

BILL NO. 19-244

AN ORDINANCE APPROVING A REZONING FROM DISTRICTS AG, RP-1, CP-2, PI AND PMIX TO AZ FOR APPROXIMATELY 553.633 ACRES LOCATED AT 2751 NE DOUGLAS ST, LEE'S SUMMIT AIRPORT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2019-255 submitted by City of Lee's Summit, MO, requesting approval of a rezoning from AG, RP-1, CP-2, PI and PMIX TO AZ on land located at 2751 NE Douglas ST was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning 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 rezoning on October 10, 2019 and rendered a report to the City Council recommending that the rezoning be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on November 5, 2019, and rendered a decision to approve the rezoning 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 is hereby approved on the following described property:

DESCRIPTION: ALL OF LOT 2, CROSSROADS OF LEE'S SUMMIT, LOTS 1 AND 2; ALL OF LOTS 1 AND 2, HAGAN HEIGHTS; ALL OF TRACT A, LAKEWOOD BUSINESS CENTER ON I-470 PLAT N; ALL OF LOT 45B5, LAKEWOOD BUSINESS CENTER ON I-470, LOTS 45B5, 45B6 AND 45B7; ALL OF LOT 10B, REPLAT NO. 1 OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT G; ALL OF LOT 45B3-1, REPLAT NO. 1 OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT H; THAT PART OF LOTS 4, 5, 6, 7, AND 12, FIELDS FARM; AND THAT PART OF SECTIONS 17, 18, 19, 20, 29, AND 30, ALL IN TOWNSHIP 48 NORTH, RANGE 31 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 87°-20'-26" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 667.98 FEET; THENCE NORTH 1°-55'-36" EAST, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT OF WAY LINE OF OLD STROTHER ROAD, AS NOW ESTABLISHED, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 1°-55'-36" EAST, A DISTANCE OF 793.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF STROTHER ROAD AS ESTABLISHED BY DOCUMENT NO. 2014E0018251; THENCE ALONG A CURVE TO THE RIGHT, THIS AND THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT OF WAY LINE OF STROTHER ROAD, HAVING AN INITIAL TANGENT BEARING OF SOUTH 83°-27'-02" EAST, A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 12°-21'-37", AND AN ARC LENGTH OF 312.81 FEET; THENCE SOUTH 71°-05'-25" EAST, A DISTANCE OF 186.12 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1550.00 FEET, A

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CENTRAL ANGLE OF 33°-59'-41", AND AN ARC LENGTH OF 919.65 FEET; THENCE NORTH 74°-54'-54" EAST, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 35°-40'-59", AND AN ARC LENGTH OF 903.04 FEET; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 11°-50'-08" WEST, A DISTANCE OF 655.09 FEET; THENCE SOUTH 88°-21'-43" EAST, A DISTANCE OF 746.97 FEET TO THE WEST RIGHT OF WAY LINE OF HAGAN ROAD AS ESTABLISHED BY INSTRUMENT NO. 2014E0018251; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 2°-18'-55" EAST, A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 14°-38'-14", AND AN ARC LENGTH OF 97.10 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 88°-21'-47" EAST ALONG SAID NORTH LINE, A DISTANCE OF 235.63 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 2°-03'-41" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 269.08 FEET; THENCE NORTH 30°-56'-03" WEST, A DISTANCE OF 36.66 FEET TO THE WEST RIGHT OF WAY LINE OF HAGAN ROAD, AS ESTABLISHED BY JACKSON COUNTY ROAD RECORD BOOK 5, PAGE 489; THENCE SOUTH 2°-03'-20" WEST ALONG LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2412.44 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 88°-22'-06" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 19.71 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 1°-54'-01" WEST ALONG SAID EAST LINE, A DISTANCE OF 647.65 FEET TO THE NORTHWEST CORNER OF TRACT A, LAKEWOOD BUSINESS CENTER ON I-470 PLAT N; THENCE SOUTH 66°-41'-55" EAST ALONG THE NORTHEAST LINE OF SAID TRACT A, A DISTANCE OF 1482.21 FEET (PLAT=1482.34 FEET) TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°-58'-05" WEST ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 5.13 FEET TO THE NORTHWEST CORNER OF LOT 10A, REPLAT NO. 1 OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT G; THENCE SOUTH 23°-10'-00" WEST ALONG THE EAST LINE OF SAID TRACT A AND THE WEST LINE OF SAID LOT 10A, A DISTANCE OF 25.86 FEET (PLAT=26.43 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 10A; THENCE SOUTH 66°-39'-26" EAST ALONG THE SOUTH LINE OF SAID LOT 10A, A DISTANCE OF 847.58 FEET (PLAT=847.49 FEET) TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF INDEPENDENCE AVENUE AS ESTABLISHED BY DOCUMENT NO. I-884792 IN BOOK I-1868 AT PAGE 812; THENCE SOUTH 10°-26'-35" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 586.68 FEET; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE EASTERLY LINE OF LOT 45B5, LAKEWOOD BUSINESS CENTER ON I-470, LOTS 45B5, 45B6 AND 45B7, ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 80°-49'-00", AND AN ARC LENGTH OF 310.31 FEET; THENCE NORTH 89°-16'-45" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID LOT 45B5, A DISTANCE OF 12.88 FEET (PLAT=11.53 FEET) TO THE SOUTHERNMOST CORNER OF SAID LOT 45B5; THENCE NORTH 23°-30'-30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 45B5, A DISTANCE OF 70.98 FEET (PLAT=70.85 FEET) TO THE EASTERLY CORNER OF THE SOUTHWEST LINE THEREOF; THENCE NORTH 66°-29'-41" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 45B5, A DISTANCE OF 346.79 FEET TO THE NORTHWEST CORNER OF LOT 45B6; THENCE NORTH 66°-52'-36" WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT

