

BILL NO. 23-105**ORDINANCE NO. 9702**

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 3640 SW ARBORIDGE ROAD IN DISTRICT PMIX, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 33, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-314 submitted by Christie Development Associates, LLC, requesting approval of a preliminary development plan in District PMIX (Planned Mixed Use District) on land located at 3640 SW Arboridge Road was referred to the Planning Commission to hold a public hearing; 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 May 11, 2023, 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 June 6, 2023, 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:

SEC-25 TWP-47 RNG-32—PT SW 1/4 DAF: BEG SE COR LOT 1 HOLY SPIRIT CATHOLIC CHURCH LOT 1 TH N 02 DEG 06 MIN 27 SEC E 452.04' TH S 87 DEG 53 MIN 33 SEC E 235.72' TH ELY ALG CURV LF RAD 280' ARC DIST; 62.18' TH SELY 27.6' MOL TH CONT SELY 150.72' TH SELY ALG CURV RI ARC DIST 25.85' TH SELY 87.61' TH SLY ALG CURV LF ARC DIST 12.64' TH SLY ALG CURV RI ARC DIST 82.42' TH SLY 43.91' TH SWLY ALG CURV RI; ARC DIST 92.42' TH WLY 22.16' TH SLY 5' MOL TH WLY 73.45' MOL TH N 85 DEG 45 MIN 26 SEC W 252.1' TO POB

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated April 14, 2023, and the following elevations: Casey's dated October 5, 2022; Valvoline received February 7, 2023; and The Learning Experience received August 26, 2022.
2. Development shall be in accordance with the Transportation Impact Analysis by Brad Cooley, PE, dated April 7, 2023.

SECTION 3. Development shall be in accordance with Exhibit A that includes the following the preliminary development plan dated April 14, 2023, and the following elevations: Casey's dated October 5, 2022; Valvoline received February 7, 2023; and The Learning Experience received August 26, 2022, as conditioned above and Exhibit B the Transportation Impact Analysis by Brad Cooley, PE, dated April 7, 2023 unless specifically amended the City Traffic Engineer.

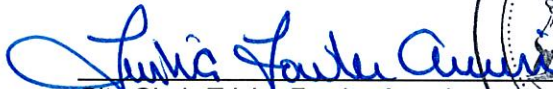
SECTION 4. Nonseverability. That all provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject 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 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 20th day of June, 2023.

ATTEST:


City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED by the Mayor of said city this 22nd day of June, 2023.

ATTEST:


City Clerk Trisha Fowler Arcuri


Mayor William A. Baird

APPROVED AS TO FORM

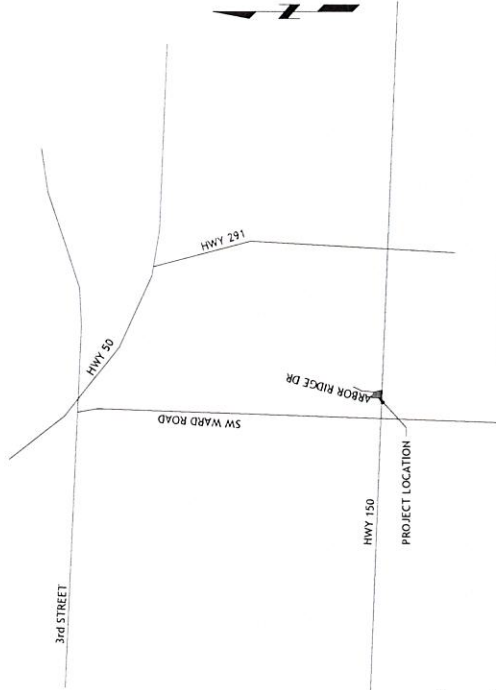

for City Attorney Brian W. Head



LEE'S SUMMIT, MO

Google Fiber
Becky Davis
913-725-8745
rebecca.davis@google.com

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE USED AS A GUARANTEE OF THE LOCATION AND DEPTH OF ANY UTILITIES. PRIOR TO ANY EXCAVATION, THE COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT PRIOR TO ANY CONSTRUCTION.



LEGAL DESCRIPTION:

TRACT 4:
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 47 - RANGE 32, IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI, LYING NORTH OF THE NORTH LINE OF MISSOURI HIGHWAY 150, AS PRESENTLY
ESTABLISHED, LYING WEST OF THE WEST LINE OF
SW ARBORWALK DRIVE AS SHOWN ON THE PLAT OF ARBORWALK 4TH PLAT, A SUBDIVISION
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, AND LYING SOUTH AND EAST OF LOT 1, HOLT SPIRIT CATHOLIC
CHURCH - LOT 1, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

FLOODPLAIN NOTE:
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 790950C0531G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	EXISTING CONDITIONS
C-4	OVERALL SITE PLAN
C-5	UTILITY PLAN
C-6	GRADING PLAN
C-7	LANDSCAPE PLAN
C-8	DETAILS
C-9	DETAILS
C-10	DETAILS
C-11	FIRE TRUCK MOVEMENT

