (7 pages total), consisting of a land use schedule, landscape plan, codes analysis, building elevations and light fixtures, date stamped September 20, 2011, appended hereto and made a part hereof.

SECTION 3. That the following conditions of approval apply:

1. The development shall be in accordance with the Preliminary Development Plans, dated September 20, 2011.

2. A modification shall be granted to allow overall height of 28 feet for pole lights in the sales display area.
3. A modification shall be granted to allow a 6 foot tall vinyl fence as sufficient screening along the south property line between this site and the property zoned PI (Planned Industrial).
4. All solid overhead doors and man doors shall be painted a compatible color as the adjoining exterior wall.
5. The proposed 3 wall signs and 1 monument sign (4 signs total) shall be approved.
6. Sidewalks shall be provided along the lot frontages of Century Drive and Broadway within 90 days after notification that a sidewalk on an abutting property is scheduled to be constructed.
7. A westbound left-turn lane shall be provided along Oldham parkway that would extend the existing westbound left-turn lane at Century Drive eastward through Broadway Drive, with minimum length and taper in compliance with the Access Management Code.

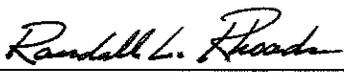
SECTION 4. In granting modifications listed herein, the Governing Body concludes that the development will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent through the proposed project, effectively utilize the land upon which the development is proposed, and further the goals, spirit and intent of the Unified Development Ordinance.

SECTION 5. 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 6. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 7. 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 17<sup>th</sup> day of November, 2011.

  
\_\_\_\_\_  
Mayor Randall L. Rhoads

ATTEST:

  
\_\_\_\_\_  
City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 18<sup>th</sup> day of November, 2011.

*Randall L. Rhoads*  
Mayor Randall L. Rhoads

ATTEST:

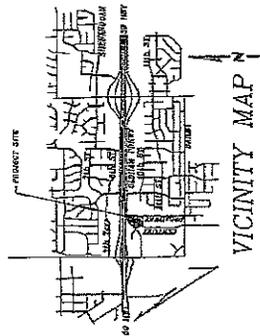
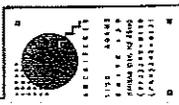
*Denise R. Chisum*  
City Clerk Denise R. Chisum

APPROVED AS TO FORM

*Teresa S. Williams*  
City Attorney Teresa S. Williams

PRESENTED TO THE MAYOR ON THE 18<sup>th</sup> DAY OF November, 2011.

SIGNATURE REQUIRED BY THE 23<sup>rd</sup> DAY OF November, 2011.



ROBERTS CHEVROLET  
 1000 BROADWAY DRIVE AND CLIFTON PARKWAY  
 SUITE 200, SPRINGFIELD, MISSOURI

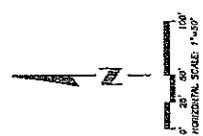
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DATE SUBMITTED	
REVISIONS	
APPROVED	

