

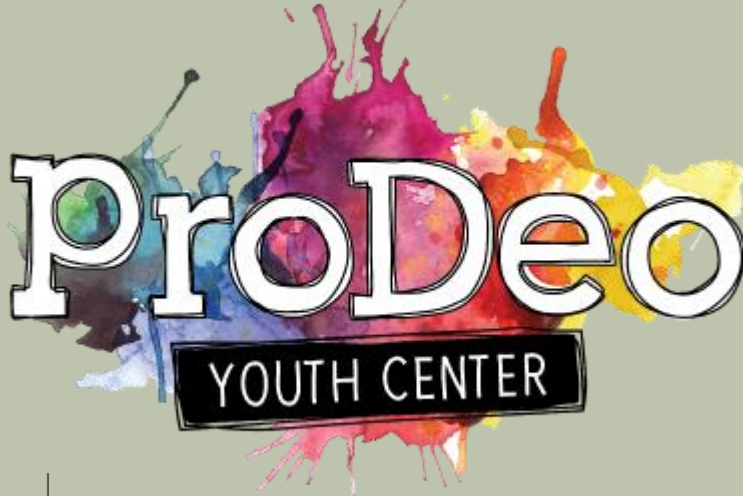
Pro Deo Youth Center

107 SE 9th St & 902 SE Douglas St

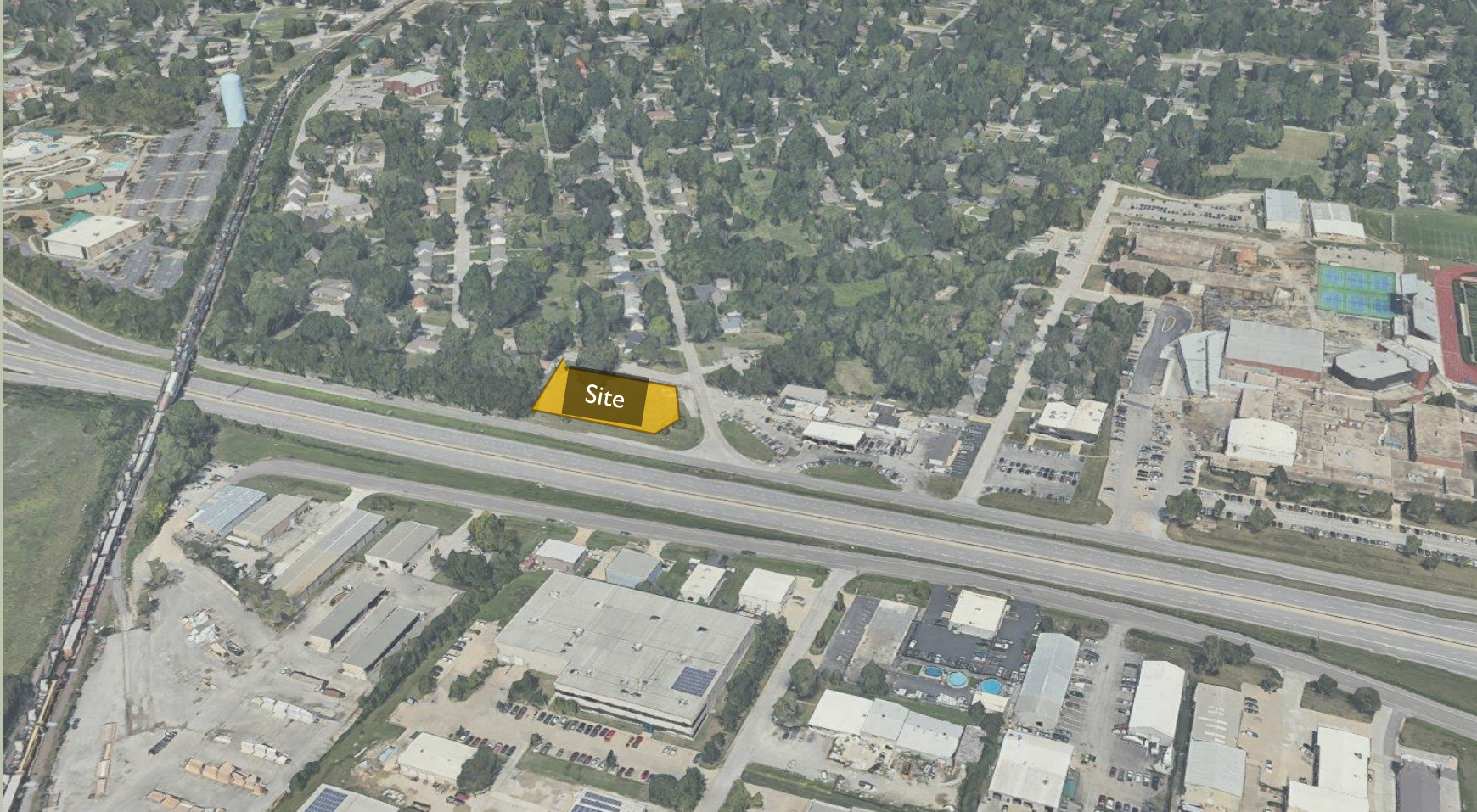
Lee's Summit, MO

PL2023-335

Rezoning & Preliminary Development Plan



Lee's Summit Planning Commission
February 8, 2024





Lee's Summit
PARKS
& RECREATION
"Every Age, Every Season"



107 SE 9th St & 902 SE Douglas St
Site Area 0.90 Acres

ZONING MAP

Current Zoning RP-2 & CP-2

Sec. 4.190. - CP-2 Planned Community Commercial District.

A. Statement of intent and purpose. The CP-2 Community Commercial District is established to provide a location for a *full-range of retail and office development serving the general needs of the community*. The CP-2 District is not considered appropriate for heavier commercial uses that border on being more light industrial in nature, and thus more appropriate for the CS or PI District. The intent of the CP-2 District is to promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements. This site design improves the benefits derived from the required landscaping and the overall image of the commercial corridor.

