

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN (PHASE 1) AND CONCEPTUAL DEVELOPMENT PLAN (PHASE 2) FOR LAND LOCATED AT 1151 NW WARD RD, 1201 NW WARD RD AND 1231 NW WARD RD FOR SUMMIT ORCHARDS NORTH, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2023-339 submitted by Townsend Summit, LLC, requesting approval of a preliminary development plan in District PMIX on land located at 1151 NW Ward Rd, 1201 NW Ward Rd and 1231 NW Ward Rd was referred to the Planning Commission to hold a public hearing; 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 public hearings for the consideration of the preliminary development plan on February 22, 2024, 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 March 26, 2024, 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 on the following described property:

All of Lots 1A-1 and 1A-2 of Summit Innovation Center, Lots 1A-1 & 1A-2, Lee's Summit, Jackson County, Missouri; and

All of Lot 1B of Summit Innovation Center, Lots 1A & 1B, Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. Development of Lot 1A-1 and Lot 1A-2 (Phase 1) shall be in accordance with the preliminary development plan dated January 23, 2024, inclusive of the development standards (i.e., lot coverage, setbacks, building height, density/FAR, land use, parking standards, etc.) and building elevations contained therein.
2. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated February 13, 2024.
3. Signage standards shall be subject to the Tenant Sign Criteria handbook with an upload date of December 7, 2023.
4. Approval of Lots 1B-1, 1B-2 and 1B-3 (Phase 2) shall be conceptual only. Development of

said lots shall not occur until a new preliminary development plan is approved under a separate application.

SECTION 3. Development shall be in accordance with the preliminary development plan dated January 23, 2024, including the building elevations contained therein, appended hereto as Attachment A; the Transportation Impact Analysis dated February 13, 2024, appended hereto as Attachment B; and the Tenant Sign Criteria handbook with an upload date of December 7, 2023, appended hereto as Attachment C.

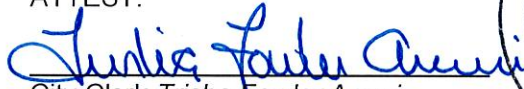
SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject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

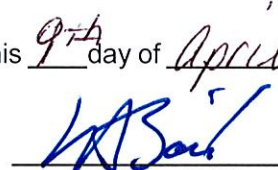
SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 9th day of April, 2024.

ATTEST:


City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED by the Mayor of said city this 11th day of April, 2024.

ATTEST:


City Clerk Trisha Fowler Arcuri



APPROVED AS TO FORM:


City Attorney Brian Head


Mayor William A. Baird

Preliminary Development Plan

Summit Orchards North

Lots 1A & 1B

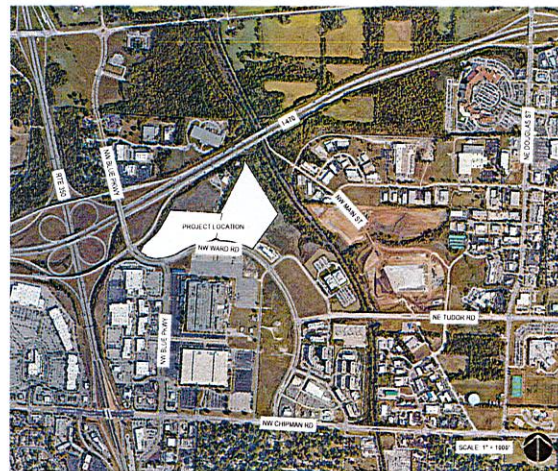
Lee's Summit, Jackson County, MO

January 23, 2024

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LOCATION MAP



SITE MAP



OWNER

TOWNSEND CAPITAL, LLC
STEVE REICH
PHONE: 303-947-2044

DEVELOPER

WALSER AUTOMOTIVE GROUP, LLC
7700 FRANCE AVE
EDINA, MN 55435
PHONE: 952-663-3770

CIVIL ENGINEER

OWN, INC.
JOHN HUSS, PE
4240 PHILIPS FARM RD, SUITE 101
COLUMBIA, MO 65201
PHONE: 573-397-5476

TRAFFIC ENGINEER

MCCURDY ENGINEERS
AMY MCCURDY, PE, PTOE
PHONE: 816-868-4720

ARCHITECT

SLAGGIE ARCHITECTS, INC.
SCOTT SLAGGIE
4600 MADISON AVE, SUITE 350
KANSAS CITY, MO 64112
PHONE: 888-756-1958



Summit Orchards North

Preliminary Development Plan

Submitted by Waiser Automotive, LLC & Townsend Summit, LLC

Revised January 23rd, 2024

1

Introduction

Summit Orchards North is another expansion of the Summit Orchards master-planned development located at NW Ward Road and Chipman Road. The area encompassed by the Preliminary Development Plan includes a mix of automotive dealership, commercial, and residential uses which will promote amenities that drive a mix of employment and commercial activity. This plan is consistent with the existing surrounding uses at the approved Summit Orchards Development, including the following built improvements:

- Construction of Tudor Road.
- Construction of Donovan Road.
- Construction of commercial development along Chipman Road.
- Construction of an education collaboration hub coordinated with the R-7 School District and Central Missouri University, known as the Missouri Innovation Campus.
- The Donovan Apartments.
- Summit Square Apartments.

The strategic location of this site and its adjacency to the Summit Innovation Center and Missouri Innovation Campus drive its development and the interests of its stakeholders. The preliminary development plan advances the area's desired use already contemplated by the City of Lee's Summit and Townsend Summit, LLC. The components of the proposed plan are a residential community of more than 350 multi-family units, two (2) approximately 35,000 S.F. new car automotive dealerships, and 12,400 S.F. of commercial space earmarked for restaurant and retail uses. In anticipation of this activity, the plan also recommends various traffic improvements to accommodate the increased use of NW Ward Rd.

Project Description

Context

This plan includes approximately 35.5 acres of land bordered by I-470 on the North to West, NW Ward Road to the South, and NW Blue Parkway as a direct arterial to the site. The proposed uses align closely with the original intent of the master plan, which was approved 1999 in PDP. The mix of proposed uses within this site plan creates a strong presence along the I-470 corridor with the automotive dealerships and promotes additional commercial use along NW Ward Rd while providing additional apartment homes to support the growing employment base in the immediate area, resulting in the promotion of more pedestrian and vehicular use.

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Project Information

The development plan envisions a mix of residential, commercial, retail offerings, and automotive dealerships across approximately 35.5 acres. Access to the development from NW Blue Parkway, and NW Ward Road will be supplemented with additional turn lanes.

Site History

- April 1999 - Lee's Summit Planning Commission held a public hearing with due public notice in the manner prescribed by law regarding the rezoning of Summit Technology Campus from M1 to PUD and rendered a report to the City Council recommending approval of the rezoning.
- May 1999 - Lee's Summit City Council held a public hearing with due public notice in the manner prescribed by law and rendered a decision to rezone Summit Technology Campus from M-1 to PUD. (The entire plan includes approximately 333 acres of land bordered on the north by Interstate 370, to the east by Missouri Pacific Railroad, to the South by Chipman Road, and to the west by NW Blue Parkway.)
- July 2014 - Lee's Summit City Council approved an updated Preliminary Development Plan for the property to the north to facilitate development of Summit Place, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 2015 - Lee's Summit City Council unanimously approved an updated Preliminary Development Plan for the Property to the north to facilitate development of Summit Innovation Center, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 2016 - Lee's Summit City Council approved a Preliminary Development Plan for the Property to the east (Summit Orchard), consistent with the original approved overall preliminary development plan for Summit Technology Campus.

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Design Summary

Summit Orchards North is a Planned Mixed-Use destination that is part of a larger, overall development known as the Summit Technology Campus encompassing a mix of light-industrial, flex tech, office, and retail uses promoting a diverse mix of employment and commercial activity. This planned use is primarily focused on a diverse selection of retail and restaurant offerings. As part of this overall development anchored by the Summit Innovation Center, the character of this development shall support the aesthetic and quality of the area while still having its own identifiable style and sense of place.

The marriage of materials, finishes, native landscaping, and planned vistas shall be a harmonious, welcome addition to the overall campus. Special attention and effort shall be placed on pedestrian connectivity and linkage to the surrounding/adjacent uses for both inside and outside the development. The use of both traditional and modern materials will adeptly blend the familiar with the dynamic. Simple lines shall be punctuated with vertical elements as important thresholds to create interest and convey wayfinding information for motorists along NW Blue Parkway.

This manual has been prepared to assist the City of Lee's Summit, and User's architects and engineer(s) in the preparation of drawings and specifications that will meet the Summit Orchards North design criteria. Our objective is to allow the maximum expression of a building structure's personality and character while maintaining a cohesive design theme throughout the center while meeting the City of Lee's Summit UDO - specifically section 9.8 Site Standards.

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Site Development Data

This development data provides specifications and requirements for development concepts illustrated in the preliminary development plan. These requirements shall control and guide future development in accordance with the proposed plan. Unless otherwise indicated in the preliminary development plan, this data, or elsewhere in the narrative, the Lee's Summit UDO will be used to guide development.

Site Development Standards

- Land Uses: To complement the approved development at Summit Orchards, the selection of uses has been identified as appropriate for the development of Summit Orchards North. These uses include automotive dealerships, commercial, restaurant, and residential. See Table #1.
- Development Plan Standards: The plan standards for land area, previous coverage, floor-area-ratio, building height, and land uses are defined in Table #1.

TABLE 1: Development Plan Standards

Development Plan Standards					
Lot #	Total Area	Minimum Previous Coverage	Maximum Building Height	Maximum FAR	Allowable Land Use
1A-1	7.39 acres 321,908 SF	5%	40'	0.5	Automotive Dealership
1A-2	9.62 acres 419,047 SF	5%	40'	0.5	Automotive Dealership
1B-1	16.54 acres 720,462 SF	5%	60'	1.0	Multifamily Residential
1B-2	2.71 acres 118,948 SF	5%	45'	0.5	Retail
1B-3	1.64 acres 71,428 SF	5%	45'	0.5	Drive-Thru Restaurant

- Parking: To ensure that parking is adequately provided for the development site and each lot within, the parking requirements are defined in Table #2. The parking calculations are based on the Unified Development Ordinance (UDO), unique uses, and anticipated use patterns

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of the development. Multifamily parking standards were developed from an average of UDO dwelling unit requirements. ADA-accessible parking spaces will meet the minimum parking code requirement for all developments, including within individual lots. Parking stall sizes are 9' wide x 18' deep, in accordance with the UDO exception for shorter stall length in conjunction with sidewalk or landscape strip at back of curb.

TABLE 2: Parking Standards

Land Use	Parking Standards	
	Development Standard	UDO Requirements
Automotive Dealership	2 per 1,000 SF indoor sales + 1 per 2,500 outdoor sales + 3 per service bay	2 per 1,000 SF indoor sales + 1 per 2,500 outdoor sales + 3 per service bay
Multifamily Residential	1.0 per studio 1.5 per one and two-bedroom 2.0 per three or more bedroom 0.5 per unit for visitor	1.0 per studio 1.5 per one and two-bedroom 2.0 per three or more bedroom 0.5 per unit for visitor
Retail	5 per 1,000 SF	5 per 1,000 SF
Drive-Thru Restaurant	14 per 1,000 SF	14 per 1,000 SF

- Previous Surface/Landscape Design: Development of Summit Orchards North will meet, and in many cases exceed the previous area requirements found in Table #1. The landscape concept (Sheet L-0100) and the UDO will guide future landscape design of the site. The landscape concept provides an illustrative example of anticipated design for the area. While it is expected that species of plant materials will adhere to those identified in the landscape concept, the location and spacing of materials on individual sites may differ to provide landscape and plantings that support and enhance each site.
- Site Access and Circulation: Each lot will have primary access on Ward Rd. Access points will meet the UDO requirements for driveways and access. Internal circulation within each lot will also meet code requirements unless further details in the preliminary development plan.

