

Colbern Road Investments - Senior Living Facility Preliminary Development Plan

PL2023-057

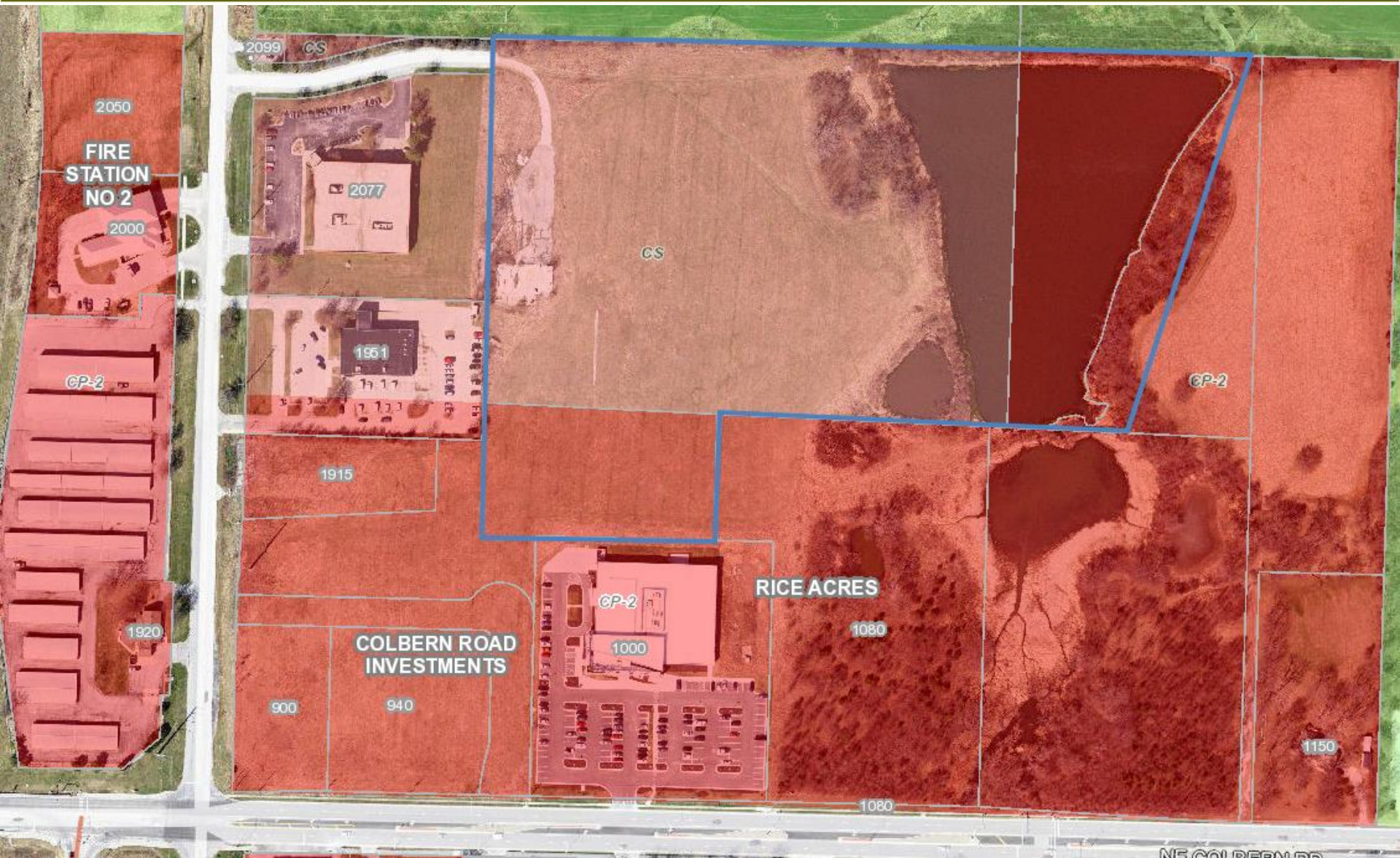
May 11, 2023



LEE'S SUMMIT
