

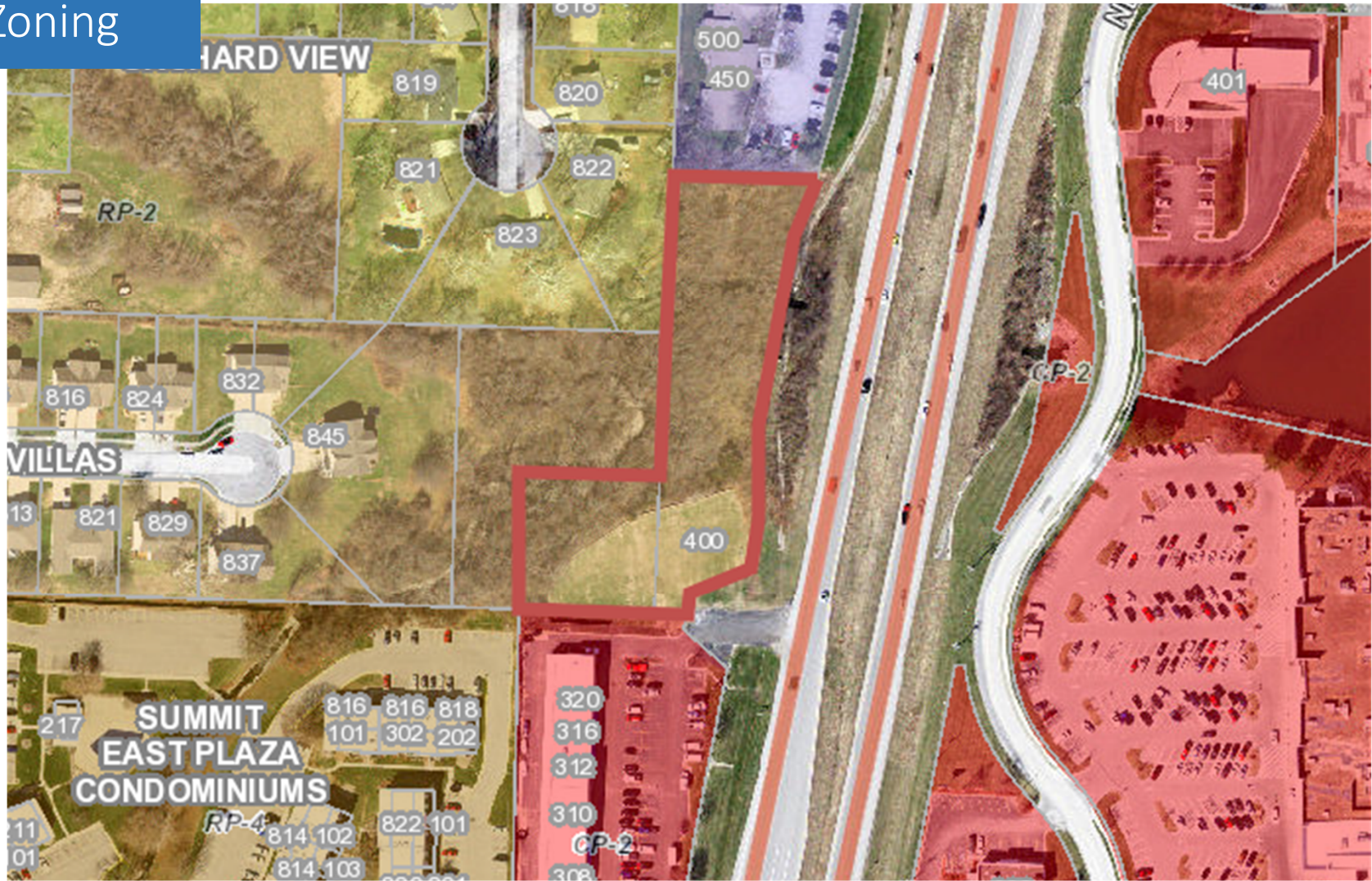
PL2022-357

Take 5 Oil Change Preliminary Development Plan



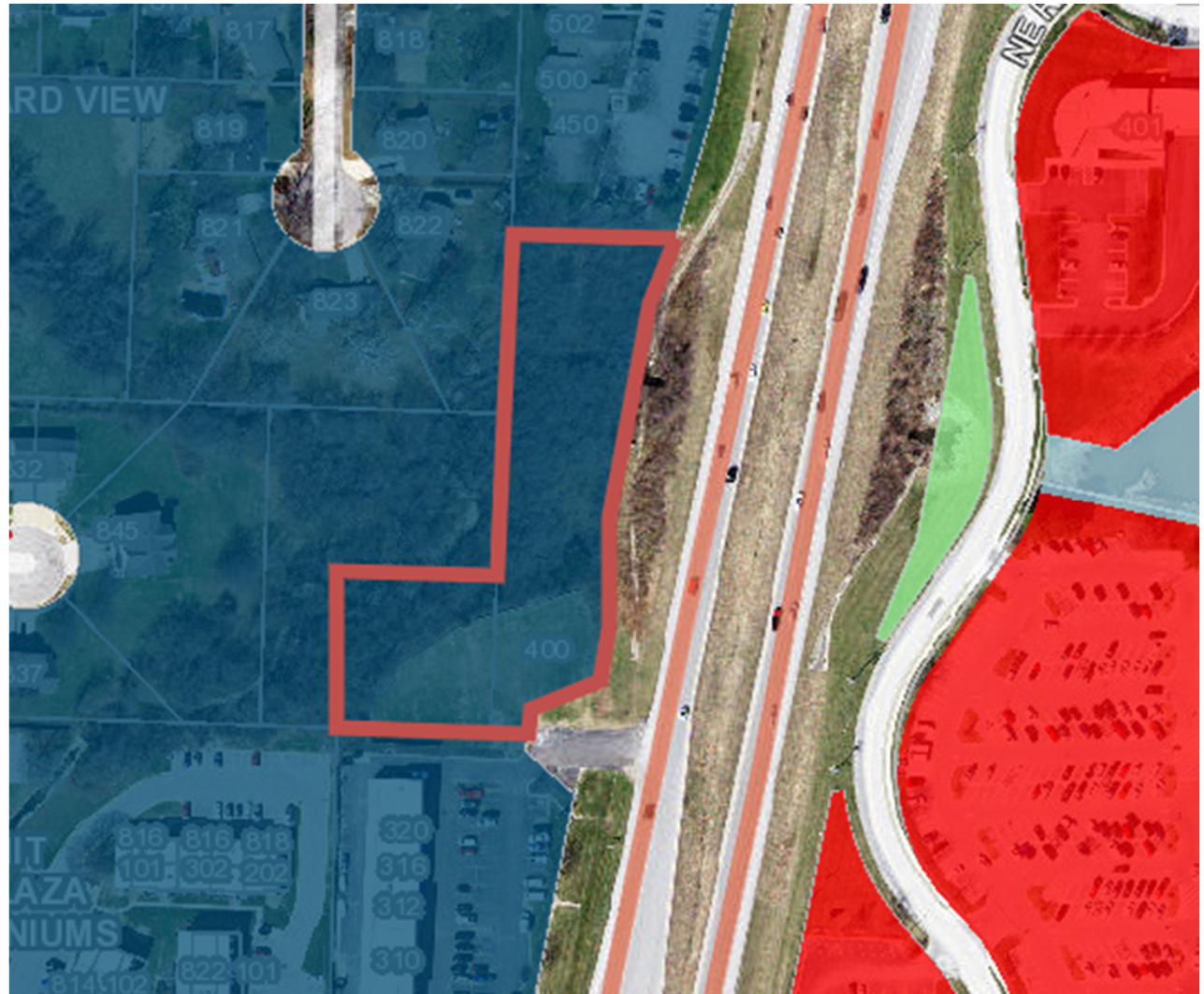
City Council – November 21, 2023

