



LEE'S SUMMIT
MISSOURI®

Bank of America
Preliminary Development Plan
PL2025-307



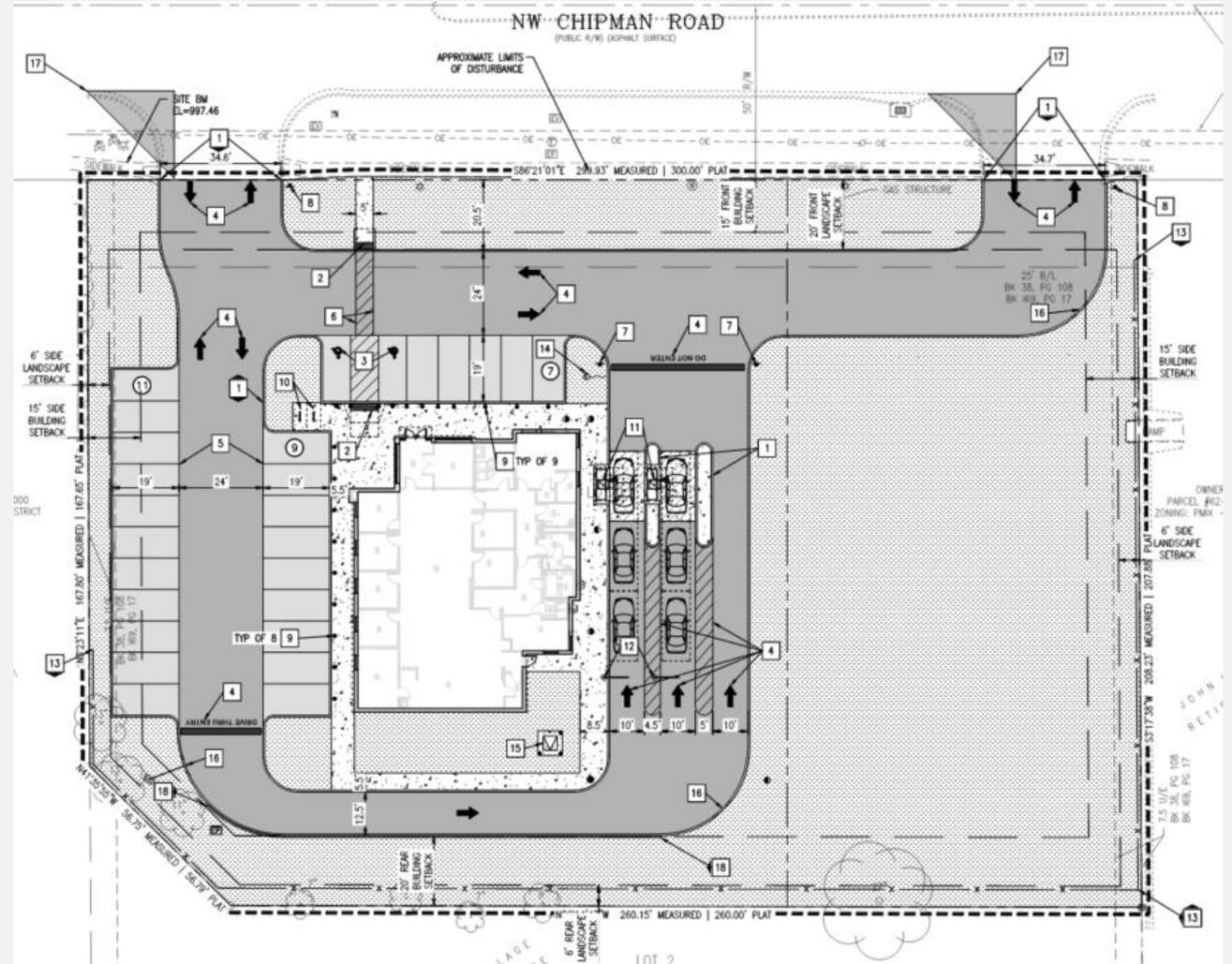
Project Request

The applicant proposes to remove the existing 4,200 sq. ft. Bank of America facility and redevelop the subject 1.4-acre site with a larger 4,720 sq. ft. bank with two (2) drive-through lanes.

