

AN ORDINANCE APPROVING REZONING FROM DISTRICT RP-2 (PLANNED TWO-FAMILY RESIDENTIAL DISTRICT TO CBD (PLANNED CENTRAL BUSINESS DISTRICT) AND A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 102-110 SW MARKET STREET, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-192 submitted by MKEC Engineering, requesting approval of a rezoning from RP-2 (Planned Two-Family Residential District to CBD (Planned Central Business District) and preliminary development plan on land located at 102-110 SW Market Street was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and 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 rezoning and preliminary development plan on August 25, 2022, and rendered a report to the City Council recommending that the rezoning and 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 September 20, 2022, and rendered a decision to approve the rezoning and 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 rezoning and preliminary development plan is hereby approved on the following described property:

All that part of the Southeast Quarter of Section 6, Township 47 North, Range 31 West of the 5th Principal Meridian in the City of Lee's Summit, Jackson County, Missouri, described as follows:

Beginning at the Northeast corner of Lot 8A, "1st Resurvey of Part of Lots 7 and 8, Block 2 of Butterfields Addition to Lee's Summit, Missouri", a subdivision of record at Book I 53, Page 82 in Jackson County, Missouri; thence along the Northerly prolongation of the East line of said lot N1°13'46"E a distance of 33.16'; thence along the South line and its Westerly prolongation of "Ranville Corner, Lot 1", a subdivision of record at Book I 86, Page 42, in Jackson County, Missouri, on a bearing of N61°19'29"E a distance of 237.94' to a point on the Southwest right of way of SW Market Street, as now established; the along said line S28°40'31"E a distance of 262.00'; thence S61°19'29"W a distance of 179.82'; thence N28°40'31"W a distance of 208.00'; thence S61°19'29"W a distance of 89.18 to a point on the East line of said Lot 8A; thence along said line N1°13'46"E a distance of 29.13' to the Point of Beginning, containing 51,090 sq. ft. or 1.17 acres, subject to easements and restrictions of record

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to reduce the required parking lot setback from 20' to 15' along the north property line and 13' 8" along the south property line.
2. A modification shall be granted to the Design Standards for the Downtown Core Area's requirement that first and second floor elevations of street facing facades consist of brick, to allow for the brick facade to be varied in height, consistent with the preliminary development plan date stamped July 12, 2022.
3. A modification shall be granted to the design of the required high impact landscape screen along the north property line, to eliminate the fence component of the high impact landscape screen.
4. A modification shall be granted to the design of the required 20' wide high impact landscape screen along the north property line, to allow for a 15' wide high impact landscape screen along the north property line.
5. Development shall be in accordance with the preliminary development plan dated July 12, 2022.

SECTION 3. That development shall be in accordance with the preliminary development plan dated July 12, 2022 and building elevations dated of July 12, 2022, appended hereto as Attachment A and Attachment B, respectively, and made a part hereof.

SECTION 4. 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 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. 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 4th day of October, 2022.

by Bob Baird
Mayor William A. Baird
on behalf

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



AMENDED BILL NO. 22-196

ORDINANCE NO. 9514

APPROVED by the Mayor of said city this 4th day of October, 2022.



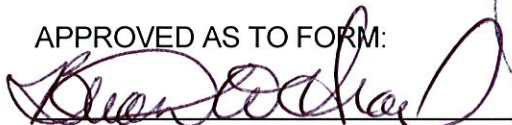
Mayor William A. Baird

ATTEST:

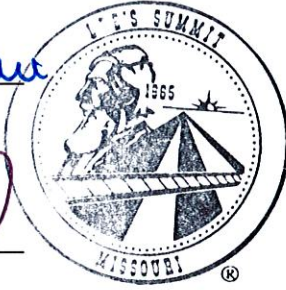


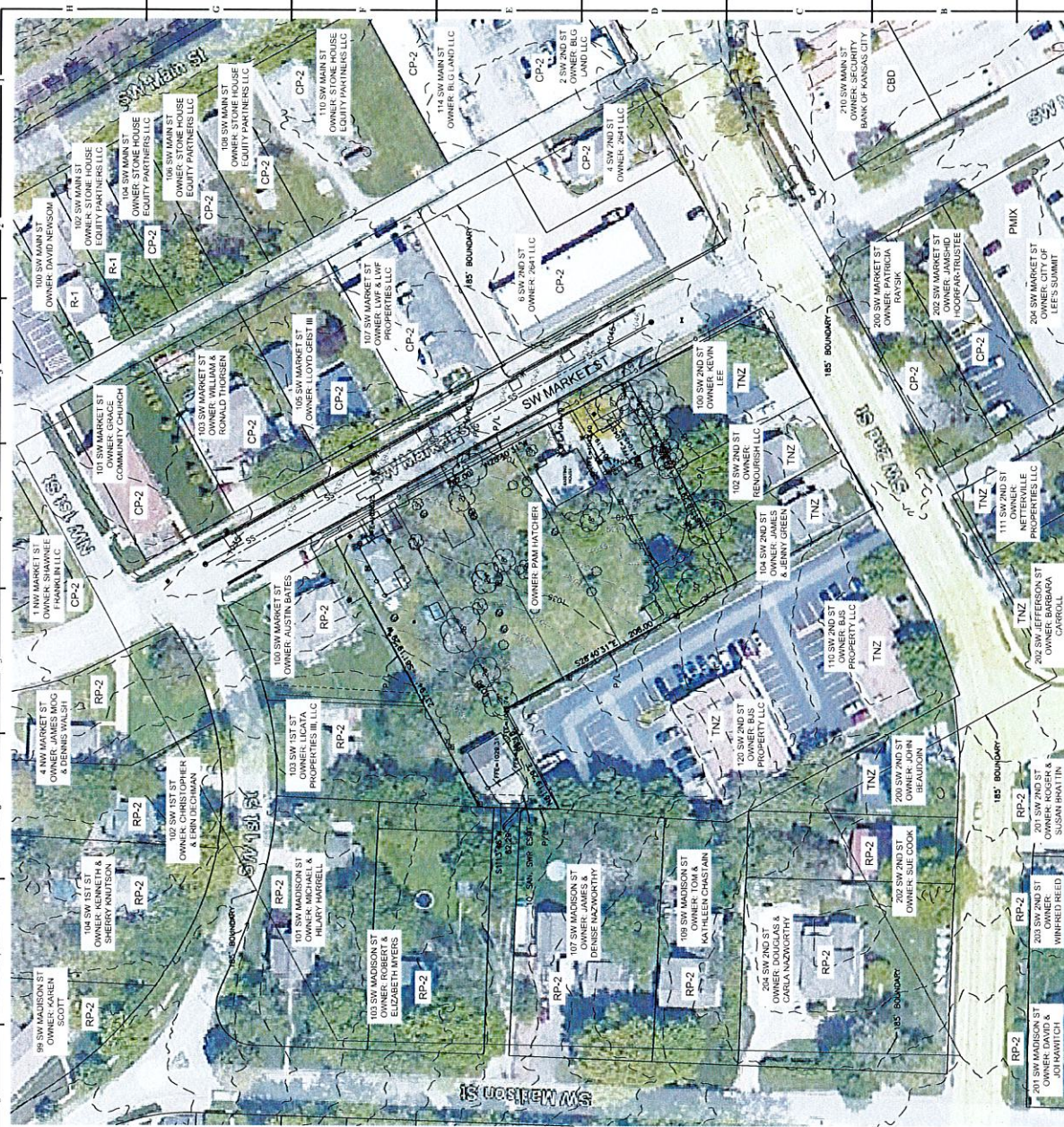
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:



City Attorney Brian W. Head





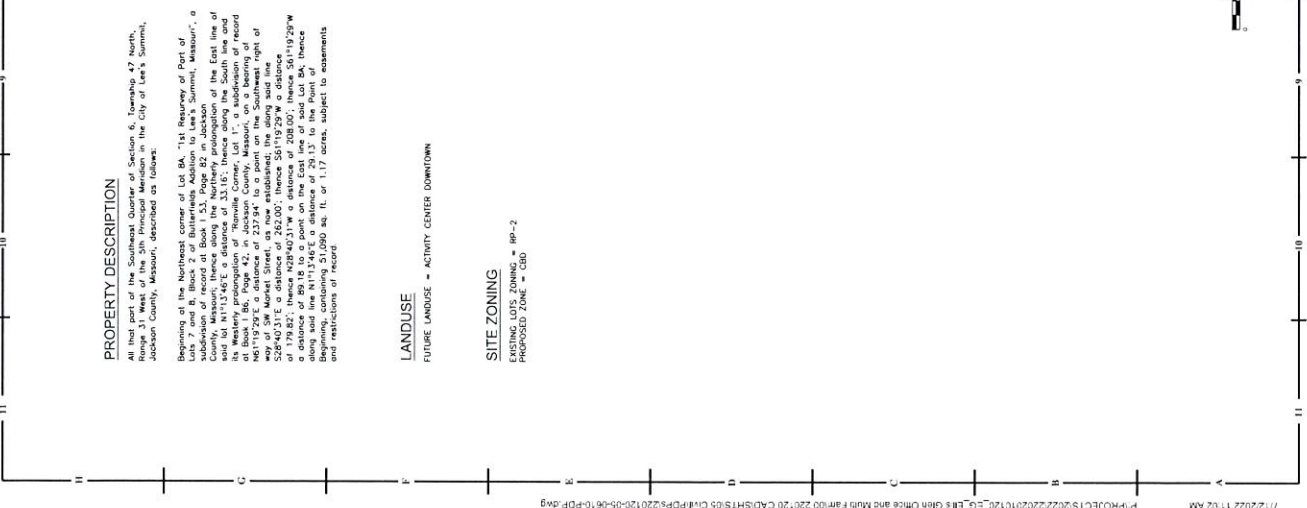
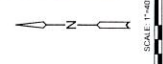
PROPERTY DESCRIPTION

All that part of the Southeast Quarter of Section 6, Township 47 North, Range 11 West, County of Jackson, Missouri, described as follows:

Beginning at the Northeast corner of Lot 8A, 1st Replat of Part of Section 6, Township 47 North, Range 11 West, Jackson County, Missouri, thence along the Northernly prolongation of the East line of said Section 6, a distance of 111.13 feet to the intersection of its Western prolongation of "Route 100", thence along the South side of said "Route 100", a distance of 27.34 feet to the intersection of its Eastern prolongation of "Route 100", thence along the East side of said "Route 100", a distance of 262.00 feet to the intersection of its Northernly prolongation of the East line of said Section 6, thence along the Northernly prolongation of the East line of said Section 6, a distance of 179.82 feet to the intersection of its Eastern prolongation of the East line of said Section 6, thence along the Eastern prolongation of the East line of said Section 6, a distance of 208.00 feet to the intersection of its Northernly prolongation of the East line of said Section 6, thence along the Northernly prolongation of the East line of said Section 6, a distance of 291.13 feet to the Point of Beginning, containing 51,690 sq. ft. or 1.17 acres, subject to easements and restrictions of record.

