

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED ON THE SOUTH SIDE OF COUNTY LINE ROAD, BETWEEN PRAIRIE LANE AND WARD ROAD, IN DISTRICT PMIX, PROPOSED KENSINGTON FARMS, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2014-099 submitted by BAW Investments, LLC, requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on land located on the south side of County Line Road, between Prairie Lane and Ward Road was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the subject property was zoned District PMIX 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 September 9, 2014 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 October 2, 2014 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 PMIX on the following described property:

THE NORTH HALF OF SECTION 1, TOWNSHIP 46, RANGE 32, IN CASS COUNTY, MISSOURI. CONTAINS 318.72 ACRES, MORE OR LESS, SUBJECT TO EXISTING ROADS AND EASEMENTS OF RECORD.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan date stamped August 19, 2014.
2. The Developer is required to comply with the executed Annexation and Development Agreement pertaining to Kensington Farms and subsequent amendments thereto, including those improvements yet to be completed in association with Phase 2 as amended herein by this application regarding the number of lots permitted per phase of development and such conditions restated and amended in consideration of the same:

- No building permits shall be issued in Phase 2 of the Kensington Farms development until a Certificate of Substantial Completion has been issued for construction of the remaining County Line Road Improvements, from Rupard to Pryor Road/Prairie Lane.
 - No building permits shall be issued in Phase 2 of the Kensington Farms development until a Certificate of Substantial Completion has been issued for construction of the Prairie Lane and Pryor Road Improvements. The Prairie Lane and Pryor Road Improvements shall be revised to include the area of Pryor Road north to M-150 so as to fully mitigate the public safety concern of unimproved road conditions. The Prairie Lane and Pryor Road Improvements shall also be revised to exclude the construction of a cul-de-sac at the south end of Prairie Lane so as to maintain a connected transportation network south of the City limits.
3. The existing tree line along the south property line shall remain to serve as the buffer. If any of the trees are removed during construction on the lot, replacement evergreen trees with a minimum height of 8 feet shall be planted. The number and location of the replacement trees shall be approved by the Department of Planning and Codes Administration.
 4. A modification shall be granted to the 50-foot setback from arterial roadways to allow a 40-foot setback.
 5. The R-1 standards shall apply for the school and public park sites and the PO standards shall apply for the public facility site.
 6. The development standards for the PMIX District shall be as follows:

The Retreat

- Minimum lot width of 55 feet
- Minimum lot area of 6000 sq ft.
- Minimum front setback of 25 feet
- Minimum rear setback of 20 feet
- Minimum side setback of 5 feet

The Cottages

- Minimum lot width of 50 feet
- Minimum lot area of 6250 sq ft.
- Minimum front setback of 20 feet
- Minimum rear setback of 20 feet
- Minimum side setback of 5 feet

The Valley

- Minimum lot width of 61 feet
- Minimum lot area of 6600 sq ft.
- Minimum front setback of 25 feet

- Minimum rear setback of 20 feet
- Minimum side setback of 5 feet

The Timbers

- Minimum lot width of 75 feet
 - Minimum lot area of 7150 sq ft.
 - Minimum front setback of 20 feet
 - Minimum rear setback of 20 feet
 - Minimum side setback of 5 feet
7. The Developer shall provide reasonable assurance that the remaining off-site improvements can be supported with the revised phasing plan.

A maximum of 50 building permits will be allowed in the 2nd Plat prior to a 2nd point of access being constructed.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped August 19, 2014, appended hereto and made a part hereof.


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 2nd day of October, 2014.




Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 6th day of October, 2014.



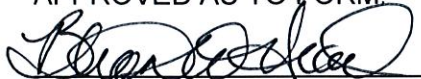
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:



City Attorney Brian W. Head

-2014-099-

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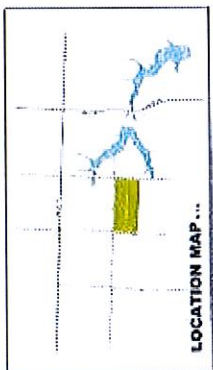
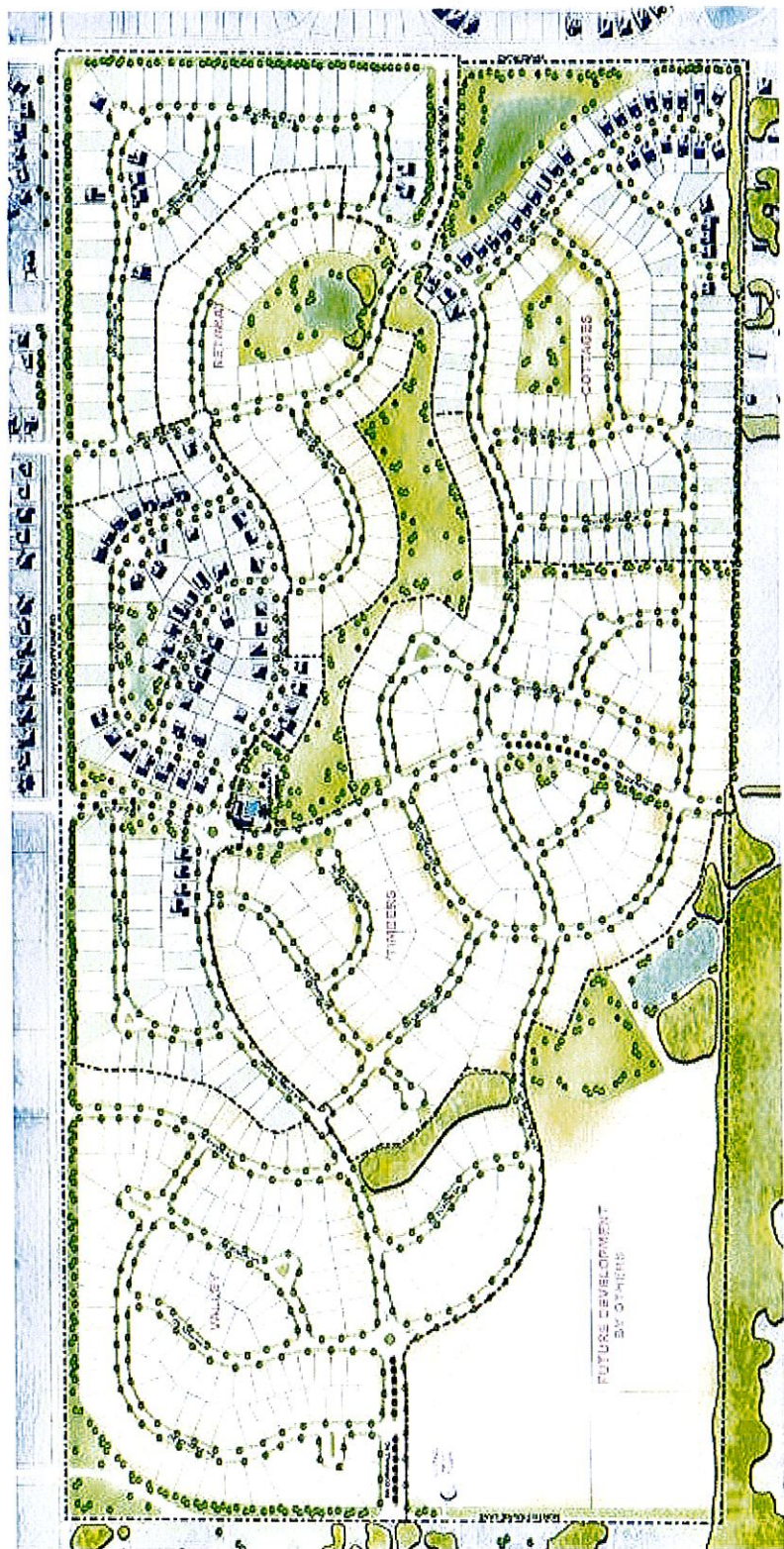
KENSINGTON FARMS