11

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SEP 20 2011

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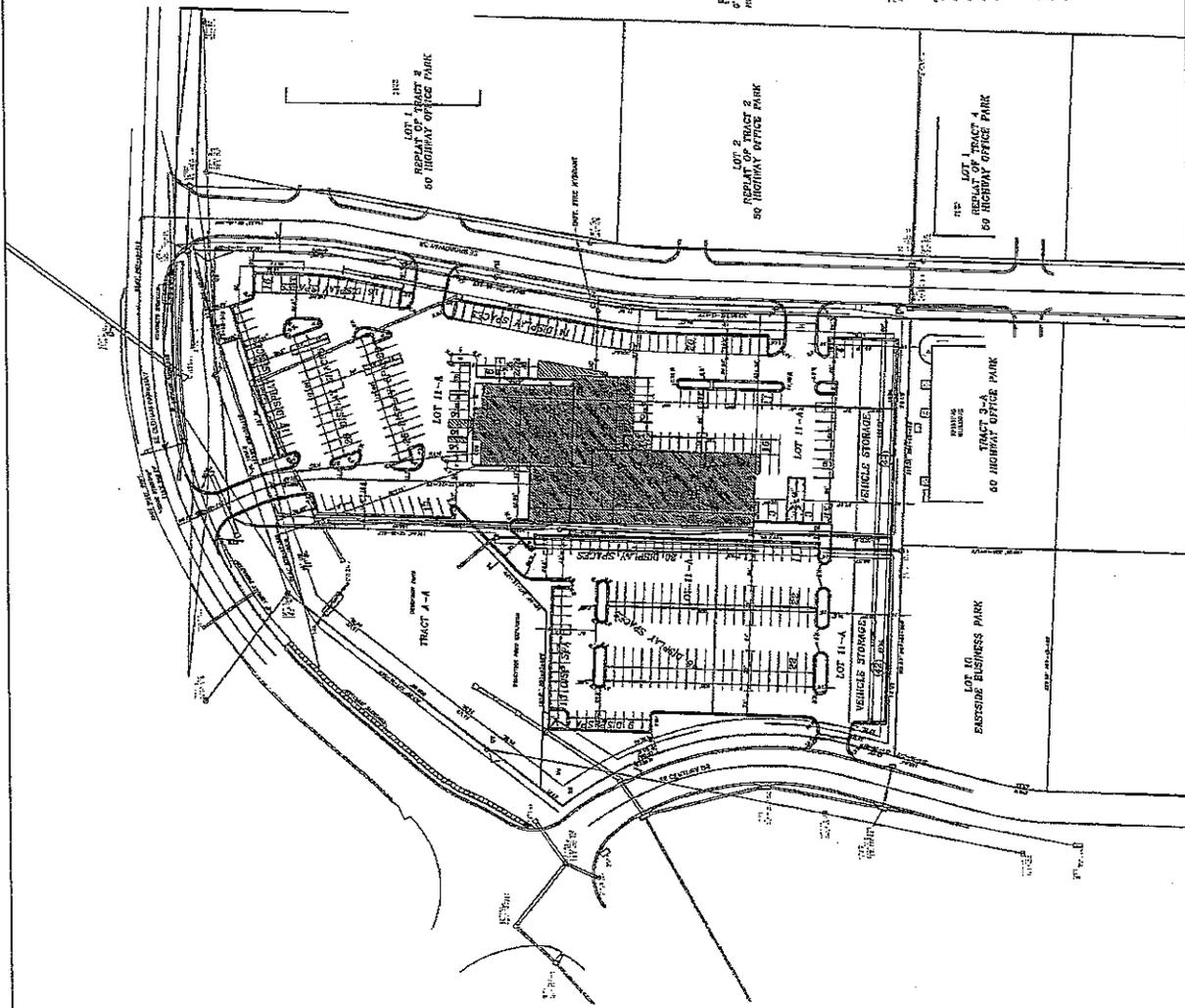


**LAND USE SCHEDULE**

TOTAL FLOOR AREA	28,679 SF
1st FLOOR	25,668 SF
2nd FLOOR	2,921 SF
TOTAL LAND AREA	262,072 SF
REQUIRED PARKING SPACES	109 (1 HG + 1 HC VAN)
PROPOSED PARKING SPACES	182,240 SF (702)
PERVIOUS COVERAGE	0.1091

INTERIOR SALES AREA	3,668 SF (8 PARKING SPACES)
EXTERIOR DISPLAY AREA	57,000 SF (23 PARKING SPACES)
SERVICE BAYS	25 (76 PARKING SPACES)

DATE OF PREPARATION: AUGUST 9, 2011  
 APPLICANT: ADDRESS: PHONE: FAX:  
 LEGAL DESCRIPTION: SEE ATTACHED PLAN  
 EXHIBIT PLANS: N/A



