

# Arborwalk West Preliminary Development Plan

PL2022-314

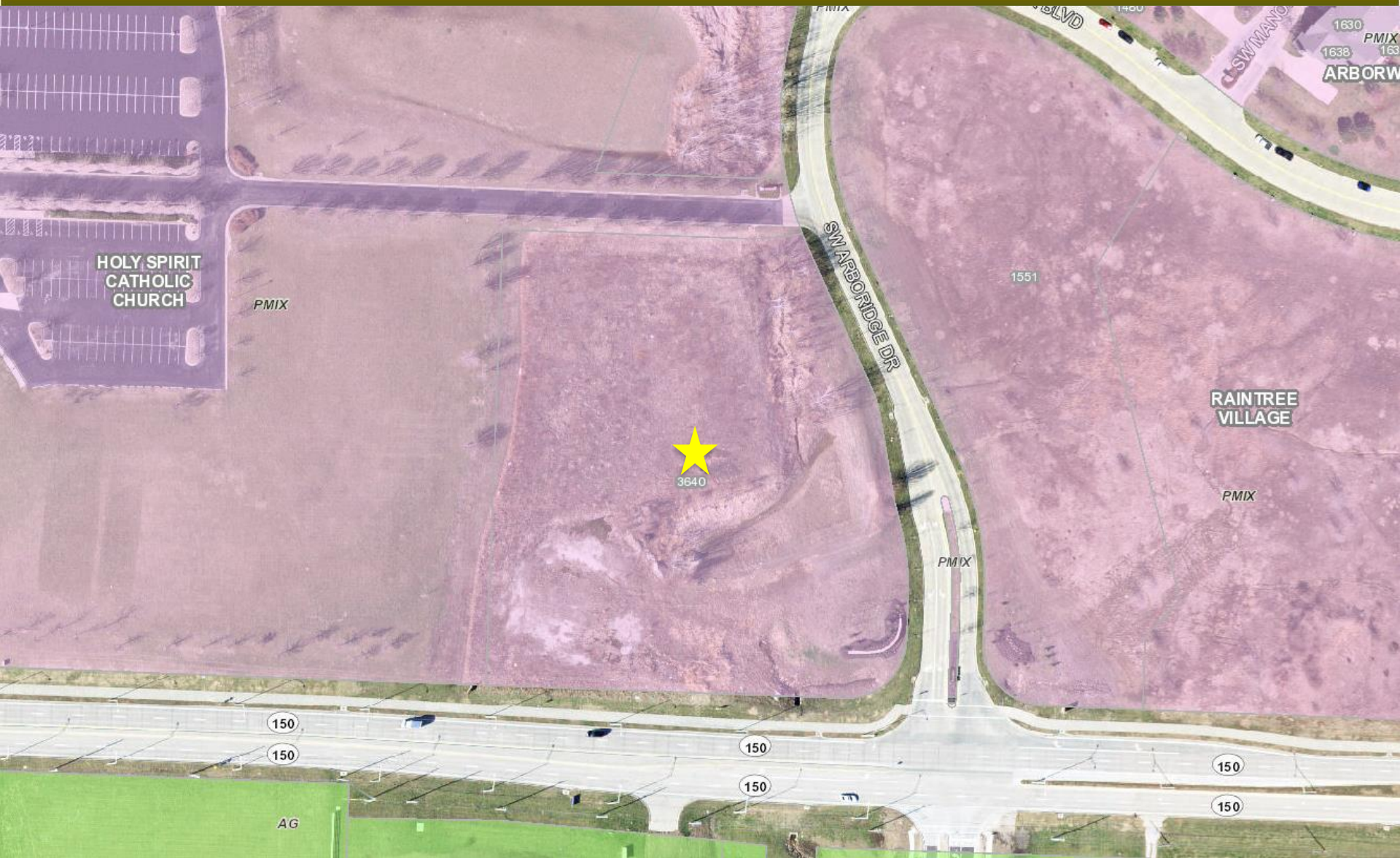
April 13, 2023



**LEE'S SUMMIT**  
MISSOURI

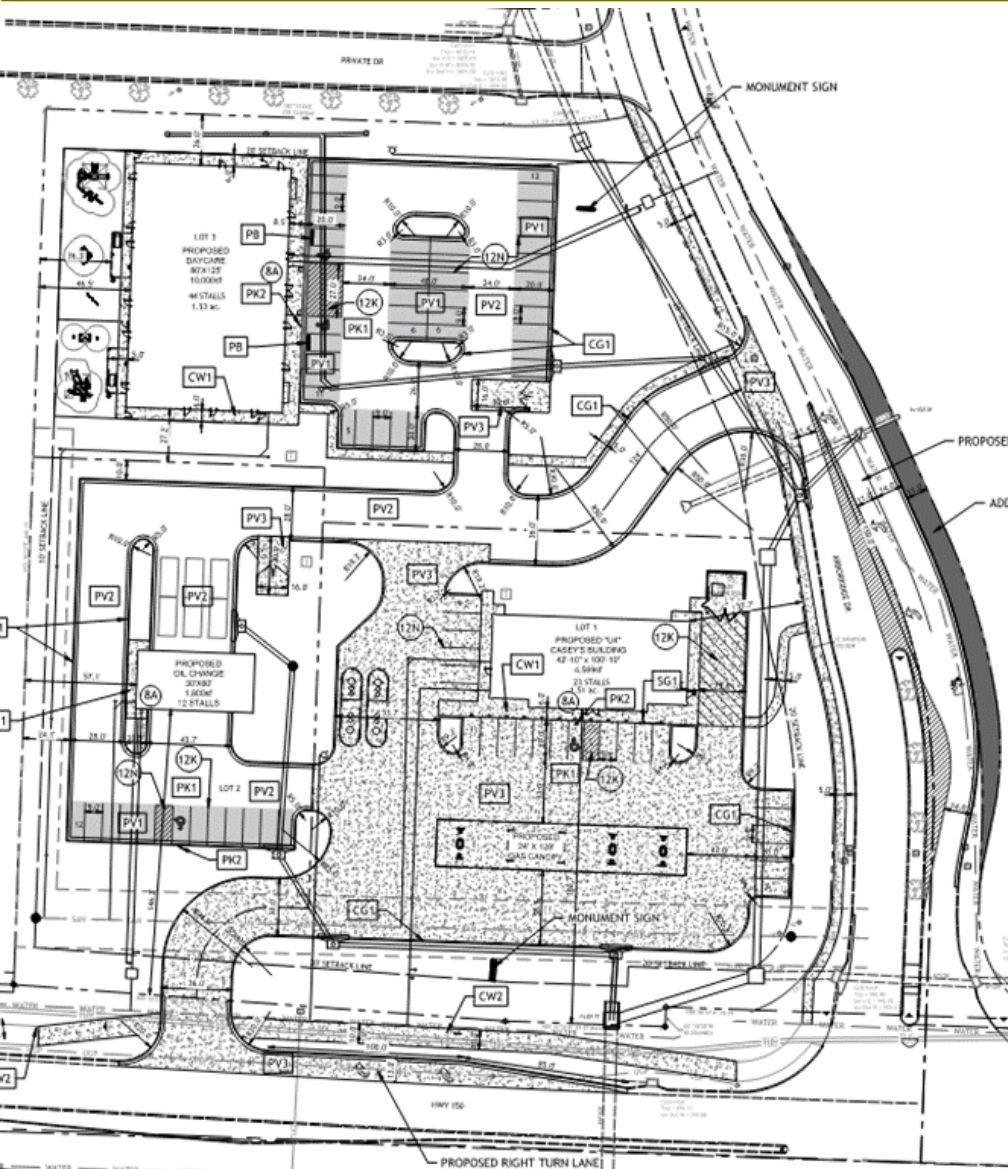
*Yours Truly*





LS

# Aerial/Zoning Map



### Building Area - 16,369 sq. ft. total

- 4,569 sq. ft – Casey’s
- 1,800 sq. ft. – Valvoline
- 10,000 sq. ft. – The Learning Experience

### Building Height

- 23’ 10” – Casey’s
- 28’ 11” – Valvoline
- 23’ 10” – The Learning Experience

### Parking Spaces –73 total

- 23 – Casey’s
- 12 – Valvoline
- 42 – The Learning Experience

### FAR (Floor Area Ratio)

- 0.07 – Casey’s
- 0.04 – Valvoline
- 0.15 – The Learning Experience



# Project Information

	BRICK	44%	344 SQ FT
	STUCCO	46%	355 SQ FT
	GLAZING	10%	76 SQ FT

OVERALL HEIGHT 23'-1 1/2"