LANDUSE
FUTURE LANDUSE = ACTIVITY CENTER DOWNTOWN

SITE ZONING
PROPOSED ZONING = RP-2
PROPOSED ZONE = CBD





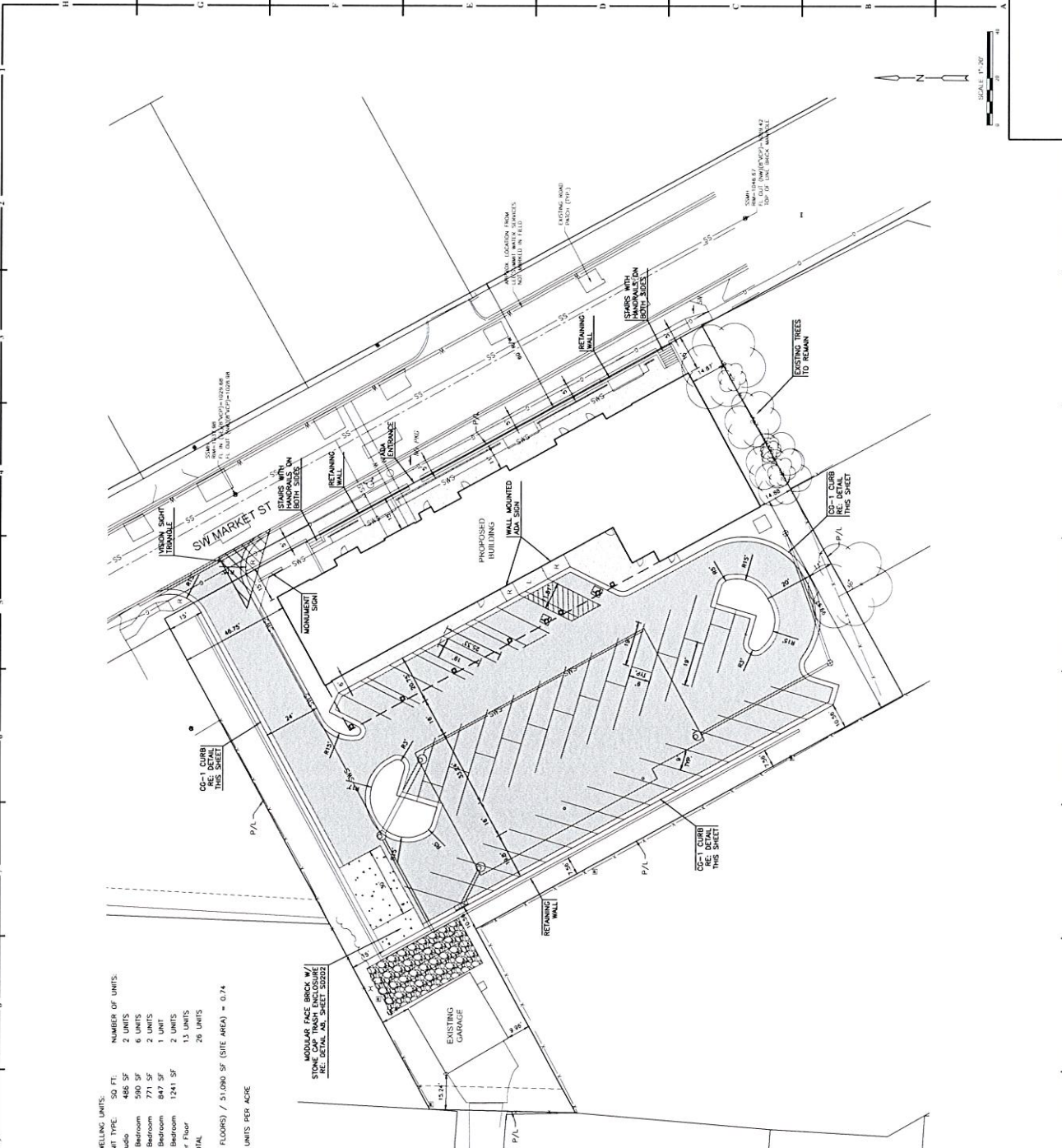
SCHEMATIC DESIGN

ELLIS GLEN
2ND & MARKET ST.
LEE'S SUMMIT, MO 64063

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COLLINS WEBB ARCHITECTURE, LLC
REVISION DATES:
1. 08/14/22
2. City Comments 07/12/22

PROFESSIONAL SEAL
C102
ISSUE DATE: 6 MAY 2022
COLLINS WEBB # 2105

SITE PLAN



SITE NOTES

LAND AREA = 51,090 SF
PROPOSED IMPROVED COVERAGE = 36,959 SF

TOTAL FLOOR AREA
First floor (commercial) 9,944 SF
Tenant A: 2,175 SF
Tenant B: 2,837 SF
Tenant C: 2,837 SF
Total: 7,849 SF

Second floor (residential): 13,320 SF
Third floor (residential): 13,320 SF
Perforated (residential/community space): 1,195 SF

FLOOR AREA RATIO (FAR) = 37,725 SF (TOTAL NET FLOOR AREA ON ALL FLOORS) / 51,090 SF (SITE AREA) = 0.74

DWELLING UNITS PER ACRE = 26 UNITS / 1.2 ACRES = 22.2 DWELLING UNITS PER ACRE

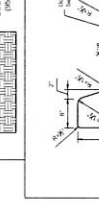
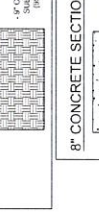
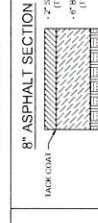
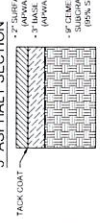
UNIT TYPE: SQ FT: NUMBER OF UNITS:

Studio	486 SF	2 UNITS
1 Bedroom	590 SF	6 UNITS
2 Bedroom	771 SF	2 UNITS
2 Bedroom	847 SF	1 UNIT
2 Bedroom	1241 SF	2 UNITS
Per Floor		13 UNITS
TOTAL		26 UNITS

DWELLING UNITS:

UNIT TYPE: SQ FT: NUMBER OF UNITS:

REQUIRED PARKING = 53 STALLS
PROPOSED PARKING = 48 STALLS



PROJ: 20220310120_EG Ellis Glen Office and Multi-Fam 02/20/20 CAD/SHS/05 CM/PP/20120-05-020-P/DF/dm3



307E SW Market St., Lees Summit, Missouri 64063 | 816.249.2710
www.collinswebb.com

