



Rezoning &
Preliminary Development Plan





Redevelopment Area Boundaries & Project Area Boundaries



Core Work Team Members



BNIM



- Paragon Star, LLC
- Spectrum Strategies, LLC
- Bushyhead, LLC
- BNIM Architects
- GBA, Inc.
- Fogel Anderson Construction
- Land 3 Studio, LLC
- HSMC Orizon
- AREA Real Estate Advisors
- Superior Bowen

Little Blue Trace Trail 
Katy Trail 



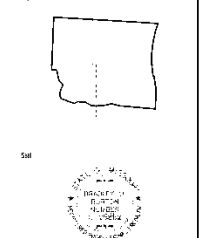
1400 Valley Hill
 87 North Center St
 Suite 300
 Kansas City, MO 64101
 Tel: 816.452.1000
 Fax: 816.452.1001
 Email: info@bnim.com

1800 Main St
 Suite 200
 Kansas City, MO 64101
 Tel: 816.452.1000
 Fax: 816.452.1001
 Email: info@bnim.com

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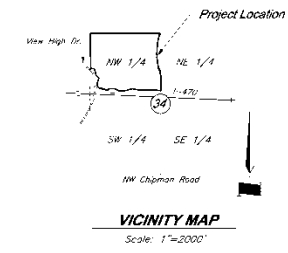
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Preliminary Development Plan Boundary Description:

16 that part of the Northwest Quarter of Section 14, Township 48 North, Range 32 West, of the 5th P.M., and all of GRAHAM COMMERCIAL CENTER, a subdivision in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

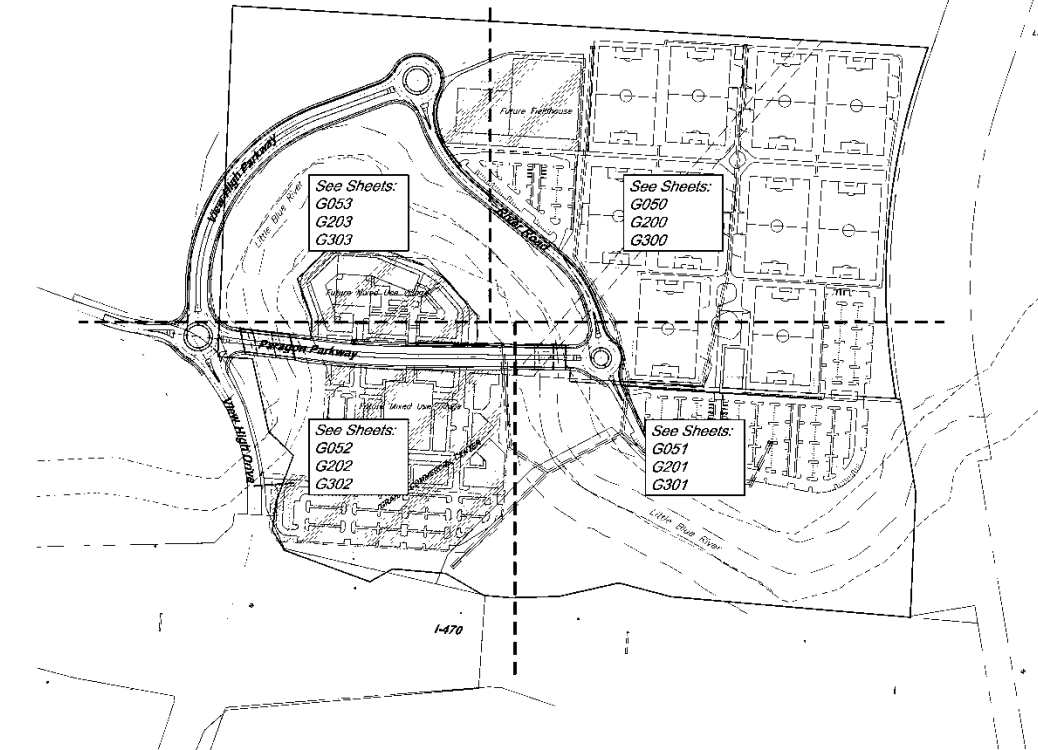
BEGINNING at the Northwest corner of said Northwest Quarter of Section 14, thence South 86°15'45" East, along the North line of said Northwest Quarter, a distance of 2631.91 feet, to a point on the Western Right-of-Way line of Union Pacific Railroad, as now established, thence South 16°01'11" West, departing said North line, along said Western Right-of-Way line, a distance of 76.95 feet, to a point of curvature, thence Southeast, continuing along said Western Right-of-Way line, along a curve to the left, having a radius of 2208.01 feet, and a center angle of 16°41'10", a distance of 1233.57 feet, to a point of tangency, thence South 62°26'12" East, continuing along said Western Right-of-Way line, a distance of 30.51 feet, to a point on the South line of the North half of said Northwest Quarter, thence South 86°26'12" East, continuing along said Western Right-of-Way line, and along said South line of the North half of the Northwest Quarter, a distance of 460.49 feet, to a point on the North Right-of-Way line of Interstate 470, thence South 12°15'22" West, continuing along said Western Right-of-Way line, a distance of 354.98 feet, to a point on the East line of said Northwest Quarter, thence South 02°29'12" West, continuing along said West Right-of-Way line, and along said East line of the Northwest Quarter, a distance of 460.49 feet, to a point on the North Right-of-Way line of Interstate 470, a distance of 890.57 feet, thence North 79°10'03" West, continuing along said North Right-of-Way line, a distance of 201.04 feet, thence South 77°15'22" West, continuing along said North Right-of-Way line, a distance of 229.93 feet, to a point on the East line of the Southwest Quarter of said Northwest Quarter, said point also being the Southeast corner of said GRAHAM COMMERCIAL CENTER, thence continuing South 77°15'22" West, continuing along said North Right-of-Way line, and along the South line of said subdivision, a distance of 1.94 feet, thence South 88°13'58" West, continuing along said North Right-of-Way line, and along said South line of said subdivision, a distance of 191.11 feet, thence North 85°01'31" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 190.16 feet, thence North 67°06'43" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 163.44 feet, thence North 87°08'16" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 193.38 feet, thence South 60°28'02" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 97.23 feet, thence North 62°56'05" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 142.01 feet, to the southeast corner of said subdivision, thence North 87°09'52" West, continuing along said North Right-of-Way line, and along the West line of said subdivision, a distance of 87.88 feet, thence North 07°21'08" East, continuing along said North Right-of-Way line, and the East line of said subdivision, a distance of 108.16 feet, to a point on said South line of the North half of the Northwest Quarter, thence North 20°25'53" East, departing said West line of said subdivision, continuing along said East Right-of-Way line of View High Drive, a distance of 185.16 feet, thence North 45°16'14" West, continuing along said East Right-of-Way line, a distance of 128.40 feet, thence North 17°40'32" West, continuing along said East Right-of-Way line, a distance of 178.16 feet, to a point on said South line of the North half of the Northwest Quarter, thence North 85°26'21" West, continuing along said East Right-of-Way line, and along said South line of the North half of the Northwest Quarter, a distance of 130.00 feet, to the Southwest corner of said North half of the Northwest Quarter, thence North 02°25'47" East, along the West line of said Northwest Quarter, a distance of 1216.43 feet, to the POINT OF BEGINNING, containing 3,271,462.56 square feet or 133.78 acres, more or less.