-2011-111-

-2011-110-



**Landscape Notes**

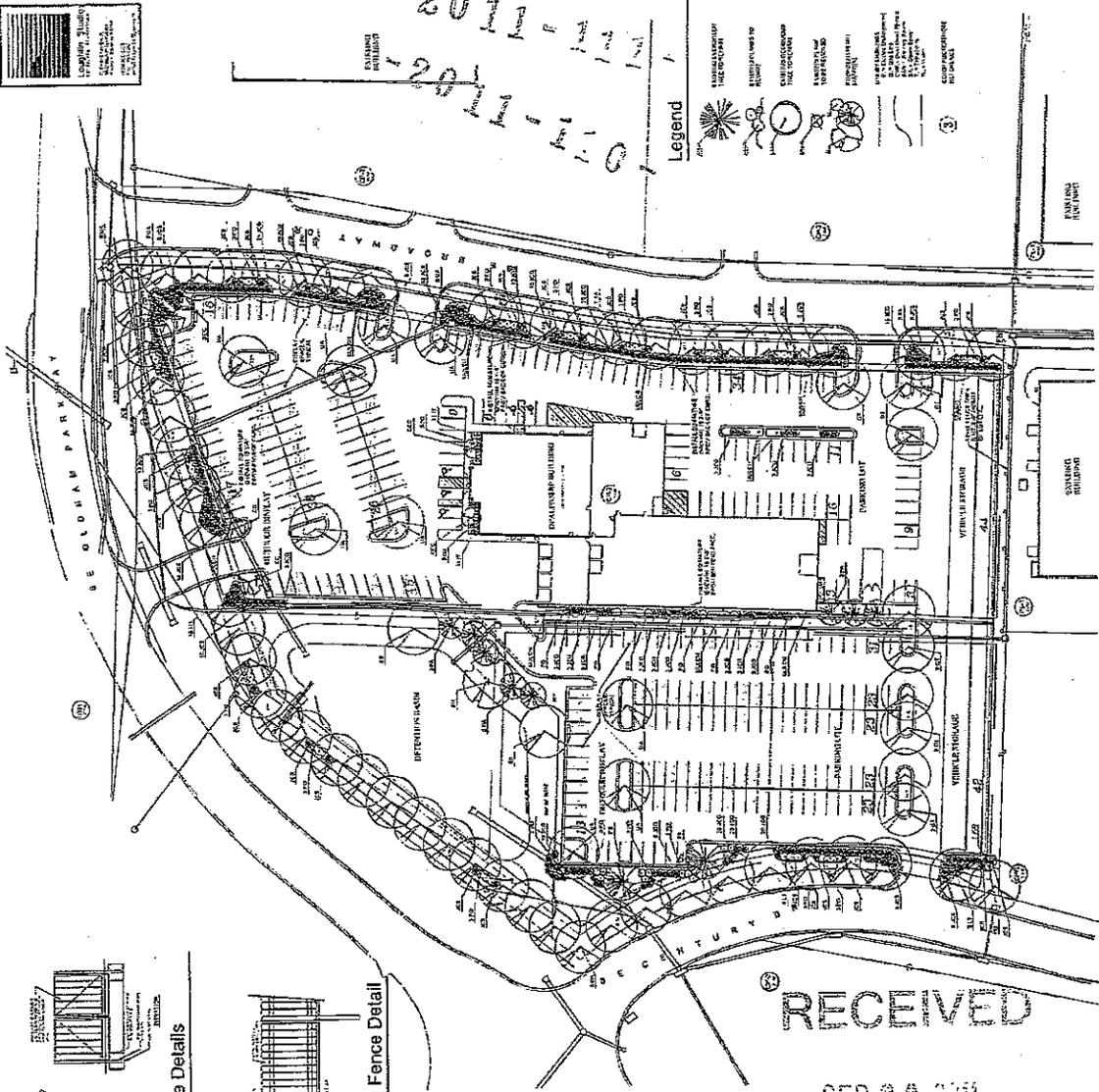
- LANDSCAPE CONSTRUCTION NOTES**
1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE UNIFORM CODES AND ORDINANCES.
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**Landscape Worksheet**

Plant No.	Plant Name	Quantity	Notes
1001	...	...	...
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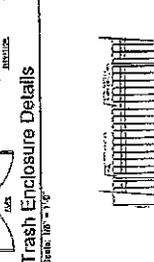
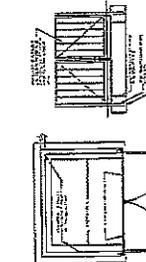
**Plant List**

Plant No.	Plant Name	Quantity	Notes
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**Legend**