Surrounding Zoning



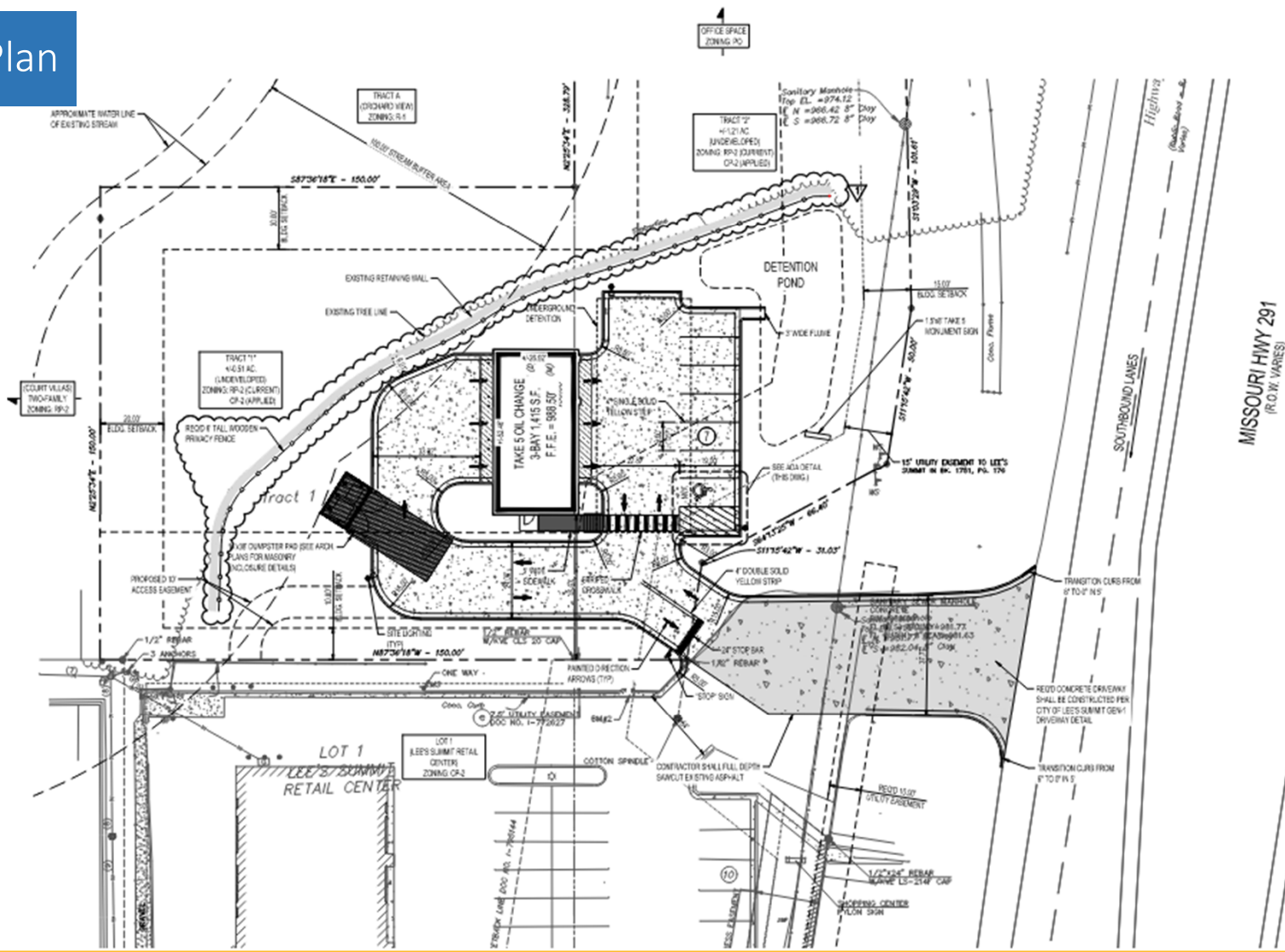
Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Preliminary Development Plan

- Zoning**
 - CP-2 (proposed)
- Property Size**
 - 1.73 AC
- Building Area**
 - 1,415 sq. ft.
- Building Height**
 - 19' 10"
- FAR**
 - 0.065
- Parking**
 - 10 Proposed
 - 10 Required