Legend



Prepared and Submitted By:

George Butler Associates, Inc.
 3801 Eastern Boulevard, Kansas, Kansas 66219
 Phone: 913.492.0400; Fax: 913.377.8312
 Contact: Brad Burton P.E.
 Email: bburton@gbatcom.com



PARAGON STAR

Conceptual Design, Narrative & Notes:

- 1.1201.0.1. Clubhouse features 4-sided architecture, with similar materials on all building facades.
- 1.1201.0.8. Clubhouse is under 50 feet.
- 1.1201.0.6. Clubhouse Service Doors match adjacent facade materials.
- 1.1201.0.7. See Sheet G500 for elevations showing building articulation.
- 1.1201.0.9. Hardscape mechanical equipment will be screened by parapet. No ground mounted units.
- 1.1201.0.5. No internal pedestrian walkways in project.
- 1.1201.0.2. Maximum impervious coverage of site = 26% (31.3 acres impervious of 119.8 total), less than 50% per design guidelines.
- 1.1201.0.4. Central Collection Plaza and Open Space Promenades = 5.5% of site, exceeding 5% requirement. This does not include open space accessible by trails in Little Blue River setback zone.
- 1.1201.0.3. Clubhouse Entrance features landscaped setback area and entry street.
- 1.1201.0.0. Clubhouse Windows face entry street & drop-off (south lapada).
- 1.1201.0.0. Clubhouse facade consists of glass curtain wall and high quality architectural metal panel.
- 1.1201.0.0. Train Enclosure is designed as interior condition in clubhouse with architectural railing door designed to match exterior facade. See Sheet G300 for building elevation.

