

# Raintree Village Preliminary Development Plan

#PL2022-119



**LEE'S SUMMIT**  
MISSOURI

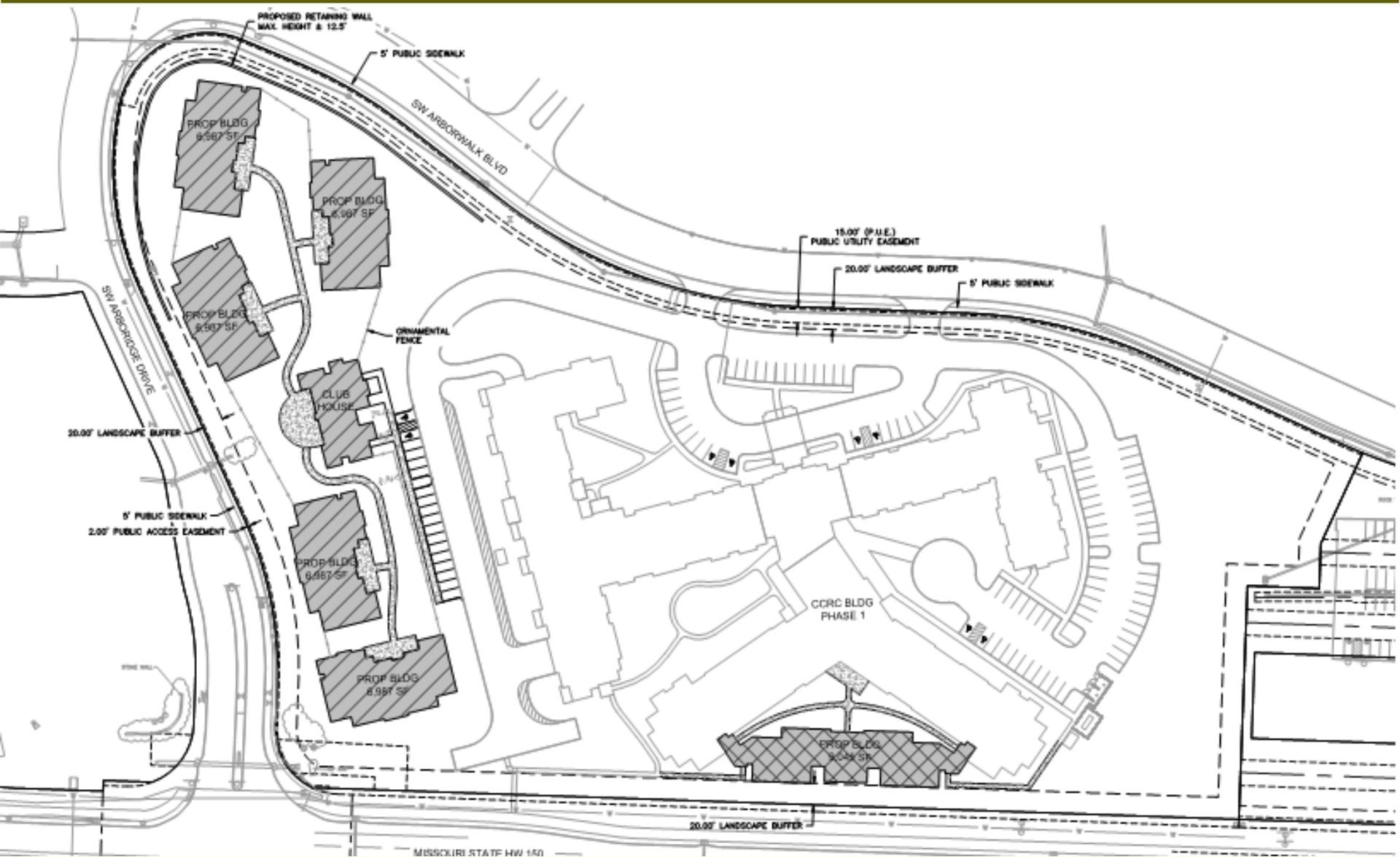


*Yours Truly*



# Aerial Map





## Location

1501 SW Arborwalk Blvd

## Property Size

11.86 acres

## Number of Lots

1

## Zoning - existing

PMIX

## Building Area - 224,045 sq. ft

Phase 1 – 175,00 sq. ft.

Phase 2 – 9,045 sq. ft.

Phase 3 – 40,000 sq. ft.