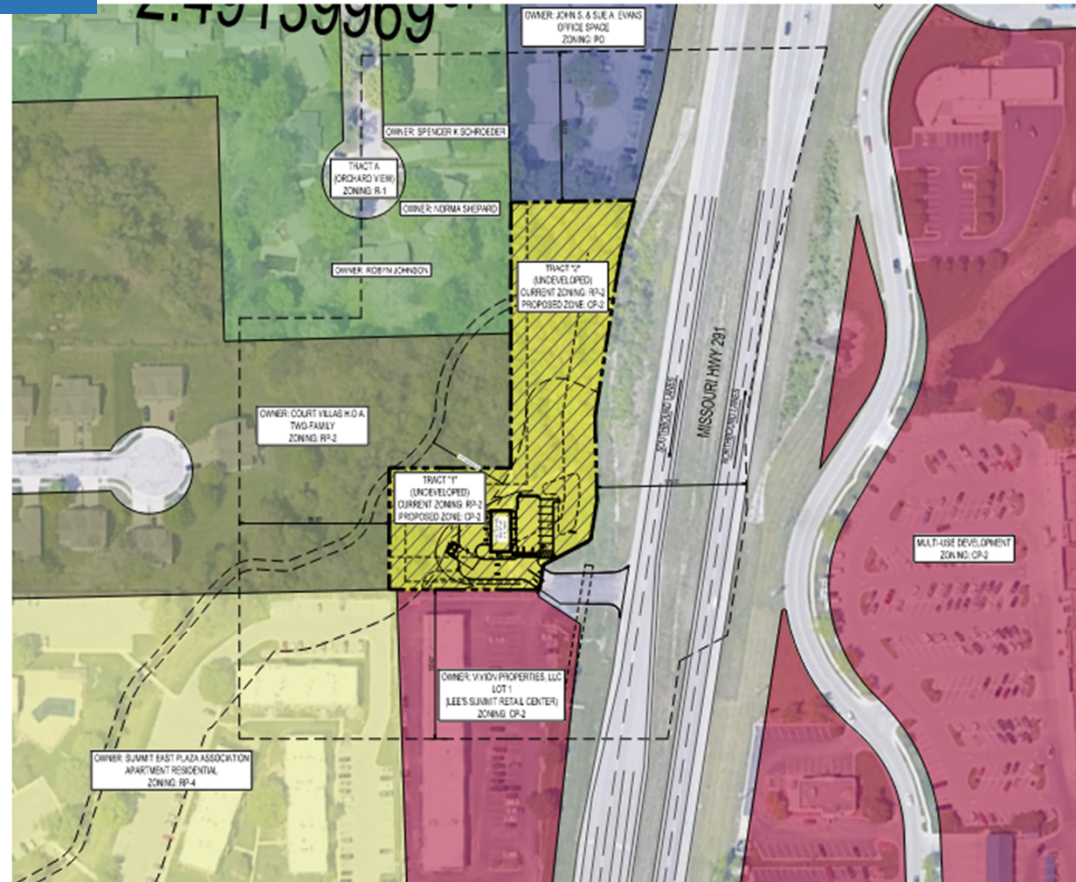
Rezoning Exhibit

Existing Zoning

- RP-2

Proposed Zoning

- CP-2



DESCRIPTION

TRACT 17
 The South 150 feet of the East 150 feet of the North 300 feet of the South 300 feet of the East 400 feet of the West one half of the northeast quarter of Section 3, Township 41, Range 26, in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Southwest corner of the northeast quarter of said Section 3, Township 41, Range 26, thence South 89 Degrees, 22 Minutes, 58 Seconds East along the South line of said West One Half of said Quarter-Section, a distance of 1320.26 feet to the Southeast corner of said West One Half, thence North 89 Degrees, 40 Minutes, 58 Seconds East along the East line of said West One Half, a distance of 452.00 feet to the point of beginning thence North 89 Degrees, 22 Minutes, 58 Seconds East, parallel with the South line of said West One Half, a distance of 1320.26 feet, thence North 00 Degrees, 00 Minutes, 00 Seconds East, parallel with the East line of said West One Half, a distance of 1320.26 feet, thence South 89 Degrees, 22 Minutes, 58 Seconds East, parallel with the South line of said West One Half, a distance of 452.00 feet to a point on the East line of said West One Half, thence South 00 Degrees, 00 Minutes, 00 Seconds West along said East line, a distance of 1320.26 feet to the point of beginning.