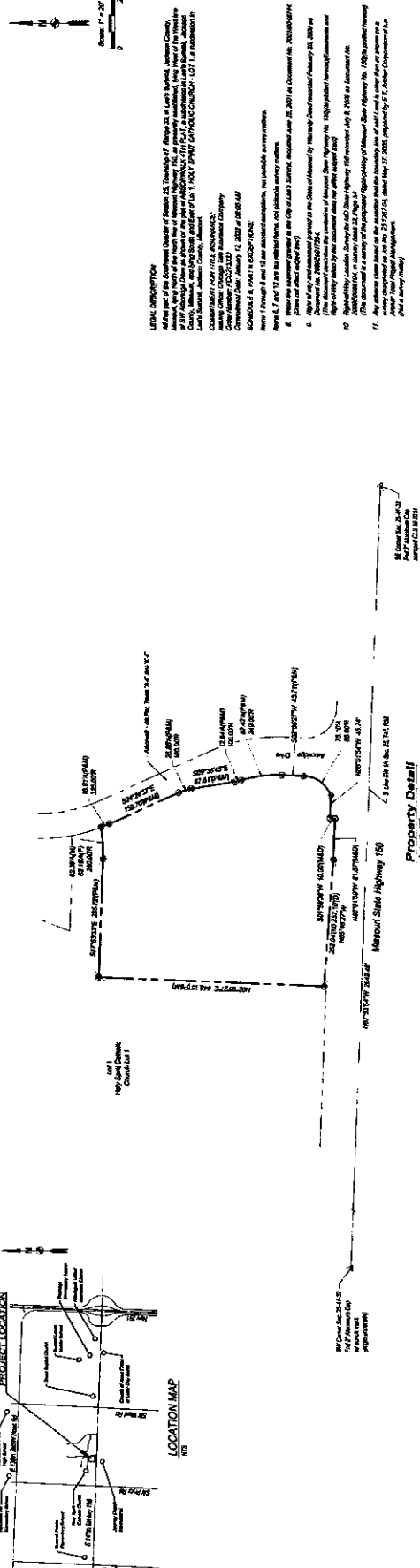
CHRISTIE DEVELOPMENT ASSOCIATES LLC 7217 W
110TH STREET
OVERLAND PARK, KS 66210
CONTACT: GARRETT FUGATE
PHONE: 913.649.4500
EMAIL: GARRET@CHRISTIEDEV.COM

SM ENGINEERING
SAM MALINOWSKY
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747

SCHMIDT, BECK & BOYD
ENGINEERING, LLC
1415 SW TOPEKA BOULEVARD
TOPEKA, KANSAS 66612
PH: (785) 215-8630 / WWW.SBBENG.COM

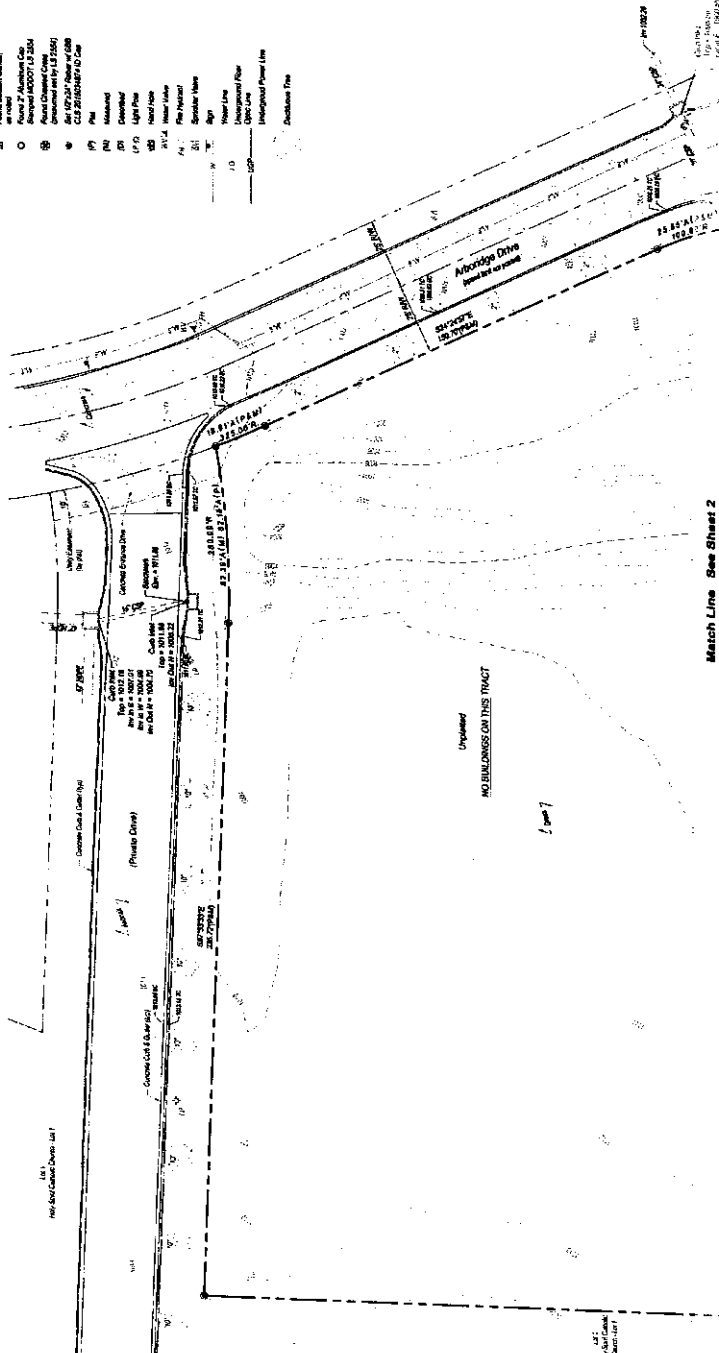


SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER



CANDIDY

- [illegible]



Match Line See Sheet 2

CERTIFICATION: LLOYD'S MARKETING COMPANY AND CHICAGO TITLE INSURANCE COMPANY



DAVID T. SCHMIDT, P.E. 2029
DS Engineering, LLC
1 South Kansas Avenue
Topeka, Kansas 66603
Email: rich.schmidt@dseng.com
Phone: 781-333-0888

Reference Summary:

- AL FARRUKS Land Title Survey (unpublished) by Jason Rounthwaite, PLS 20037-4382, dated June 21, 2021.

