

Douglas Corner Retail Building Preliminary Development Plan

PL2023-111

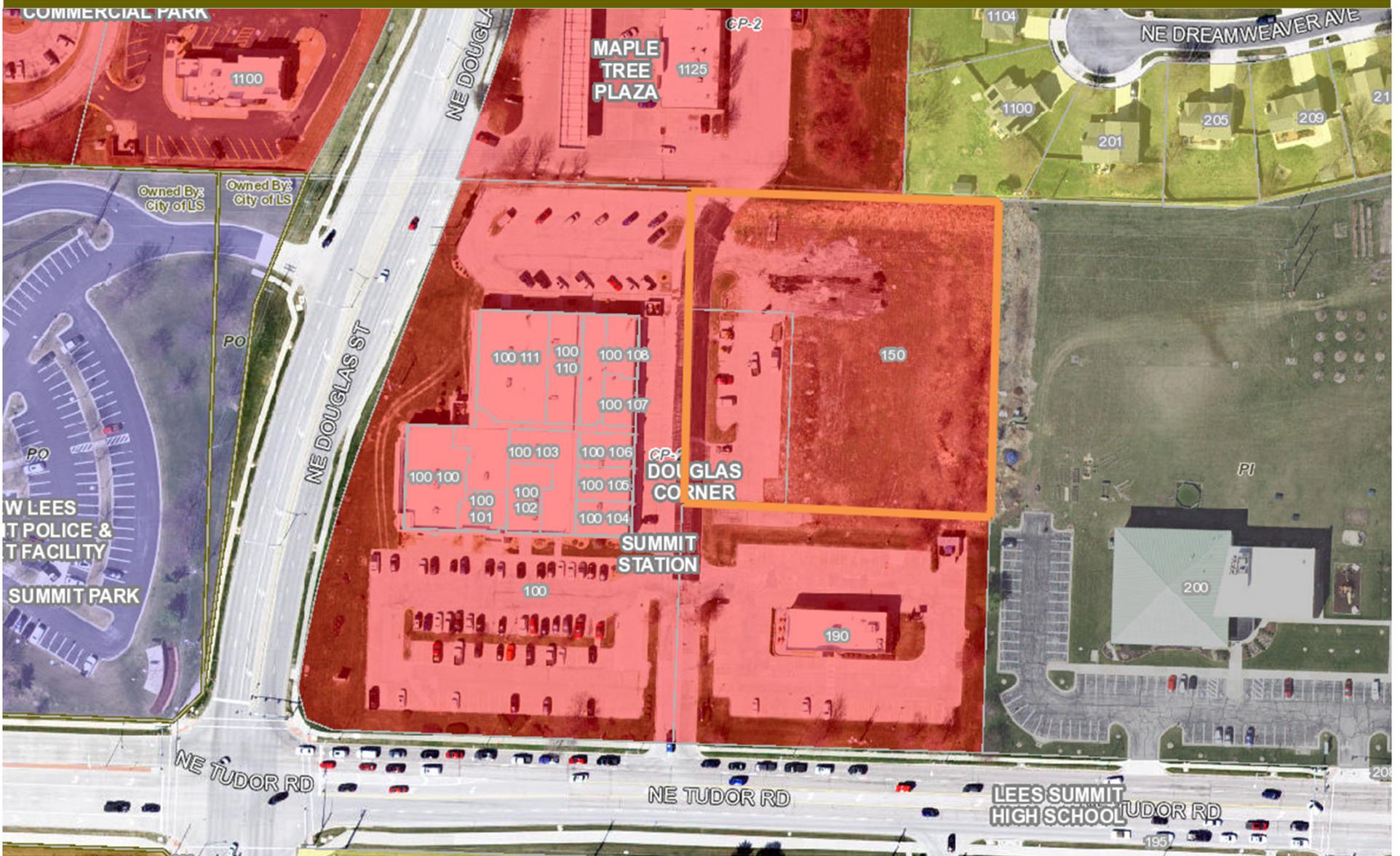
August 8, 2023



LEE'S SUMMIT
MISSOURI



Yours Truly



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Aerial/Zoning Map

Zoning

- CP-2

Property Size

- 1.73 AC

Building Area

- 7,792 sq. ft.