LEE'S SUMMIT, CASS COUNTY, MISSOURI

AMENDED DEVELOPMENT PLAN

408 1 6 2014

Planning & Development



INDEX OF SHEETS

Cover Sheet
 Plan
 Landmark Construction
 Garage Structures

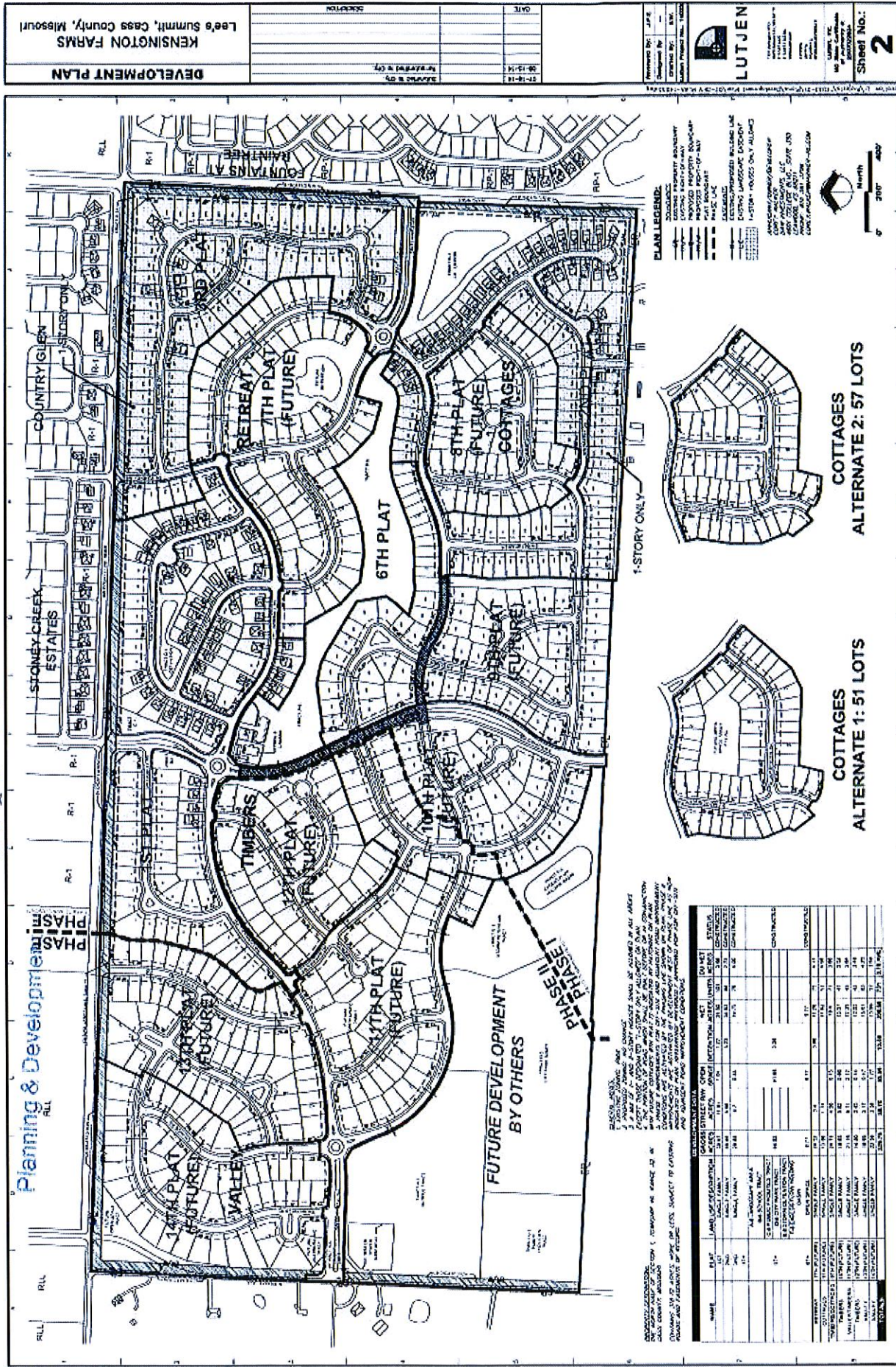
North
 0 200' 400'

ARCHITECT/ENGINEER/PLANNER
 LUTJEN ASSOCIATES, LLC
 4001 COLLEGE BLVD., SUITE 200
 MOOREVILLE, MO 64655
 PHONE: 660.461.1100
 FAX: 660.461.1101
 WWW.LUTJENASSOCIATES.COM

COVER SHEET		Approved by _____		DATE _____		DESCRIPTION _____	
KENSINGTON FARMS Lee's Summit, Cass County, Missouri		Approved by _____		DATE _____		DESCRIPTION _____	
PROJECT NO.: J.L.A.		APPROVED BY: _____		DATE: _____		DESCRIPTION: _____	
SHEET NO.: 1		DATE: _____		DATE: _____		DATE: _____	

AUG 19 2014

-2014-099-



RESIDENTIAL DATA

NAME	BLK	LAND ACRES	GROSS SQUARE FEET	COUCH	INSTRUMENT NUMBER	STATUS
COTTAGES 1	1	14.71	1,076,000	128	121	CONTRACTS
	2	15.09	1,118,000	132	121	CONTRACTS
	3	15.36	1,158,000	136	121	CONTRACTS
COTTAGES 2	1	14.71	1,076,000	128	121	CONTRACTS
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TOTALS		45.16	3,352,000	396		

CONTRACTS

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1. ALL LOTS IN THIS PHASE ARE TO BE DEVELOPED BY THE OWNER.
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 4. ALL LOTS IN THIS PHASE ARE TO BE DEVELOPED BY THE OWNER.