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slaggie.com • 888-756-1908 • © 2024

Summit Orchards North

Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
Lee's Summit, MO 64086

Project # 180002

Preliminary Development Plan

January 23, 2024

Narrative

A-001

Building Design

Building design will complement the existing aesthetic of Summit Orchards, refer to PDF sheets for building materials and elevations. As each site continues to be designed, the palette of each building will be further refined, following the high quality of development east of Ward Road as exemplified by the built commercial and multi-family development. Mechanical screening of all equipment will follow precedent, either with thoughtful landscape design or masonry screen, matching the requirements of the UDO. Residential multi-family land use will have approximately 350 screening units, 21.1 per acre.

Signage

Site signage is anticipated to follow approved signage found at Summit Orchards tenant centers as well as the UDO Section 9.260 (Table 2). It is acknowledged that all signage applications shall be submitted through a separate permitting process for approval. It is understood that any proposed signs that the City deems as non-conforming may be subject to Planning Commission consideration (Section 9.160) at the time of permit application (Section 9.120) should it not be able to be approved administratively.

Noting the foregoing, this application includes a representative sign exhibit of a typical Manufacturer's sign that would be proposed to be utilized for highway-oriented destinations.

We offer the following justifications for this proposed signage:

- It has been our experience that these signs are tantamount to the approval process by the manufacturers to authorize construction of new destinations within a jurisdiction.
- The existing highway visibility of proposed destinations is encumbered by a significant grade change which causes visual cut-off at the building and inventory.
- Signs act as wayfinding device to notify customers of location.

In review of certain sign types (see Section 9.260 (Table 2)) size, and application for two sign types, a freestanding sign (Section 9.210) may be the closest representation of permitted permanent sign. Although it appears that the proposed signage would not be allowed, we would propose to modify to meet the spirit of UDO Section 9.260 (Table 2) and Section 9.210. This proposed sign may include the following specifications for which we may request approval through Planning Commission:

- These signs are generally 45'-0" in height for highway applications.
- Sign shall be an internally illuminated single-faced sign (S 210 B-1).
- Signs shall have extensive landscaping at the base of the structure (S 210 B-2).
- Signs shall be modified in width base and materials (S 210 C).
- Meeting distance between permanent signs (75' per the UDO) depending on the final location of individual buildings, and visibility due significant grade issues. (S 210 B-3).
- Sign shall have a secondary level to house a Monument sign for aesthetic reasons. Masonry base shall match materials utilized in Decorship (S 210 A).

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Lighting

The location and design of the lighting well features will be determined and approved through final development plan approval. The design of the lighting across the site will be in character with the existing aesthetics of Summit Orchards and of the same quality.

TABLE 3: Phasing Plan

Phasing Plan		
Phase	Lot	Development
Phase 1	Lot 1A-1	Commercial (Automotive)
Phase 2	Lot 1A-2	Commercial (Automotive)
Phase 3	Lot 1B-1	Residential (Multi-family)
Phase 4	Lot 1B-2	Commercial (Retail/Service)
Phase 4	Lot 1B-3	Commercial (Restaurants)

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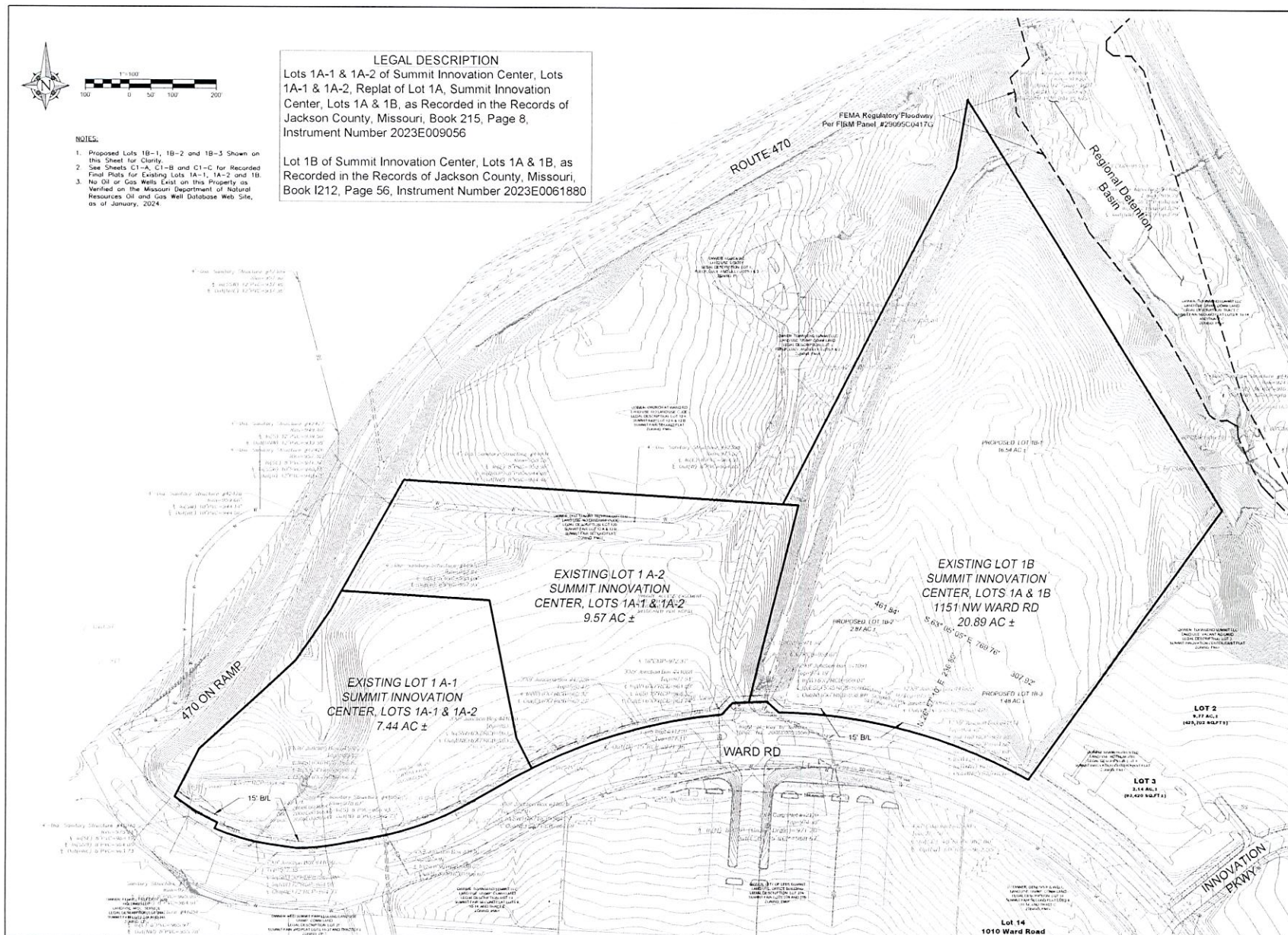


1. Proposed Lots 1B-1, 1B-2 and 1B-3 Shown on this Sheet for Clarity.
2. See Sheets C1-A, C1-B and C1-C for Recorded Final Plats for Existing Lots 1A-1, 1A-2 and 1B.
3. No Oil or Gas Wells Exist on this Property as Verified on the Missouri Department of Natural Resources Oil and Gas Well Database Web Site, as of January, 2024.

LEGAL DESCRIPTION

Lots 1A-1 & 1A-2 of Summit Innovation Center, Lots 1A-1 & 1A-2, Replat of Lot 1A, Summit Innovation Center, Lots 1A & 1B, as Recorded in the Records of Jackson County, Missouri, Book 215, Page 8, Instrument Number 2023E009056

Lot 1B of Summit Innovation Center, Lots 1A & 1B, as
Recorded in the Records of Jackson County, Missouri,
Book I212, Page 56, Instrument Number 2023E0061880



FORMERLY ANDERSON ENGINEERING

**SUMMIT ORCHARDS
NORTH
PRELIMINARY
DEVELOPMENT PLAN**

1201 & 1151 NW WARD RD
LEE'S SUMMIT, MO

[illegible]

DRAWING INFORMATION

PROJECT NO. 23CG10012
DRAWN BY CVM
CHECK BY TPW
FIELD BOOK XXX
ISSUED DATE 1/08/2024

ISSUED BY TPW
LICENSE NO

A licensed Missouri
Engineering Corporation
CO# 00062

SHEET TITLE

**EXISTING
CONDITIONS**

SHEET NUMBER

C1



4240 Philips Farm Road, Suite 101
Columbia, MO 65201
573.397.5476
weareown.com

FORMERLY ANDERSON ENGINEERING

SUMMIT ORCHARDS NORTH PRELIMINARY DEVELOPMENT PLAN

1201 & 1151 NEW WARD RD
LEE'S SUMMIT, MO

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION
PROJECT NO: 25010012
DRAWN BY: CVM
CHECK BY: TFW
FIELD BOOK: XXX
ISSUED DATE: 10/08/2024

ISSUED BY: TFW
LICENSE NO: _____

SHEET TITLE
**EXISTING
CONDITIONS**
Lots 1A-1 & 1A-2
Final Plat

SHEET NUMBER
C1-A

IN WITNESS WHEREOF:
WALSER REAL ESTATE, LLC, A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 12th DAY OF December, 2023.
At 12:00 clock 555 Minnibus PM
Recorded in Book 12, 215, At Page 2
Instrument Number 2023-0090506
Director Recorder of Deeds
By: [Signature]
Deputy
Recorder's Fee \$ 66.00

IN WITNESS WHEREOF:
I HAVE HEREIN SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 1-31-2025

NOTARY PUBLIC
FLOODPLAIN

THE SUBJECT PROPERTY IS LOCATED IN "ZONE" 17 (AREAS OF MINOR FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2000000000, JACKSON COUNTY, MISSOURI FLOOD MAP, REVISED JANUARY 20, 2017.

DRAINAGE NOTE:
INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR DISRUPT THE DRAINAGE FLOW PATNS ON THE LOTS
OIL AND GAS WELLS:
NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-26-2022 OIL AND GAS WELLS DATABASE AS OPERATED IN MISSOURI DEPARTMENT OF NATURAL RESOURCES REGISTRY.

PROPERTY DESCRIPTION:
LOT 1A, SUMMIT INNOVATION CENTER, LOTS 1A & 1B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

UTILITY EASEMENT:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO MAINTAIN THE LOCATION, CONSTRUCTION AND MAINTENANCE OF ANY WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OF WHICH, UPON, OVER, OR UNDER THESE LOTS OR ANY PART THEREOF, OR BENEFIT OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WARRIES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 227.08, ROAD CODE, ANY RIGHT TO REQUEST RECONSTRUCTION OF RIGHTS HEREBY TRANSFERRED AND WAIVER OF THE EASEMENT HEREIN GRANTED.

PREPARED FOR:
OWN, INC.
1210 GARDEN HILLS, P.C.
4240 PHILIPS FARM ROAD, STE 101
COLUMBIA, MO 65201

PLAT DEDICATION:
THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS:
SUMMIT INNOVATION CENTER, LOTS 1A-1 & 1A-2

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE THEREOF.

SURVEYORS NOTES:
1. PROPERTY INFORMATION REFLECTING THIS SURVEY WAS TAKEN FROM THE COMMISSION FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE COMPANY, LLC, FILE NO. 00000000, EFFECTIVE JANUARY 01, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH OF THE COUNTY REGISTER OF DEEDS OFFICE OF JACKSON COUNTY FOR EASEMENTS, EASEMENTS, RIGHT-OF-WAY EASEMENTS, CONDEMNATIONS, COURT DECREE OF ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFFIRMATIONS ITEMS SHOWN HEREIN, IF ANY, ARE BASED ENTIRELY UPON THE TITLE INSURANCE REPORT, OR OTHER PUBLIC RECORDS, OR INFORMATION OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROVIDED A SPECIFIC BASIS FOR SUCH BELIEF. IF ANY OTHER EASEMENTS, ENCUMBRANCES, OR ENCUMBRANCES AFFECT THIS PROPERTY, THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. SEARCHES USED HEREIN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, NAD 83, ZONE 14N.

3. THE RIGHT OF INTEREST-OWNERS ADDRESS AND ALIAS: THE AREA (S) SHOWN AS ACCESS EASEMENT (A.E.) ON LOTS 1A-1 AND 1A-2 IS HEREBY GRANTED AS AN ACCESS EASEMENT TO THE GENERAL PUBLIC.