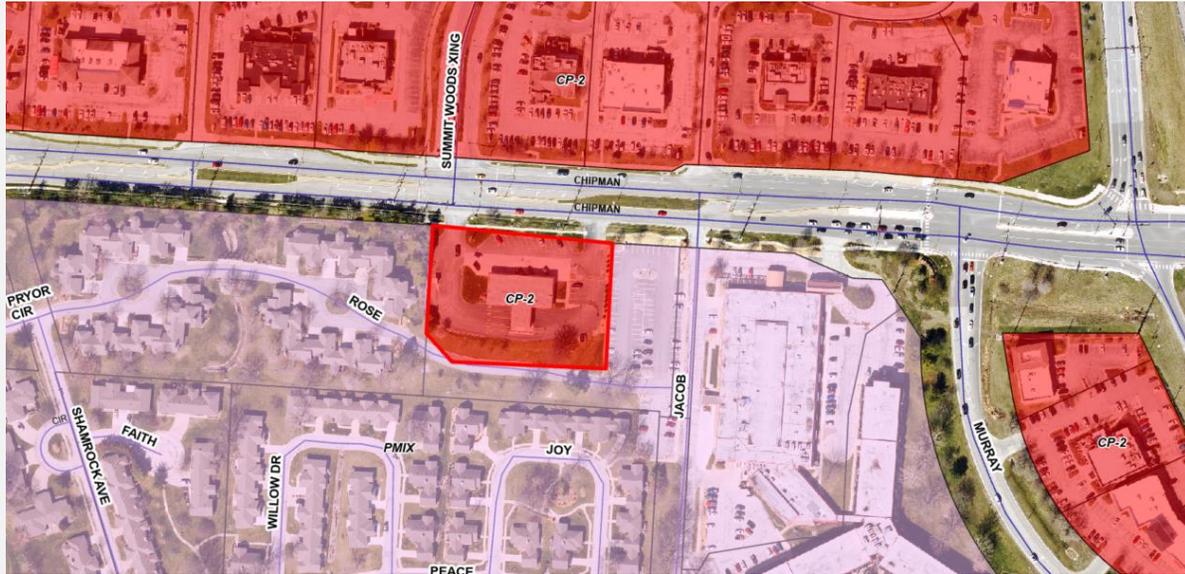
The new site layout frees 0.48 acres of open space east of the new building for potential future development. Future development of the eastern portion of the site will require approval under a future application.

A modification is requested for the following:

- Parking lot setback from residential property.