Commencing at the Southwest corner of the East 1/2 of the Northeast 1/4 of Section 5, Township 41, Range 26, Lee's Summit, Jackson County, Missouri, thence along the West line of said 1/2 of 1/4 Section North 2 Degrees, 32 Minutes, 42 Seconds East 812 feet to the true point of beginning of this tract, thence along said West line North 2 Degrees, 32 Minutes, 42 Seconds East 478.78 feet, thence South 89 Degrees, 27 Minutes, 48 Seconds East 152.53 feet to a point on the West line of the right-of-way of M-281, thence along said right-of-way line as follows: South 10 Degrees, 30 Minutes, 36 Seconds West 23.63 feet to a point 100 feet opposite center line (Station 10+70.00) thence South 11 Degrees, 22 Minutes, 57 Seconds West 200 feet to a point 120 feet opposite center line (Station 10+120.00) thence South 7 Degrees, 11 Minutes, 48 Seconds West 101.87 feet to a point 117 feet opposite center line (Station 10+120.00) thence parallel to said center line South 11 Degrees, 22 Minutes, 57 Seconds West 50 feet thence South 84 Degrees, 21 Minutes, 40 Seconds West 66.45 feet to a point 170 feet opposite center line (Station 10+180.00) thence parallel to said center line South 11 Degrees, 22 Minutes, 57 Seconds West 30.53 feet thence along said right-of-way line North 87 Degrees, 26 Minutes, 43 Seconds West 38.81 feet to the true point of beginning.

LEGEND

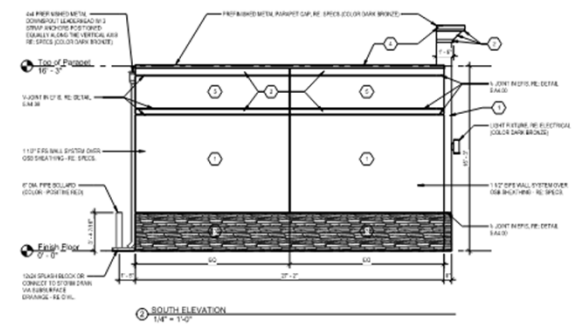
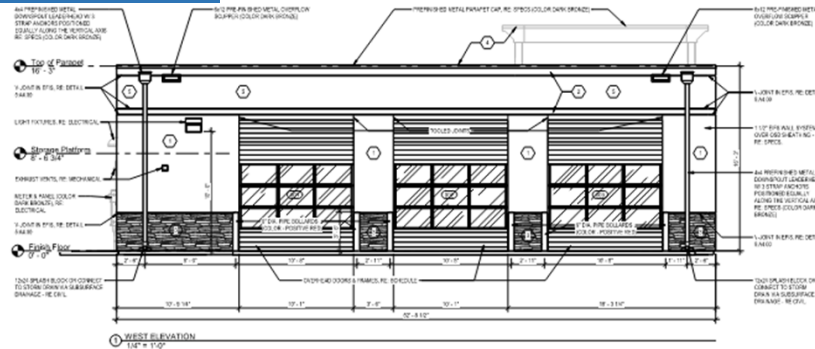
- EXISTING RP-1 (TWO-FAMILY RESIDENTIAL DISTRICT)
- PROPOSED CP-1 (PLANNED COMMUNITY COMMERCIAL DISTRICT)
- EXISTING CP-2 (PLANNED COMMUNITY COMMERCIAL DISTRICT)
- EXISTING PD (PLANNED MIXED USE DISTRICT)
- EXISTING R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
- EXISTING RP-2 (TWO-FAMILY RESIDENTIAL DISTRICT)
- EXISTING RP-4 (APARTMENT RESIDENTIAL DISTRICT)