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- 50. PLANTING



**ROBERTS CHEVROLET**  
 2700 S. GARDNER HWY.  
 LEET'S SUMMIT, MISSOURI

**PROJECT INFORMATION**

PROJECT NO. 1001  
 DRAWN BY: J. SMITH  
 DATE: 10/1/2001  
 PLYSTOR 3  
 MISSOURI

**LI**  
 LANDSCAPE PLAN

**Site Landscape Plan**  
 SHEET 17 OF 20



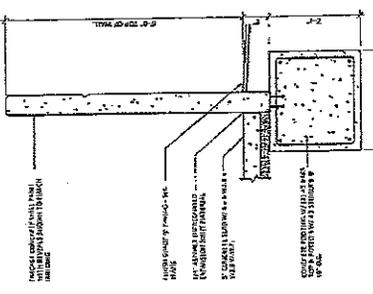
2011-1102

ROBERTS CHEVROLET  
BROADWAY DRIVE AND OLDFATHER PARKWAY  
LEES SUMMIT, MISSOURI

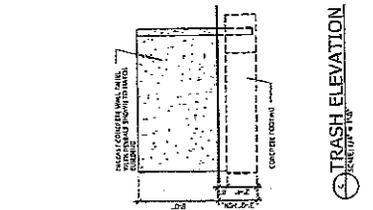
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CHECKED BY	
DATE	
PROJECT NO.	
SCALE	
REVISIONS	

A2  
SECOND FLOOR PLAN

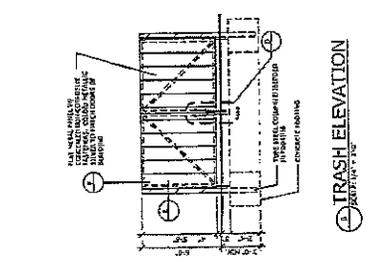
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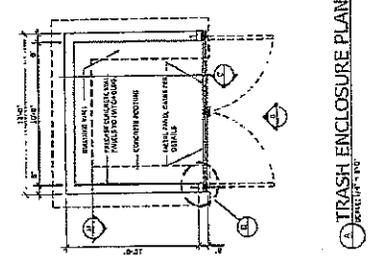
WALL SECTION  
1/2" = 1'-0"



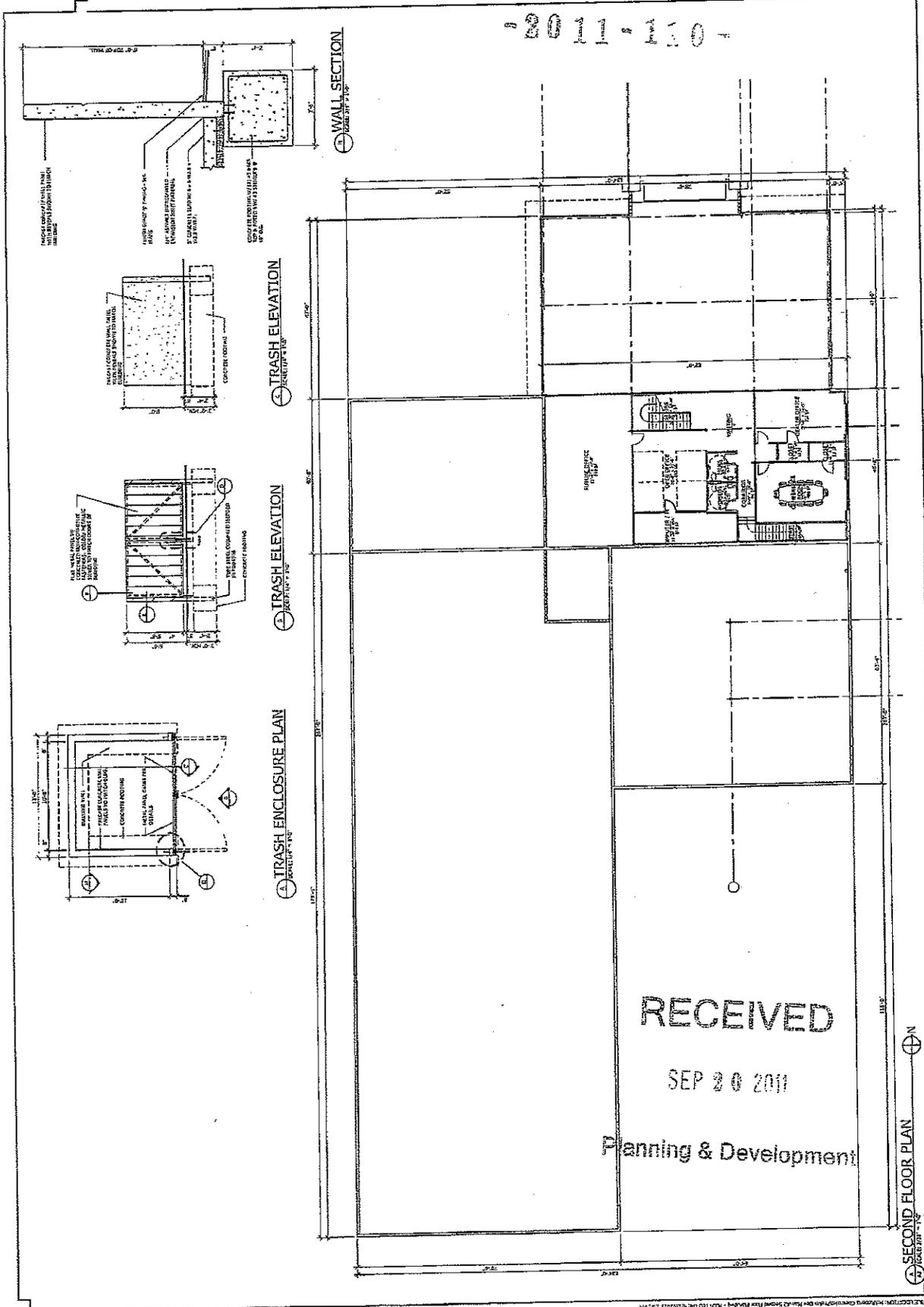
TRASH ELEVATION  
1/2" = 1'-0"