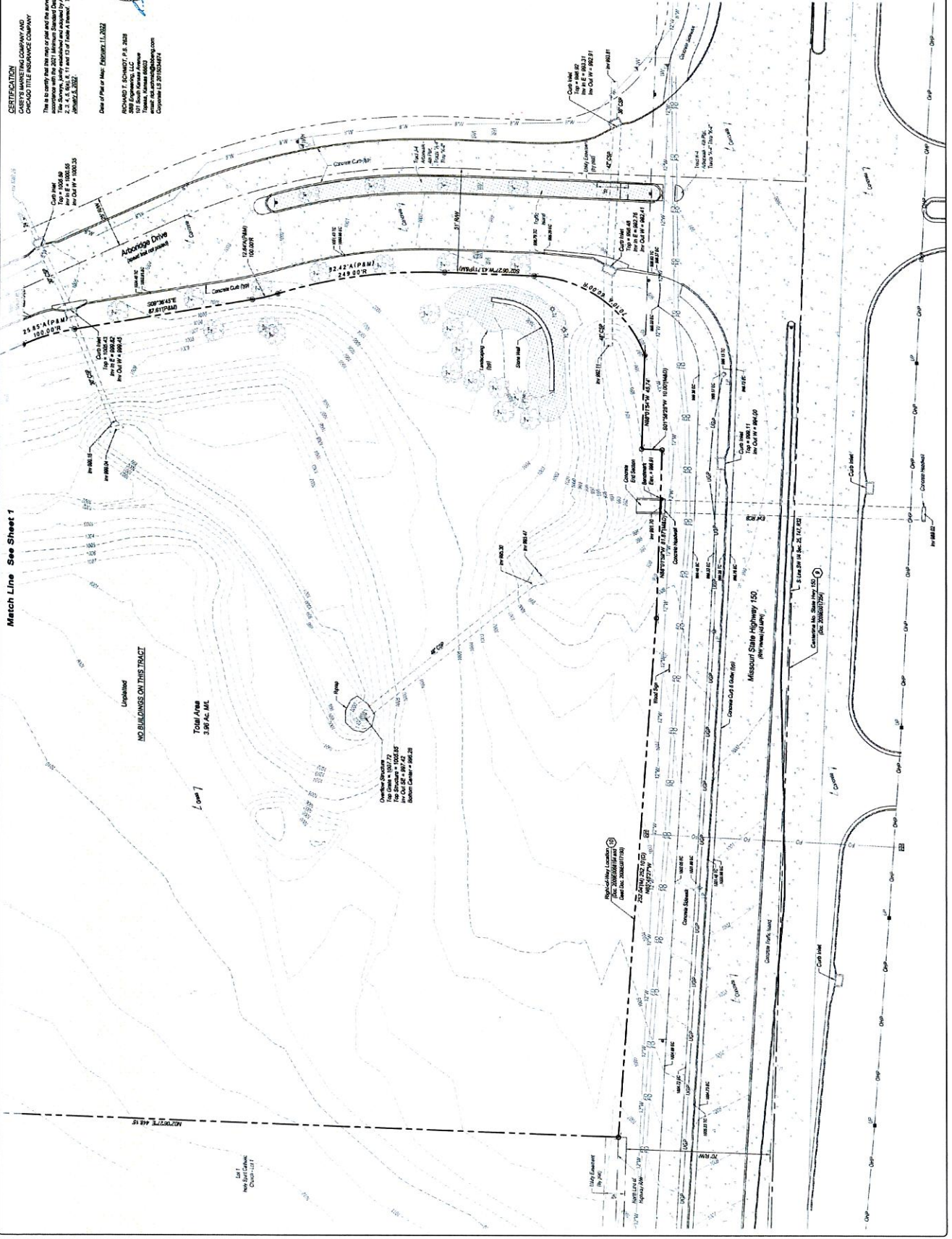
S210N School Alerts

- [illegible]



Date of Plot or Map: February 11, 2022

**RICHARD T. SCHMIDT, P.E. 2628
S98 Engineering, LLC
101 South Kansas Avenue
Topeka, Kansas 66603
email: richardschmidt@sbjboing.com
Corporate LS 2015034874**





REVISIONS
 1. 10-23-02 CITY COMMENTS
 2. 1-16-03 CITY COMMENTS

ARBOR WALK WEST

LOT 1, 2 & 3

- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
 3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT DOES NOT UNNECESSARILY OBSTRUCT TRAFFIC OR DISTURB THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
 5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102.

NOTE:

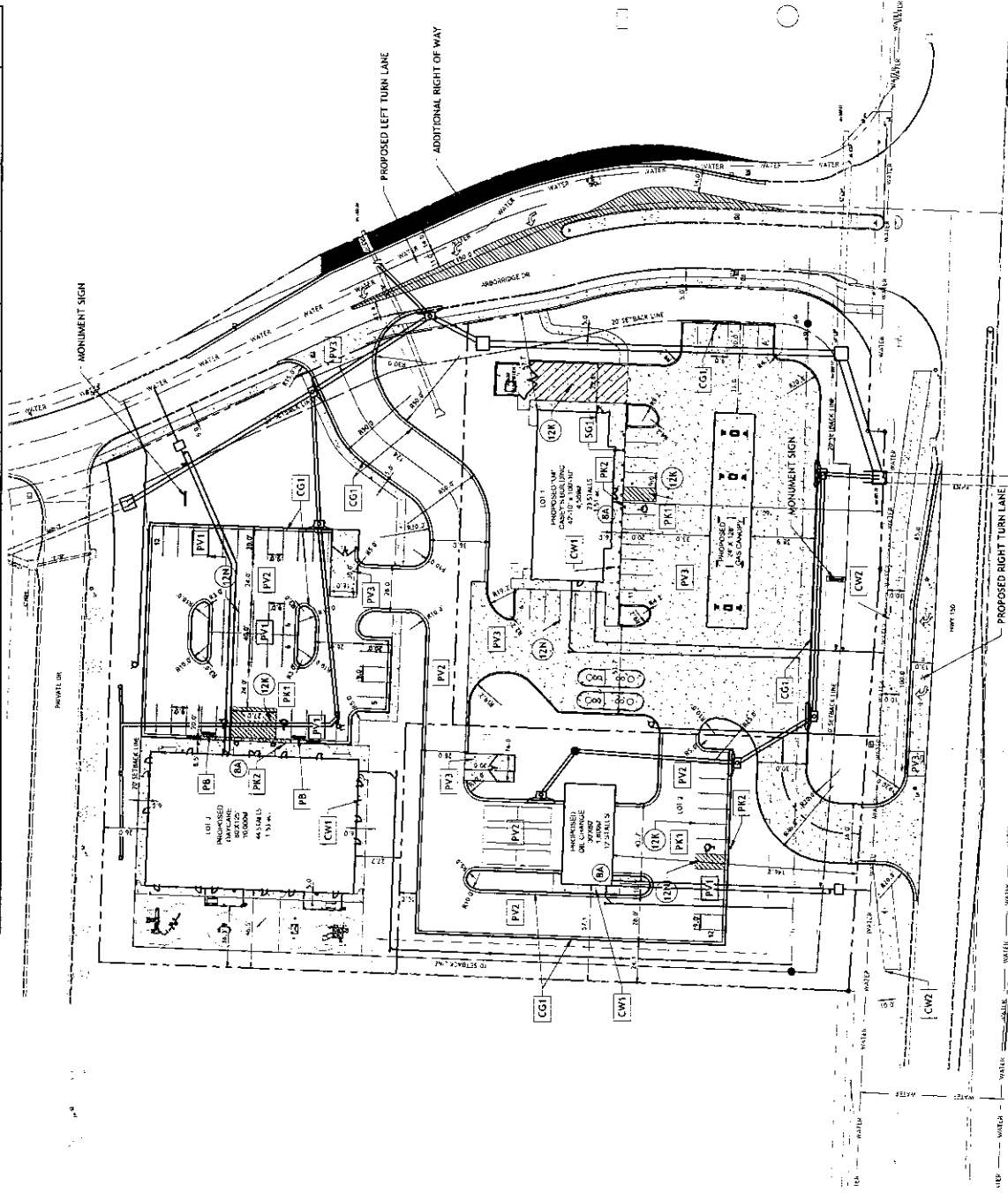
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, BUSSED ENTRANCE, SIDEWALK, RAMP, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH THE ARCHITECT OR ENGINEER. CONTRACTOR SHALL VERIFY AND NOTIFY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
4. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK-2 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - SG-1 BOLLARD DETAIL
 - CW-1 TYPE B CURB AND GUTTER
 - CW-1 CURB WALK AT BUILDING
 - PV-1 REGULAR DUTY ASPHALT PAVEMENT
 - PV-2 HEAVY DUTY ASPHALT PAVEMENT
 - CW-2 SIDEWALK
 - PB PARKING BLOCK

- NOTES:**
- BA DOOR (SEE ARCH. PLANS)
 - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS)
 - 12N 4" YELLOW STRIPES 3'-0" O.C.

SITE DATA					
LOT	EXISTING/PROPOSED ZONING	LOT AREA [SF]	BLDG AREA SF [ENVELOPE]	# OF FLOORS	PARKING REQUIRED
LOT 1	PMAX	55,775	1,511	1	22
LOT 2	PMAX	40,510	0,931	1	5
LOT 3	PMAX	66,646	1,521	1	25
TOTAL		172,933	3,966	3	52