TOP OF TRUSS 12'-6"

TOP OF SILL 1'-0"



INTERNALLY LIT LED SIGN  
35 SQ. FT. (4" DEPTH)  
PAN CHANNEL LETTERING  
ALUMINUM

TOP OF ENTRANCE CANOPY 21'-5"

TOP OF STOREFRONT 1'-0"

FINISHED FLOOR 0'-0"

STOREFRONT DOOR  
DARK BRONZE

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

WHITE ACRYLIC LETTERS AND NUMBERS OVER  
PAINTED WHITE FINISH GRADE PLYWOOD  
WATERMELON RED BM#2087-20  
YELLOW RAIN COAT BM#2020-40  
TWILIGHT BLUE BM#2067-30  
PEABACK GREEN BM#2038-30



CEDAR SHAKE  
SHINGLES

EXTERIOR EGRESS DOOR

**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

	BRICK	54%	344 SQ FT
	STUCCO	46%	355 SQ FT
	GLAZING	0%	0 SQ FT

OVERALL HEIGHT 23'-1 1/2"

TOP OF TRUSS 12'-6"

TOP OF WINDOW 5'-0"



PLAYGROUND AWNING

BRICK

**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

	BRICK	55%	344 SQ FT
	STUCCO	45%	344 SQ FT
	GLAZING	0%	0 SQ FT

TOP OF PARAPET 21'-4"

TOP OF STOREFRONT 9'-0"

FINISHED FLOOR 0'-0"