SCHEMATIC DESIGN

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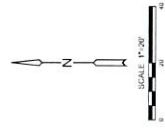
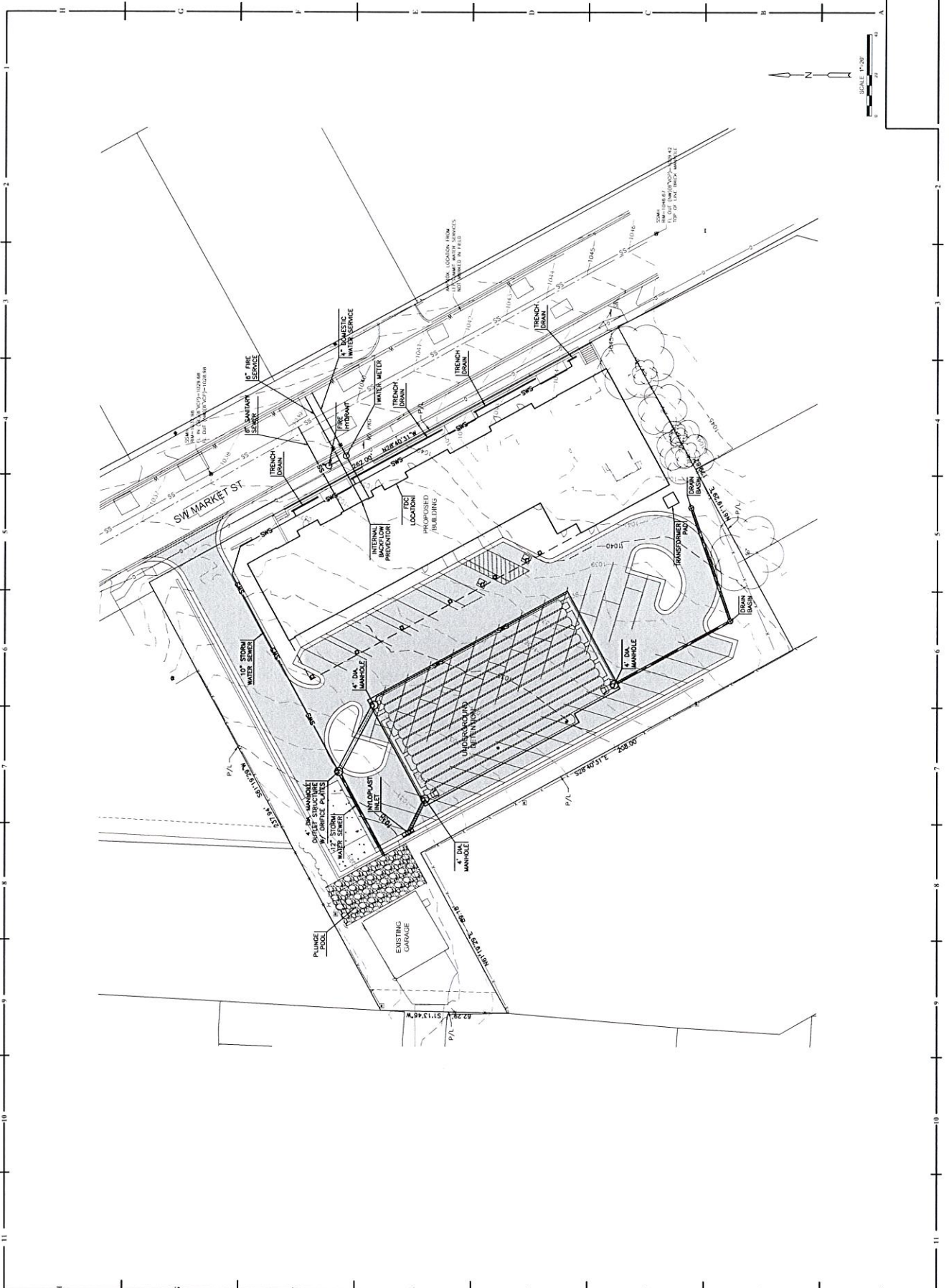
REVISION DATES
1 08/14/22
2 07/12/22

PROFESSIONAL SEAL

C103

ISSUE DATE: 6 MAY 2022
COLLINS WEBB # 21056

UTILITY PLAN





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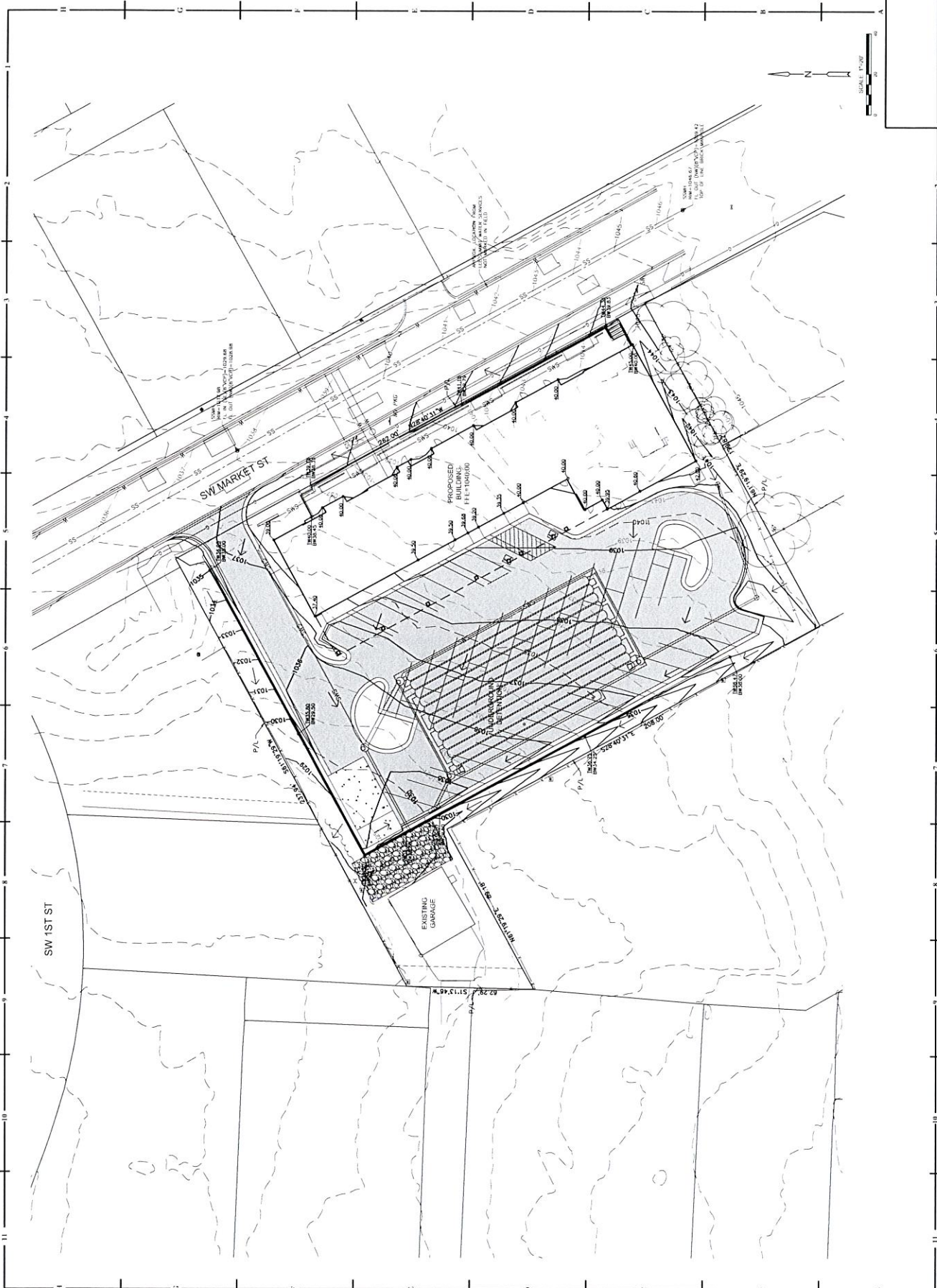
REVISION DATES:
1. 06/24/22
2. City Comments: 07/12/22