CURVE TABLE

STATIONING: 1+00.00 TO 1+00.00

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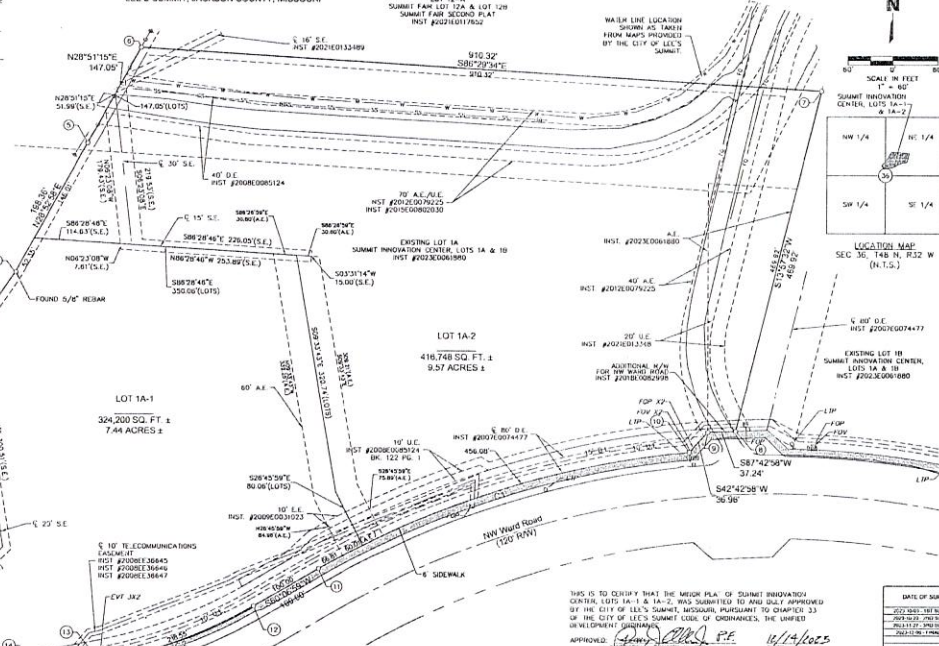
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SUMMIT INNOVATION CENTER, LOTS 1A-1 & 1A-2 REPLAT OF LOT 1A, SUMMIT INNOVATION CENTER, LOTS 1A & 1B N 1/2, SEC 36 - T48N - R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	307105.055	858476.417
2	307138.525	858493.255
3	307201.014	858560.700
4	307236.097	858595.082
5	307299.033	858594.284
6	307328.392	858620.892
7	307371.313	858610.823
8	307372.318	858676.273
9	307371.865	858666.931
10	307383.569	858660.289
11	307315.678	858706.566
12	307300.491	858682.140
13	307377.256	858620.030
14	307371.369	858590.282
15	307371.721	858581.159
16	307371.352	858542.737
17	307382.545	858504.345
18	307396.670	858506.210

SEWER EASEMENT:

A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THEREIN BE UNDER, UPON, OVER AND THROUGH LAND, HEREIN BEING AND SHOWN IN LEE'S SUMMIT, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, IF IT SHALL NOT BE CONSIDERED TO PROHIBIT DEVELOPMENT OF ANY ADJACENT PROPERTY OF FROM THE LAYED OUT, ESTABLISHING AND CONSTRUCTING, MAINTAINING, AND OPERATION OF SEWERAGE IMPROVEMENTS, INCLUDING, WITHOUT LIMITATION, SECTION 227.08, ROAD CODE, ANY RIGHT TO REQUEST RECONSTRUCTION OF RIGHTS HEREBY TRANSFERRED AND WAIVER OF THE EASEMENT HEREIN GRANTED.

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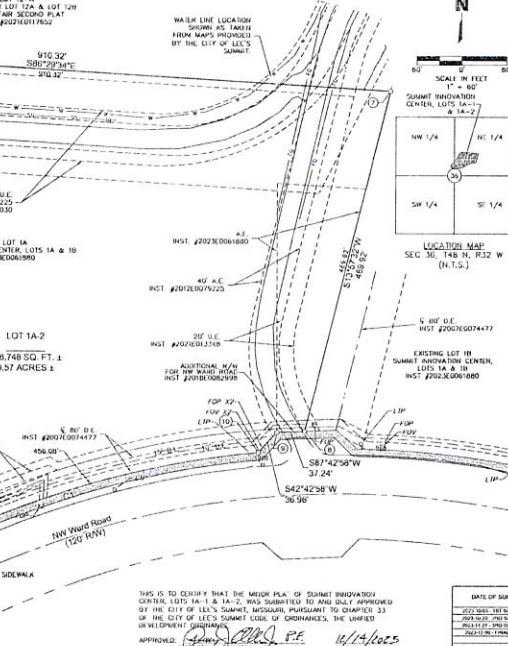
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Point Number	Grid Northing	Grid Easting
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14	307371.369	858590.282
15	307371.721	858581.159
16	307371.352	858542.737
17	307382.545	858504.345
18	307396.670	858506.210

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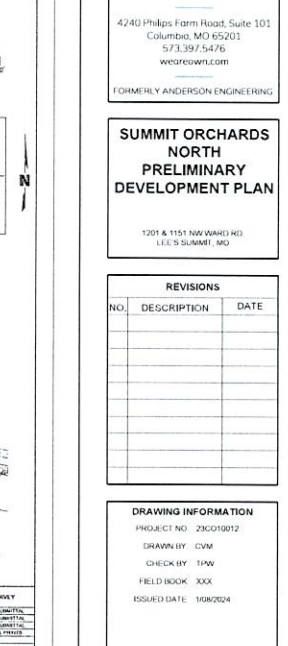
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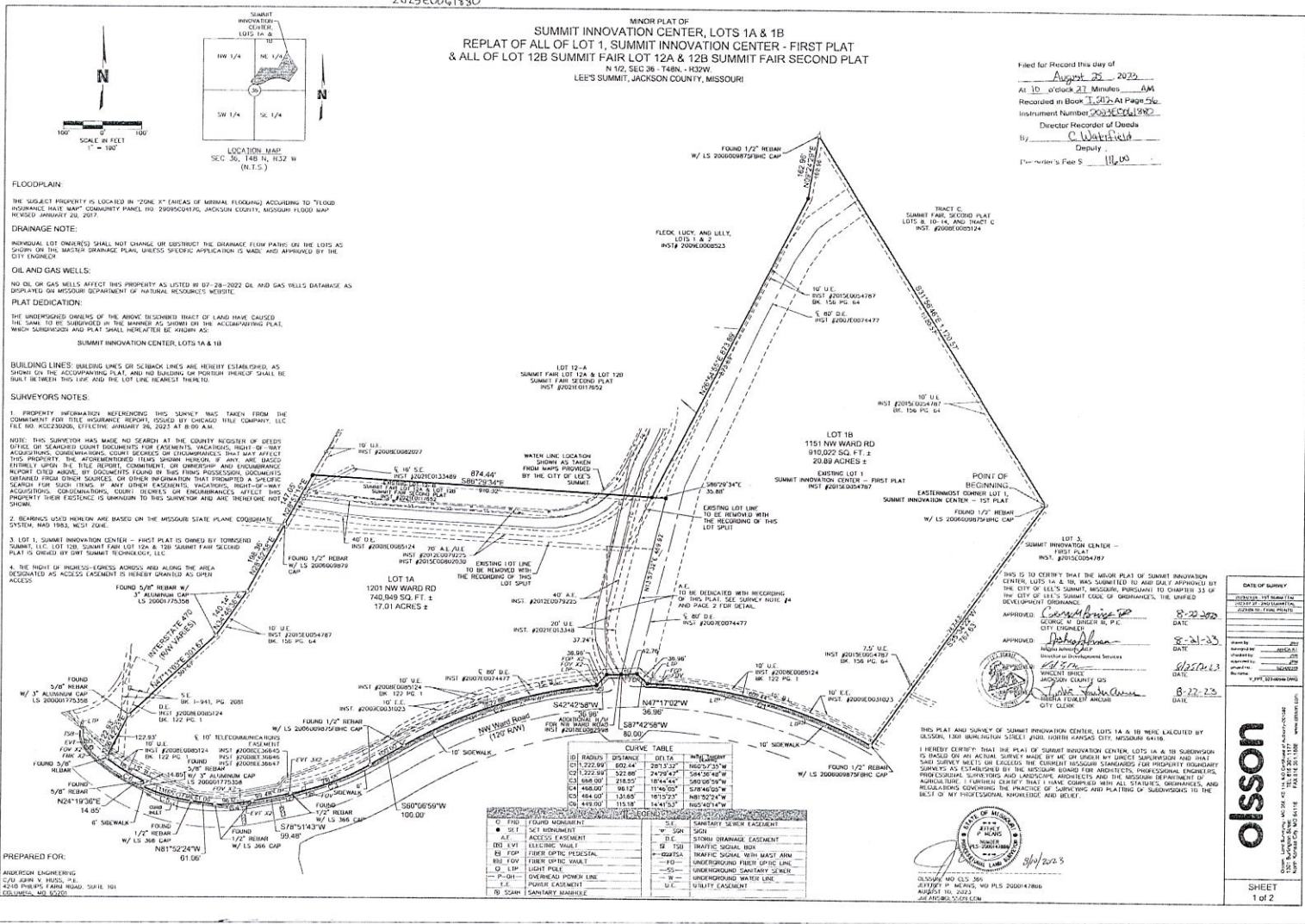
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OWN
Engineering beyond.