Requested Modifications to the USD:

1. Encroachments into Stream Setback Buffer as Approved by Director of Planning and Codes Administration.
2. Athletic field light pole maximum height shall not exceed 80 feet.

3/20/20

This Preliminary Development Plan shall also serve as the Preliminary Map.

LAND USE SCHEDULE	AREA SF	REQUIRED	PROVIDED	REF.	NOTES
C.B TOTAL FLOOR AREA	1,120,000	2,000	2,000		
C.1 OFFICE	1,120,000	2,000	2,000		
C.2 MANUFACTURING - CORP/INDUS	0	0	0		
C.B # DWELLING UNITS ARE	116,000	0	0		
C.B # TOTAL LAND AREA	31,287.30	0.00	0.00		
C.1 OFFICE	116,000	0.00	0.00		Based on 1.5:1,000 - 1.13 5/4 P.M. in 1332
C.2 MANUFACTURING - CORP/INDUS	0	0.00	0.00		Building to be on 21.14' of
C.B # TOTAL PARKING	116,000	0	0		
C.1 OFFICE	116,000	0	0		
C.2 MANUFACTURING - CORP/INDUS	0	0	0		
C.B # FLOOR AREA RATIO	3.57	0.00	0.00		
C.1 OFFICE	3.57	0.00	0.00		
C.2 MANUFACTURING - CORP/INDUS	0.00	0.00	0.00		
C.B # DWELLING UNITS ARE	0	0	0		
C.B # RANGE OF LAND USES	0	0	0		
C.1 OFFICE	0	0	0		
C.2 MANUFACTURING - CORP/INDUS	0	0	0		

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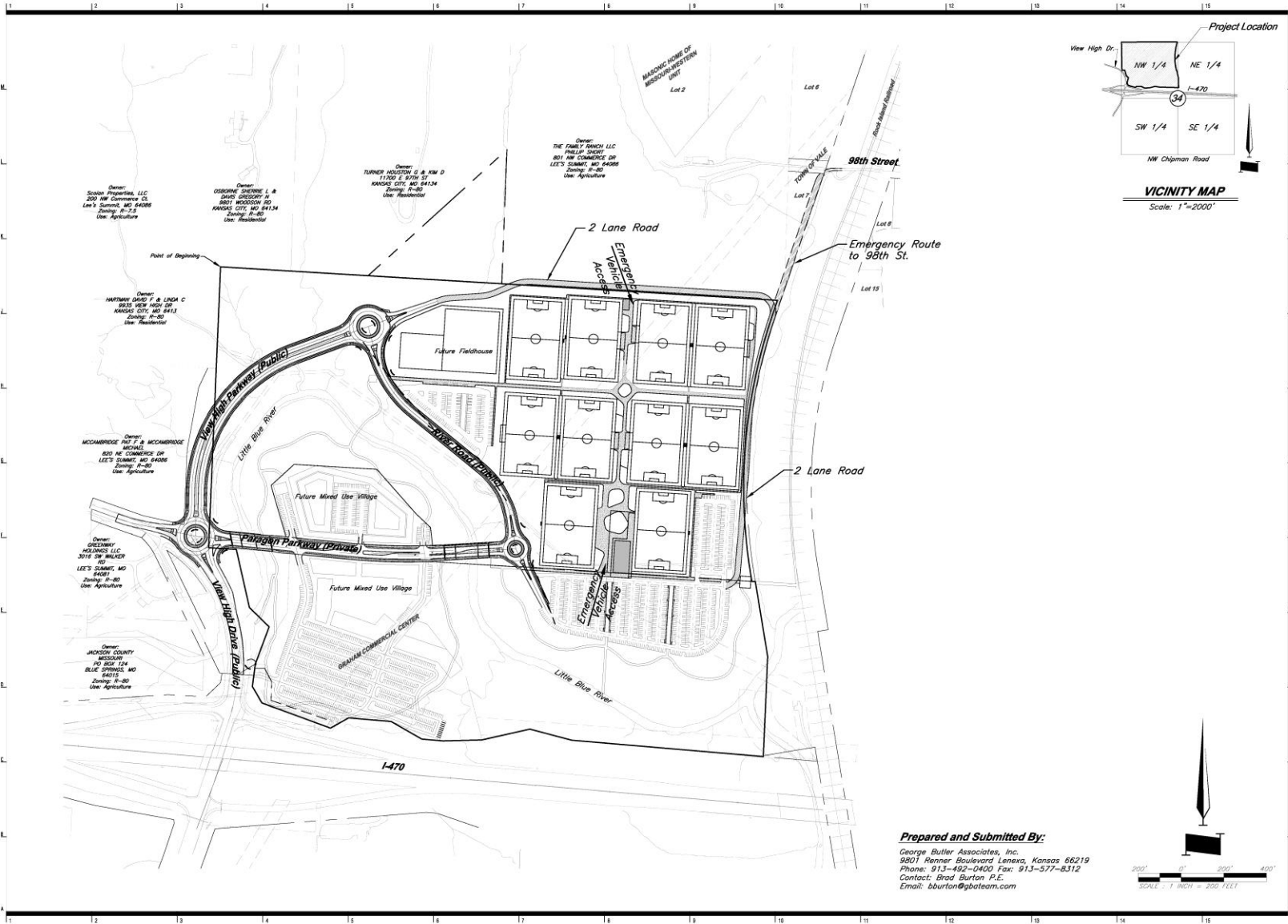
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 Fax: 816.452.1001
 Email: info@bnim.com