PROFESSIONAL SEAL

C104

ISSUE DATE: 6 MAY 2022
COLLINS WEBB # 21056

GRADING PLAN



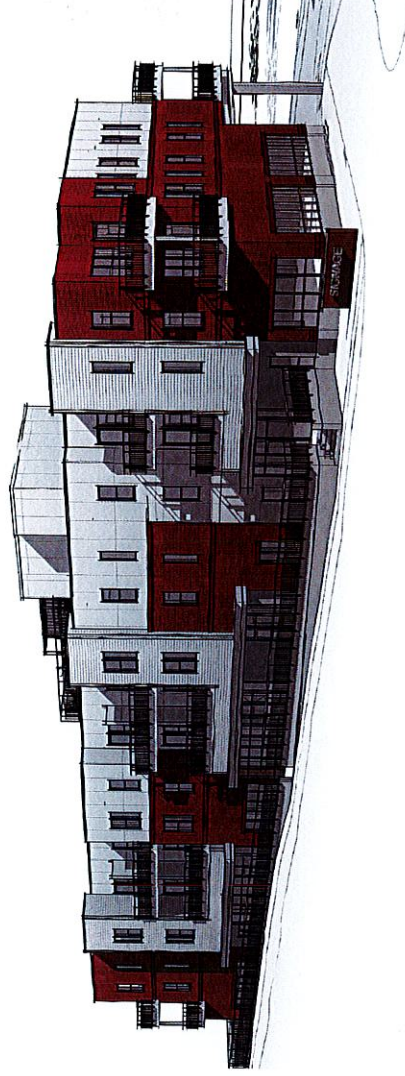
ELLIS GLEN

2ND & MARKET ST.
LEE'S SUMMIT, MO 64063

PRELIMINARY DEVELOPMENT - UPDATED

12 JULY 2022

COLLINS WEBB #: 21095



OWNER

ELLIS GLEN
1207 STREET
LAKE LOTAWANA, MO 64063

ARCHITECT

COLLINS WEBB ARCHITECTURE
307B SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64063
P: 816.249.2270
www.collinswebb.com

CONTRACTOR

NEUSBERG CONSTRUCTION COMPANY INC.
1520 W 87TH ST, PINKNEY
LENEXA, KS 66219
P: 913.422.5555
www.neusbergconstruction.com

CIVIL ENGINEER

MKEC
1127 W 117TH ST, STE. 300
OVERLAND PARK, KS 66210
P: 913.317.9999
www.mkec.com