Building Height

- 24'

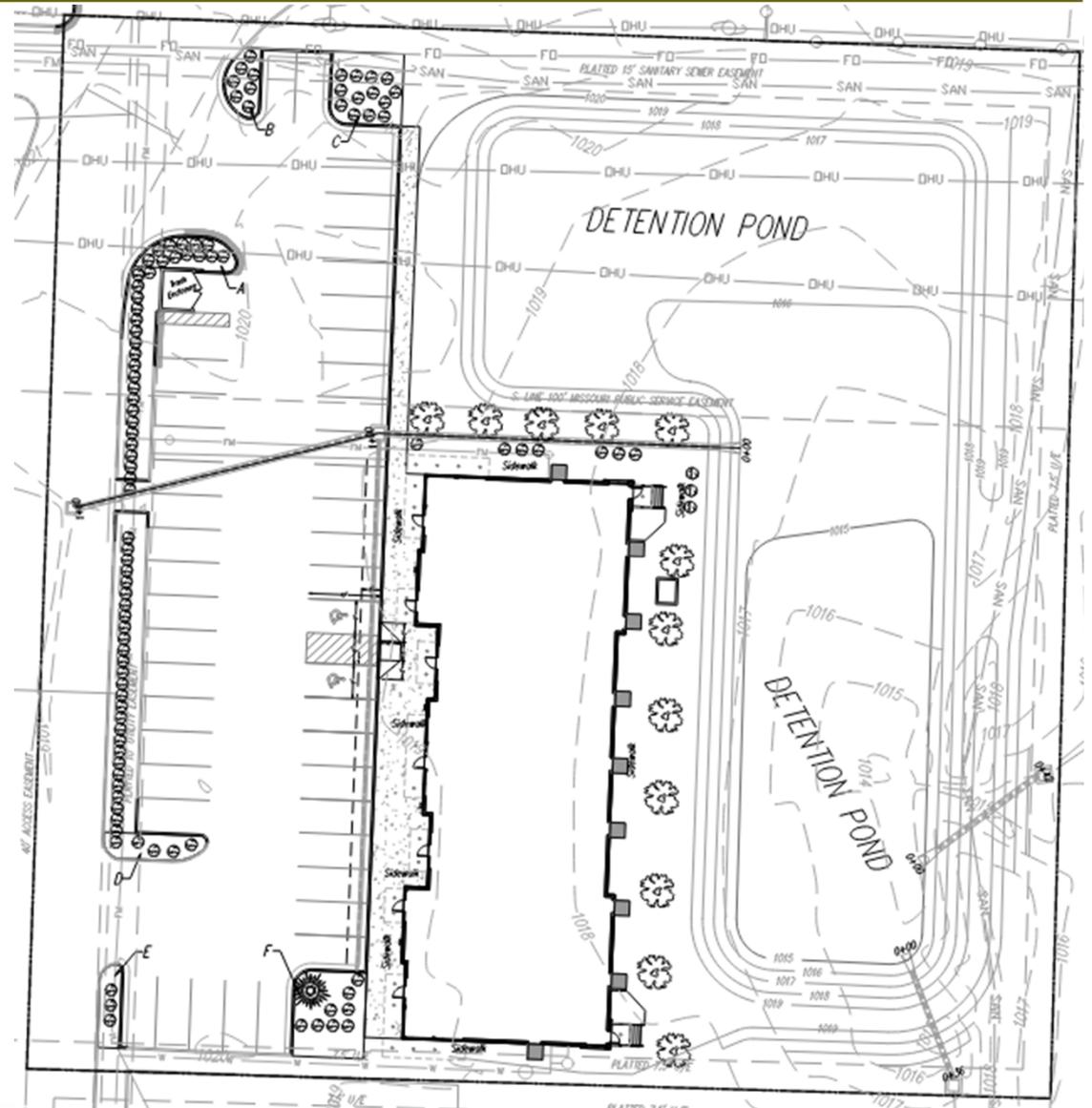
FAR

- 0.10

Parking

- 46 Proposed

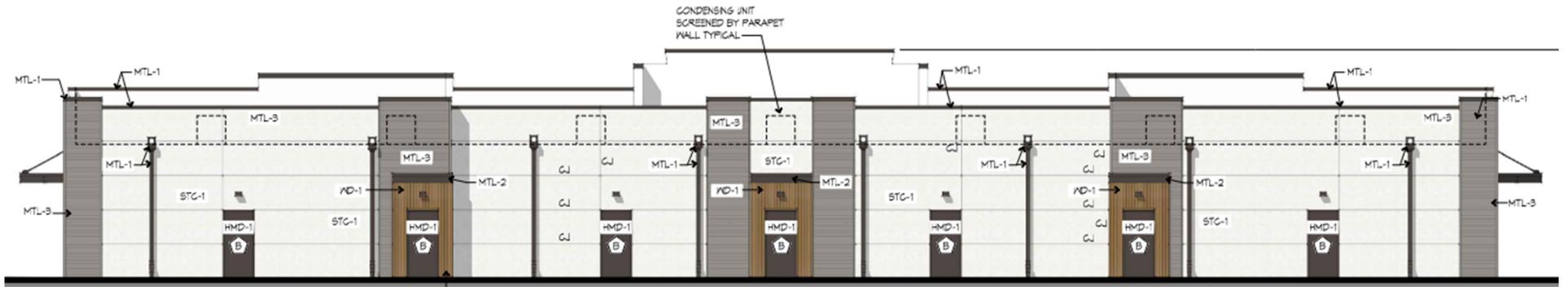
- 39 Required



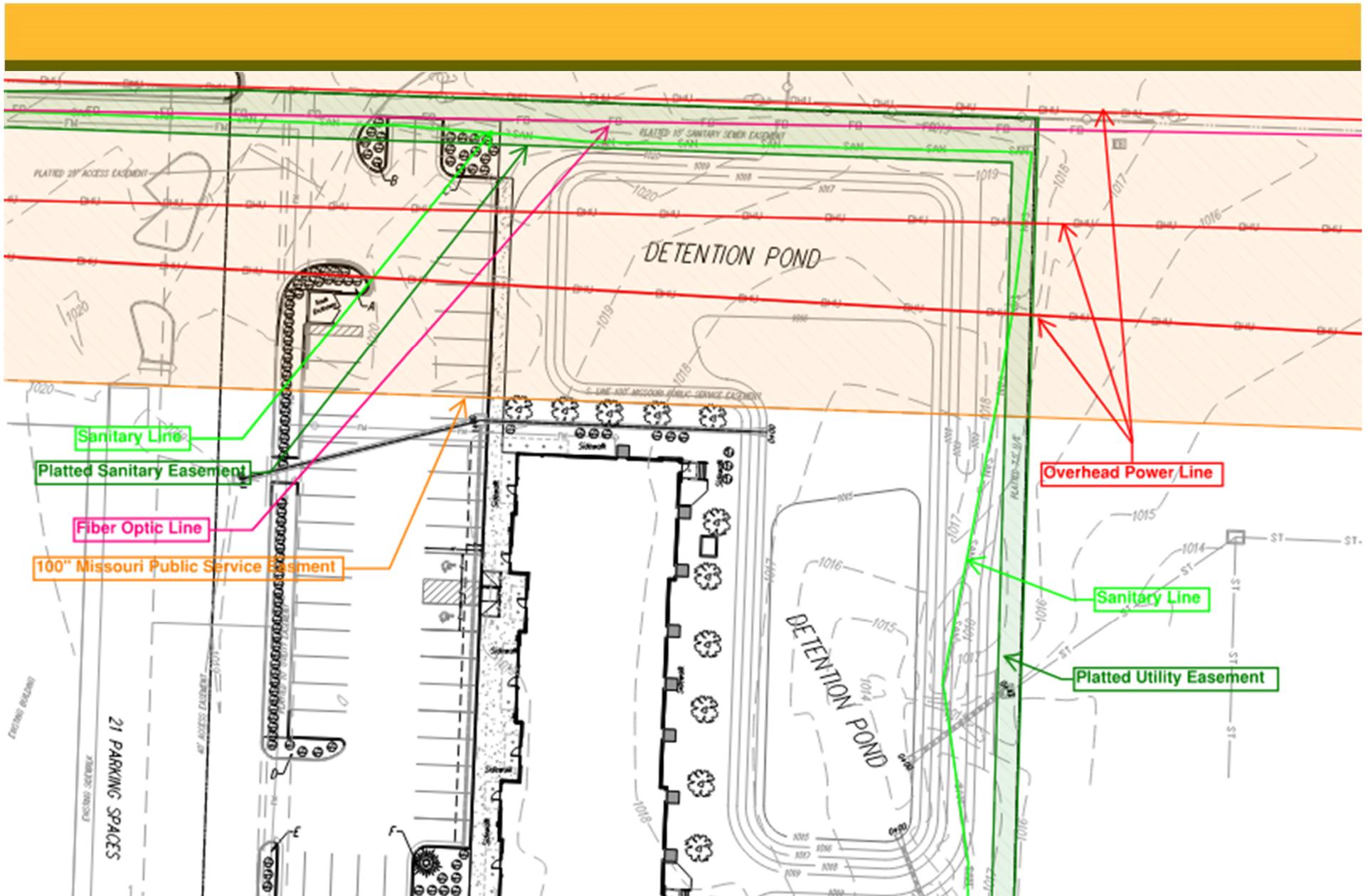
Project Information



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

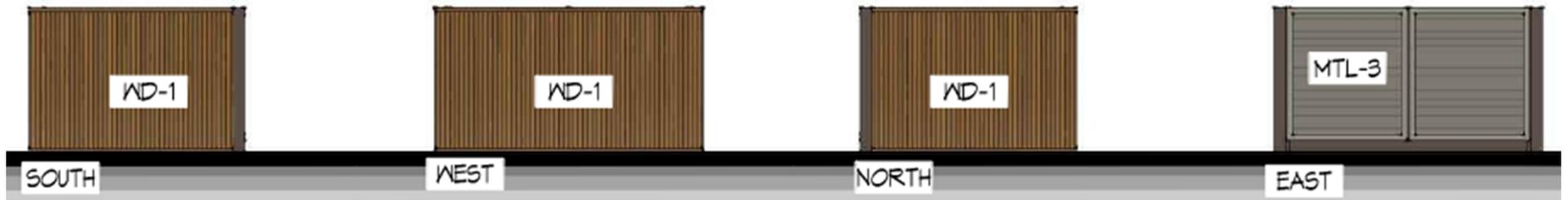


2 EAST ELEVATION
1/8"=1'-0"