## Building Height

Phase 1 – 40'7"

Phase 2 – 24'4"

Phase 3 – 34'10" (expansion)

## Number of Buildings – 7

Phase 1 – 1

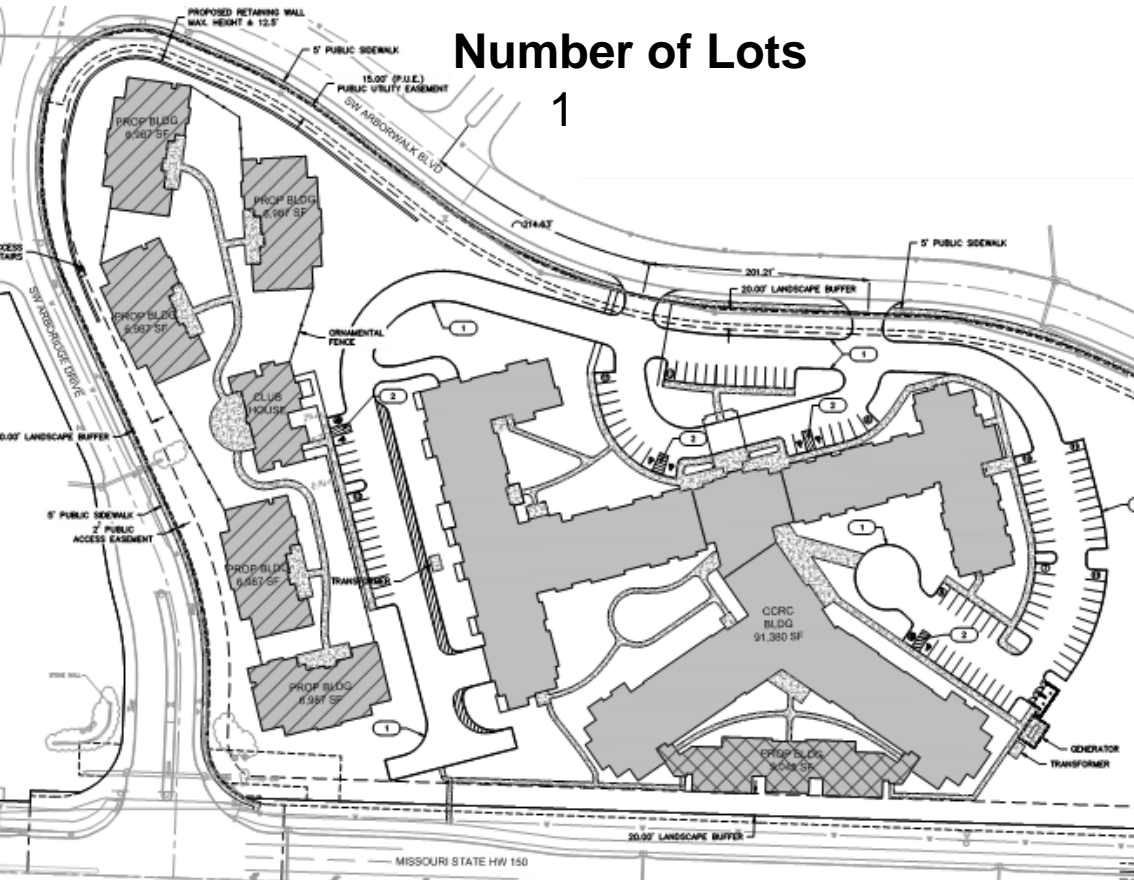
Phase 2 – 6

Phase 3 – 1 (expansion)

## Parking

132 required

148 proposed



# Project Information



NORTH ELEVATION - ILU WING



SOUTH ELEVATION - ILU WING



EAST ELEVATION - ILU WING



NORTH ELEVATION - ALU WING & V.C.



SOUTH COURTYARD ELEVATION - ILU WING



NORTH ELEVATION - ILU WING



EAST ELEVATION - ILU WING

ALUMINUM GUARDRAIL - BLACK

EXTERIOR MATERIALS	
-	MANUF. SHINGLE SIDING
-	MANUF. LAP SIDING
-	MANUF. TRIM
-	MANUF. STONE VENEER
-	ASPHALT SHINGLES
-	STAINED EXPOSED WOOD
-	VINYL WINDOWS

EXTERIOR COLORS	
SW9506	Accessible Beige
SW2738	Canvas Blue
SW7968	Swain Gray
SW9802	Rockwood Red
SW7906	Pine Ware