Planning & Development
 PHASE I
 PHASE II

DEVELOPMENT PLAN
 Lee's Summit, Cass County, Missouri
KENSINGTON FARMS

DATE	DESCRIPTION
08-15-14	REVISED

LUTJEN

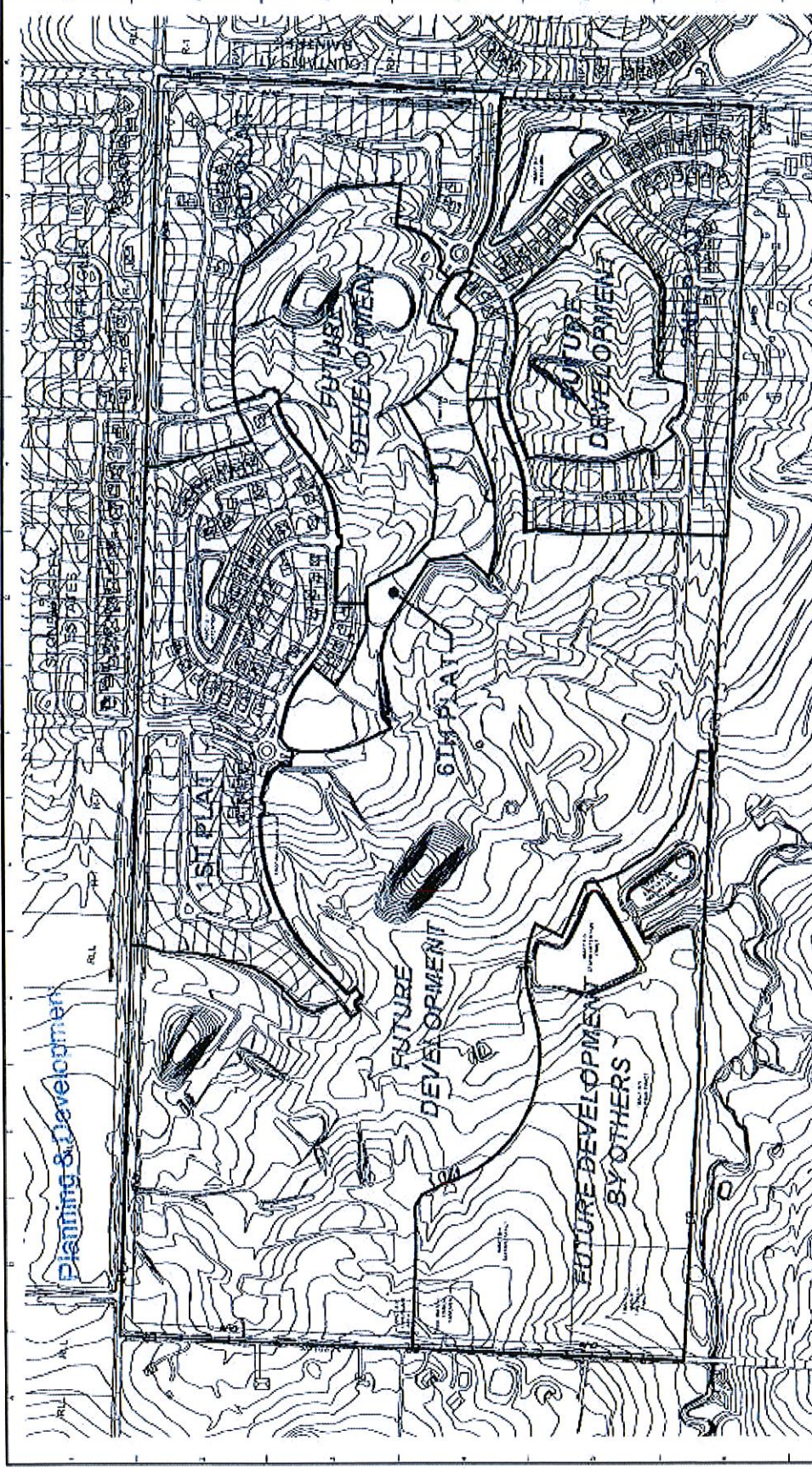
1317 W. NORTH ST. SUITE 100
 LEES SUMMIT, MISSOURI 64063
 PHONE: 816.524.5500
 FAX: 816.524.5501
 WWW.LUTJENINC.COM

Reviewed By: [Signature]
 Checked By: [Signature]
 Drawn By: [Signature]
 Date Plotted: 08/15/14

Sheet No.: **2**

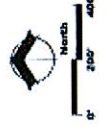
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Aug 28 2014