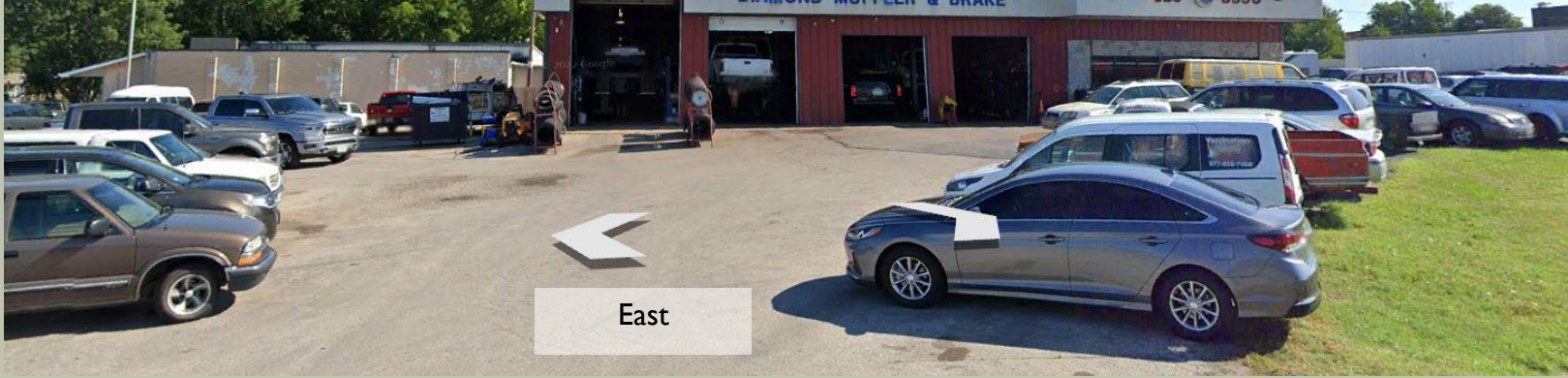




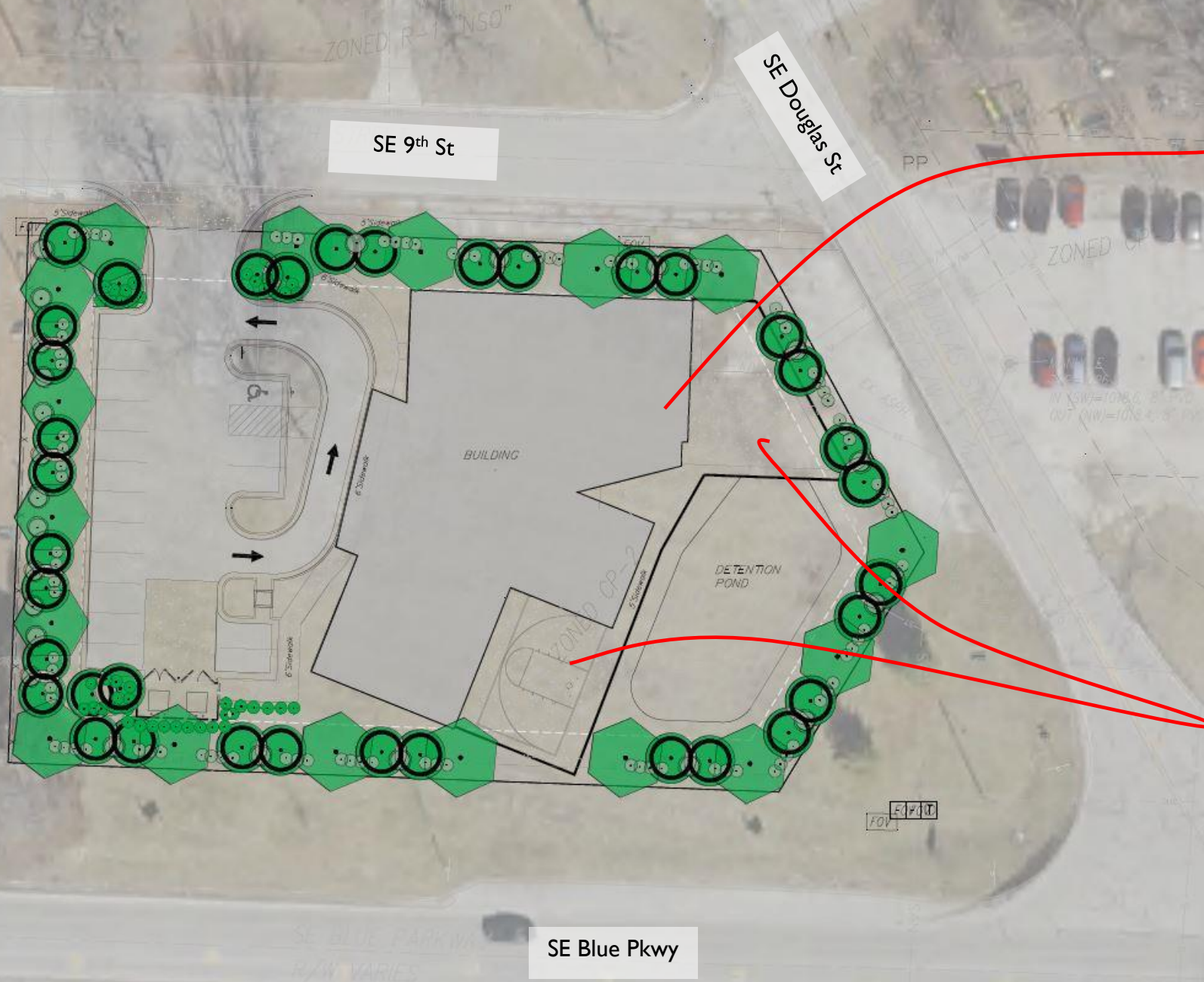
North



West



East



SE 9th St

