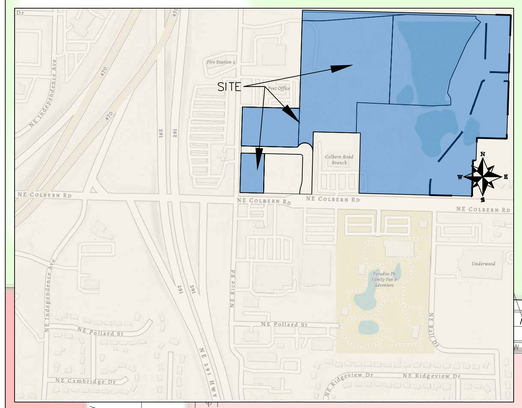

Vicinity Map

North

0 40' 80' 160'

SCALE: 1" = 80'

REZONING AND CONCEPT PLAN

Zoned: AG
Land Use: AGRICULTURAL

Zoned: AG
Land Use: AGRICULTURAL

Zoned: AG
Land Use: AGRICULTURAL

New CC-1 Curb

NE Rice Dr

Zoned: CS

Zoned: CS

Zoned: CP-2

Zoned: CS
Land Use: OFFICE/WAREHOUSE

20099 SQUARE FOOT CHECK R39

Zoned: CS

Zoned: CP-2

Zoned: CS

Zoned: CP-2

Zoned: CS

Zoned: CP-2

Zoned: CP-2

Zoned: CP-2
Land Use: VACANT

Zoned: AG
Land Use: AGRICULTURAL

Zoned: CS
Land Use: POST OFFICE

BLDG. D
2 STORY
42 UNITS

Zoned: CP-2
Land Use: VACANT

Zoned: AG
Land Use: AGRICULTURAL

BLDG. C
2 STORY
42 UNITS

Zoned: CP-2
Land Use: VACANT

AREA TO BE REZONED
TO PMIX (PLANNED MIXED USE)
1,609,059 SF
36.94 ACRES

Zoned: CP-2
Land Use: VACANT

Zoned: CP-2
Land Use: VACANT

Zoned: CP-2
Land Use: VACANT

Zoned: CP-2
Land Use: VACANT

Zoned: CP-2
Land Use: VACANT

Zoned: CP-2
Land Use: VACANT

Zoned: AG
Land Use: CHURCH

The existing sanitary sewer system has capacity to serve these two areas. All remaining areas within this concept plan will require additional design and evaluation to determine a possible route for sanitary sewer

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Engineering CA2821

Colbern Road Investments
Lee's Summit, Jackson County, Missouri

Project: COLBERN ROAD INVESTMENTS LSMO
Issue Date: March 7, 2023

Rezoning and Concept Plan
Construction Plans for:
Colbern Road Overall Site
Lee's Summit, Jackson County, Missouri

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