4240 Philips Farm Road, Suite 101
Columbia, MO 65201
573.397.5476
weareown.com

FORMERLY ANDERSON ENGINEERING

**SUMMIT ORCHARDS
NORTH
PRELIMINARY
DEVELOPMENT PLAN**

1201 & 1151 NW WARD RD.
LEE'S SUMMIT, MO

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO. 230C01002

DRAWN BY CVM

CHECK BY THW

FIELD BOOK XXX

ISSUED DATE 10/02/24

ISSUED BY THW

LICENSE NO. _____

A Missouri Professional Engineer
EXPIRATION DATE 06/30/25

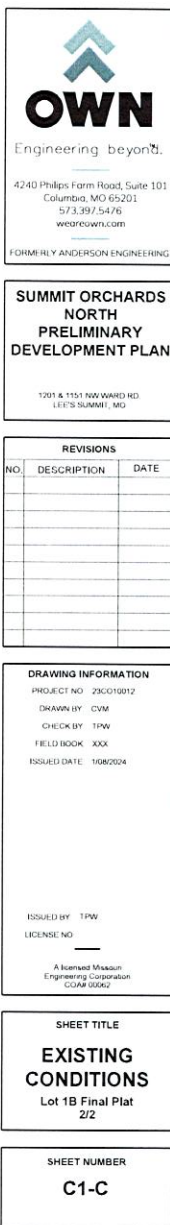
SHEET TITLE

**EXISTING
CONDITIONS**

Lot 1B Final Plat
1/2

SHEET NUMBER

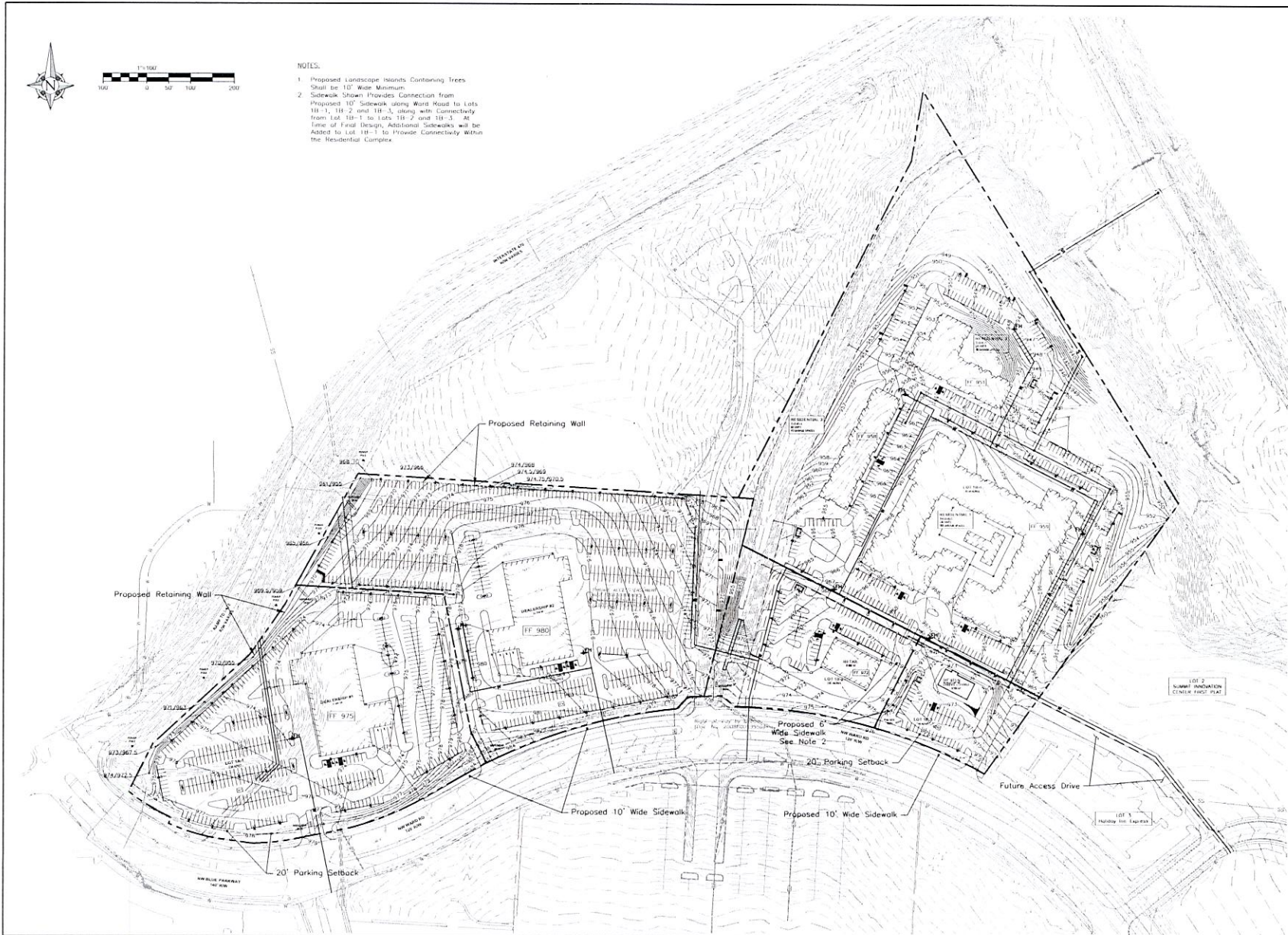
C1-B





NOTES:

1. Proposed Landscape Islands Containing Trees Shall be 10' Wide Minimum.
2. Sidewalk Shown Provides Connection from Proposed 10' Sidewalk along Ward Road to Lots 10-1, 10-2 and 10-3, along with Connectivity from Lot 10-1 to Lots 10-2 and 10-3. At Time of Final Design, Additional Sidewalks will be Added to Lot 10-1 to Provide Connectivity within the Residential Complex.



4240 Philips Farm Road, Suite 101
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PRELIMINARY
DEVELOPMENT PLAN**

1201 & 1151 NW WARD RD.
LEE'S SUMMIT, MO

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO. 23C010012
DRAWN BY: CVM
CHECK BY: TPW
FIELD BOOK: XXX
ISSUED DATE: 01/23/2024

ISSUED BY:
LICENSE NO. _____

A Licensed Missouri
Engineering Corporation
CUM 00062

**SHEET TITLE
GRADING
PLAN**

**SHEET NUMBER
C2**



Jan 23, 2024, 10:11am, Edited By: Tom, C:\Users\anderson\Documents\Projects\Summit Orchards North\Drawings\2301010012 - Summit Orchard North\POP\Plan Drainage.dwg, Layout: C3 (Garage Plan)



Engineering beyond.

4240 Philips Farm Road, Suite 101
Columbia, MO 65201
5/31/2017/5476
weareown.com

FORMERLY ANDERSON ENGINEERING

SUMMIT ORCHARDS NORTH PRELIMINARY DEVELOPMENT PLAN

1201 & 1151 NW WARD RD.
LEE'S SUMMIT, MO

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION	
PROJECT NO.	2301010012
DRAWN BY:	CVM
CHECKED BY:	TFW
FIELD BOOK:	XXX
ISSUED DATE:	01/23/2024
ISSUED BY:	
LICENSE NO.	
A licensed Missouri Engineering Corporation COAR 00042	

SHEET TITLE

SITE DRAINAGE PLAN

SHEET NUMBER

C3

Drain Area	Pipe Run	Drain Area (sf)	Drain Area (Ac)	Runoff Coeff.	Eqiv. Area	Acc. Eqiv. Area	Time of Conc.	Rain-Fall (in/hr)	Total Runoff (cfs)	Sew. Size (in)
1	1	35302	0.81	0.71	0.58	0.58	1c	5	4.75	12
2	2	16311	0.37	0.71	0.27	0.27	5	8.25	2.19	12
3	2	21537	0.49	0.71	0.35	0.35	5	8.25	2.90	12
4	2	8489	0.19	0.71	0.14	0.14	5	8.25	1.14	15
5	2	43291	0.99	0.71	0.71	0.71	5	8.25	5.82	18
6	2	22853	0.52	0.71	0.37	0.37	5	8.25	3.07	24
7	2	23528	0.54	0.71	0.38	0.38	5	8.25	3.16	24
12	3	2045	0.05	0.71	0.03	0.03	5	8.25	0.27	12
10	3	11768	0.27	0.71	0.19	0.19	5	8.25	1.58	12
11	3	8658	0.20	0.71	0.14	0.14	5	8.25	1.17	12
9	3	4064	0.09	0.71	0.07	0.07	5	8.25	0.55	12
8	3	5784	0.13	0.71	0.09	0.09	5	8.25	0.78	12
13	4	5540	0.13	0.71	0.09	0.09	5	8.25	0.74	12
14	4	42865	0.98	0.71	0.70	0.70	5	8.25	5.76	15
15	5	68451	1.57	0.71	1.12	1.12	5	8.25	9.20	60
16	5	33433	0.77	0.71	0.54	0.54	5	8.25	4.50	60
17	6	9954	0.23	0.71	0.16	0.16	5	8.25	1.34	12
18	7	11395	0.26	0.71	0.19	0.19	5	8.25	1.53	12
19	7	16642	0.38	0.71	0.27	0.27	5	8.25	2.24	12
20	7	21325	0.49	0.71	0.35	0.35	5	8.25	2.87	15
21	7	25785	0.68	0.71	0.49	0.49	5	8.25	4.01	15
22	7	12794	0.29	0.71	0.21	0.21	5	8.25	1.72	15
23	7	15549	0.36	0.71	0.26	0.26	5	8.25	1.29	18
24	7	15648	0.36	0.71	0.26	0.26	5	8.25	2.10	18
25	7	40372	0.93	0.71	0.66	0.66	5	8.25	5.43	24
26	8	37759	0.87	0.71	0.62	0.62	5	8.25	5.08	15
27	9	25767	0.59	0.71	0.42	0.42	5	8.25	3.46	15
28	10	12735	0.29	0.71	0.21	0.21	5	8.25	1.71	17
29	11	18711	0.43	0.71	0.30	0.30	5	8.25	2.52	12
30	12	5507	0.13	0.71	0.09	0.09	5	8.25	0.74	12
31	13	11555	0.27	0.71	0.19	0.19	5	8.25	1.55	12
32	13	7083	0.16	0.71	0.12	0.12	5	8.25	0.95	12
33	13	7922	0.18	0.71	0.13	0.13	5	8.25	1.07	15
34	14	11161	0.26	0.71	0.18	0.18	5	8.25	1.50	12
35	14	19128	0.44	0.71	0.31	0.31	5	8.25	2.57	12
36	14	3664	0.08	0.71	0.06	0.06	5	8.25	0.49	15
37	14	15121	0.35	0.71	0.25	0.25	5	8.25	2.03	15
38	14	4192	0.10	0.71	0.07	0.07	5	8.25	0.56	12
39	14	7313	0.17	0.71	0.12	0.12	5	8.25	0.98	18
40	14	7638	0.18	0.71	0.12	0.12	5	8.25	1.03	18
41	14	32157	0.74	0.71	0.52	0.52	5	8.25	4.32	24
42	15	16495	0.38	0.71	0.27	0.27	5	8.25	2.22	12
43	15	42780	1.09	0.71	0.77	0.77	5	8.25	6.36	18
44	16	8006.1306	0.18	0.71	0.13	0.13	5	8.25	1.08	12
45	16	9118.6801	0.21	0.71	0.15	0.15	5	8.25	1.23	12
46	16	10691.8421	0.25	0.71	0.17	0.17	5	8.25	1.44	12
47	16	3329.0605	0.08	0.71	0.05	0.05	5	8.25	0.45	15
48	16	11857.005	0.27	0.71	0.19	0.19	5	8.25	1.59	12
49	16	14239.998	0.33	0.71	0.23	0.23	5	8.25	1.97	12
50	16	4235.5985	0.10	0.71	0.07	0.07	5	8.25	0.57	12
51	16	9465	0.22	0.71	0.15	0.15	5	8.25	1.24	15
52	16	17142	0.39	0.71	0.28	0.28	5	8.25	2.21	15
53	16	18748	0.42	0.71	0.30	0.30	5	8.25	2.44	18
54	17	5574	0.14	0.71	0.10	0.10	5	8.25	0.80	12
55	17	12605	0.28	0.71	0.20	0.20	5	8.25	1.62	12
56	17	17320	0.40	0.71	0.28	0.28	5	8.25	2.33	15
57	17	18835	0.43	0.71	0.31	0.31	5	8.25	2.53	15
59	18	9366	0.22	0.71	0.15	0.15	5	8.25	1.26	12
60	18	16291	0.37	0.71	0.27	0.27	5	8.25	2.19	12
61	18	33038	0.76	0.71	0.54	0.54	5	8.25	4.44	15
58	Curb Cut	5560	0.13	0.71	0.09	0.09	5	8.25	0.75	-
62	Curb Cut	10416	0.24	0.71	0.17	0.17	5	8.25	1.40	-
63	Curb Cut	9688	0.22	0.71	0.16	0.16	5	8.25	1.30	-
64	Curb Cut	13385	0.31	0.71	0.22	0.22	5	8.25	1.80	-
65	Curb Cut	37393	0.86	0.71	0.61	0.61	5	8.25	5.03	-
66	Curb Cut	28525	0.65	0.71	0.46	0.46	5	8.25	3.84	-
67	Curb Cut	32881	0.55	0.71	0.39	0.39	5	8.25	3.21	-
68	Curb Cut	10031	0.23	0.71	0.16	0.16	5	8.25	1.35	-
69	Curb Cut	24452	0.56	0.71	0.40	0.40	5	8.25	3.29	-
70	Curb Cut	14610	0.33	0.71	0.23	0.23	5	8.25	1.94	-
71	Curb Cut	19966	0.46	0.71	0.33	0.33	5	8.25	2.68	-
72	Curb Cut	4093	0.09	0.71	0.07	0.07	5	8.25	0.55	-



