

## **BILL NO. 20-22**

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AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN LOCATED AT 1551 SW M-150 HWY AND 1601 SW M-150 HWY IN DISTRICT AG, PROPOSED JOURNEY CHURCH INTERNATIONAL, 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 #PL2019-380, submitted by Journey Church International, requesting approval of a preliminary development plan in District AG (Agricultural District) on lands located at 1551 SW M-150 Hwy. and 1601 SW M-150 Hwy. 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 a public hearing for the consideration of the preliminary development plan on January 9, 2020, 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 February 4, 2020 and approved a motion for a second ordinance reading to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District AG on the following described property:

Part of the North 1/2 of the Northwest 1/4 of Section 36, Township 47, Range 32 in Lee's Summit, Jackson County, Missouri being herein described as Beginning at a point 384.34 feet West of the Northeast corner of the North 1/2 of the Northwest 1/4; said point being on the North line of said Northwest 1/4; thence South 2 degrees 16 minutes 04 seconds West, a distance of 1317.55 feet to the South line of said North 1/2 to a point that is 383.62 feet West of the Southeast corner of said North 1/2 of Northwest 1/4; thence North 87 degrees 53 minutes 29 seconds West a distance of 767.24 feet; thence North 2 degrees 12 minutes 18 seconds East for a distance of 1317.61 feet to the North line of said Northwest 1/4; thence South 87 degrees 53 minutes 13 seconds East for a distance of 766.68 feet to the point of beginning, except that part in highway; less and EXCEPT that part as conveyed to the State of Missouri by General Warranty Deed recorded June 26, 2009 as Document No. 2009E0063386 and General Warranty Deed recorded March 24, 2009 as Document No. 2009E0027357.

SECTION 2. That the following conditions of approval apply:

1. The use of aluminum composite metal (ACM) panels shall be granted as a conditional material, as shown on the building elevations date stamped December 10, 2019.
2. The use of red cedar paneling shall be granted as a conditional material, as shown on the building elevations date stamped December 10, 2019.

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3. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated January 3, 2020, prepared by Michael Park, City Traffic Engineer.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped December 10, 2019.

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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor *William A. Baird*

ATTEST:

\_\_\_\_\_  
City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor *William A. Baird*

ATTEST:

\_\_\_\_\_  
City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney *Brian W/ Head*