SE Douglas St

SE Blue Pkwy

7,800 sf Building

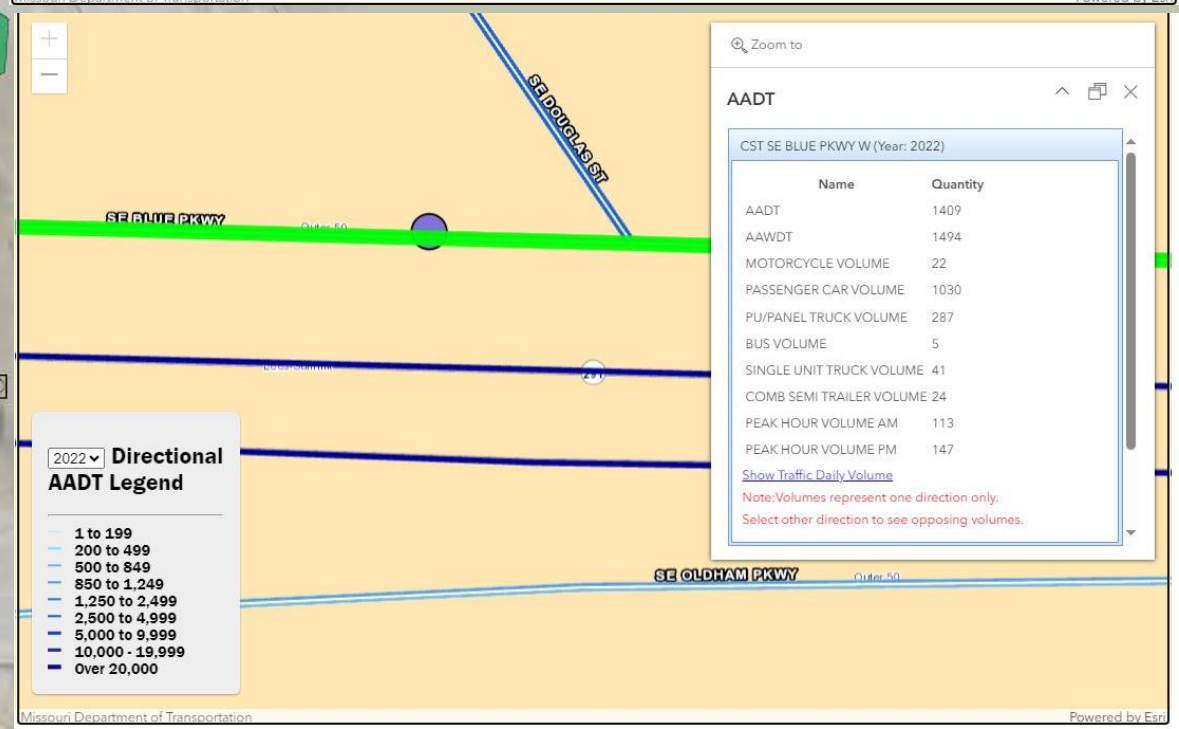
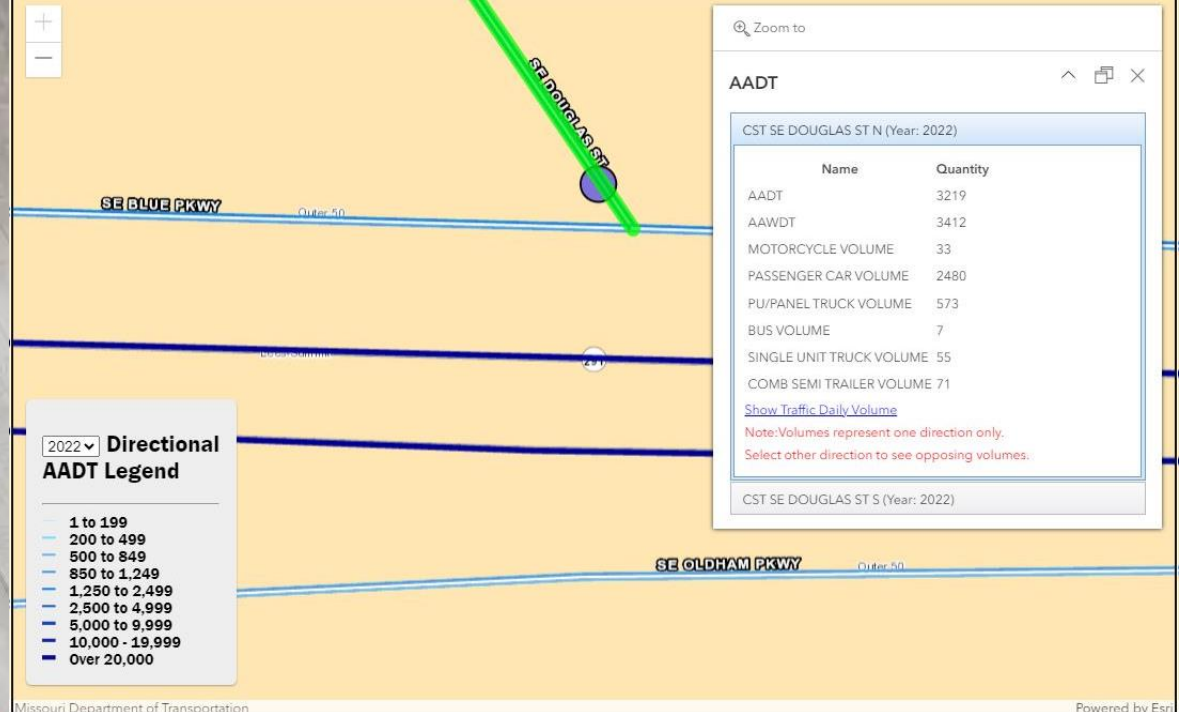
Typical Hours of Operation
Mon – Fri 3 to 5pm
Serve 40 to 60 Youth with Staff Ratio 10:1
Transportation Provided
Online Registration