SITE TABLE DATA

EXISTING ZONING	PROPOSED ZONING
RP-2	CP-2

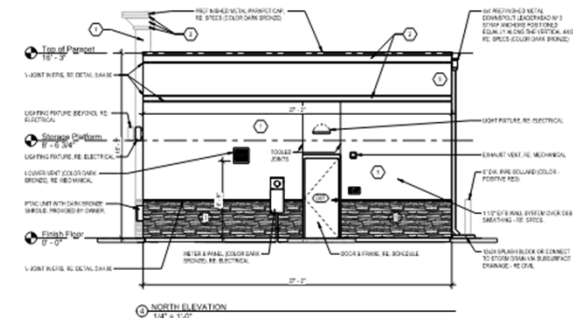
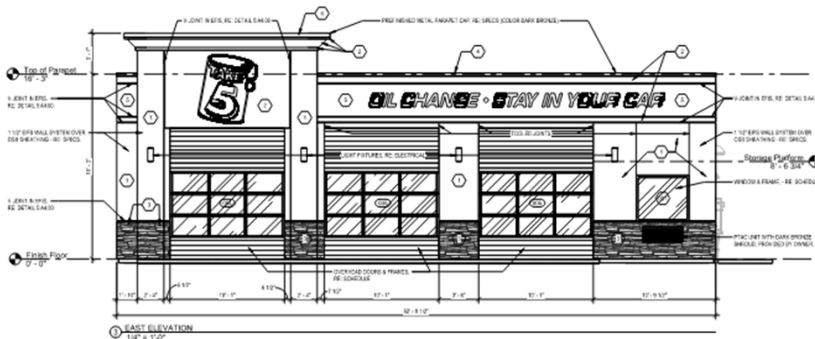
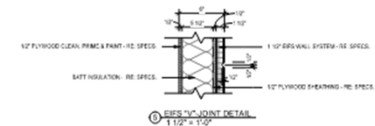
Not For Construction
ZONING EXHIBIT
 SCALE: 1"=80'

Architectural Elevations



NO.	AREA	COATS	COLOR	FINISH
1	EFS OR STUCCO MAIN COLOR	SEE SPECIFICATION & MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #7693, STONEBRIAR	FINISH TO MATCH STUCCO "MEDIUM SAND" OR DRYWIT "SANDPBLESS FINE"
2	EFS OR STUCCO ACCENT BAND AND FACE	SEE SPECIFICATION & MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #7678, COTTAGE CREAM	FINISH TO MATCH STUCCO "FINE SAND" OR DRYWIT "SANDBLAST"
3	EFS OR STUCCO CORNICE	SEE SPECIFICATION & MANUFACTURER'S REQUIREMENTS	VERIFY COLOR WITH OWNER	VERIFY COLOR WITH OWNER
4	COPING	SEE SPECIFICATION & MANUFACTURER'S REQUIREMENTS	DARK BRONZE	FINISH TO BE KYNAR 500 PRE-FINISHED
5	EFS OR STUCCO SECONDARY COLOR	SEE SPECIFICATION & MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6971, POSITIVE RED	FINISH TO MATCH STUCCO "MEDIUM SAND" OR DRYWIT "SANDPBLESS FINE"
6	BOLLARDS	SEE SPECIFICATION & MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6971, POSITIVE RED	

- EXTERIOR UNDERLAYS**
- 1 EFS TO BE STUCCO CLASSIC, DRYWIT OR LAPONITE W/O OR APPROVED EQUAL.
 - 2 EFS TO HAVE 1/2" MINIMUM THICKNESS TO 1/4" EFS.
 - 3 VENEER FINISH: VENEER PRODUCT: SOUTHERN LINDSEYFINE COOLING "BLUES COUNTY" CONSTRUCTION TO PRODUCE SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO ORDERING.
 - 4 EFS TO HAVE STAINLESS BRONZE HORIZONTAL RIB AT JAW.
 - 5 METAL ROOF TO BE 1/4" THICK EXTERIOR OR 3/8" THICK INTERIOR WITH 1/2" INSULATION AND 1/4" BATT INSULATION.
 - 6 METAL ROOF PANELS TO BE 1/4" GA. GALVALUME WITH 4" MIN. DIA. 20 GA. 1" DIA. 1/4" DIA. CORNER PANELS.
 - 7 METAL CORNER TO BE PRE-FINISHED BY O.A. GALVALUME WITH 4" MIN. DIA. 20 GA. 1" DIA. 1/4" DIA. CORNER PANELS.



Modifications Request

Required –

A 100 % opaque screen between land uses that are dissimilar in character.

- 6' masonry wall or opaque vinyl fence
- low impact screening shall be planted on both sides of the wall or the fence.

Proposed –

The applicant has proposed to install the required six-foot high masonry wall or opaque vinyl fence adjacent to the existing retaining wall.



Approval Conditions

1. A modification shall be granted to allow the required six-foot high masonry wall or opaque vinyl fence for the high impact buffer requirement be installed adjacent to the retaining wall in the location as depicted on the site plan sheet C-1 dated September 8, 2023.
2. Development shall be in accordance with the preliminary development plan dated September 8, 2023, and the elevations dated August 11, 2020.

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Modifications Request

