

Chapel Ridge Bus. Park out- building Preliminary Development Plan

Appl. #PL2021-145

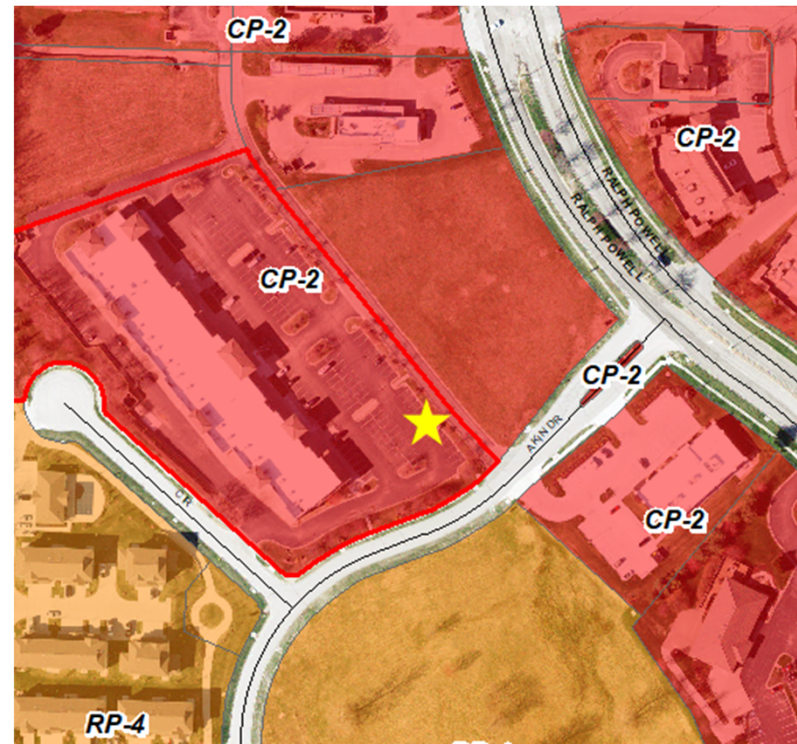
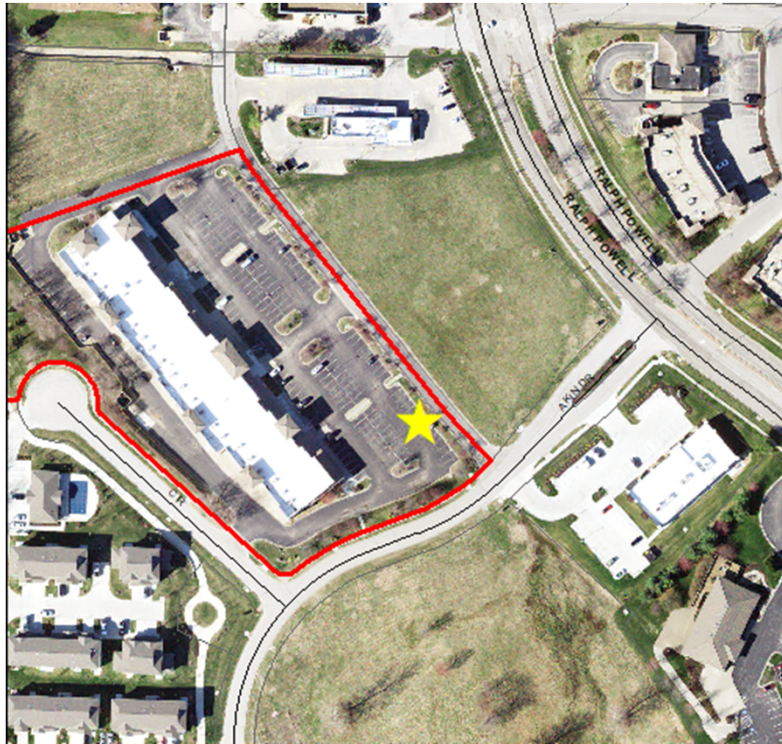
June 24, 2021