Outdoor Space

Basketball and Gathering Space

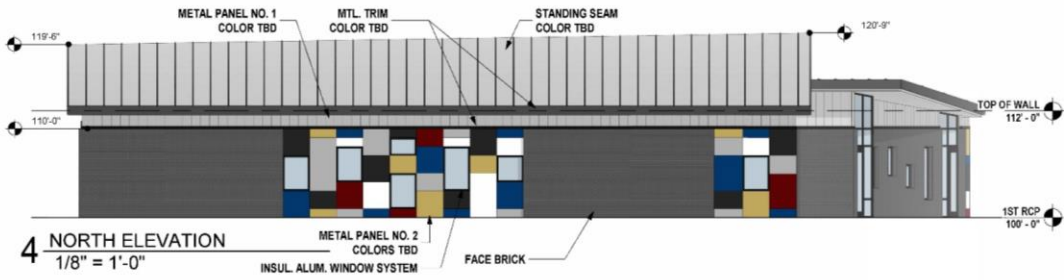


Parking
 -17 Parking Spaces Provided
 -Typical 4 to 6 Staff and Pro Deo Vans



Exterior Materials

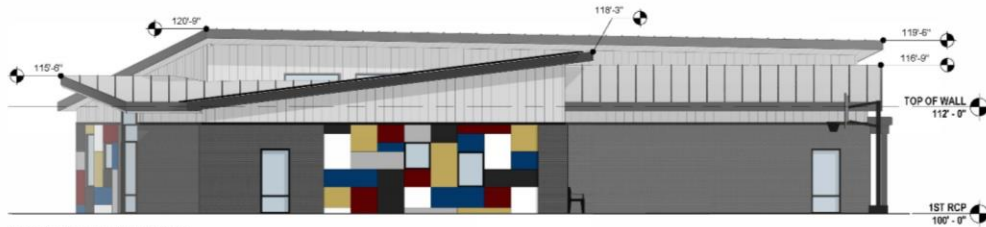