# Elevations







TYPICAL FRONT ELEVATION - MEMORY CARE BUILDING



TYPICAL REAR ELEVATION - MEMORY CARE BUILDING



TYPICAL SIDE ELEVATION - MEMORY CARE BUILDING



CLUBHOUSE WEST ELEVATION



CLUBHOUSE SOUTH ELEVATION



CLUBHOUSE EAST ELEVATION



CLUBHOUSE NORTH ELEVATION

**EXTERIOR MATERIALS**

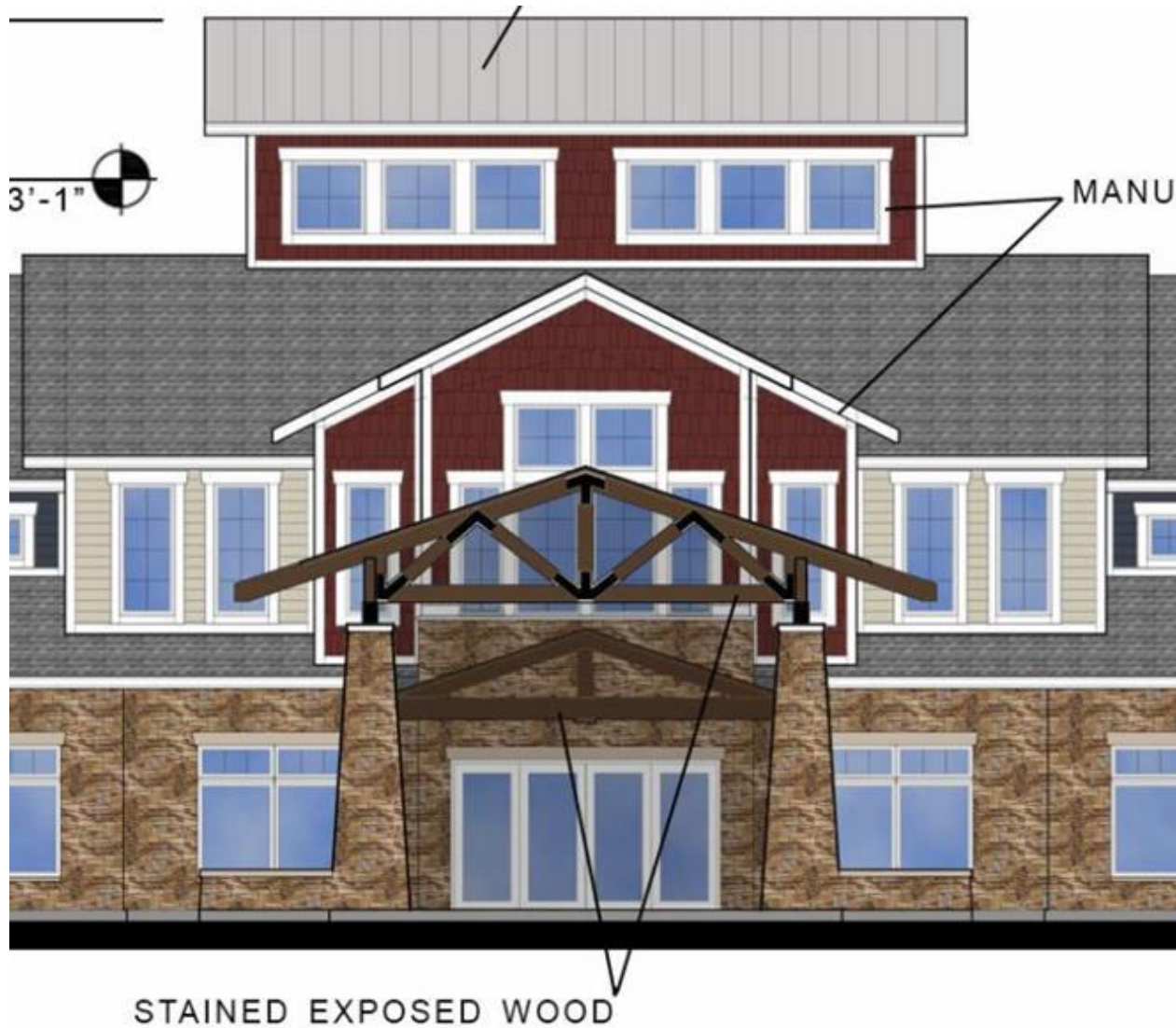
- MANUF. SHINGLE SIDING
- MANUF. LAP SIDING
- MANUF. TRIM
- MANUF. STONE VENEER
- ASPHALT SHINGLES
- STAINED EXPOSED WOOD
- VINYL WINDOWS

**EXTERIOR COLORS**

- SW7026 Accessible Beige
- SW2738 Coastal Blue
- SW7062 Sunset Glow
- SW2562 Florentine Red
- SW7065 Pure White