LEE'S SUMMIT
MISSOURI



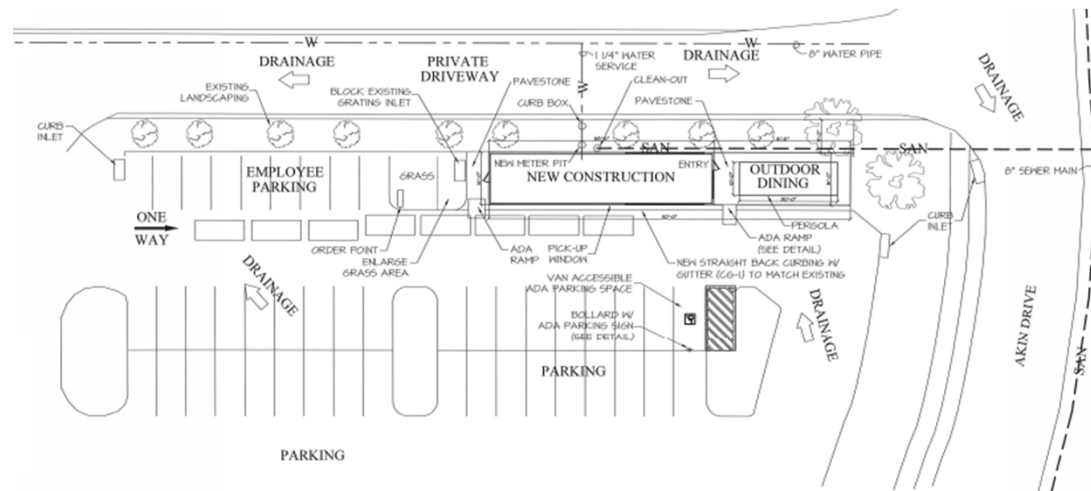
Yours Truly

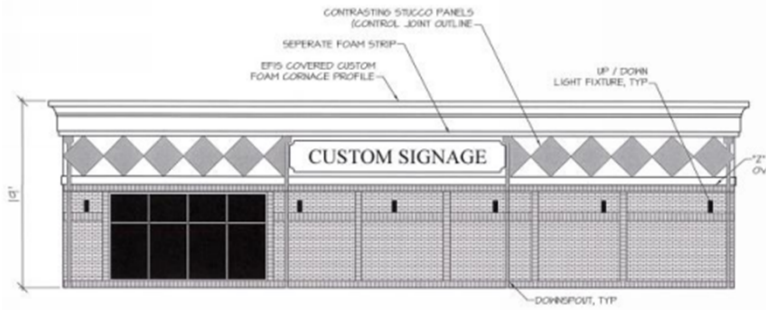


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Aerial and Zoning Map

- Existing 34,538 sq. ft. in-line building
- Proposed 1,096 sq. ft. out-building
- 181 existing parking spaces
- 166 proposed parking spaces





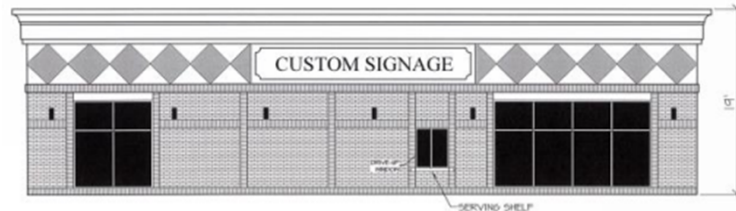
North Elevation

SCALE: 1/8" = 1'-0"



North Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"

Exterior Materials:

- Brick
- EIFS

- Alternate Parking Plan
 - Existing + proposed development requires a minimum 188 parking spaces
 - 181 existing parking spaces
 - Proposed removal of 15 parking spaces, yielding 166 spaces
 - Parking survey shows parking usage ranging from 38 to 77 spaces
- Restaurants and coffee shops are allowed uses in CP-2 zoning district.
- Proposed use is consistent with Commercial land use designation in 2005 Comprehensive Plan.
- Proposed use is compatible with commercial development along NE Ralph Powell Rd and NE Woods Chapel Rd commercial corridors.

- Compliance with plans and specifications submitted to and on file in the Development Services Department dated received June 3, 2021.
- An Alternate Parking Plan allowing for 166 parking spaces to serve the subject property (a reduction from 181 existing parking spaces) shall be approved as part of the preliminary development plan.