LANDSCAPE SUMMARY

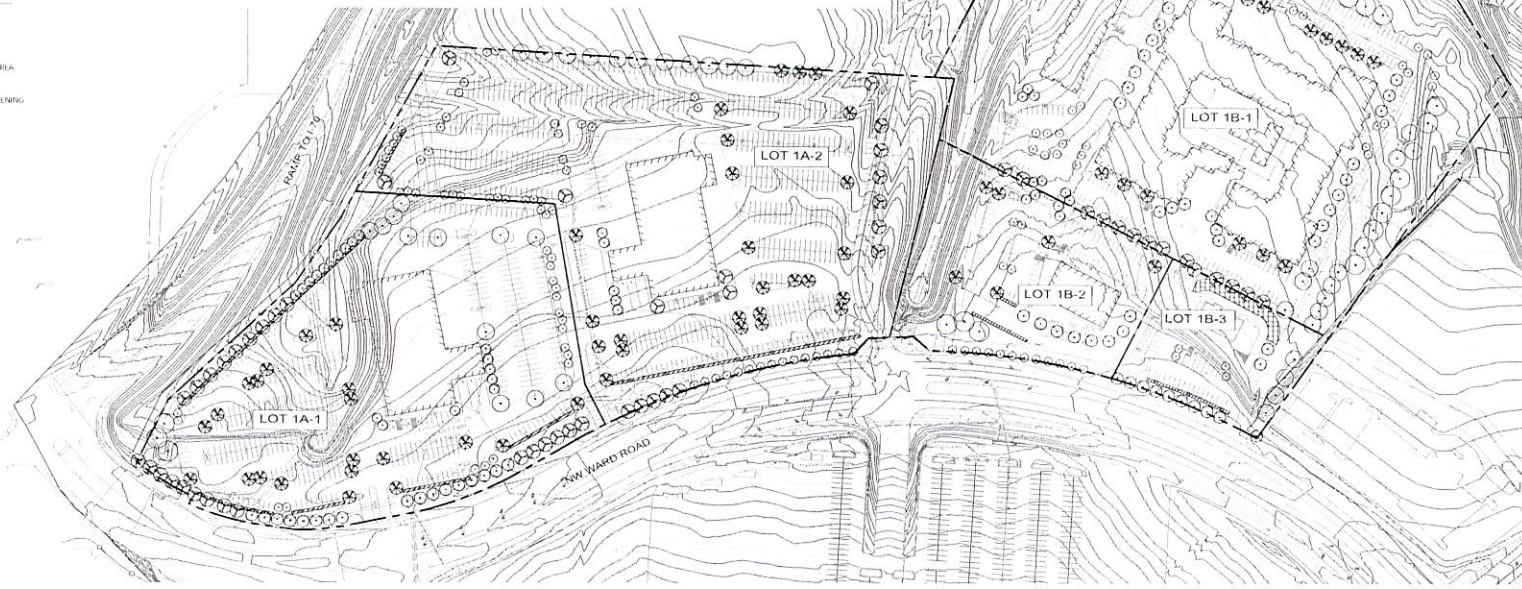
LOT NO.	ROW LENGTH NEW WARD ROAD	ROW LENGTH 1-475	STREET TREES REQ'D 1 PER 30 LF	STREET TREES PROVIDED	STREET SHRUBS REQ'D 1 PER 30 LF	STREET SHRUBS PROVIDED	OPEN YARD AREA	YARD AREA TREES REQ'D 1 PER 5000 SF	YARD AREA TREES PROVIDED	YARD AREA SHRUBS REQ'D 2 PER 5000 SF	YARD AREA SHRUBS PROVIDED	PARKING SCREEN SHRUBS REQ'D 12 PER 40 LF	PARKING SCREEN SHRUBS PROVIDED
1A-1	450 LF	666 LF	52	52	76	76	12,116 SF	25	65	130	130	468	468
1A-2	495 LF	240 LF	26	26	39	39	416,744 SF	83	166	166	234	234	234
1B-1	0	0	0	0	0	0	720,424 SF	144	288	288	0	0	0
1B-2	360 LF	0	12	12	18	18	125,191 SF	25	50	50	9	9	9
1B-3	240 LF	0	10	10	14	14	64,375 SF	13	26	26	46	46	46

THE NUMBER OF SHRUBS SHALL MEET THE REQUIREMENTS. OPEN AREAS NOT COVERED WITH OTHER PLANT MATERIALS SHALL BE COVERED WITH SOIL.

LANDSCAPE SCHEDULE

TREES			SHRUBS		
CODE	COMMON / BOTANICAL NAME	CONT.	CODE	COMMON / BOTANICAL NAME	CONT.
AR	FALL PISTACHIO SUGAR MAPLE / ACER SACCHARINUM 'FALL STAR'	B & B, 3" CAL	FB	BLUE MIST DWARF FOTHERGILLA / FOTHERGILLA GARDEN BLUE MIST	2 GAL
CC	OKLAHOMA REDBUD / CERIS CANADENSIS 'OKLAHOMA'	B & B, 3" CAL	BR	RED SPITE WINTERBERRY / ILEX VERTICILLATA 'RED SPITE'	5 GAL
GP	PRINCETON SENTRY MAHONIA TREE / GINKGO BILOBA 'PRINCETON SENTRY'	B & B, 3" CAL	JR	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL
GI	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS 'INERMIS SKYCOLE'	B & B, 3" CAL	PI	TINY WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SMALL WINE'	2 GAL
MR	ROYAL HARBOR OAK / MALUS X 'ROYAL HARBOR OAK'	B & B, 3" CAL	SC2	DOUBLE PLAY CANDY CORN SPIREA / SPIREA JAPONICA 'NICKY'	2 GAL
PM	EXCLAMATION LONDON PLANE TREE / PLATANUS X ACER BILOBA 'MORTON OAK'	B & B, 3" CAL	TU	DENSE ANGIO-JAPANESE YEW / TAXUS X MEUBA 'DENSE OAKS'	5 GAL
UE	EMERALD SUNSHINE ELM / ULMUS PROPRINQUA '3' SHREDBOY'	B & B, 3" CAL			
ZV	VILLAGE GREEN JAPANESE ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN'	B & B, 3" CAL			

LEGEND



1 LANDSCAPE PLAN
SCALE = 1" = 11' 100'

landworks
STUDIO
102 S. Cherry St.
Phone: 913-780-6707
Olathe, KS 66061
www.landworksstudio.com

OWN
Engineering beyond.[®]
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Columbia, MO 65201
573.397.5476
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FORMERLY ANDERSON ENGINEERING

SUMMIT ORCHARDS
NORTH
PRELIMINARY
DEVELOPMENT PLAN

1201 & 1151 NW WARD RD.
LEE'S SUMMIT, MO

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO. Z3C010012
DRAWN BY: LWS
CHECK BY: LWS
FIELD BOOK: XXX
ISSUED DATE: 01/22/2024

ISSUED BY:
LICENSE NO.:

A Licensed Missouri
Engineering Corporation
COUNCIL 00002

SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
L100

Summit Orchards North

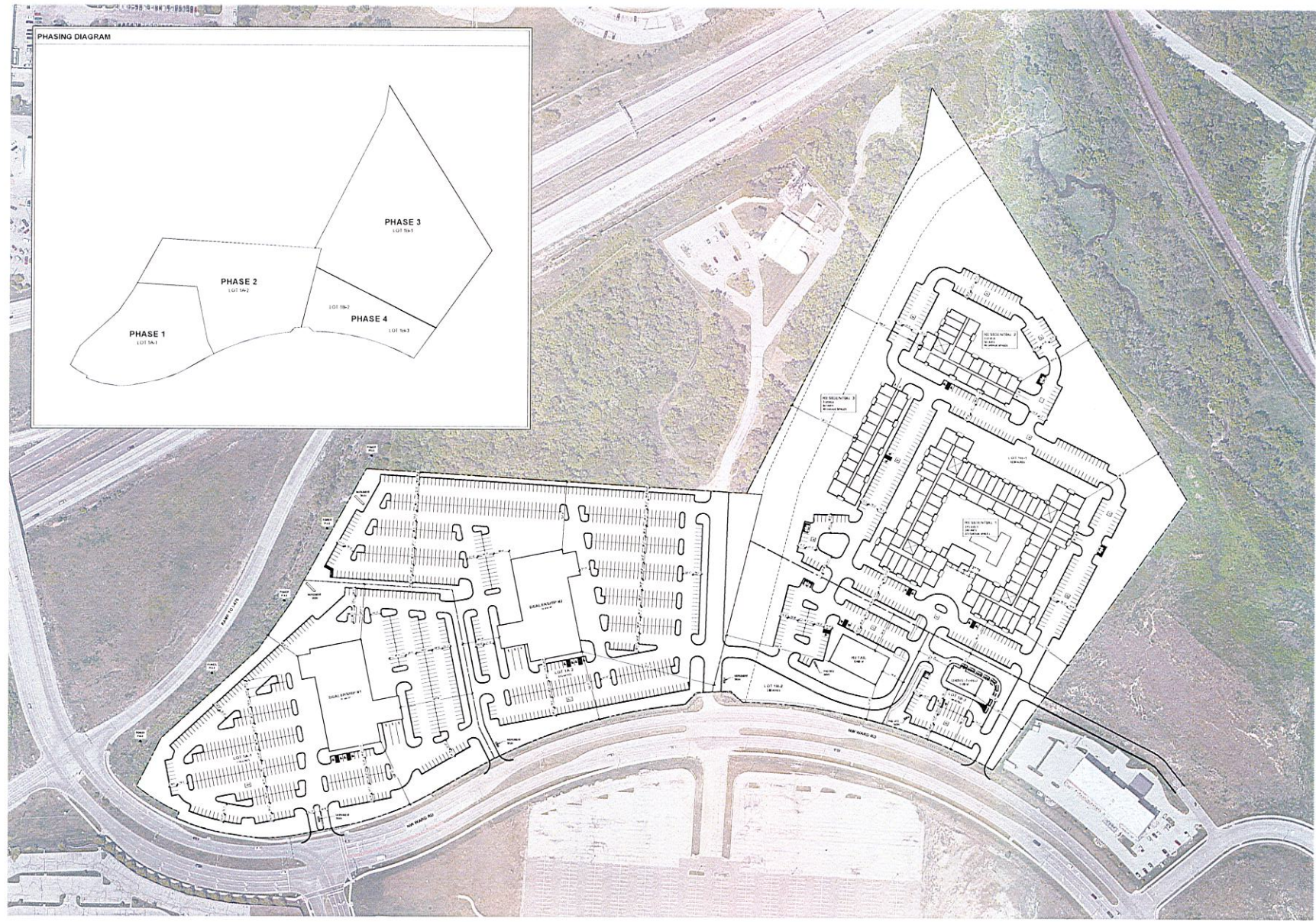
Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
 Lee's Summit, MO 64086

Project # 190302
 Preliminary Development Plan
 January 23, 2024

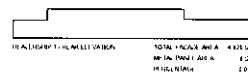
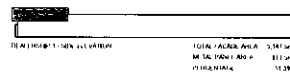
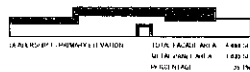
Site Plan

A-101

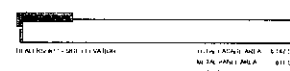
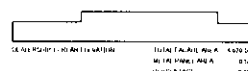
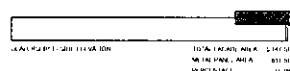


LAND USE		1997 Area A		1997 Area B		1997-2000s LAND LOSS		DRAINING UNITS		DRAINING	
10-1	LAND USE										
10-1	AUTOMOBILE TRAIL (10-1)	277,560	3	25,000	3	25,000	3	70%			
10-2	AUTOMOBILE TRAIL (10-2)	410,117	3	35,000	3	35,000	3	81%			
10-1	RAIL FEASIBILITY STUDY (10-1)			260,190	3					240	
10-1	RAIL FEASIBILITY STUDY (10-1)			60,000	3					30	
10-1	RAIL FEASIBILITY STUDY (10-1)			50,124	3					60	
10-1	RAIL FEASIBILITY STUDY (10-1)			60,000	3					30	
10-2	RAIL FEASIBILITY STUDY (10-2)	120,000	3			277,000	3	30%			
10-2	RAIL FEASIBILITY STUDY (10-2)	120,000	3	8,000	3			45%			
10-3	RAIL FEASIBILITY STUDY (10-3)	8,000	3	2,500	3	2,500	3	50%			

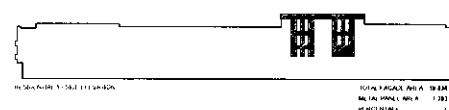
MULTIFAMILY UNIT MIX & PARKING SUMMARY				PARKING REQUIRED		
UNIT TYPE & PARKING SUMMARY						
UNIT TYPE S	UNIT COUNT	DRIVE/ONE-2	ONE/ONE-2	PARKING RATIO	VEHICLE RATIO	PARKING REQUIRED D
TOTALS	38	0	3	41		65
1-BEDROOM	10	0	27	149	1.5	62
2-BEDROOM	26	25	30	143	1.5	78
3-BEDROOM	12	5	0	17	2	43
TOTAL UNIT TOTALS	78	30	57	309		183
PARKING PROVIDED						
SURF AC.	248	97	50	357		
LANEAGE	209	56	65	270		
PARKING TOTALS	457	153	115	642		