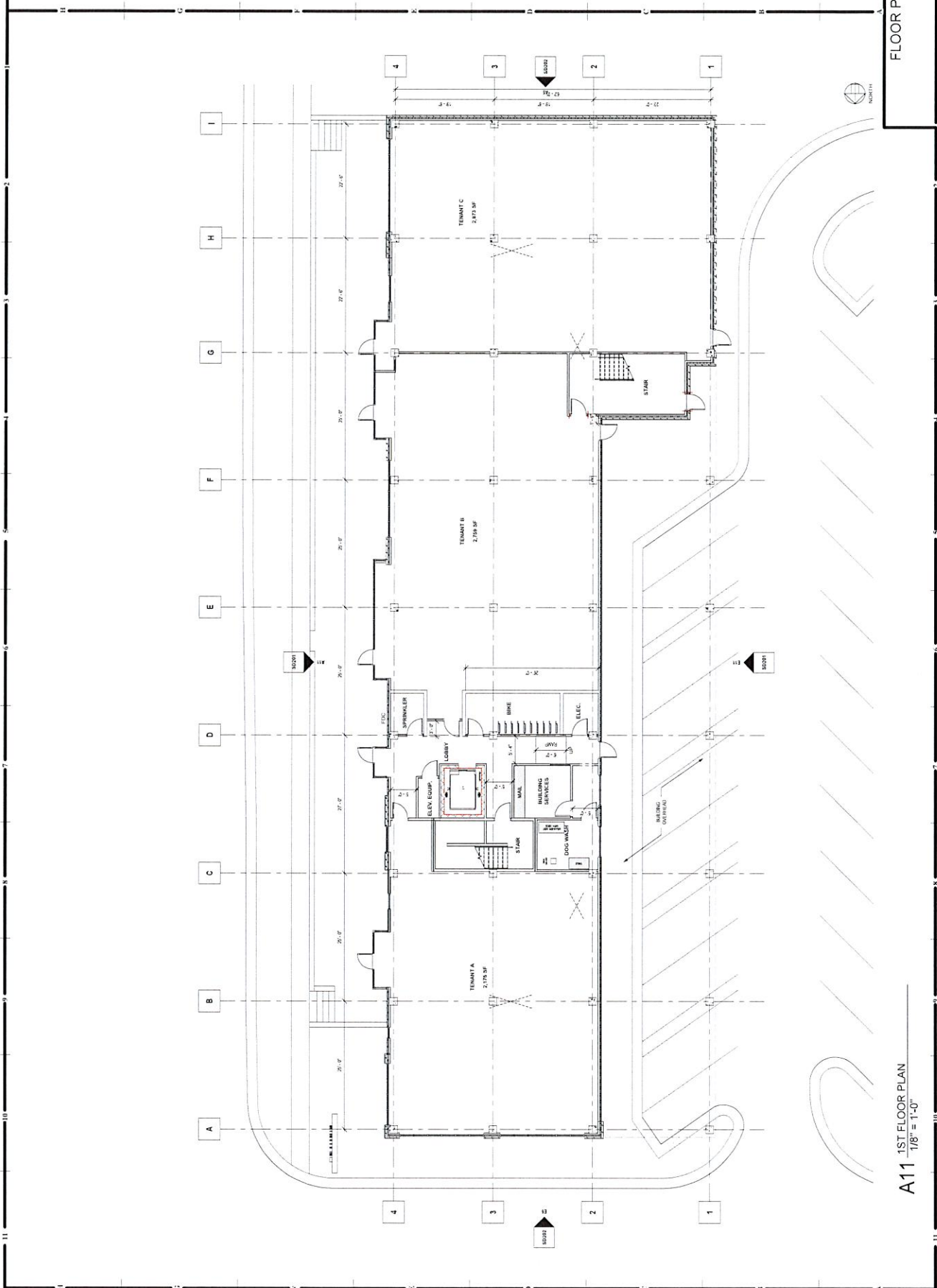
STRUCTURAL ENGINEER

STRAND SYSTEMS ENGINEERING
10000 W 140TH BLVD, WEST
DALLAS, TX 75220
P: 972.820.8204
www.strandbau.com

MEP ENGINEER

JCC ENGINEERS
1222 CENTRAL ST, SUITE 201
KANSAS CITY, MO 64108
P: 816.272.5289
www.jccengineers.com

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A11 1ST FLOOR PLAN
 1/8" = 1'-0"



A11 2ND FLOOR PLAN
 1/8" = 1'-0"



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PRELIMINARY DEVELOPMENT - UPDATED

ELLIS GLEN

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REVISION DATES

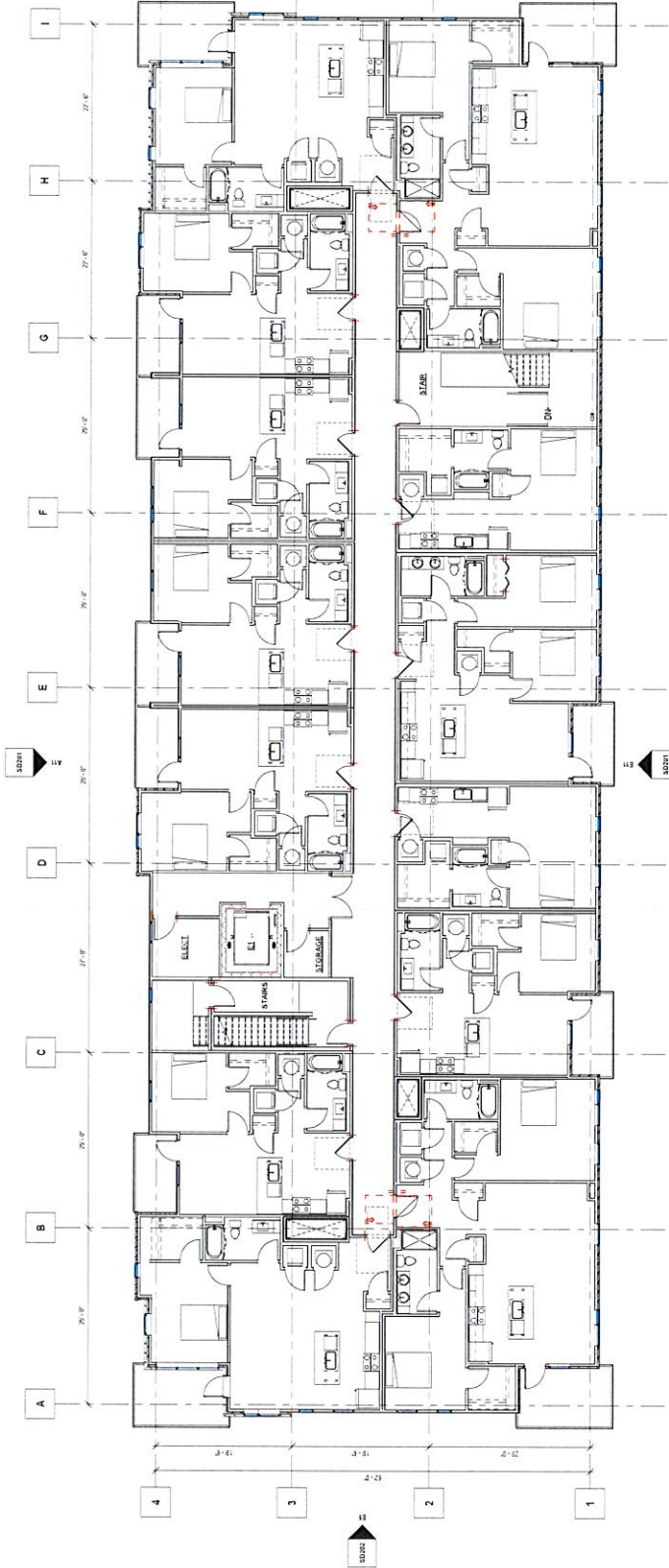
NOT FOR
CONSTRUCTION

PROFESSIONAL SEAL

SD103

ISSUE DATE: 12 JULY 2022
COLLINS WEBB # 21095

FLOOR PLAN - 3RD FLOOR



A11 3RD FLOOR
1/8" = 1'-0"