MISSOURI

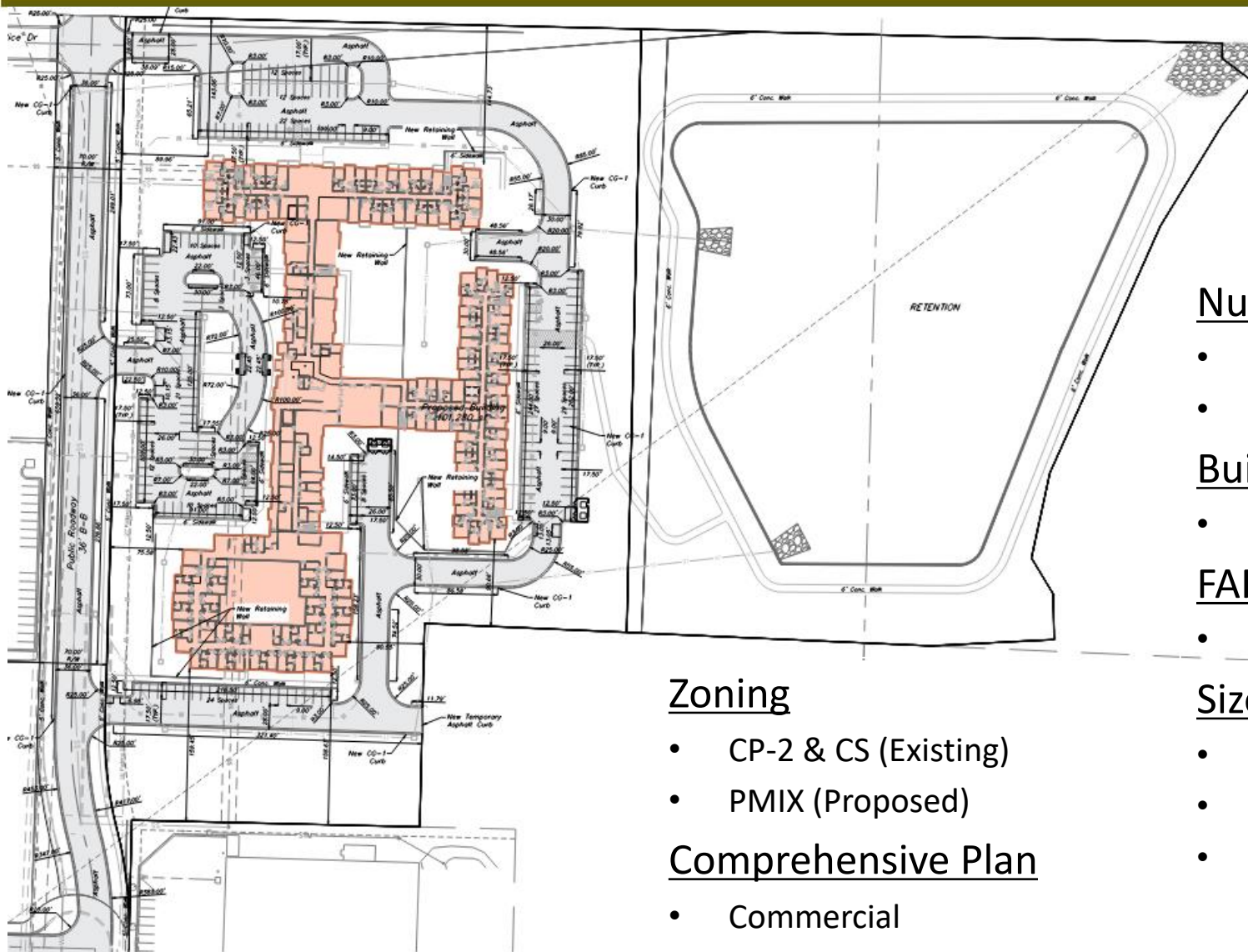
Yours Truly





LS

Zoning/Aerial Map



Number of Lots

- 1 Lot
- 1 Tract

Building Area

- 272,183 sq. ft.