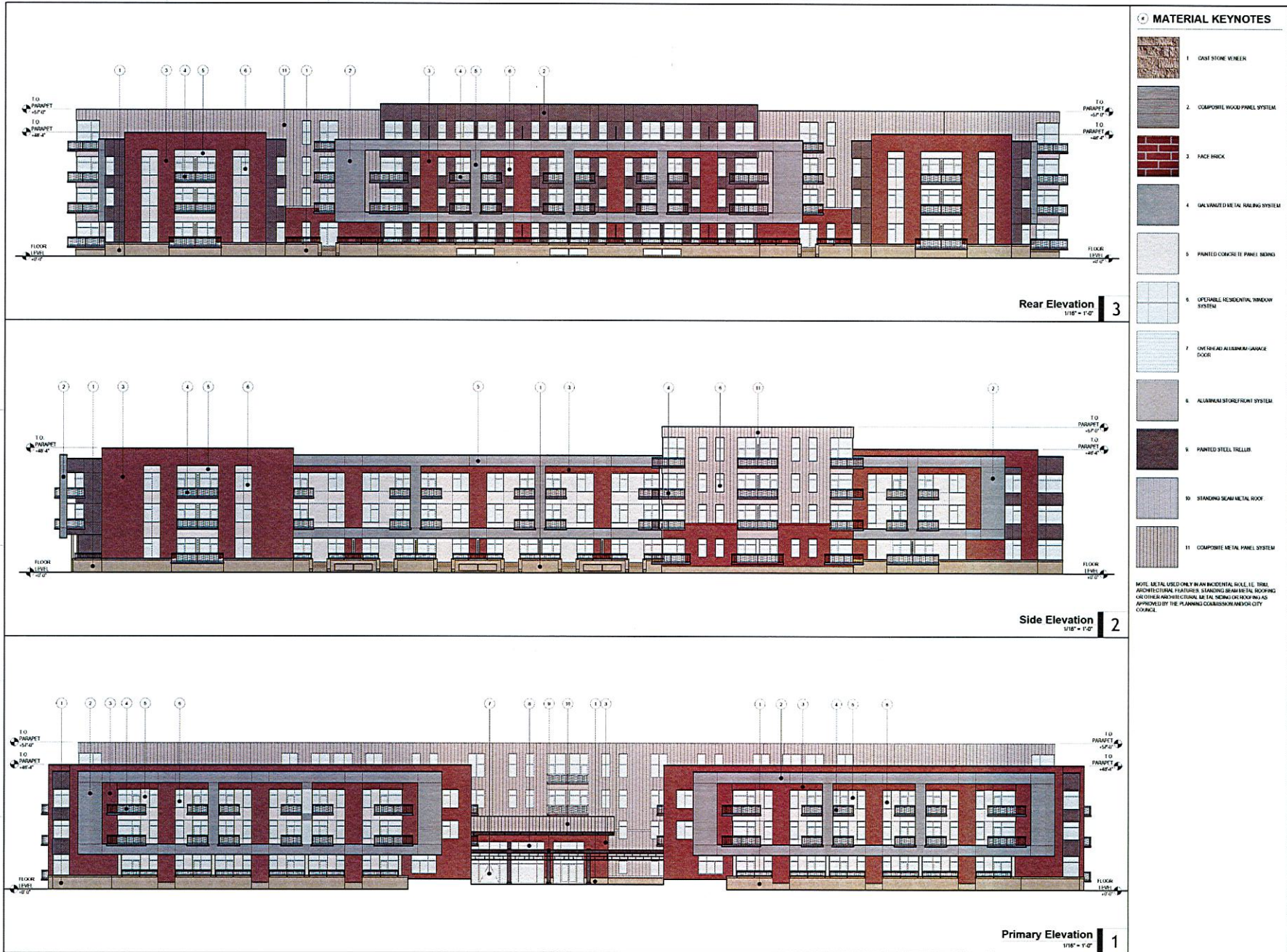
Dealership #2 - Material Calculations



Dealership #1 - Material Calculations



Residential #1 - Material Calculations



Summit Orchards North

Lots 1A & 1B
NW Ward Rd & NW Missouri Rd
Lee's Summit, MO 64086



MATERIAL KEYNOTES

1. CONCRETE CURB/EIFS WALL FINISH
VANNOCCI DARK PAINT
2. EIFS WALL FINISH, LIGHT PAINT
3. ALUMINUM OVERHEAD DOOR PAINT
TO MATCH LIGHT EPS
4. ACM PANELS
5. STRUCTURAL SILICONE GLAZED
CURTAIN WALL SYSTEM
6. STOREFRONT DOOR & WINDOWS
WITH CLEAR ANODIZED ALUMINUM
7. GLAZED OVERHEAD DOOR WITH
CLEAR ANODIZED ALUMINUM
8. HOLLOW METAL DOOR PAINT TO
MATCH LIGHT EPS

NOTE: METAL USED ONLY IF AN INCIDENTAL ROOF, E.G. TRUSS
ARCHITECTURAL FEATURES, STANDING SEAM METAL, Etc.
FOR CEILING AND INTERIOR METAL TRUSS OR BEAMS AS
APPROVED BY THE PLANNING COMMISSION AND CITY
COUNCIL.

Summit Orchards North

Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
Lee's Summit, MO 64086

Project #: 18002

Preliminary Development Plan

January 23, 2024

Building Elevations

A-202



Summit Orchards North

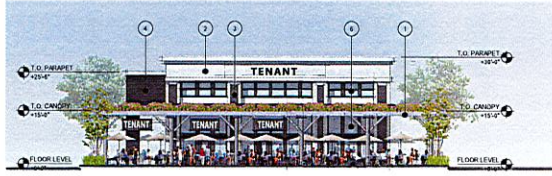
Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
Lee's Summit, MO 64086

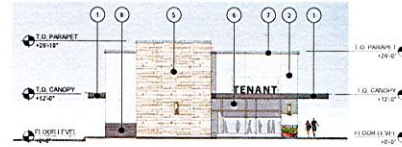
Project #: 180602
Preliminary Development Plan
January 23, 2024

Building Elevations

A-203



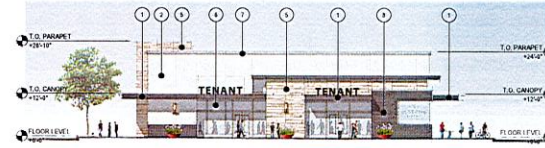
Side Elevation, Inline Retail 8
1/16" = 1'-0"



Side Elevation, Drive-Thru 4
1/16" = 1'-0"



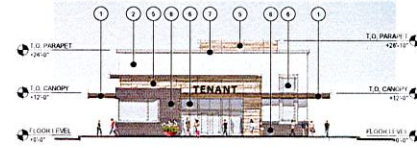
Rear Elevation, Inline Retail 7
1/16" = 1'-0"



Rear Elevation, Drive-Thru 3
1/16" = 1'-0"



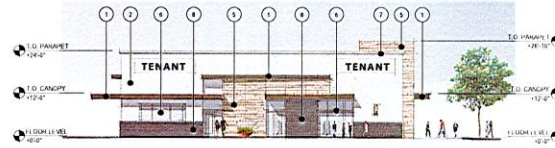
Side Elevation, Inline Retail 6
1/16" = 1'-0"



Side Elevation, Drive-Thru 2
1/16" = 1'-0"



Primary Elevation, Inline Retail 5
1/16" = 1'-0"



Primary Elevation, Drive-Thru 1
1/16" = 1'-0"

MATERIAL KEYNOTES

1. PAINTED STEEL CANOPY
2. EP'S WALL FINISH (LIGHT PAINT)
3. EP'S WALL FINISH (DARK PAINT)
4. FACE BRICK (DARK BROWN/SPOT)
5. CAST STONE VENEER
6. ALUMINUM STORE FRONT SYSTEM
7. METAL CORING
8. FIBER GLASS MOUNT BOARD SIDING

NOTE: METAL USED ONLY IN FINISHED FLOOR. SEE: 10. TRIM AND RAIL CLINAL. 11. ATTACHED. 12. FINISHING SEAM METAL ROOFING OR OTHER AND RAIL CLINAL. METAL BEING ON FLOORING AS APPROVED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL.

Summit Orchards North

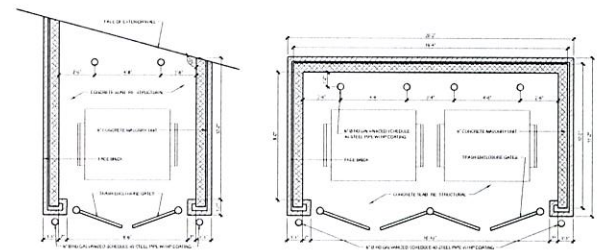
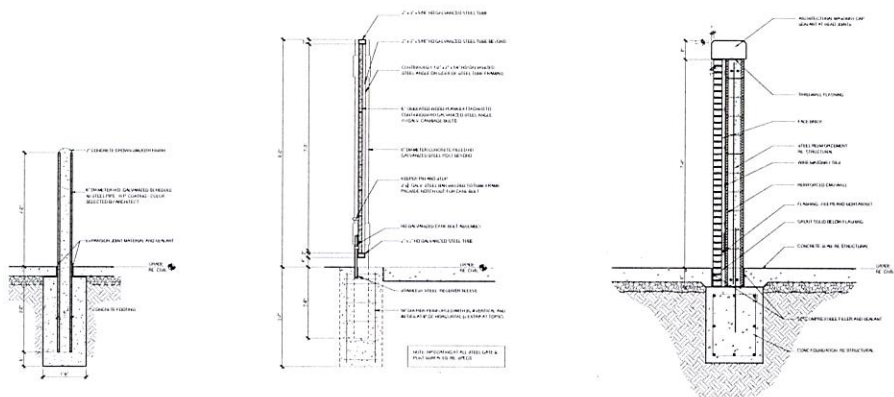
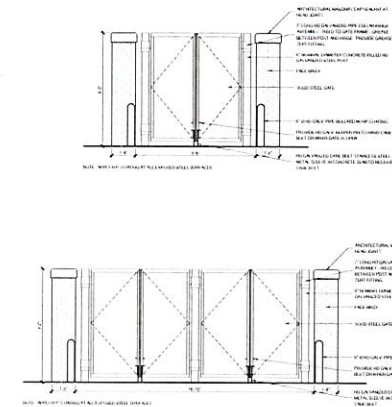
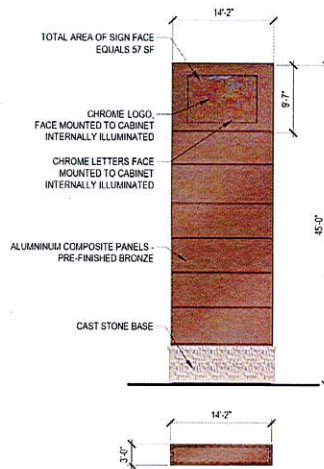
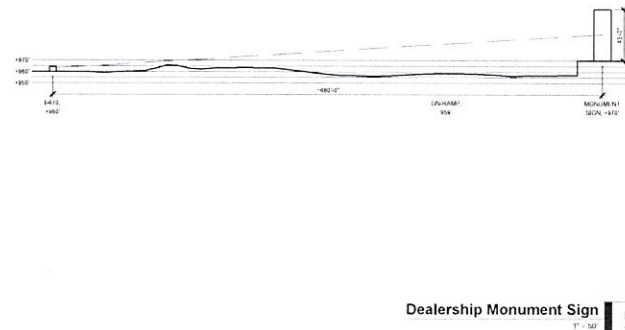
Lots 1A & 1B

NW Ward Rd & NW Missouri Rd
Lee's Summit, MO 64086

Project # 190902
Preliminary Development Plan
January 23, 2024

Building Elevations

A-204





LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: February 13, 2024 CONDUCTED BY: Erin Ralovo, PE, PTOE
SUBMITTAL DATE: December 7, 2023 PHONE: 816.969.1800
APPLICATION #: PL2023339 EMAIL: Erin.Ralovo@cityofls.net
PROJECT NAME: SUMMIT ORCHARD NORTH PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located on the northside of NW Ward Parkway from the ramp to I-470 on-ramp to approximately 450 FT west of NW Innovation Parkway. It is generally surrounded by commercial development to the south, interstate right of way to the west, and undeveloped property to the north.