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45B5, A DISTANCE OF 243.77 FEET (PLAT=244.37 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 45B5 AND THE EAST LINE OF LOT 45B3-3, REPLAT NO. 1 OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT H; THENCE NORTH 1°-51'-13" EAST ALONG THE EAST LINE OF 45B3-3, A DISTANCE OF 0.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 45B3-3; THENCE NORTH 66°-41'-28" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 45B3-1, A DISTANCE OF 1418.82 FEET (PLAT=1418.71 FEET) TO THE SOUTHWEST CORNER THEREOF AND THE EAST LINE OF LOT 2, CROSSROADS OF LEE'S SUMMIT, LOTS 1 AND 2; THENCE SOUTH 1°-54'-01" WEST, THIS AND THE FOLLOWING COURSES ALONG THE EASTERLY LINES OF SAID LOT 2, A DISTANCE OF 1170.00 FEET; THENCE SOUTH 1°-36'-04" WEST, A DISTANCE OF 80.36 FEET (PLAT=80.21 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 51°-00'-28" WEST, A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 10°-21'-40", AND AN ARC LENGTH OF 59.68 FEET (PLAT=59.75 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 49°-29'-14" WEST, A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 46°-25'-53", AND AN ARC LENGTH OF 222.86 FEET; THENCE SOUTH 84°-05'-34" WEST, A DISTANCE OF 200.00 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 997.62 FEET (PLAT=1000.00 FEET), A CENTRAL ANGLE OF 12°-27'-57", AND AN ARC LENGTH OF 217.05 FEET (PLAT=217.14 FEET); THENCE SOUTH 16°-39'-09" WEST, A DISTANCE OF 192.99 FEET; THENCE SOUTH 8°-10'-52" WEST, A DISTANCE OF 80.33 FEET; THENCE SOUTH 11°-58'-56" EAST, A DISTANCE OF 161.93 FEET; THENCE SOUTH 34°-27'-36" EAST, A DISTANCE OF 38.50 FEET; THENCE SOUTH 13°-00'-28" WEST, A DISTANCE OF 128.94 FEET; THENCE SOUTH 8°-15'-23" EAST, A DISTANCE OF 216.99 FEET; THENCE SOUTH 6°-27'-45" WEST, A DISTANCE OF 132.45 FEET; THENCE SOUTH 35°-55'-21" EAST, A DISTANCE OF 72.72 FEET; THENCE SOUTH 57°-06'-52" EAST, A DISTANCE OF 169.55 FEET; THENCE SOUTH 88°-14'-48" EAST, A DISTANCE OF 262.71 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 18°-08'-10" WEST, A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16°-29'-43", AND AN ARC LENGTH OF 95.01 FEET; THENCE SOUTH 1°-37'-33" WEST, A DISTANCE OF 57.53 FEET (PLAT=57.99 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 88°-15'-22" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 751.45 FEET; THENCE SOUTH 1°-36'-01" WEST, A DISTANCE OF 1280.64 FEET TO THE NORTH RIGHT OF WAY LINE OF COLBERN ROAD AS ESTABLISHED BY DOCUMENT NO. 271760 IN BOOK 556 AT PAGE 43; THENCE NORTH 88°-13'-18" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 344.87 FEET TO THE SOUTHEAST CORNER OF LOT 6, FIELDS FARM; THENCE NORTH 88°-06'-45" WEST ALONG THE SOUTH LINE OF SAID LOT 6 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1252.54 FEET; THENCE NORTH 43°-19'-35" WEST, A DISTANCE OF 35.38 FEET TO THE EAST RIGHT OF WAY LINE OF NORTHEAST DOUGLAS STREET AS ESTABLISHED BY DOCUMENT NO. 271761, BOOK 555, PAGE 66; THENCE NORTH 1°-27'-43" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1259.84 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 1°-29'-12" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF DOUGLAS CORPORATE CENTER - LOT 5, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH 87°-55'-08" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 131.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 9°-19'-31" EAST ALONG THE EAST LINE OF LAST SAID SUBDIVISION AND THE EAST