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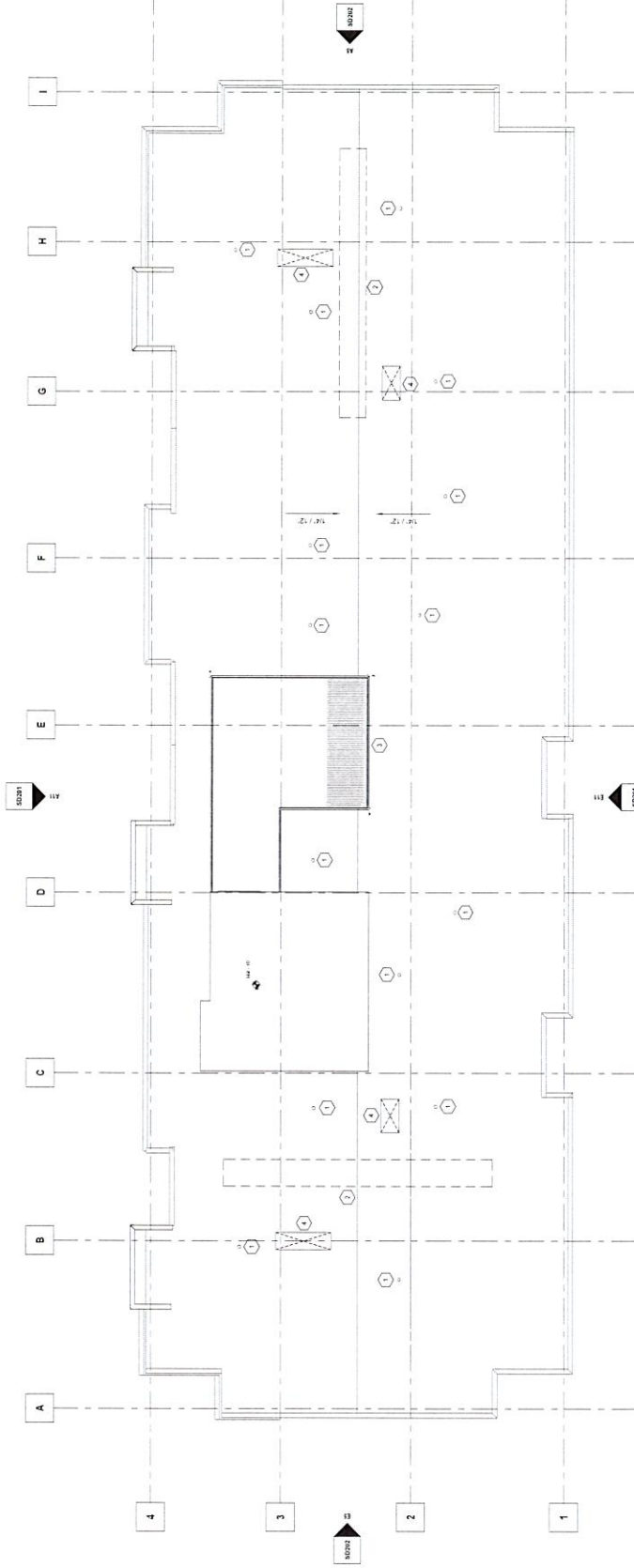
SD105

ISSUE DATE 12 JULY 2022
COLLINS WEBB # 21036

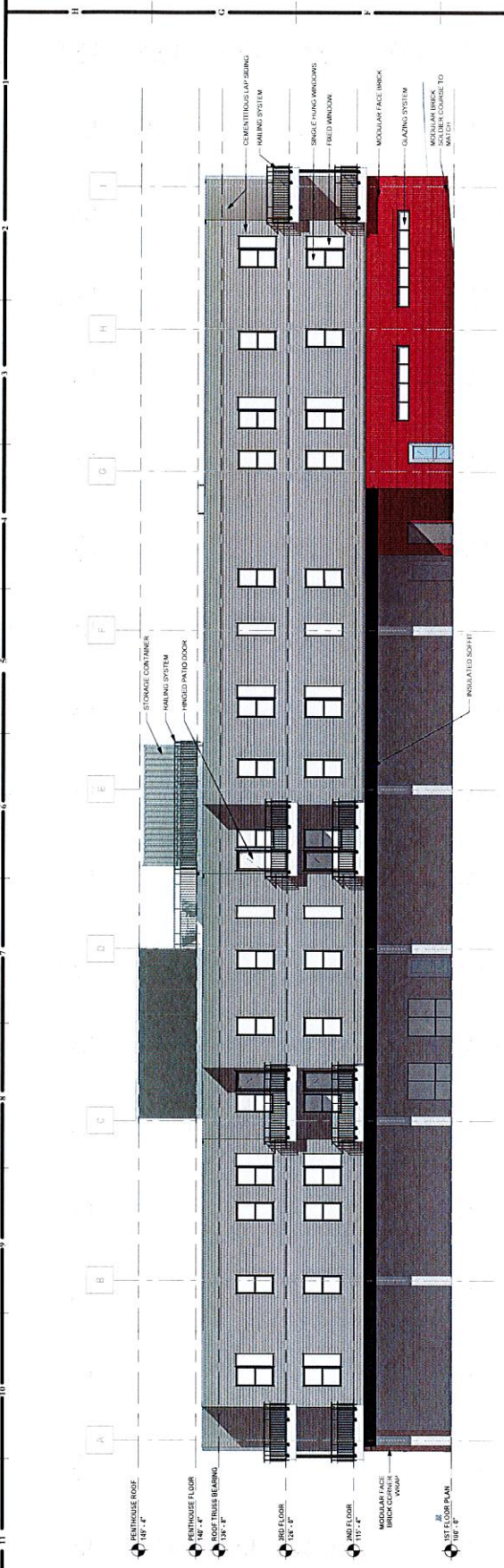
ROOF PLAN

**KEYED NOTES:
FLOOR PLAN**

1	ROOF FINISH MARKER
2	ROOF EQUIPMENT
3	SHIPPING CONTAINER
4	MULTIMEDIA PENETRATION



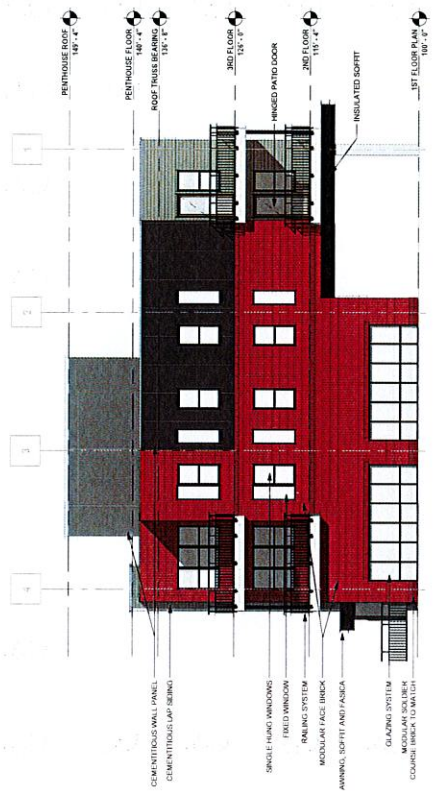
A11 ROOF PLAN
1/8" = 1'-0"