FAR

- 0.13

Zoning

- CP-2 & CS (Existing)
- PMIX (Proposed)

Comprehensive Plan

- Commercial

Size of Property

- 10.62 acres- Lot 4
- 7.01 acres – Tract A
- 17.63 acres - Total



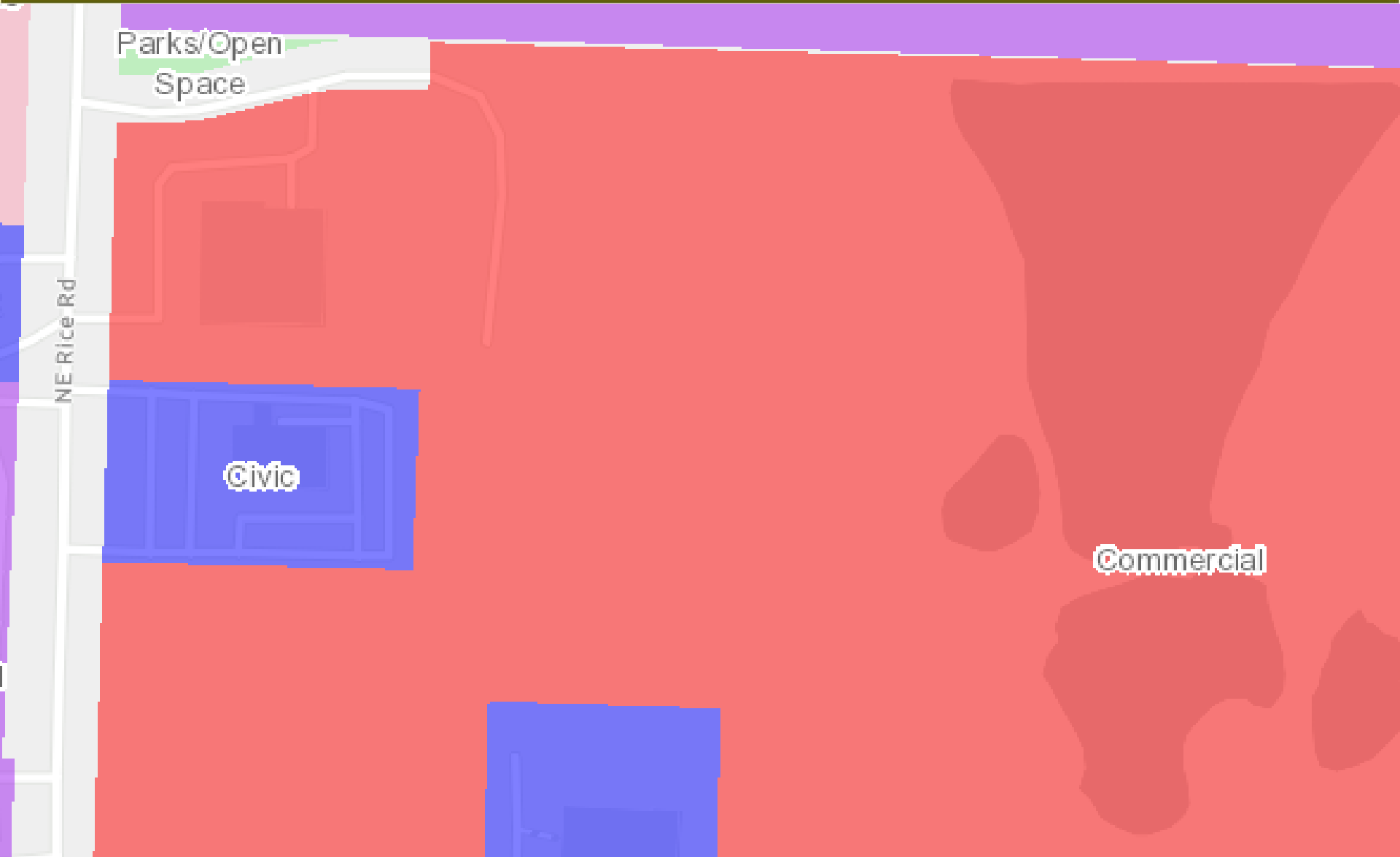
COMMONS / INDEPENDENT LIVING -WEST ELEVATION
Scale: 1/4"=1'-0"



COMMONS / INDEPENDENT LIVING -NORTH ELEVATION
Scale: 1/4"=1'-0"



Typical Elevations



Staff Analysis

Site Specific

1. Development shall be in accordance with the preliminary development plan dated March 7, 2023.
2. Development shall be in accordance with the Transportation Impact Analysis by Susan Barry, PE PTOE, dated April 28, 2023.
3. Approval of this PDP (PL2023-057) shall be contingent upon the approval of the associated rezoning and conceptual PDP (PL2023-056).