Owner:
Scott Properties, LLC
200 NW Commerce Ct.
Lee's Summit, MO 64086
 zoning: R-2.5
Use: Agriculture

Owner:
OSBORNE JOHNSON L &
DAVID GREGORY JR
801 NW Commerce Dr
Lee's Summit, MO 64086
 zoning: R-2.5
Use: Residential

Owner:
TURNER HOLDING CO & KW D
11300 E 97th St
Kansas City, MO 64134
 zoning: P-10
Use: Residential

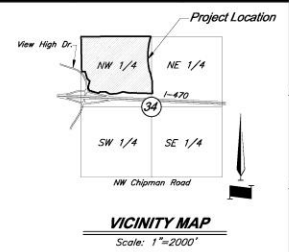
Owner:
THE FAIRY RANCH LLC
PAULIE JOHNSON
801 NW Commerce Dr
Lee's Summit, MO 64086
 zoning: R-2.5
Use: Agriculture

Owner:
NORTHWAY GROUP P & LINDA C
8015 West Valley Dr
Kansas City, MO 64113
 zoning: R-2.5
Use: Residential

Owner:
MCCAMBRIDGE MIT F & MCCAMBRIDGE
MICHAEL
801 NE Commerce Dr
Lee's Summit, MO 64086
 zoning: R-2.5
Use: Agriculture

Owner:
GREENWAY HOLDINGS LLC
3018 SW Walker Rd
Lee's Summit, MO 64086
 zoning: R-2.5
Use: Agriculture

Owner:
JACOBS COUNTY
MICHIGAN
712 Blue Hill
Blue Springs, MO 64015
 zoning: R-2.5
Use: Agriculture



BNIM

brinkhale nelson immenschuh medowell architects

Happy Valley LLC
801 Northwest Commerce Drive
Lee's Summit, MO 64086
 p 816 962 8900

George Butler Associates Inc.
9601 Renner Blvd, Suite 302
Kansas City, MO 64113
 p 816 492 0400

BNIM Architects
1718 Broadway, Suite 300
Kansas City, MO 64108
 p 816 351 1200

Land 3
1300 West Carthage Circle Drive, Suite 150
Kansas City, MO 64113
 p 816 371 1700

Owner/Developer
Engineer
Architect
Landscaper/Architect

GSA Project No. 12720

PARAGON STAR

Lee's Summit, MO Project No: 12063.00

Issued: October 5, 2016

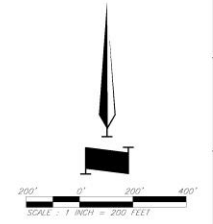
Rev. #	Description	Date Issued

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Brinkhale Nelson Immenschuh Medowell Incorporated
Professional Name: Architects & Engrs.
License Number: 00077

EX1

Prepared and Submitted By:
George Butler Associates, Inc.
9301 Renner Boulevard Laneau, Kansas 66219
Phone: 913-492-0400 Fax: 913-577-8312
Contact: Brad Burton P.E.
Email: bburton@gbateme.com



Requests for Modifications from the UDO

1. Modification to the minimum caliper size requirements of 3 inches, to allow for 1.5 inches for the flowering / ornamental trees and 2 – 2.5 inches for the deciduous trees.
2. Modification to the Maximum mounted height of 70 feet for recreational lighting for soccer fields, to allow for a maximum mounted height of 80 feet.

Both modification requests have received staff recommendations for approval.

Sports Complex



Features

- 10 Sports Fields
- 2500-5000 Seat Championship Field
- Synthetic Turf / Lights
- Clubhouse / Viewing Deck
- Parking
- Designated Warm Up Areas
- Spectator Shade Screens / Trees
- Trail Head / Trails