ALLOWABLE ACCESS

The subject development is split into two phases, with Phase I including two car dealerships, and Phase II including two restaurants and low-rise apartments. The proposed development will be accessed by a full access drive at the existing intersection of NW Ward Parkway and NW Blue Parkway, as well as at NW Outerview Road and NW Missouri Road. They will also have a right in right out access midway between NW Blue Parkway and NW Missouri Road and a second right in right out approximately 450 FT west of NW Innovation Drive. Phase I will construct the three westernmost accesses from Ward Road. Access for Phase II will consist of the eastern two access points off Ward Road and the access from Outerview Road.

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

Ward Road is a four-lane divided road with curb and gutter and existing lighting. There is a signal at the intersection of NW Blue Parkway with right and left turn lanes to the south NW Blue Parkway. At the intersection of NW Missouri Road there are existing left and right turn lanes for both directions. NW Missouri Road is an unimproved 2-lane road extending to the north and is a paved entrance to the former Cerner Campus on the south.

ACCESS MANAGEMENT CODE COMPLIANCE?

YES ☒

NO ☐

The development plan and/or staff recommendations includes required turn lanes at several intersections along Ward Road. The AMC requires left-turn lanes at all intersections along an arterial and right-turn lanes when the projected volume meets the required turns per hour.

The proposed development has included left- and right-turn lanes at each intersection, as required by the AMC. All other spacing conditions, driveway throat lengths, sight distance, connectivity and site circulation required by the Access Management Code have been satisfied.

TRIP GENERATION

FULL BUILD: Time Period	Total	In	Out
Weekday	6751	N/A	N/A
A.M. Peak Hour	497	248	249
P.M. Peak Hour	536	286	250

Trip generation shown was estimated for the proposed development based on ITE Codes 840 - Automobile Sales (New), 220 - Multifamily Housing (Low Rise), 932 - High Turnover (Sit Down) Restaurant, and 934 - Fast-Food Restaurant with Drive Through Window.

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☒

NO ☐

The proposed development will likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour. A Traffic Impact Study (TIS) was completed by McCurdy Engineers, dated January 2024. The TIS analyzed the impact of the proposed development during the AM and PM commuter peak hours at the intersections along Ward Road/Blue Parkway from Tudor Road to the I-470 ramps.

LIVABLE STREETS (Resolution 10-17)

COMPLIANT ☒

EXCEPTIONS ☐

The development will be required to install sidewalk on the north side of NW Ward Road along the extent of their development.

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 following conditions:

Prior to the issuance of any occupancy permit within Phase I the requirement(s) below shall be substantially completed:

1. Construct sidewalk on the north side of NW Ward Road for the full extent of the development.
2. Construct an eastbound left turn lane (200 feet plus taper) at the signalized intersection of NW Ward Parkway and NW Blue Parkway.
3. Install the southbound signal mast arm and pole with pedestrian equipment and optimize/adjust signal timings as necessary at Ward Road and Blue Parkway. Reconfigure northbound leg of intersection to a left-turn, through, and right- turn lane configuration. The southbound leg of the intersection should be a left-turn lane (150 feet plus taper) and a shared through/right- turn lane.
4. Optimize signal timings at all study intersections.

5. Reconstruct the southbound Missouri Road and Ward Road intersection to consist of a left-turn lane and a shared through/right-turn lane.

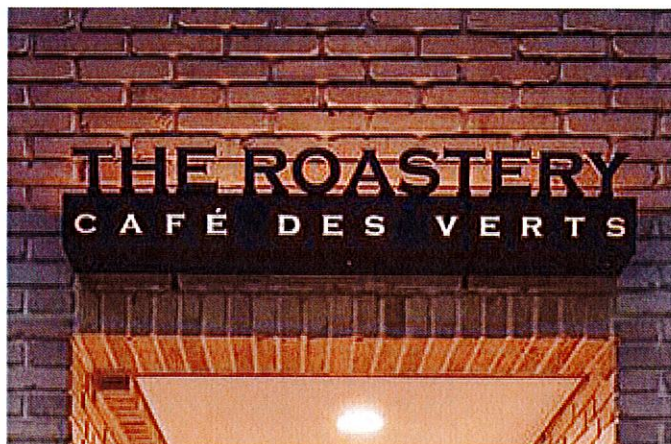
Prior to the issuance of any occupancy permit within Phase II the requirement(s) below shall be substantially completed:

1. Construct a westbound right-turn lane (200 feet plus taper) at the intersection of Commercial Access and Ward Road (the RIRO at the east edge of the development).
2. The Traffic Impact Study submitted was for Residential Housing (Low Rise), but the plans refer to a possible 3-4 story building. A 3- to 4-story building would be considered Mid-Rise and would require a revised TIS.



TENANT SIGN CRITERIA

SIGNAGE CRITERIA OVERVIEW



Signage is an integral design feature of the Tenant's storefront. Tenant signage shall be designed to complement the specific tenant's storefront and general building design and support the master plan for Summit Orchards.

The purpose of this section is to define and specify all exterior signage criteria for Summit Orchards. Each Tenant shall provide a signage package for its space.

All sign packages shall be submitted in electronic format to Landlord or its Architect for approval prior to fabrication and installation. If the plans are disapproved by Landlord, Tenant shall resubmit them within fifteen (15) days from date of the notice of any disapproval by Landlord or its Architect until such plans are finally approved by Landlord.

The cost of the fabrication, permitting, and installation shall be the responsibility of each individual Tenant/User. Sign construction is to be completed in compliance with local building code requirements and sign ordinances, and the instructions, limitations, and criteria contained in this manual. In the event of any conflict between the following signage requirements and local governmental ordinances, the more stringent will prevail. Upon written notice from Landlord, Tenant agrees to take such actions as may be necessary to comply at Tenant's expense, with applicable requirements.

The Landlord must approve all Tenant signage intended to be visible from outside of the Tenant Premises. Any exterior sign or sign panel that extends above any roof line constitutes a variance. The Landlord must specifically approve any deviation from the Signage Criteria in writing.

Tenant signage shall be limited to the Tenant's approved Trade Name as stated in the Lease. The use of a corporate logo or other established corporate insignia shall be permitted only if specifically approved in writing by the Landlord. Tag lines or identification of specific products or services are not permitted.

All signage is to be of the highest quality construction. Shop fabrication and painting is required. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps, and other required mechanisms must be concealed from view. Light leaks are not permitted and sign company labels and stamps must be concealed from view, unless Code requires labels to be visible from below. The Tenant's electrical contractor must be licensed and must perform all electrical connections for Tenant signs.

Municipal Signage Requirements

All signs shall comply with applicable codes regarding materials, electrical connections, overall size, and general signage construction. Any permits that may be required by the Jurisdictional Authority shall be the responsibility of the Tenant.

Signage Size and Quantity

Tenants larger than 5,000SF shall be allowed one primary sign per each distinct store elevation; maximum of two signs. Primary sign is to be located so as to accent the main entry of the store, not be larger than 10% of building facade and 6'-0" maximum letter height. Any additional, subordinate signs shall be clearly proportioned so as not to compete with the primary signage. Projecting signs over and under canopy are limited to 6 SF. A second sign is permitted on the back or side of building. This sign

shall not have letters taller than 3'-0" and not be larger than 10% of the leased area wall.

Tenants smaller than 5,000SF are allowed one sign per facade to a maximum of three attached signs with 4'-0" maximum letter height and/or 10% of building facade for awning, canopy, or wall. Projecting signs over or under canopy are limited to 6 SF.

The Tenant's storefront signage shall be proportional to the overall storefront and building facade design. Landlord will closely review all signage to confirm the proper relationship between signage and facade.

Signage Location

Since the Landlord approved location for Tenant signage will depend on specific design conditions and varying base building facade details, the approved signage location shall be determined based on consultation with the Landlord's Architect.

The location of the signage shall specifically coordinate with the Tenant's storefront entry location, awnings, canopies, the character of the base building facade, and other contextual design features.

The Tenant shall locate the main sign on the Tenant's storefront construction or immediately above the Tenant's storefront on the base building facade in accordance with Landlord's approved location. Tenant signage shall not be placed on top of, or over, base building design elements (i.e., second level windows).

Secondary Signage

Decorative secondary signage, such as blade signs, signage on awnings, decorative icons, and small repetitive window signage, is encouraged provided such signage compliments the overall Tenant facade design and the base building district design theme without violating any municipal ordinances.

Landlord's Approval

Tenant shall provide design information for all signage on all preliminary and working drawings submitted to Landlord for review.

Signage Shop Drawings

Signage shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design and appearance. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the signage shop drawings is secured. Submitted signage shop drawings shall provide the following information:

- Type and size of all signage and lettering.
- Scaled and dimensioned elevation of the store illustrating each sign location.
- Section or sections through the sign.
- Identify the materials, color scheme, fabrication techniques, illumination, and mounting system.
- Photographs of similar wherever possible.

Permitted Signage Types

- Individual metal channel letters with illuminated Plexiglas faces.
- Halo type illuminated signs (reverse channel letters) with LED illumination. LED colors and suppliers must be reviewed by the Landlord – particularly white since the brightness levels can be highly variable.
- Non-internally illuminated panel sign or individual pin mounted dimensional letters with accent lighting where required (letters or panel shall be minimum 3" thick).

- Decorative blade signs – such signs are required to be dimensional. Flat panels with only painted or vinyl graphics are not allowed.
- Lettering on awnings or decorative canopies.
- Small, adhesive or painted lettering on storefront glazing.

Signage Not Permitted

- Exposed or surface mounted box or cabinet type signs, or any signage with an exposed raceway or electrical connections. However, in certain circumstances this may be acceptable in a limited basis for logos or branding purposes.
- Suspended internally illuminated panel signs behind storefront glass.
- Exposed neon tube signs, either in front of or behind the Tenant storefront, where the bare neon tube is fully exposed and not an integrated part of a more intricate, thematic sign are not permitted. Specifically, single line neon lettered signs such as “open” signs are not permitted.
- Freestanding, moving, rotating, flashing, noise making or odor producing signs.
- Roof-mounted signs.
- Signs that are not professional in appearance.
- Cloth, paper, cardboard and other large stickers, decals, or other temporary looking signs on or around the storefront surfaces.
- Temporary signage or banners and associated eye bolt anchors.

SPECIFIC SIGN TYPE CRITERIA

Internally Illuminated Channel Letters Signs

- The background surface of the sign is to be opaque and not reflect the illumination or image of lamps behind letters.
- The color of the channel returns must match the color of the letter faces.
- All LED must be fully concealed within the letter so it is not visible to the public.
- The rear and sides of the letter shall be opaque.
- Flanges/brackets shall be mounted concealed from public view.
- Halo-type signs used in outdoor locations shall have closure backing on the rear of the letters to prevent birds nesting in the letters.

Non-Internally Illuminated Panels or Individual Letter Signs

- Included types are dimensional panels with a textured design, such as a carved wood sign OR dimensional letters or graphics pin mounted to the face of the storefront area or base building façade with external, indirect illumination.



- Non-dimensional letters or graphics less than 3" thick are generally not permitted. Non-dimensional techniques, which include painting, silk-screening, pressure sensitive vinyl, metal appliqué or glass etching are generally not permitted. Exceptions to this requirement may be allowed if such signage compliments the overall store façade design.
- Signs shall not be placed on a background material that detracts from the appearance of the sign.
- Supplemental lighting must be provided for appropriate signage visibility. The supplemental lighting must be incorporated into the façade design either as a concealed feature or as a design element (i.e. decorative accent fixtures or concealed fixtures mounted on a Tenant canopy that lights back towards the wall mounted signage). Such supplemental lighting shall be compatible with the existing base building façade lighting and is subject to Landlord's approval.
- Dimensional letter signs or panels applied directly to transparent storefront glass must have matching dimensional letters on each side of the glass to create a finished appearance from both sides of the storefront glazing.