TRASH ELEVATION  
1/2" = 1'-0"



TRASH ENCLOSURE PLAN  
1/2" = 1'-0"



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SECOND FLOOR PLAN  
1/2" = 1'-0"

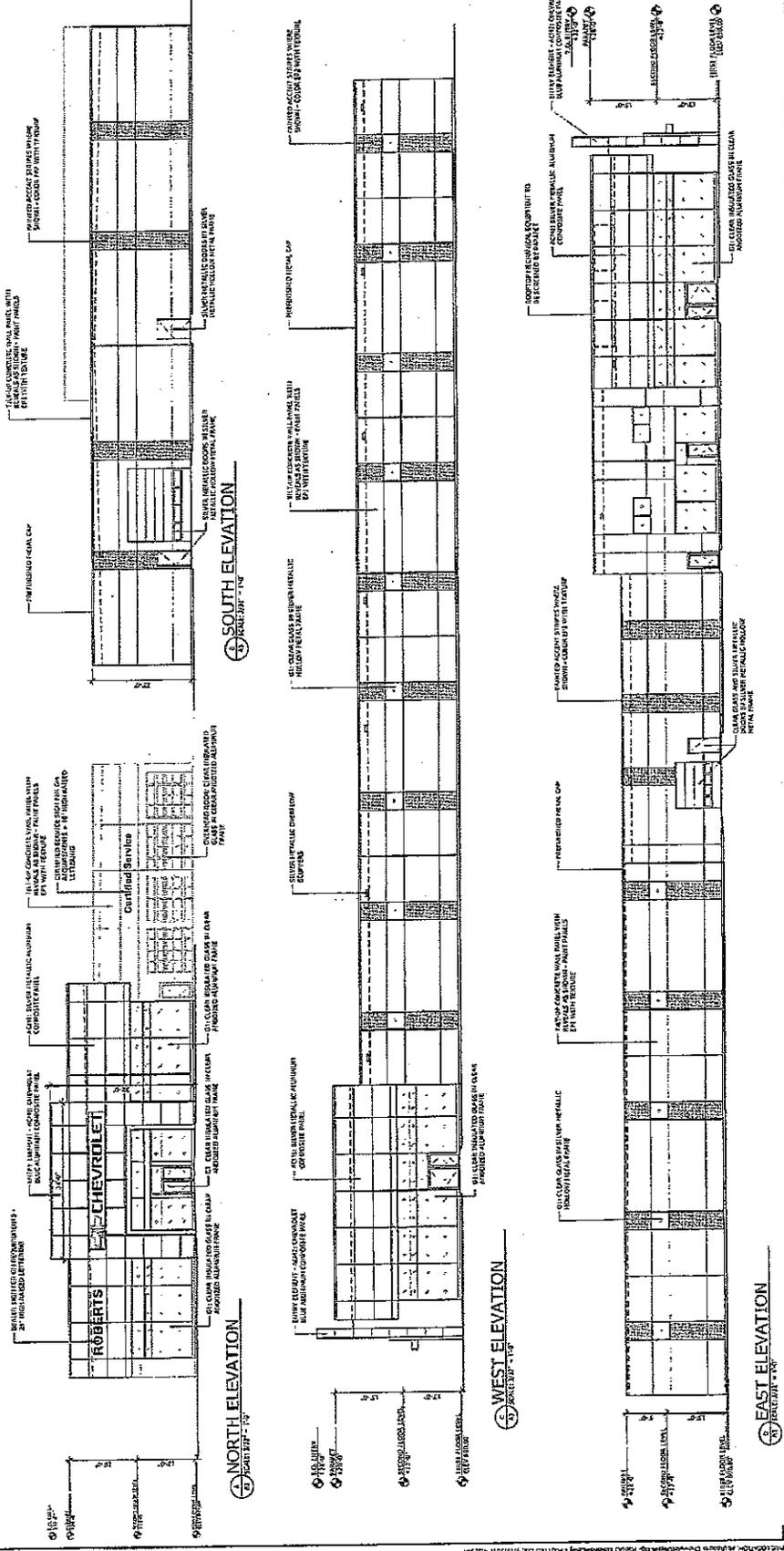
SECTION, ELEVATION, AND PLAN DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT MANUAL. SEE THE PROJECT MANUAL FOR A COMPLETE LIST OF MATERIALS AND FINISHES. SEE THE PROJECT MANUAL FOR A COMPLETE LIST OF SPECIFICATIONS. SEE THE PROJECT MANUAL FOR A COMPLETE LIST OF NOTES.

