

BILL NO. 25-083

AN ORDINANCE APPROVING REZONING FROM DISTRICT R-1/NSO (SINGLE-FAMILY RESIDENTIAL/NEIGHBORHOOD STABILIZATION OVERLAY) TO DISTRICT TNZ (TRANSITIONAL NEIGHBORHOOD ZONE) AND PRELIMINARY DEVELOPMENT PLAN ON APPROXIMATELY 0.44 ACRES OF LAND LOCATED AT 100 NE DOUGLAS STREET, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-019 submitted by Engineering Solutions, LLC., requesting approval of a rezoning from R-1/NSO (Single-Family Residential/Neighborhood Stabilization Overlay) to TNZ (Transitional Neighborhood Zone) and preliminary development plan on land located at 100 NE Douglas 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 March 27, 2025, 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 May 6, 2025, 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 of lots 8 and 11, Block 3, Myrtle Park, a subdivision in Lee's Summit, Jackson County, Missouri

And

The South 11 feet of Lot 7, Block 3, Myrtle Park, a subdivision in Lee's Summit, Jackson County, Missouri

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan with a revision date of February 26, 2025.
2. A minor plat shall be approved by the City of Lee's Summit and recorded with Jackson County Recorder of Deeds.

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SECTION 3. That rezoning of the property from R-1/NSO to TNZ shall be as depicted on the rezoning exhibit appended hereto as Attachment A. Development shall be in accordance with the preliminary development plan set revision dated February 26, 2025, appended hereto as Attachment B.

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 ____ day of _____, _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this ____ day of _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

City Attorney Brian W. Head