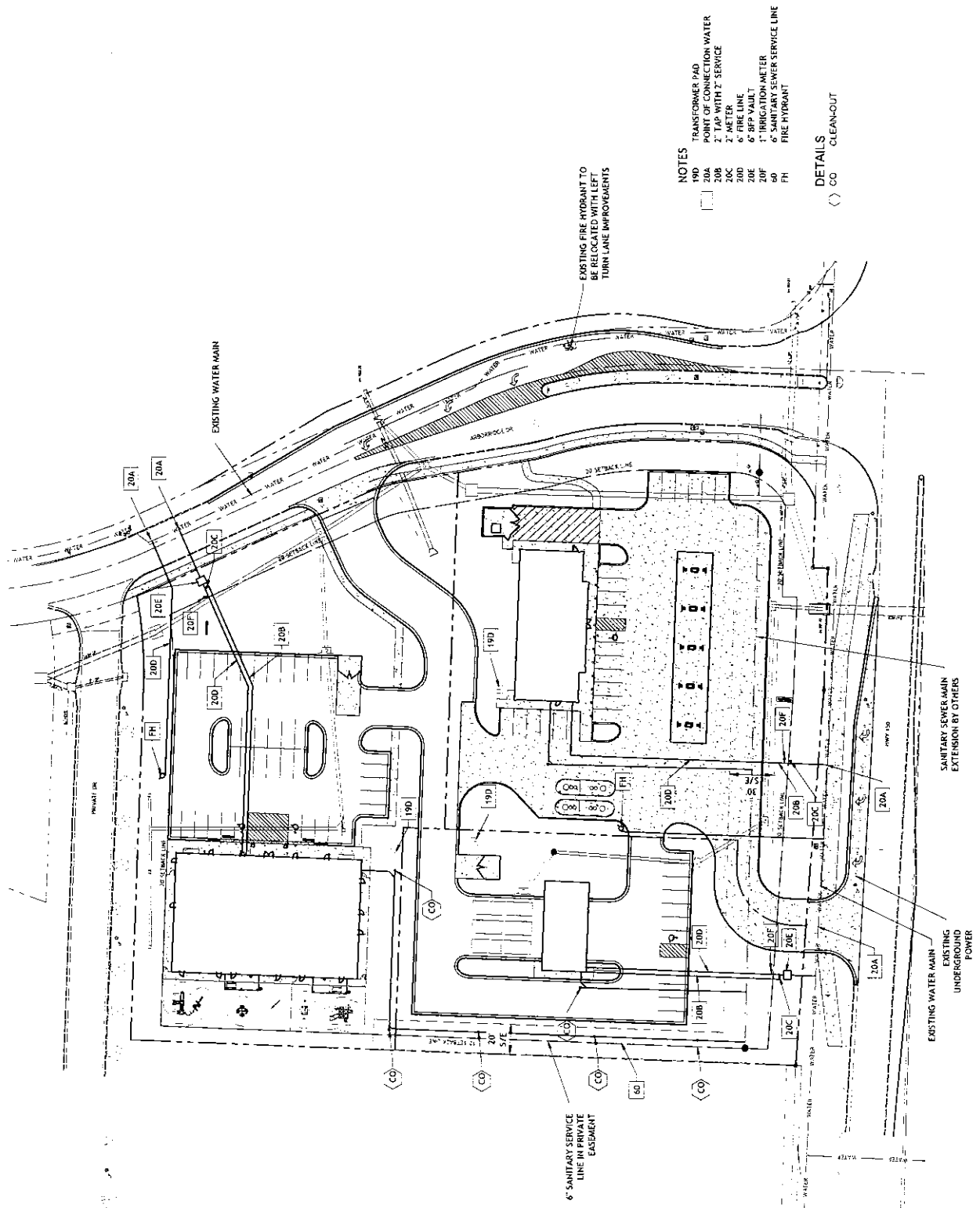
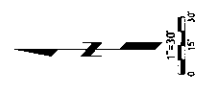
PRK LOT	ADA SPACES	ADA SPACES REQ. (VAN)	ADA SPACES PROV. (VAN)	PRK LOT COVERAGE	TOTAL IMPERVIOUS OPEN SPACE COVERAGE
1	1	1	1	37,563	42,230
2	1	1	1	17,894	19,894
3	2	2	2	21,108	33,108
				76,565	92,932
					79,817





Revisions:
1. 10/24/21 CITY COMMENTS
4. 10/25/21 SITE COMMENTS

ARBOR WALK WEST LOT 1, 2 & 3



- NOTES**
- 19D TRANSFORMER PAD
 - 20A POINT OF CONNECTION WATER
 - 20B 2" TAP WITH 2" SERVICE
 - 20C 2" METER
 - 20D 6" FIRE LINE
 - 20E 6" SANITARY MAIN
 - 20F 8" BRICKMAN METER
 - 40 6" SANITARY SEWER SERVICE LINE
 - PH FIRE HYDRANT
- DETAILS**
- CO CLEAN-OUT

THIS DRAWING IS THE PROPERTY OF SME ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SME ENGINEERING.