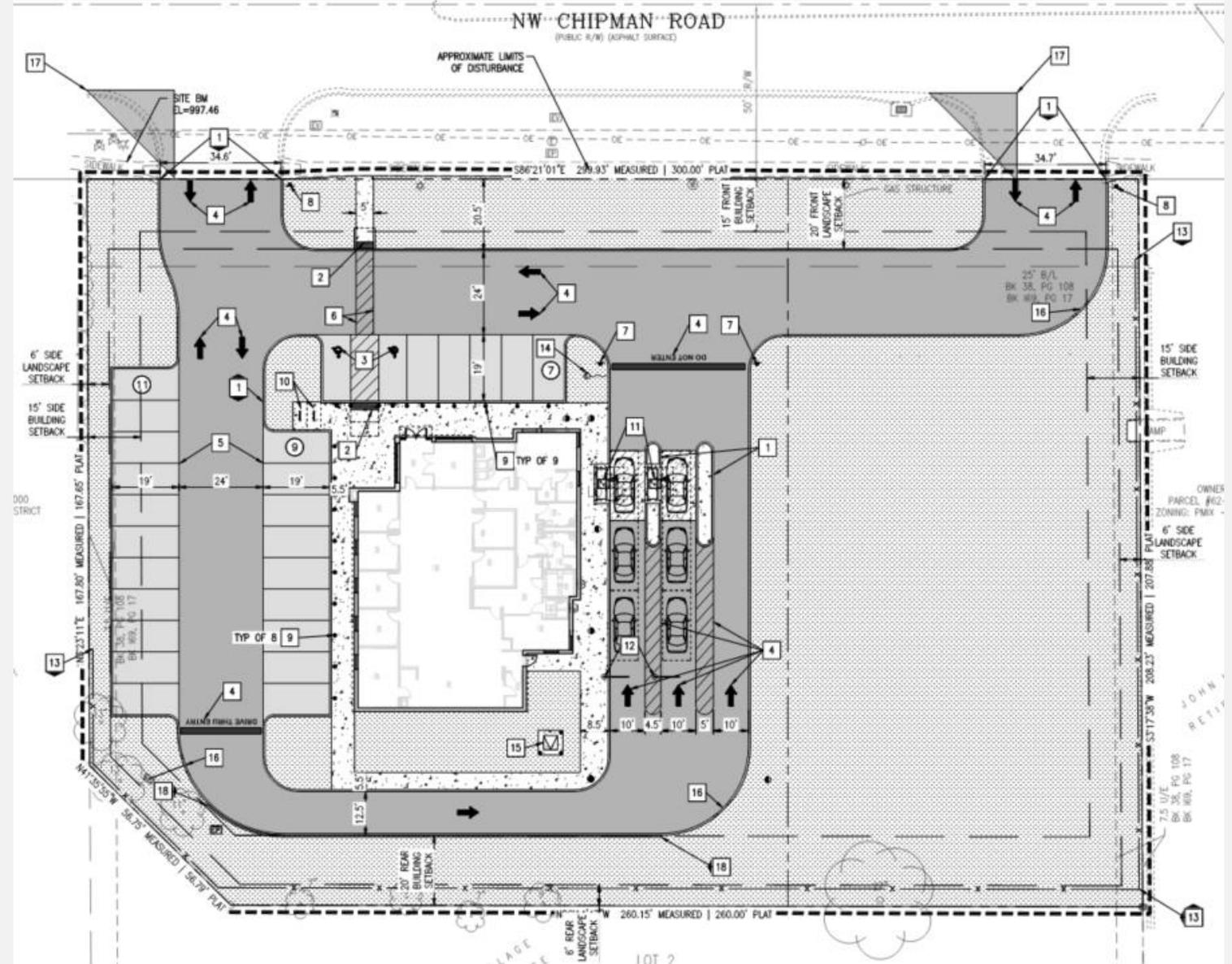
Zoning and Land Use Information



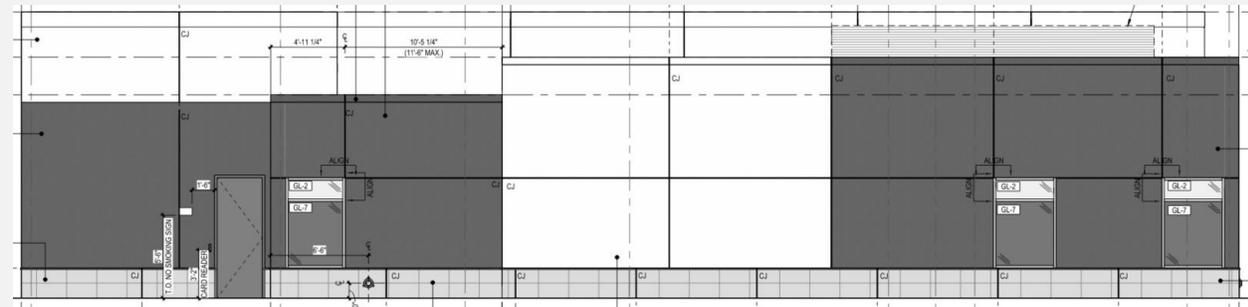