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Requested Modifications



Proposed Trash Enclosure

Proposed –

The applicant has requested the use of composite wood panel system for the walls of the trash enclosure.



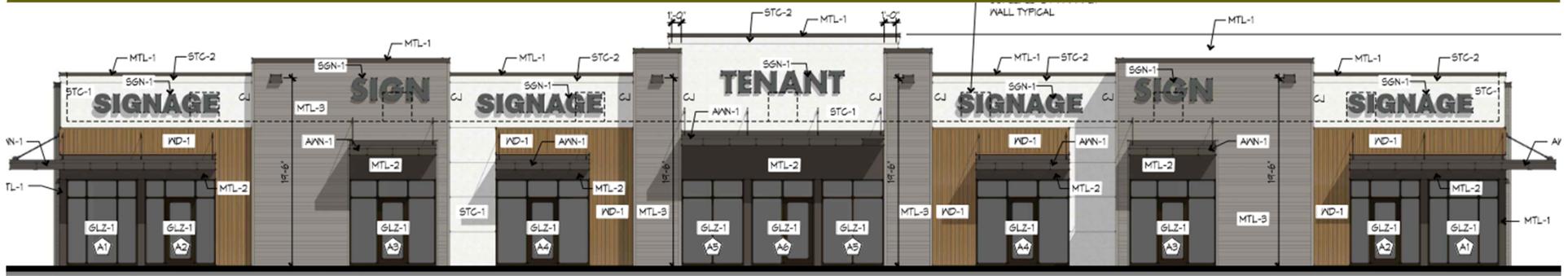
Similar Trash Enclosure at 216/218 SE Douglas St

Required –

All trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.



Requested Modifications



- The applicant has requested the use of architectural metal panels.
- UDO restricts building materials to masonry, concrete, stucco, and glass in the CP-2 zoning district.
- Metal is limited to an incidental role or as other architectural metal siding as approved by the Planning Commission and/or City Council.