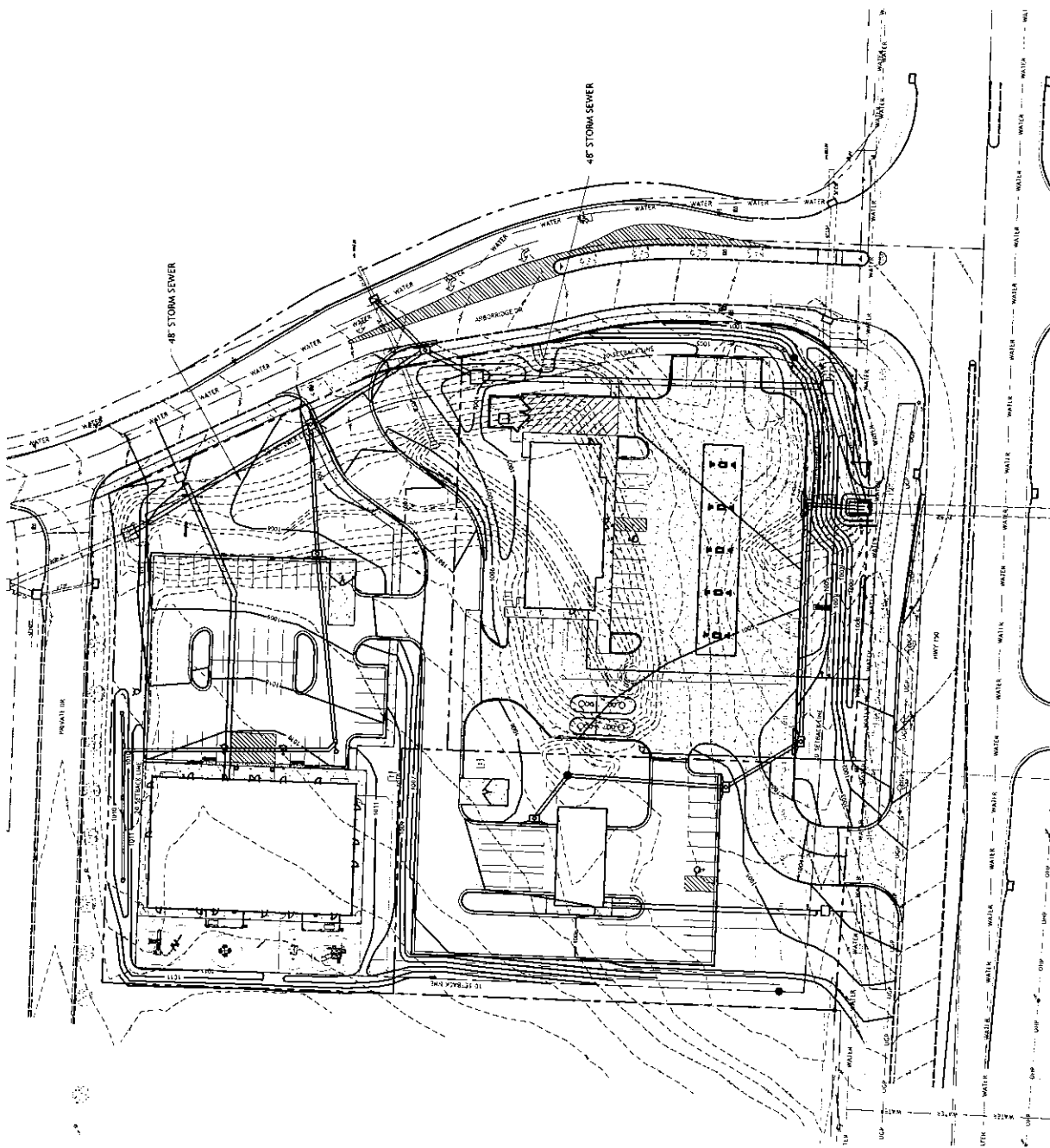


Revisions:
 1. 10/21/21 SITE COMMENTS
 2. 11/24/21 SITE COMMENTS

ARBOR WALK WEST

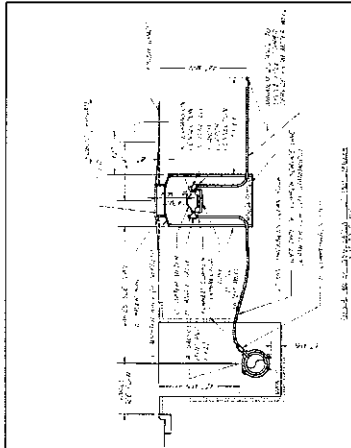
LOT 1, 2 & 3

LESS SURVY, NO.



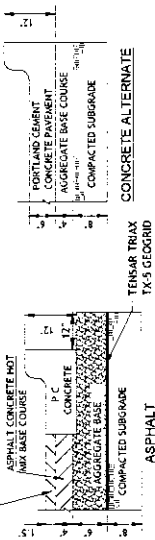


Revisions



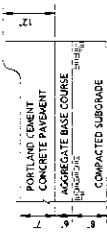
CW1

CURB WALK/CURB (AT BUILDING)



PV1

REGULAR DUTY PAVING



PV3

HEAVY DUTY CONCRETE

1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

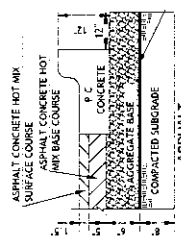
ASPHALT SURFACE COURSE - ASPHALT TYPE 3-01
ASPHALT BASE COURSE - ASPHALT TYPE 2-01
AGGREGATE BASE - AGGREGATE TYPE 5 OR EQUIVALENT

2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

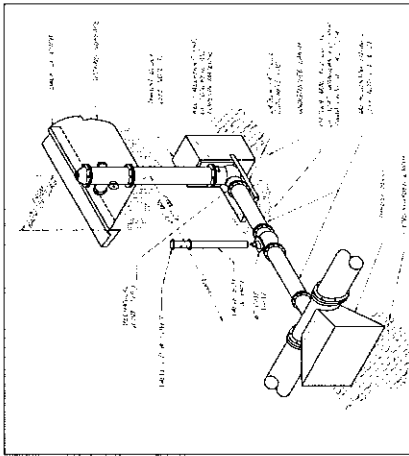
TENSAR TRIAX
TX-5 GEOTEXTILE

HEAVY DUTY ASPHALT PAVING

PV2



LEE'S SUMMIT
MISSOURI
SERVICE CONNECTION/METER WELL



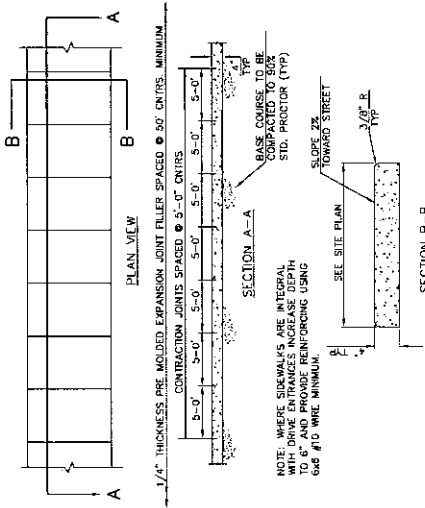
LEE'S SUMMIT
MISSOURI
HYDRANT INSTALLATION - STRAIGHT SET



CONCRETE SIDEWALK

CW2

NOTE: CONCRETE SHALL BE CLASS A WITH $f_c = 3000$ PSI.