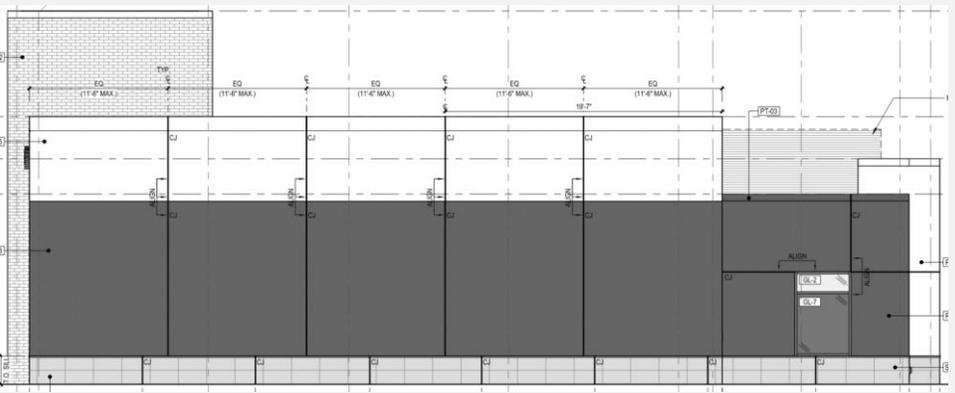
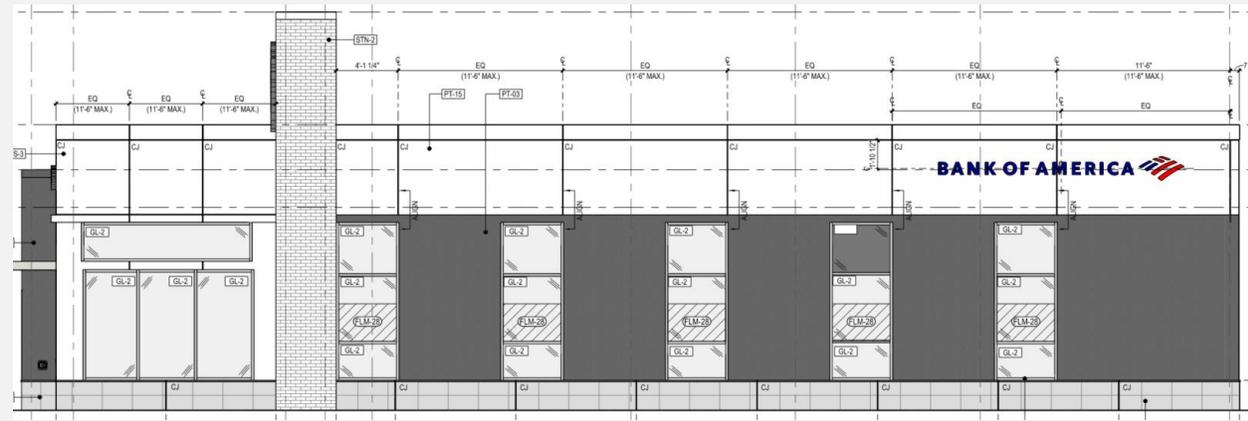
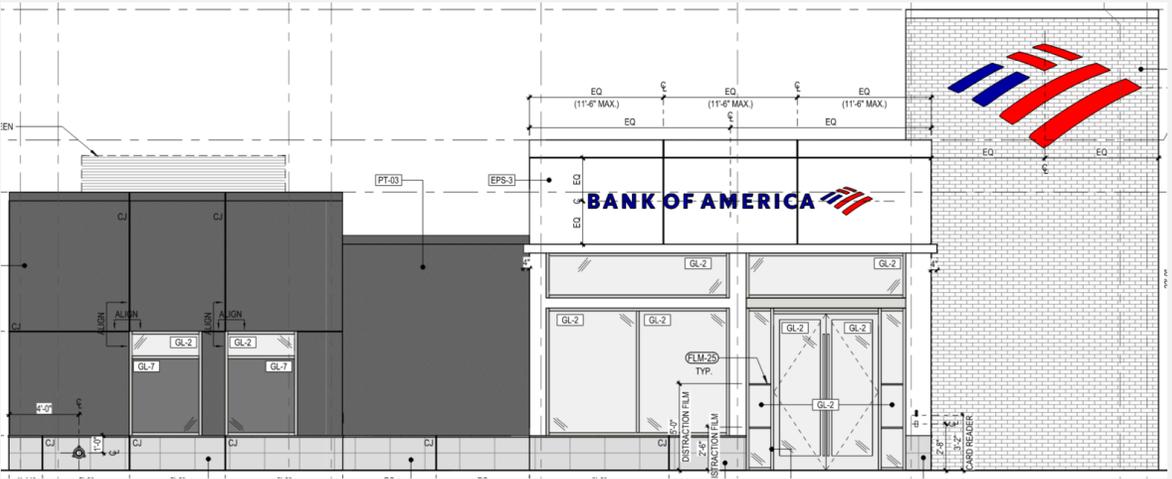
Site Plan