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LINE OF DOUGLAS CORPORATE CENTER - LOT 4, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, A DISTANCE OF 1252.04 FEET TO THE SOUTHEAST CORNER OF DOUGLAS CORPORATE CENTER - LOT 3, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH 2°-00'-51" EAST ALONG THE EAST LINE OF LAST SAID SUBDIVISION, DOUGLAS CORPORATE CENTER - LOT 2, AND DOUGLAS CORPORATE CENTER - LOT 1, BOTH SUBDIVISIONS IN SAID CITY, COUNTY, AND STATE, A DISTANCE OF 1327.29 FEET TO THE NORTHEAST CORNER OF DOUGLAS CORPORATE CENTER - LOT 1; THENCE NORTH 88°-19'-19" WEST ALONG THE NORTH LINE OF LAST SAID SUBDIVISION, A DISTANCE OF 14.10 FEET TO THE SOUTHEAST CORNER OF HAGAN FARM, LOTS 1 AND 2, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH 2°-15'-47" EAST ALONG THE EAST LINE OF LAST SAID SUBDIVISION, A DISTANCE OF 329.47 FEET (PLAT=330.00 FEET) TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°-19'-18" WEST ALONG THE NORTH LINE OF LAST SAID SUBDIVISION, A DISTANCE OF 299.71 FEET TO SAID EAST RIGHT OF WAY LINE OF NORTHEAST DOUGLAS STREET; THENCE NORTH 2°-18'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1007.11 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE NORTH 87°-52'-27" WEST ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 63.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID NORTHEAST DOUGLAS STREET; THENCE SOUTH 2°-18'-47" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 303.38 FEET; THENCE NORTH 87°-52'-23" WEST, A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF LOT 1, HAGAN HEIGHTS; THENCE SOUTH 2°-18'-47" WEST ALONG THE EAST LINE OF LOTS 1 AND 2, HAGAN HEIGHTS, A DISTANCE OF 273.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 87°-52'-23" WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS WESTERLY PROJECTION, A DISTANCE OF 879.35 FEET; THENCE NORTH 2°-18'-47" EAST, A DISTANCE OF 173.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, HAGAN HEIGHTS; THENCE NORTH 2°-43'-55" EAST ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 403.38 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°-52'-27" EAST ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 322.61 FEET; THENCE NORTH 23°-18'-03" EAST, A DISTANCE OF 506.53 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 27°-10'-29" WEST, A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 40°-33'-01", AND AN ARC LENGTH OF 884.67 FEET; THENCE NORTH 13°-22'-56" EAST, A DISTANCE OF 214.78 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 10°-54'-30", AND AN ARC LENGTH OF 218.94 FEET; THENCE NORTH 2°-28'-26" EAST, A DISTANCE OF 931.55 FEET TO SAID NORTH RIGHT OF WAY LINE OF OLD STROTHER ROAD; THENCE NORTH 87°-20'-30" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 145.74 FEET TO THE POINT OF BEGINNING.

LOT 2

THAT PART OF LOTS 7 AND 12, FIELDS FARM, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST; THENCE SOUTH 1°-27'-56" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COLBERN ROAD AS ESTABLISHED BY DOCUMENT NO.

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271760 IN BOOK 556 AT PAGE 43 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 88°-06'-51" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1140.16 FEET TO THE EAST RIGHT OF WAY LINE OF DOUGLAS ROAD AS NOW ESTABLISHED; THENCE SOUTH 48°-45'-47" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 105.25 FEET; THENCE SOUTH 1°-37'-49" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 470 HIGHWAY AS ESTABLISHED BY DOCUMENT NO. I-53740 IN BOOK I-158 AT PAGE 1988; THENCE SOUTH 42°-16'-29" EAST, THIS AND THE FOLLOWING COURSES ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 189.09 FEET; THENCE SOUTH 78°-20'-53" EAST, A DISTANCE OF 741.78 FEET; THENCE NORTH 87°-57'-41" EAST, A DISTANCE OF 800.00 FEET; THENCE SOUTH 89°-10'-34" EAST, A DISTANCE OF 200.25 FEET; THENCE NORTH 87°-57'-41" EAST, A DISTANCE OF 17.62 FEET; THENCE NORTH 1°-41'-13" EAST DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 424.95 FEET TO SAID SOUTH RIGHT OF WAY LINE OF COLBERN ROAD; THENCE NORTH 88°-13'-03" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 660.89 FEET TO THE POINT OF BEGINNING..

LOT 3

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 88°-42'-12" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 1107.27 FEET TO THE EAST RIGHT OF WAY LINE OF INTERSTATE 470 HIGHWAY AS ESTABLISHED BY DOCUMENT NO. I-26482; THENCE NORTH 6°-44'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 260.82 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 6°-44'-47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 84.78 FEET; THENCE SOUTH 83°-14'-59" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 124.35 FEET TO THE WEST RIGHT OF WAY LINE OF RICE ROAD AS ESTABLISHED BY DOCUMENT NO. 653842; THENCE SOUTH 1°-35'-02" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 141.52 FEET; THENCE NORTH 60°-58'-17" WEST, A DISTANCE OF 148.15 FEET TO THE POINT OF BEGINNING.

SECTION 2. 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 3. 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 4. 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.

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PASSED by the City Council of the City of Lee's Summit, Missouri, this ___ day of _____, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*