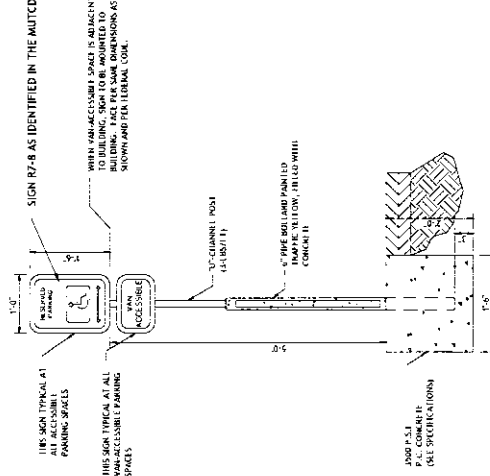


ARBOR WALK WEST
LOT 1, 2 & 3
LEES SUMMIT, MO

sheet
C9.0
C9.0
DETAILS
7 FEBRUARY 2008

PK2

ACCESSIBLE PARKING SIGN



Site Engineering
SME
 3337 High Meadows Circle
 Manassas, VA 20108
 (703) 341-5147

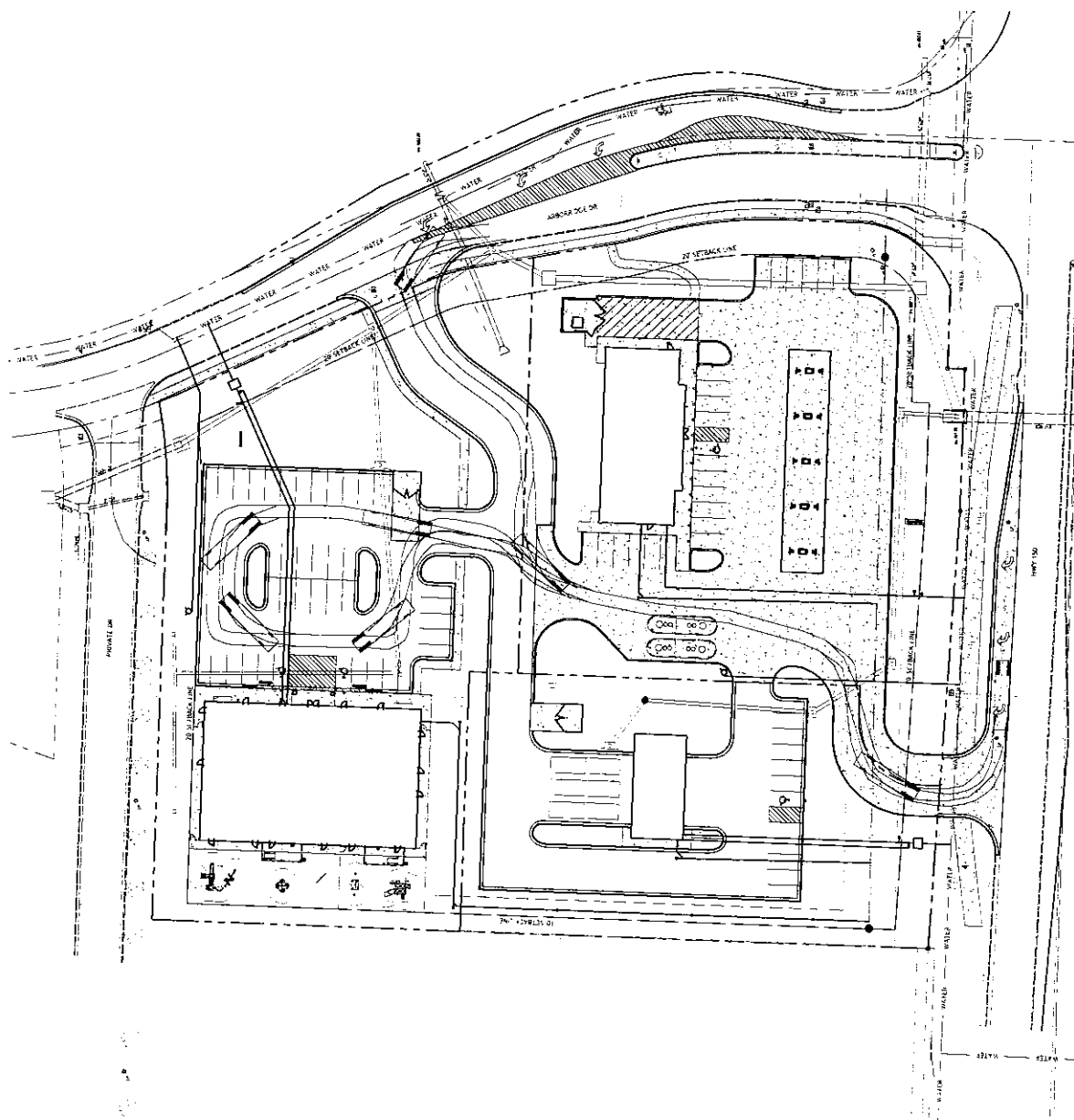
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Revisions:
 1 TO 2 CITY COMMENTS
 4 TO 2 CITY COMMENTS

ARBOR WALK WEST LOT 1, 2 & 3

Sheet
011.0
 Civil
 FIRE TRUCK
 MOVEMENTS
 7 FEBRUARY 2003





LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: April 7, 2023 CONDUCTED BY: Brad Cooley, PE
SUBMITTAL DATE: October 4, 2022 PHONE: 816.969.1800
APPLICATION #: PL2022314 EMAIL: Brad.Cooley@cityofls.net
PROJECT NAME: ARBORWALK WEST TIA PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located in the northeast quadrant of MO 150 and SW Pryor Road. The property is bound by Arboridge Dr. to the east, Holy Spirit Catholic Church to the west with the Church's driveway to the north, and MO 150 to the south. The subject development is directly south of the Arborwalk housing development and west of the Raintree Village senior living facilities. The existing and all adjacent property is zoned PMIX, north of MO 150. South of MO 150, there is a mix of commercial, agriculture, and residential zoning.