Overview

- 1.4 acres
- Existing
 - 4,200 sq. ft.
 - 25 parking spaces (17 required)
- Proposed
 - 4,720 sq. ft.
 - 27 parking spaces (19 required)



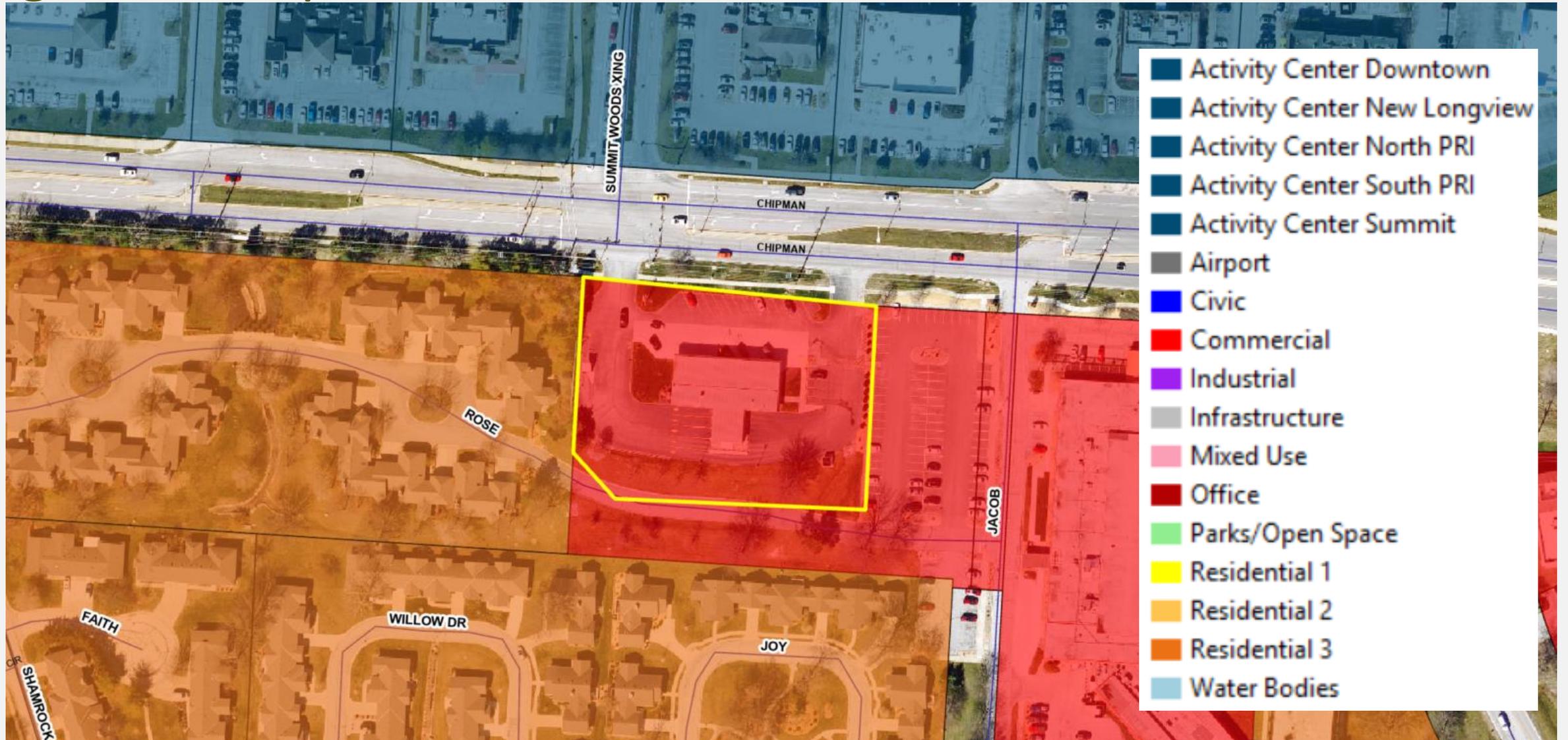
Building Elevations



Material Palette:

- Stucco
- Metal panel
- Brick and stone veneer
- Glass

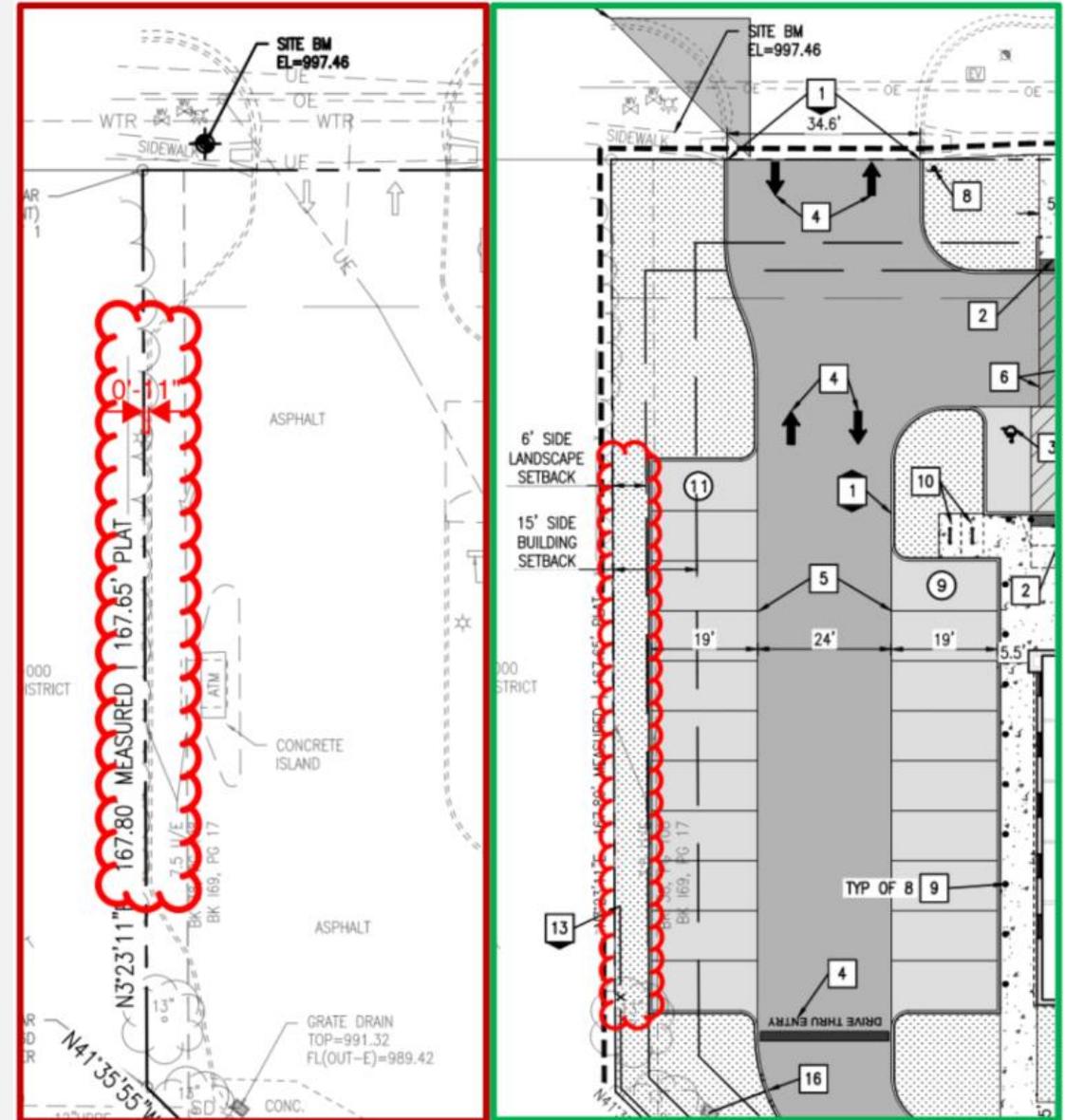