Architectural Metal Panels and Brick



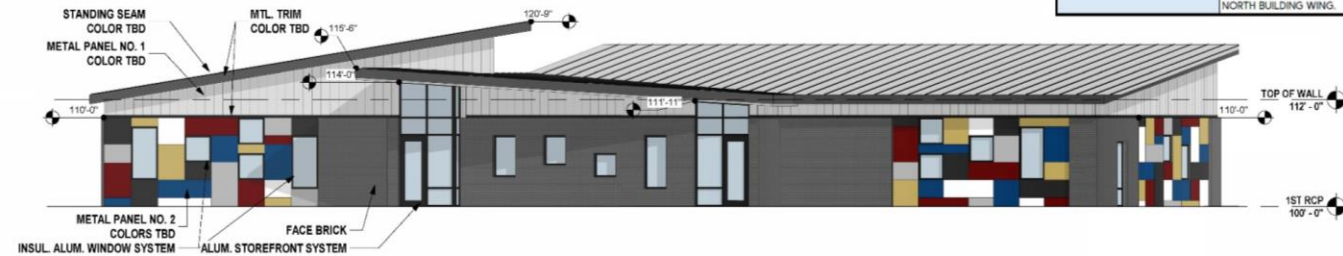
4 NORTH ELEVATION
1/8" = 1'-0"



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



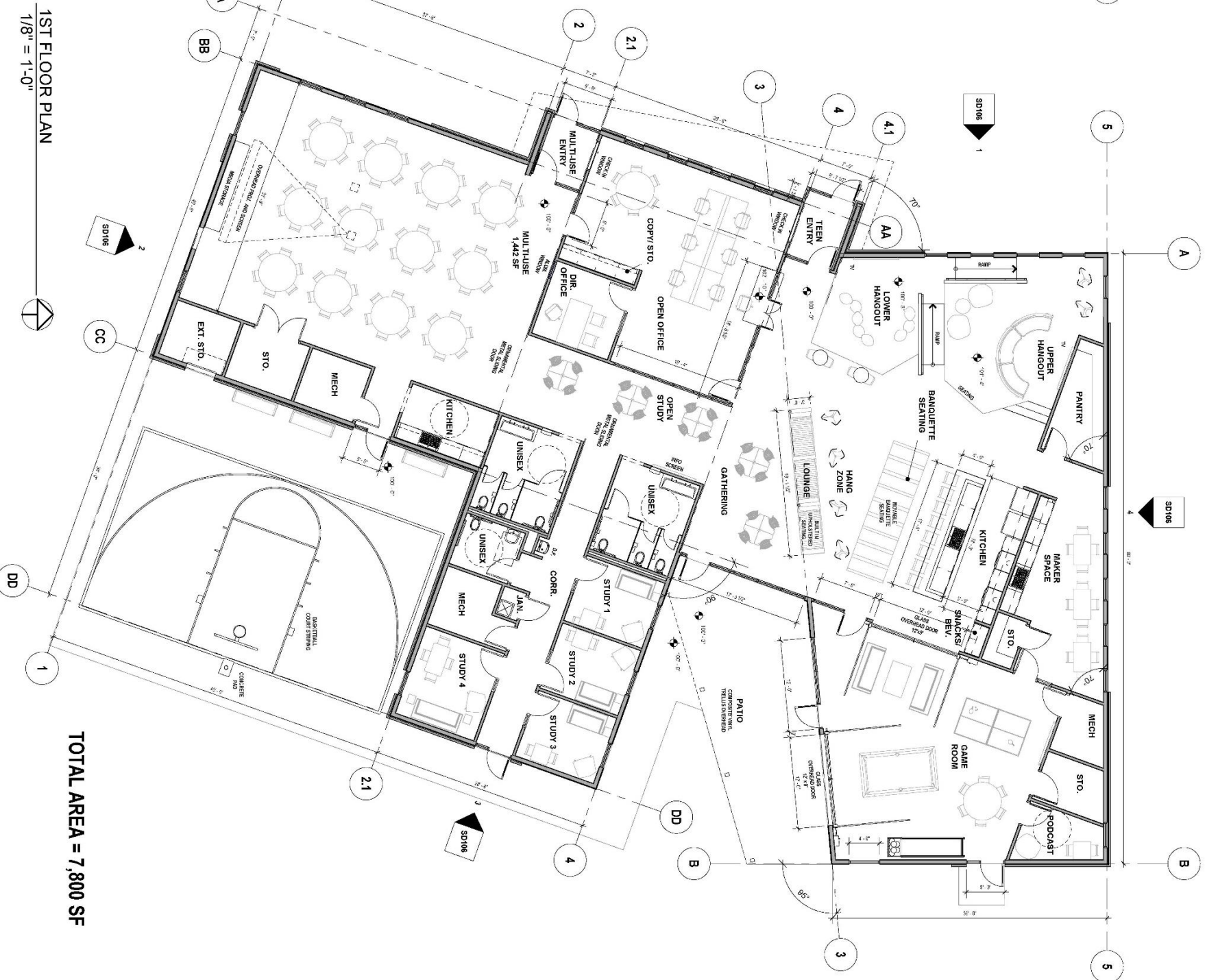
2 SOUTH ELEVATION
1/8" = 1'-0"