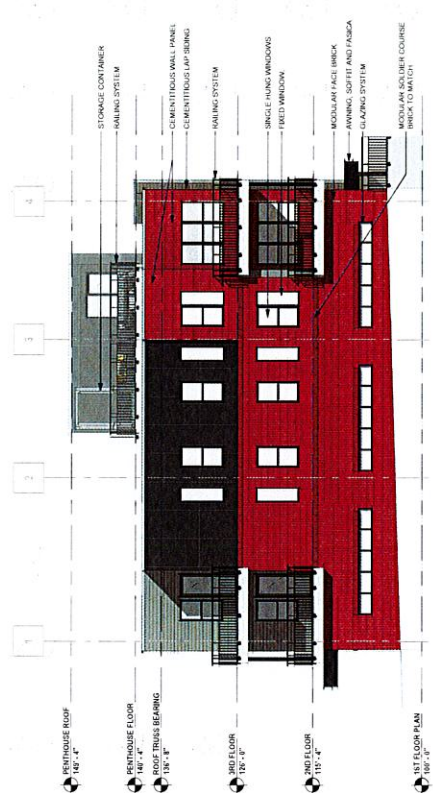
E11 ELEVATION - WEST
 1/8" = 1'-0"



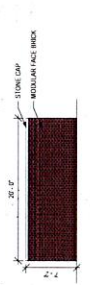
A11 ELEVATION - EAST
 1/8" = 1'-0"



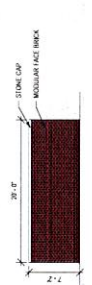
E5 ELEVATION - NORTH
 1/8" = 1'-0"



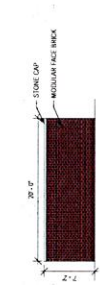
A5 ELEVATION - SOUTH
 1/8" = 1'-0"



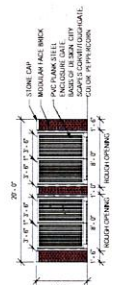
E8 NORTH ELEVATION - TRASH ENCLOSURE
 1/8" = 1'-0"



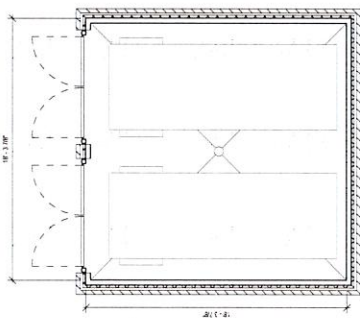
D8 WEST ELEVATION - TRASH ENCLOSURE
 1/8" = 1'-0"



C8 SOUTH ELEVATION - TRASH ENCLOSURE
 1/8" = 1'-0"

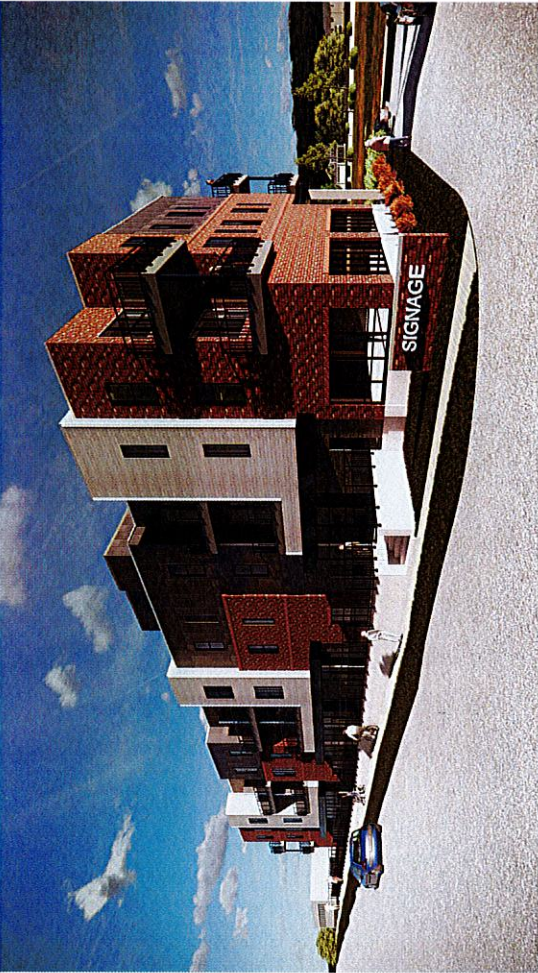
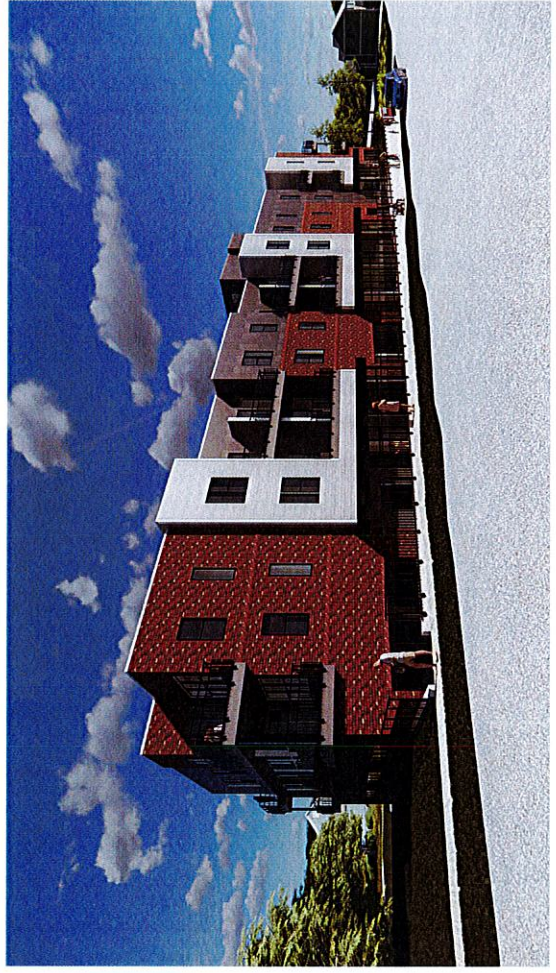


A8 EAST ELEVATION - TRASH ENCLOSURE
 1/8" = 1'-0"



A11 ENLARGED PLAN - TRASH ENCLOSURE
 1/4" = 1'-0"

EXTERIOR PERSPECTIVES



NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

SD301

ISSUE DATE 12 JULY 2022
COLLINS WEBB # 21006

REVISION DATES

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