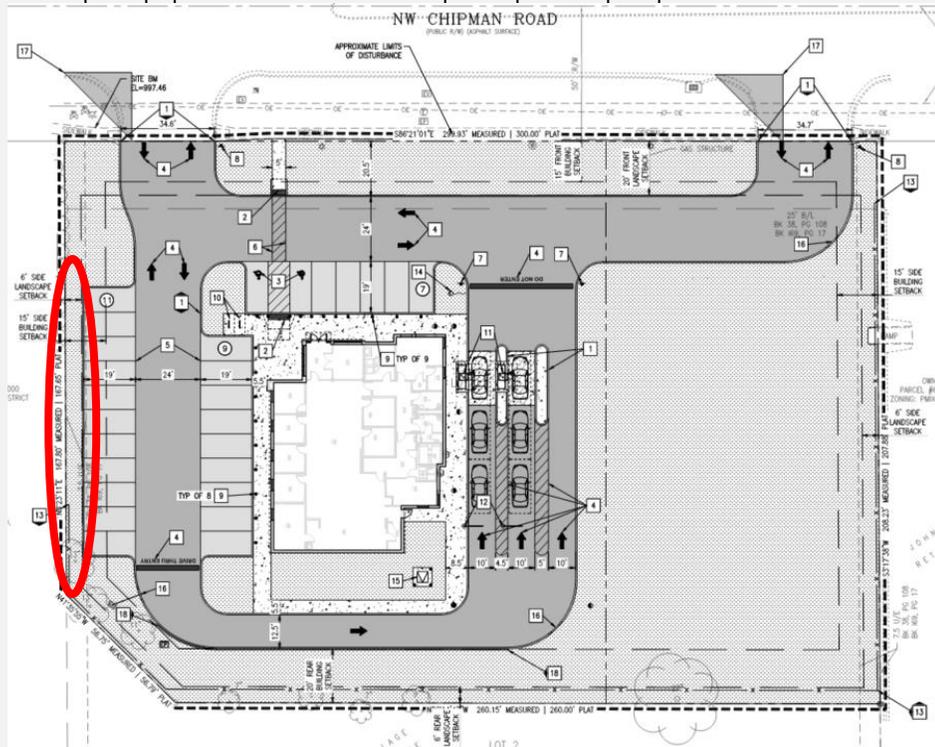
Ignite! Comprehensive Plan