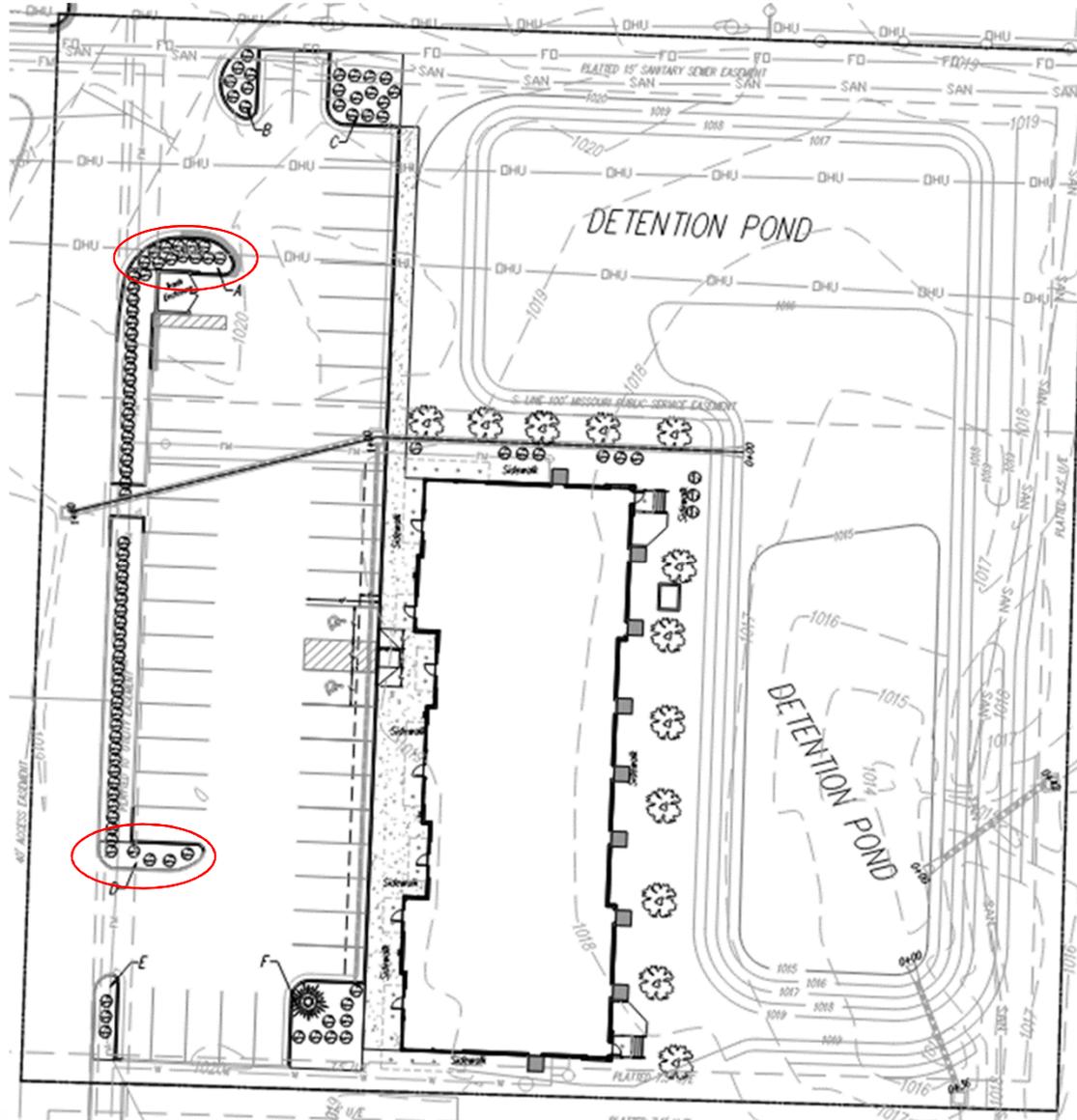


Future Landuse

- 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

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Staff Analysis



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Planning Commission Comments

1. A modification shall be granted to the high-impact buffer requirement along the R-1 zoned properties to the north, to allow no landscaping buffer along the north property line.
2. A modification shall be granted to the medium-impact buffer requirement along the PI zoned properties to the east, to allow no landscaping buffer along the east property line.
3. A modification shall be granted to the trash enclosure design requirements to allow for the use of composite wood panel system for the walls of the trash enclosure as depicted on the building elevations dated June 26, 2023.
4. One tree shall be placed in each of the landscape islands adjacent to the western property line, to be installed with all UDO requirements.
5. Development shall be in accordance with the preliminary development plan dated May 10, 2023.
6. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations dated June 26, 2023.



Conditions of Approval