**EXTERIOR FINISHES**

NO.	LOCATION	FINISH	DESCRIPTION
01	ENTRANCE	CONCRETE	CONCRETE
02	WALLS	CONCRETE	CONCRETE
03	WALLS	CONCRETE	CONCRETE
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ROBERTS CHEVROLET  
BROADWAY DRIVE AND OLIVIER PARKWAY  
LEES SPURTT, MISSOURI

A3  
ELEVATIONS



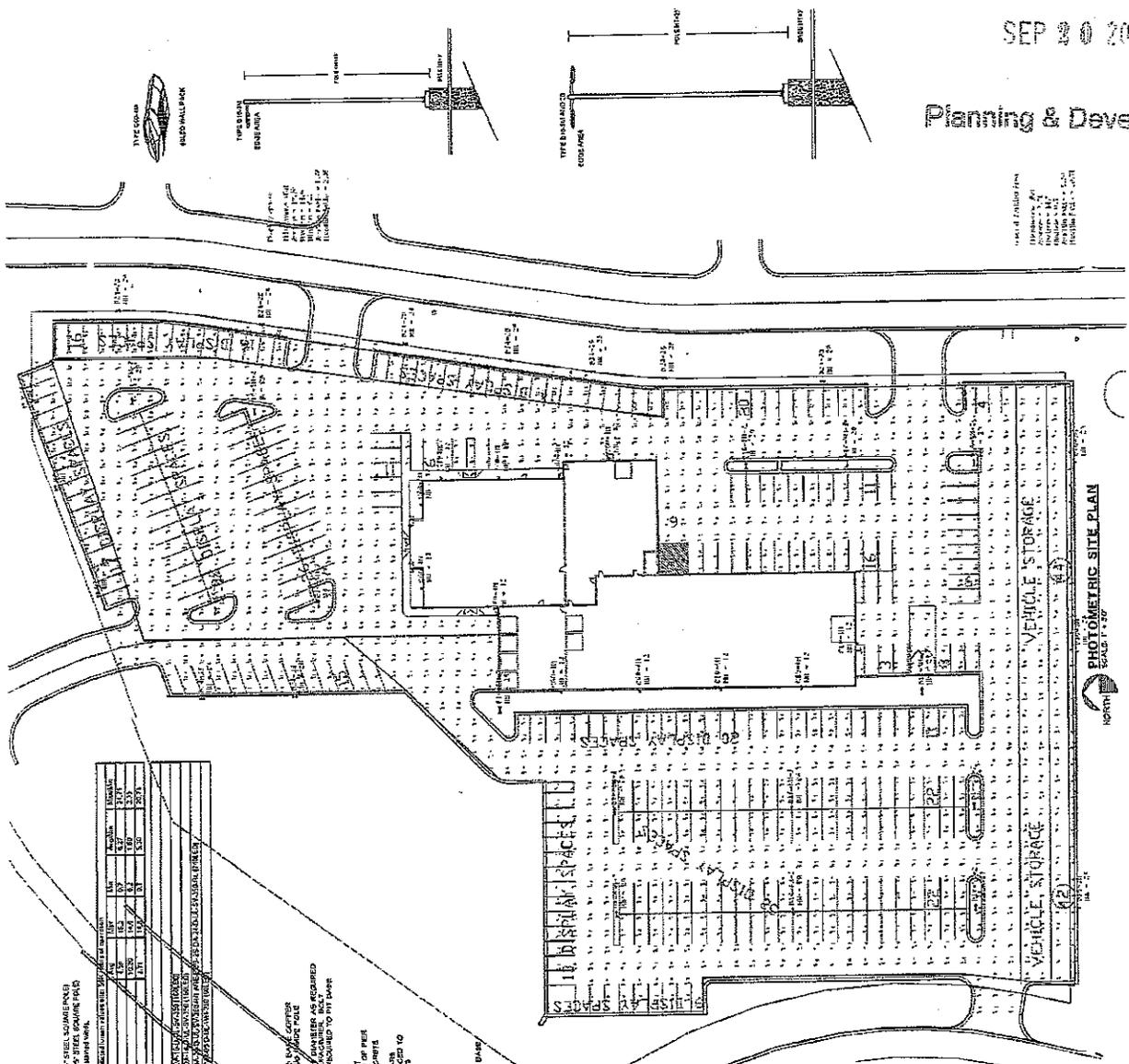
PROPOSED SITE LIGHTING FOR  
 ROBERTS CHEVROLET  
 LESS SUMMIT, MO  
 02111102

DATE PLOTTED	11/11/02
SCALE	AS SHOWN
PROJECT	ROBERTS CHEVROLET
CLIENT	PHI

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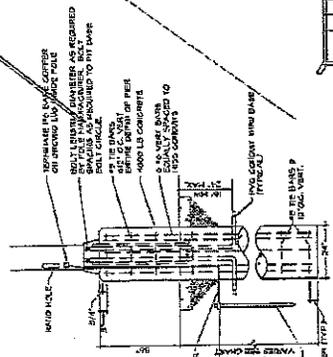
SEP 20 2001

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ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1000	YD	1.50	1500.00
2	STEEL	500	LB	0.10	50.00
3	PAINT	100	GA	0.20	20.00
4	LABOR	200	HR	1.00	200.00
5	PERMITS	1	SET	500.00	500.00