Modifications

Parking Lot Setback

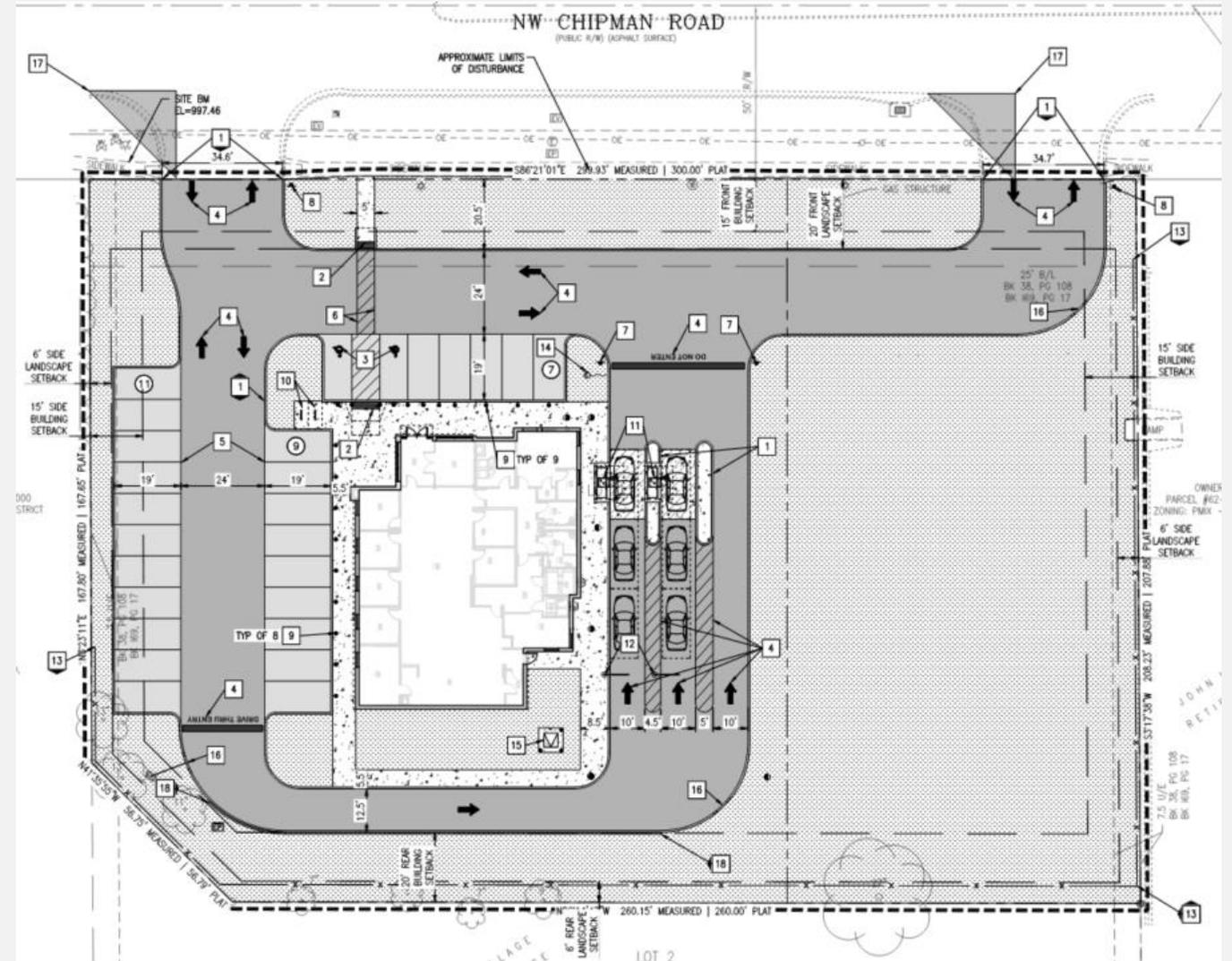
- Required - Min. 20' setback from residential property
- Proposed - 6' from



Application Information

Neighborhood meeting held on December 11, 2025.

No members of the public attended the meeting.



Approval Conditions

1. Development shall be in accordance with the preliminary development plan dated December 19, 2025.
2. A modification to the minimum 20' parking lot setback requirement from the public right-of-way shall be granted, to allow a 6' parking lot setback along the west parking lot boundary as depicted on the preliminary development plan dated December 19, 2025.



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