ALLOWABLE ACCESS

The proposed development has planned to construct three new access points to the development; one from MO 150 approximately 350 feet west of Arboridge Drive, one along Arboridge Drive approximately 400 feet north of MO 150, and one off of the church's driveway approximately 110 feet west of Arboridge Drive.

EXISTING STREET CHARACTERISTICS (*Lanes, Speed limits, Sight Distance, Medians*)

MO-150 is a four-lane median-separated highway that generally runs east/west with a posted speed limit of 35-mph. This section of MO-150 is constructed with sidewalk on both sides with the exception of a small gap across MO-150 from the development.

SW Arborwalk Boulevard and SW Arboridge Dr. are both a two-lane undivided commercial collector with a 25-mph speed limit. Both stretches of roadway do not have any sidewalk accommodations but will provide sidewalk along the subject property with this development.

ACCESS MANAGEMENT CODE COMPLIANCE? YES ☐ NO ☒

The proposed development has proposed three new access points that do not comply with the City's Access Management Code (AMC). The AMC provides guidance for access spacing in relation to street classification. In addition to spacing between access drives, the AMC provides guidance for upstream and downstream intersection functional area. The intersection functional area sets a distance prior to and following a signalized intersection to keep the intersection itself from becoming congested. Additional analysis is required for turn lane warrants and lengths, per volume and road classification.

The MO 150 access point is located approximately 350' west of Arboridge Dr. and will be a shared right-in-right-out (RIRO) driveway. Per MoDOT's EPG, this access point meets; spacing requirements, driveway width, turn radius, and throat length. The volume expected to utilize this access point does require a right-turn lane, 120' plus 100' taper.

The south access point is planned as a full-access shared drive, approximately 400' north of MO 150. The volume expected to utilize this access point does require a left-turn lane, 150' plus taper. The AMC requires that the taper shall not encroach the intersection functional area and shall be sufficiently separated from the intersection. A full turn lane and taper cannot be constructed to comply with the City's AMC. However, staff believes a shortened taper can be constructed with no safety concerns to the adjacent street. The minimum curb radii shall be widened to comply with commercial collector standards (min. 35').

The north access point will utilize the existing church access drive, which is an existing full-access point on Arboridge Dr., approximately 180' north of the proposed south drive. The volume expected to use the drive does warrant a left-turn lane, 150' plus taper. The proposed connection point to the church's drive provides an approximate throat length of 110' along the church's drive but only provides a 36' throat length on-site. The width of the drive is 24' and does not meet the AMC but does match the drive of the church.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	3834	1917	1917
A.M. Peak Hour	387	199	188
P.M. Peak Hour	390	193	197

The trip generation above was estimated by using the ITE Trip Generation Manual, 11th edition. Uses are; Day Care Center (10,000 SF), Quick Lubrication Vehicle Shop (6 positions) and Convenience Store/Gas Station VFP 9-15 (4,575 SF).

TRANSPORTATION IMPACT STUDY REQUIRED? Yes ☒ No ☐

The proposed development will likely generate more than 100 vehicle trips to the surrounding street system during a peak hour based on industry standard methods for trip generation estimates, a minimum requirement for traffic impact study in the Access Management Code. A traffic impact study was prepared by Priority Engineers, Inc., dated February 22, 2023. The traffic study was prepared to assess traffic impacts associated with the development and to provide public improvement recommendations or waivers requested by the development that mitigate delay and/or meet minimum standards defined by City and/or MoDOT policies.

The traffic study evaluated existing conditions and proposed development conditions of the subject development. The analysis included morning and evening commuter peak hours at the intersections of; MO 150 and Arboridge Drive, MO 150 and the proposed RIRO access, Arboridge Drive and the south access, Arboridge Drive and the church's drive, and the access point from the church's drive. The TIS evaluated; existing conditions, approved conditions, proposed conditions and a future condition.

The traffic study looked at each intersection for compliance with the City's AMC and MoDOT's EPG based on classification and projected turning movements. The available space and storage lengths were reviewed in coordination with the required turn lane lengths to provide recommendations for the subject development. The study found that the following improvements would be required;

1. A westbound right-turn lane on MO 150 at the proposed RIRO entrance be constructed with a 120' plus 100' taper in compliance with MoDOT's EPG.

2. A northbound left-turn lane be constructed along Arboridge Drive at the south entrance and the existing church drive. The turn lanes shall be 150' plus taper but shall not conflict with spacing requirements or intersection functional area.

3. A traffic signal be installed at the intersection of MO 150 and Arboridge Drive in compliance with MoDOT's EPG.

4. Geometric modification to SW Arboridge Drive associated with the construction of the south entrance. The modifications are necessary to install turn lanes while maintaining required street radii per classification.

5. Extend throat length for north access point to meet City's AMC.

6. Expand the south drive's curb radii to meet the City's AMC.

The traffic study has been submitted to and accepted by MoDOT. The City will require that the final proposed improvements to MoDOT right-of-way be review and accepted the state.

LIVABLE STREETS (*Resolution 10-17*)

COMPLIANT ☒

EXCEPTIONS ☐

The proposed development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, landscaping, parking, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

RECOMMENDATION:

APPROVAL ☒

DENIAL ☐

N/A ☐

STIPULATIONS ☒

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed preliminary development plan subject to the conditions noted below;

1. A westbound right-turn lane on MO 150 at the proposed RIRO entrance be constructed with a 120' plus 100' taper in compliance with MoDOT's EPG.

2. A northbound left-turn lane be constructed along Arboridge Drive at the south entrance and the existing church drive. The turn lanes shall be 150' plus taper but shall not conflict with spacing requirements or intersection functional area.

3. A traffic signal be installed at the intersection of MO 150 and Arboridge Drive in compliance with MoDOT's EPG.

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