6	INSURANCE	1	MONTH	100.00	100.00
7	TRAVEL	1	TRIP	50.00	50.00
8	UTILITIES	1	MONTH	100.00	100.00
9	CONTINGENCY	1	PERCENT	10.00	10.00
10	TOTAL				2630.00

PHI SHEET 11  
 SITE LIGHTING PLAN  
 PROJECT: ROBERTS CHEVROLET  
 LOCATION: LESS SUMMIT, MO  
 DATE: 11/11/02



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
101	CONCRETE	1000	YD	1.50	1500.00
102	STEEL	500	LB	0.10	50.00
103	PAINT	100	GA	0.20	20.00
104	LABOR	200	HR	1.00	200.00
105	PERMITS	1	SET	500.00	500.00
106	INSURANCE	1	MONTH	100.00	100.00
107	TRAVEL	1	TRIP	50.00	50.00
108	UTILITIES	1	MONTH	100.00	100.00
109	CONTINGENCY	1	PERCENT	10.00	10.00
110	TOTAL				2630.00

PHOTOMETRIC SITE PLAN  
 SCALE: 1/8" = 1'-0"

**#PL2011-110 PRELIM. DEV. PLAN  
& #PL2011-111 SPECIAL USE PERMIT  
for automotive sales - Roberts Chevrolet  
Roberts Chevrolet, Inc., applicant**