Internally Illuminated, Fully Integrated Cabinet Signs

- Signs shall be fully integrated into the storefront design concept. Cabinet sign if landlord approved, shall be recessed so that the face of the cabinet sign is flush with the surrounding storefront material, or otherwise incorporated into the design.
- The size of the sign cabinet and the design of the face materials are to be integrally designed into the appearance of the store façade.
- Only letters shall be translucent on the sign face. The background must be opaque. Plastic faced sign panels will not be allowed.
- Signs must be of the highest quality design and construction. Seams are not permitted in the face of the sign cabinet.
- Light leaks are not permitted.
- Cabinet signs with the face panel routed out with Plexiglas laminated behind are not permitted. Push-through dimensional translucent Plexiglas letters that extend through the routed opaque sign face must be provided. Illumination is to be provided by LED, or fluorescent lighting.
- The face panel is to be hinged to provide access for maintenance, or an access panel is to be located in an alternate concealed location. Where rear access is possible, a rear access hatch is preferred to reduce visibility.

Face Illuminated Channel Letters

Face illuminated channel letters shall only be allowed for signage facing a public right-of-way, or parking areas where such signage is specifically controlled by the Municipal Signage Requirements.

All such letters shall be evenly illuminated and directly mounted to the building façade in the required location.

Signage on Required Exterior Awnings and Canopies

Tenant installed awnings or canopies shall be appropriately designed to resist deterioration due to weathering and shall be in compliance with the criteria.

Tenants are encouraged to apply signage or graphics to the apron of their canvas awnings as part of a comprehensive signage design for the Tenant façade. The Tenant must balance the proportions of the various signs permitted so that only one sign is considered the primary sign and

other opportunities are clearly secondary and used only to reinforce Tenant identity and branding.

The Tenant may, in lieu of one large building mounted sign, choose to repeat their approved Trade Name on each of a series of awnings or canopies above their storefront openings as long as the size of the lettering is not cumulatively larger than the area for a standard primary sign as measured by local jurisdiction.

Where Landlord has provided structural canopies over the Tenant storefront, the opportunity exists to position the Tenant sign either mounted over, suspended under, or face-mounted, to the front edge of the canopy. This approach supports the thematic goals of Summit Orchards and is encouraged, but must be specifically approved in writing by the Landlord.

Blade Signs

Store façade blade signs are allowed where such signage adds to the design environment of the public walkway area and to the building facades overall. Blade signs are required to have a decorative appearance that compliments the building façade and enhances the Tenant's storefront image. The blade sign size and location must comply with the maximum projection requirements stated below and must be generally proportional to the Tenant façade.

- Minimum height to bottom: 10'-0" of the projecting element, and 8'-0" for under canopy.
- Horizontal projection requirements: Maximum Projection 4'-0", Minimum Projection 1'-0".

Horizontal projection requirements are measured from the Lease Line. No projection will be permitted to impede the flow of emergency vehicles.

The Tenant blade sign may be an iconic representation of the products and services offered. For instance, a bakery

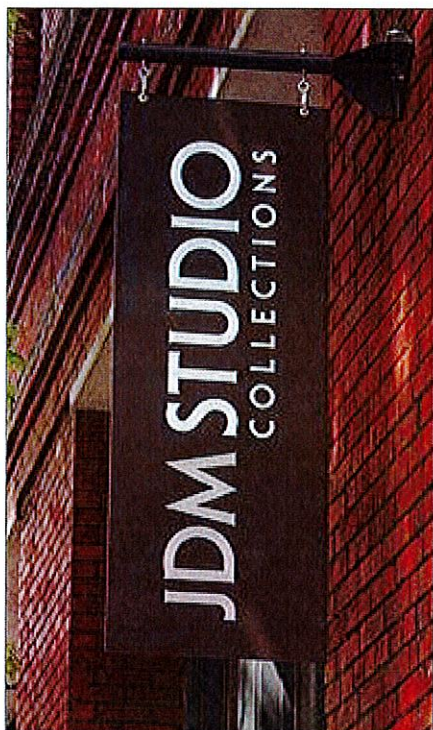
might have a large pastry as an iconic blade sign, provided that the design is approved by the Landlord in writing.

Decorative elements such as iron brackets or three dimensional sculptural panels are encouraged unless otherwise standardized. Flat panels with painted or vinyl graphics are not allowed. The Tenant's blade sign can be internally illuminated. All criteria that apply to other internally illuminated sign types apply in this case. The mounting height of the blade sign can extend higher than the Tenant's leased premises storefront, provided that the base building elevation can accommodate the location and there is no interference with base building architectural features or glazing.

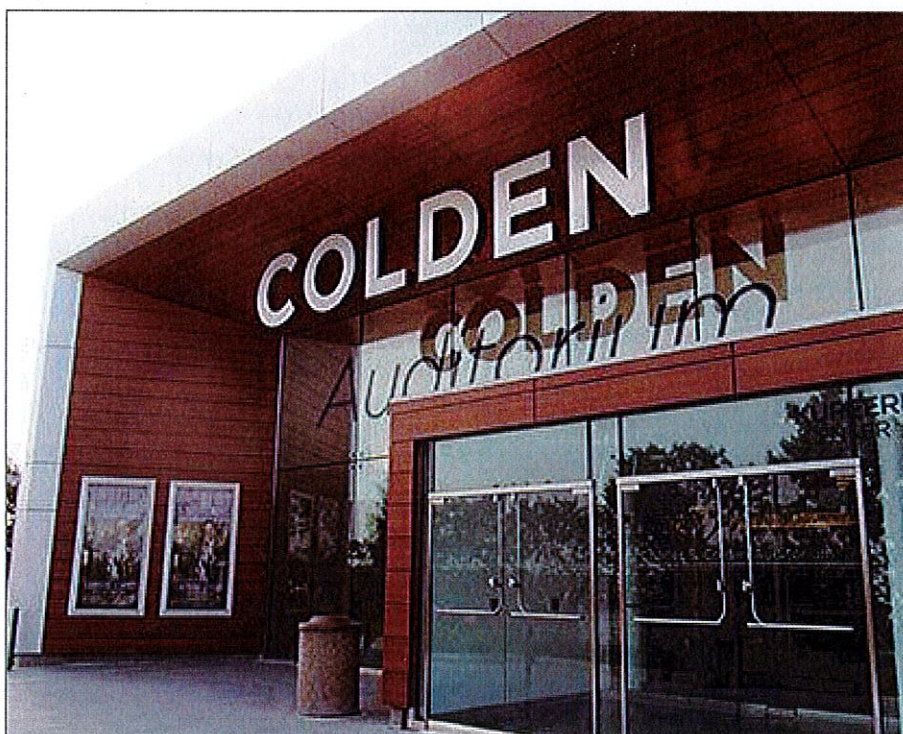
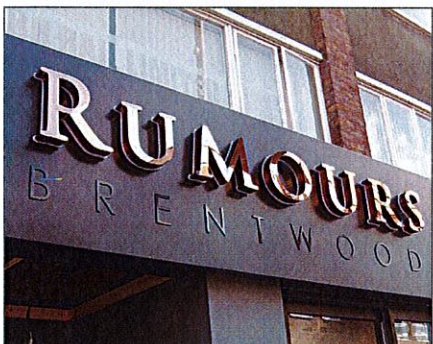
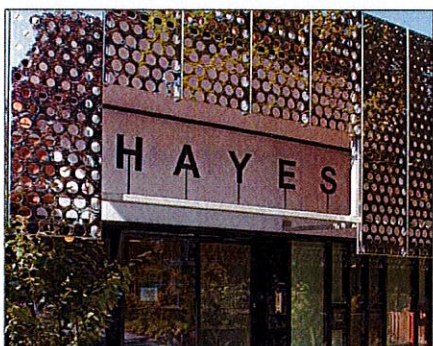
Storefront Address Signs

In addition to Show Window graphics, a standardized address sign may be required by the Jurisdictional Authorities and/or the Landlord to provide a means of identifying store addresses for emergency purposes. Tenants are not permitted to place an address sign that does not meet this standard in material, type, size, and location.

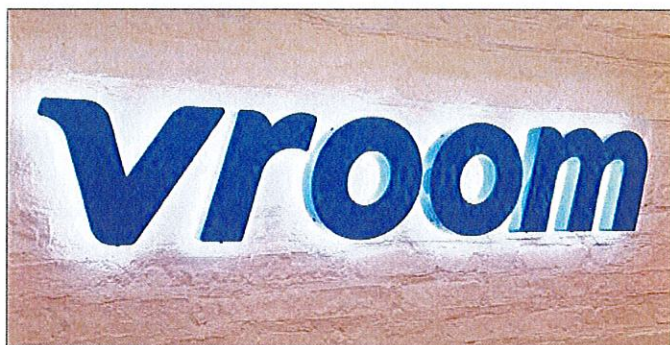
ACCEPTABLE SIGNAGE EXAMPLES – BLADE TYPE



ACCEPTABLE SIGNAGE EXAMPLES – FACADE TYPE



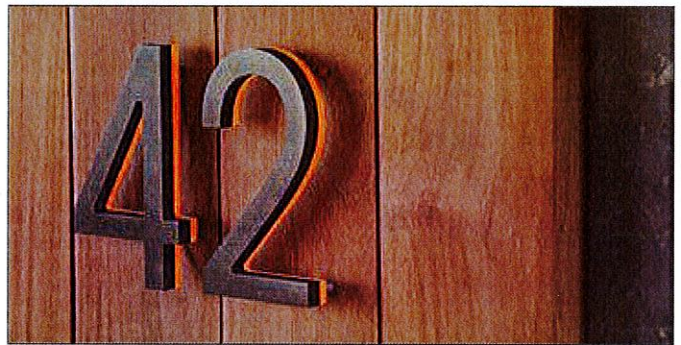
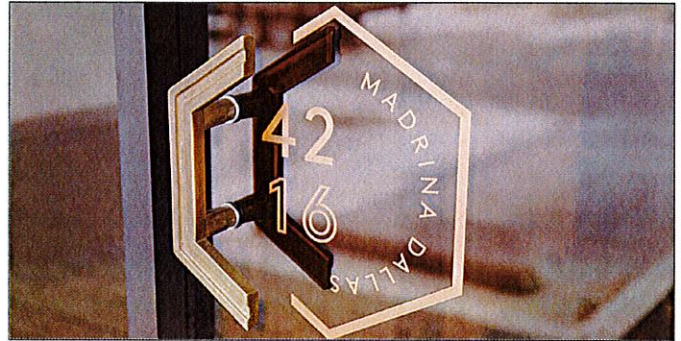
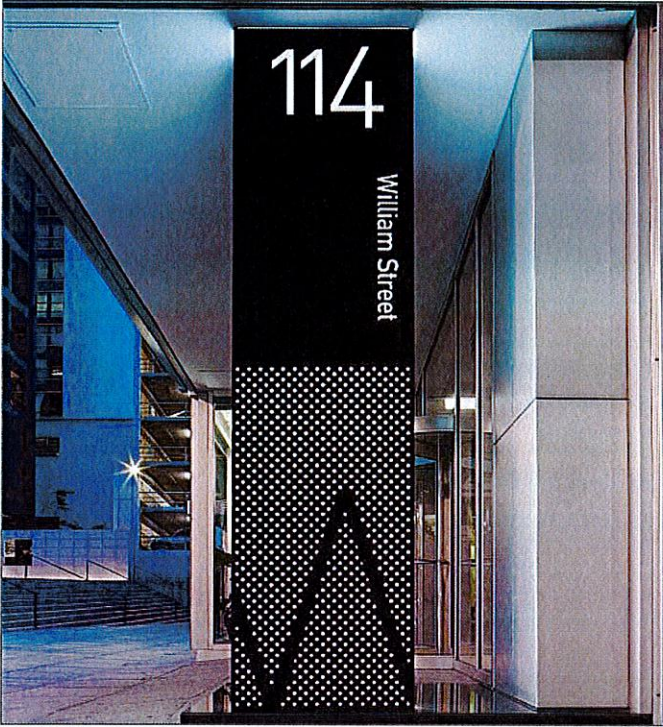
ACCEPTABLE SIGNAGE EXAMPLES – BACK-LIT TYPE



ACCEPTABLE SIGNAGE EXAMPLES – CANOPY TYPE



ACCEPTABLE SIGNAGE EXAMPLES – ADDRESS



NON-ACCEPTABLE SIGNAGE EXAMPLES