E.L.F.S. CORNICE



FRONT ELEVATION



# Casey's Elevations



2 OVERALL RIGHT SIDE  
EXTERIOR ELEVATION (RIGHT)  
Scale: 1/8" = 1'-0"



1 OVERALL BACK  
EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



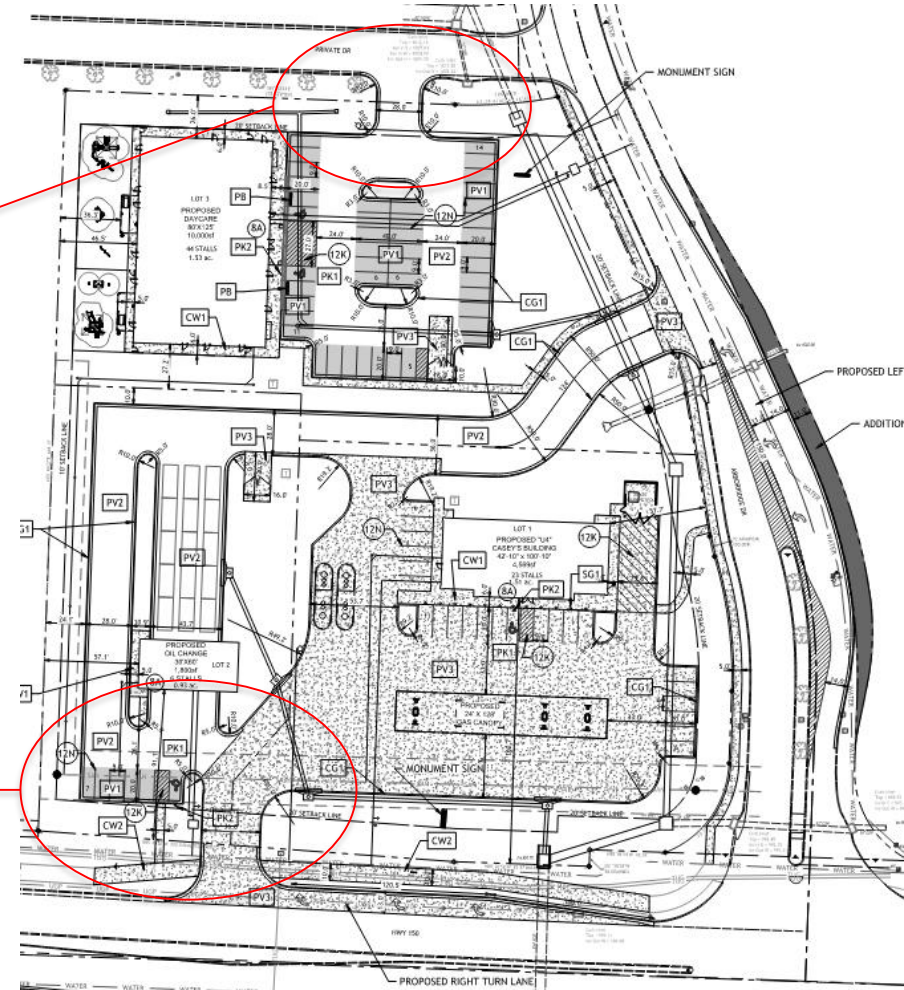
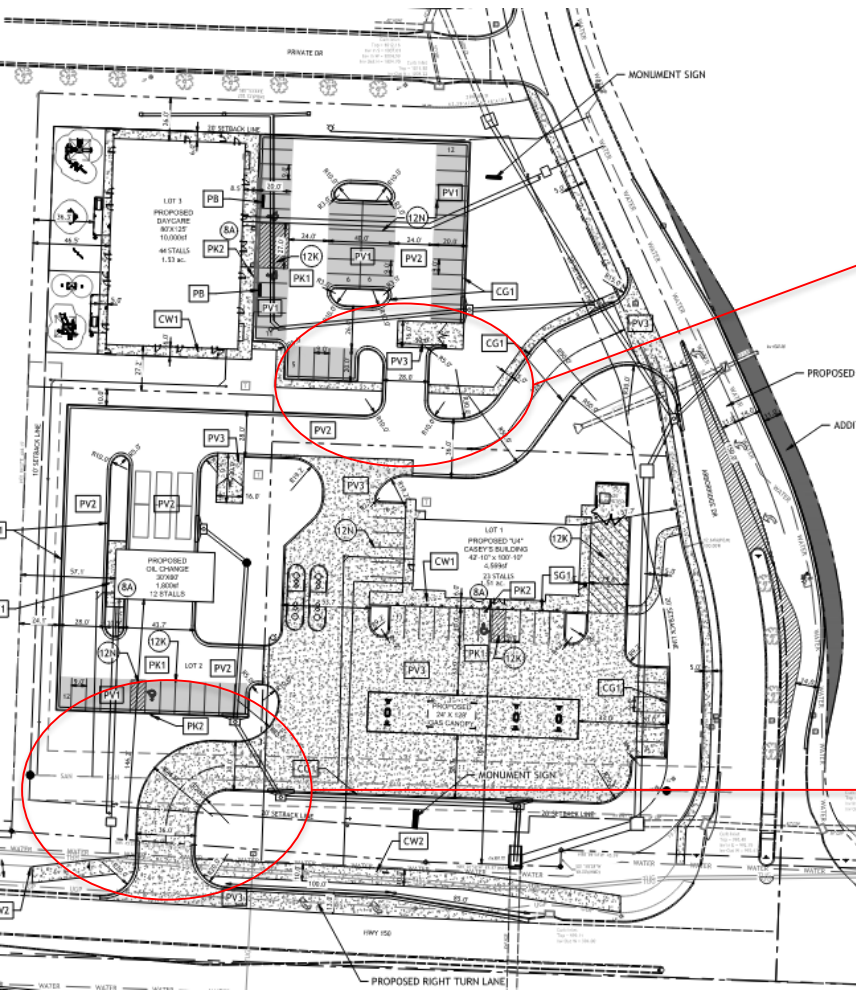
4 OVERALL LEFT SIDE  
EXTERIOR ELEVATION (LEFT)  
Scale: 1/8" = 1'-0"



3 OVERALL FRONT  
EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



# Staff Analysis



Updated Site Plan

Previous Site Plan



1. Development shall be in accordance with the preliminary development plan dated ~~February 7, 2023~~ April 14, 2023, and the following elevations: Casey's dated October 5, 2022; Valvoline received February 7, 2023; and The Learning Experience received August 26, 2022.
2. Development shall be in accordance with the Transportation Impact Analysis by Brad Cooley, PE, dated April 7, 2023.