PROPOSED SUBMITTER:
 KENSINGTON FARMS, LLC
 11500 GARDEN VIEW ROAD, SUITE 200
 COLUMBIANA, MISSISSIPPI 39429
 CONTACT: J. LUTJEN
 PHONE: 662.536.4444
 EMAIL: J.LUTJEN@KENSINGTONFARMS.COM

PLAN LEGEND:
 --- EXISTING PROPERTY BOUNDARY
 --- EXISTING EASEMENT
 --- EXISTING RIGHT-OF-WAY
 --- EXISTING ROAD, 20'-30%
 --- EXISTING METRIC CORRIDOR



ADDRESS: 11500 GARDEN VIEW ROAD, SUITE 200, COLUMBIANA, MS 39429
 CONTACT: J. LUTJEN
 PHONE: 662.536.4444
 EMAIL: J.LUTJEN@KENSINGTONFARMS.COM

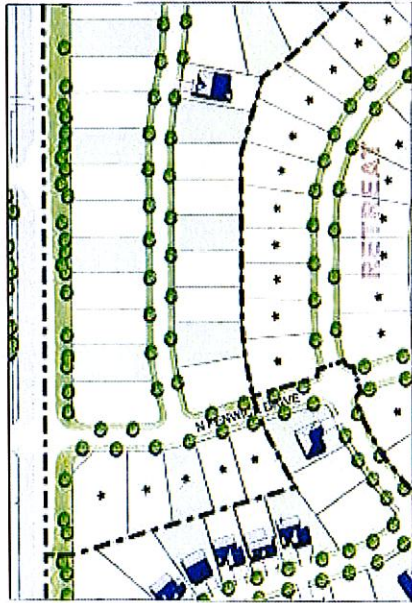
EXISTING CONDITIONS KENSINGTON FARMS Lee's Summit, Cass County, Missouri	SCHEDULED TO CITY: 07-18-14	DATE: 08-15-14	LOCATION:
	SCHEDULED TO CITY:	DATE:	LOCATION:

LUTJEN
 11500 GARDEN VIEW ROAD, SUITE 200, COLUMBIANA, MS 39429
 CONTACT: J. LUTJEN
 PHONE: 662.536.4444
 EMAIL: J.LUTJEN@KENSINGTONFARMS.COM

Sheet No.: **3**

-2014-030-

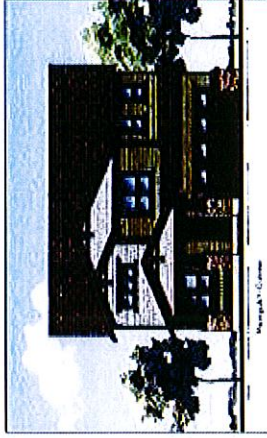
Planning & Development



RETREAT PLAN
* 1- AND 2-STORY ALLOWED



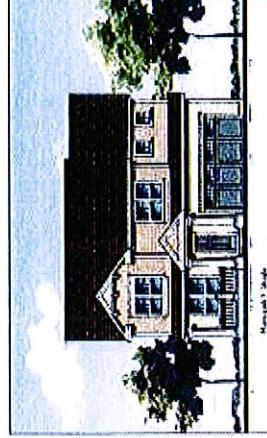
COTTAGES PLAN
* 1- AND 2-STORY ALLOWED



PROVENCANCE CRAFTSMAN - 2 STORY (TYP.)



PROVENCANCE FRENCH COUNTRY - 2 STORY (TYP.)



PROVENCANCE SHINGLE - 2 STORY (TYP.)



SPENCER CRAFTSMAN - 1 STORY (TYP.)



SPENCER FRENCH COUNTRY - 2 STORY (TYP.)



SPENCER MEDITERRANEAN - 1 STORY (TYP.)

ARCHITECTURAL RENDERING
DATE: 04/08/14
DRAWN BY: J. LUTJEN
CHECKED BY: J. LUTJEN
SCALE: AS SHOWN
PROJECT NO.: 14-030

COTTAGES ELEVATIONS
Lees Summit, Cass County, Missouri

LUTJEN
ARCHITECTS
1111 W. UNIVERSITY AVENUE
LEES SUMMIT, MISSOURI 64081
TEL: 417.441.1111
WWW.LUTJENARCHITECTS.COM

Prepared By: J.L.J.
Designed By: J.L.J.
Reviewed By: J.L.J.
Client Project No.: 14-030

DATE: _____
REVISION: _____

Sheet No.: **4**

#PL2014-099 -- PRELIM DEVELOPMENT PLAN
Kensington Farms
BAW Investments, LLC, applicant