# Elevations



LS

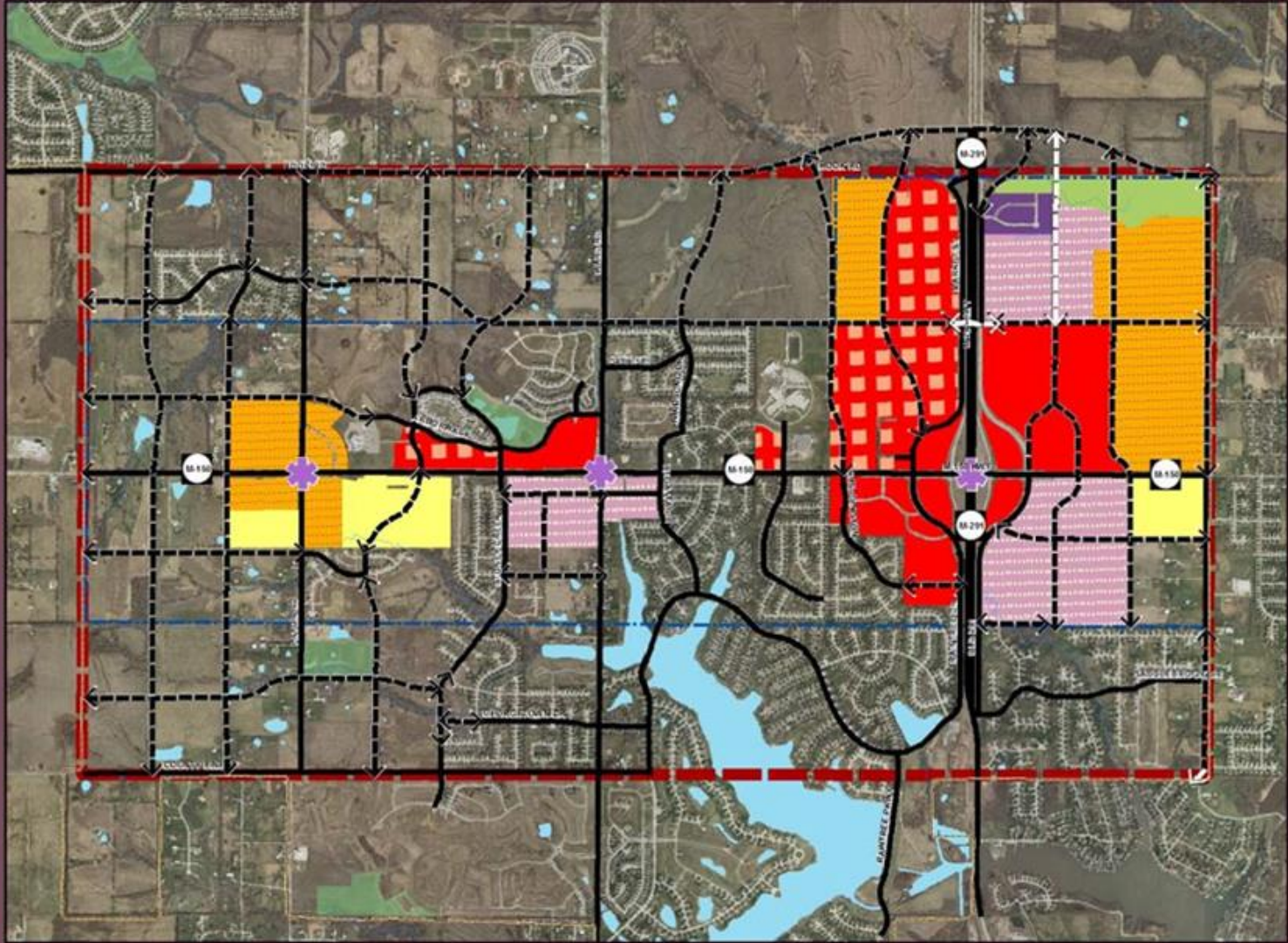
Conditional Material



# M-150 Sustainable Corridor Vision and Framework Plan

## Land Use and Transportation Framework

- Park, Golf Course and Nature Preserve**  
Reserve public and private lands, parks and recreation areas.
- Public**  
Reserve public, municipal and institutional uses.
- Low-density (Single-family) Residential**  
Priority to single-family detached lots with on-site parking and a minimum density of one lot per acre.
- Residential Mixed-Density**  
Priority to residential housing of mixed density, with on-site parking and a minimum density of one lot per acre.
- Industrial**  
General industrial uses, manufacturing and research and development.
- Retail**  
The design, including on-site parking, is subject to local, state and federal regulations.



- Commercial (Office/Retail)**  
Commercial and service related activities ranging from retail to office. It promotes...
- Planned Mixed Use**  
Accommodates a mix of retail, office, service and public uses with a complementary mix of...
- Activity Center**  
Mixed-use centers are intended to provide compatibility with adjacent uses and to concentrate...

**Other Map Symbols**

- City Limits
- M-150 Study Area Boundary
- CDO Area Boundary
- Existing Roadways
- Future Roadways
- Future Roadway (Congestion)

**AMMENDED AREA**

0 0.1 0.2 0.4 Miles

2017



# Staff Analysis

1. Development shall be in accordance with the preliminary development plan dated March 25, 2022.