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

ELEVATION	MATERIAL				
	FACE BRICK	METAL PANEL 1 - CONCEALED FASTENER	METAL PANEL 2 - COLORED ROUTE & RETURN PANEL	GLAZING	TOTAL %
NORTH 1 - 9TH STREET ELEVATION	51.00%	12.00%	29.50%	7.50%	100.00%
NORTH 2 - PATIO WALL AND LOWER VOLUME ELEVATION (NOTE SHOWN ON SHEET)	0.00%	85.50%	0.00%	14.50%	100.00%
EAST - SE DOUGLAS ST. ELEVATION	38.50%	45.50%	0.00%	16.00%	100.00%
WEST - PARKING LOT FACING ELEVATION	35.00%	20.00%	22.00%	23.00%	100.00%
SOUTH 1 - SE BLUE PARKWAY ELEVATION	52.00%	20.00%	21.50%	6.50%	100.00%
SOUTH 2 - PATIO WALL AND UPPER VOLUME ELEVATION (NOTE SHOWN ON SHEET)	0.00%	61.50%	0.00%	38.50%	100.00%

	INDICATES COMMERCIAL FACING FRONTAGE
	INDICATES RESIDENTIAL FACING FRONTAGE
	INDICATES FRONTAGE BLOCKED FROM 9TH STREET VIEW BY NORTH BUILDING WING.



TOTAL AREA = 7,800 SF

1ST FLOOR PLAN

1/8" = 1'-0"







COMMUNITY MEETING SUMMARY:

JANUARY 4, 2024

ST. PAUL'S EPISCOPAL CHURCH
416 SE GRAND AVE, LSMO 64063

Attendees

Residential Neighbor at of the surrounding businesses

Comments

- -Who owns the lot?
- -Comment from the neighbor next door, Julie Fields, project looks gorgeous, but does anyone want to buy her house?
- -Will the current Pro Deo facility close and this be the only one?
- -With 40 or so kids there everyday how do you prevent loitering?
- -Can anyone just show up?
- -If a teen has a need bigger than Pro Deo can support, what do you do?
- -Will there be a fence between adjacent neighbor?

A vibrant watercolor splash in shades of pink, purple, blue, and yellow serves as a background for the text.

ProDeeo

YOUTH CENTER