

# Chapel Ridge Lot 7



PL2022-140-Rezoning and Preliminary Development Plan

Lee's Summit Planning Commission – July 14, 2022



PRICE CHOPPER

CustomEyes



Control Service Company

# Project Location

3100 NE Ralph Powell Rd  
Lee's Summit, MO

Approximately 5.8 acres generally located at the Northwest corner of NE Strother Road and NE Ralph Powell Road.

# Project Team

Davidson  
ARCHITECTURE + ENGINEERING

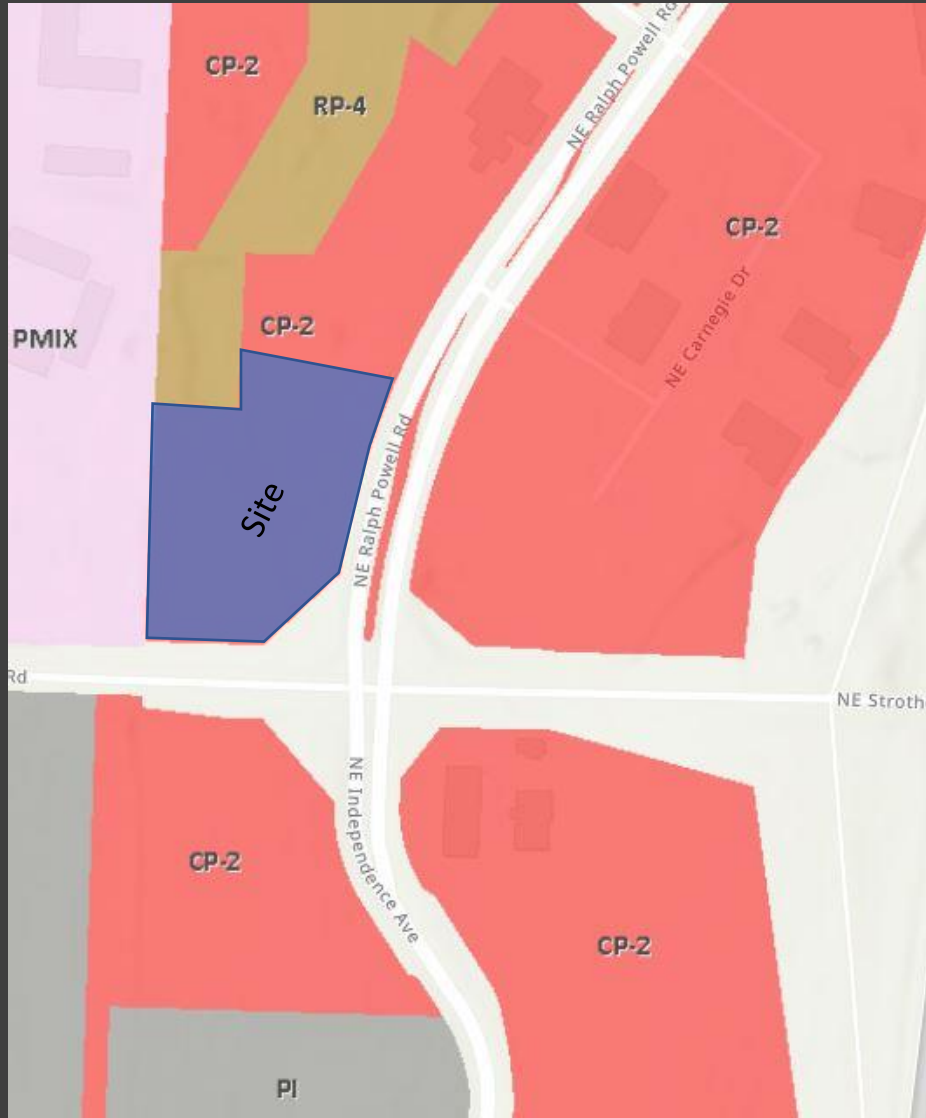
ENGINEERING  
ENGINEERING & SURVEYING  
SOLUTIONS

# Project Summary



- 79 Units
- Clubhouse
- Onsite Manager
- Full Utilities
- Gated
- 24 Hour Security

# Zoning Map



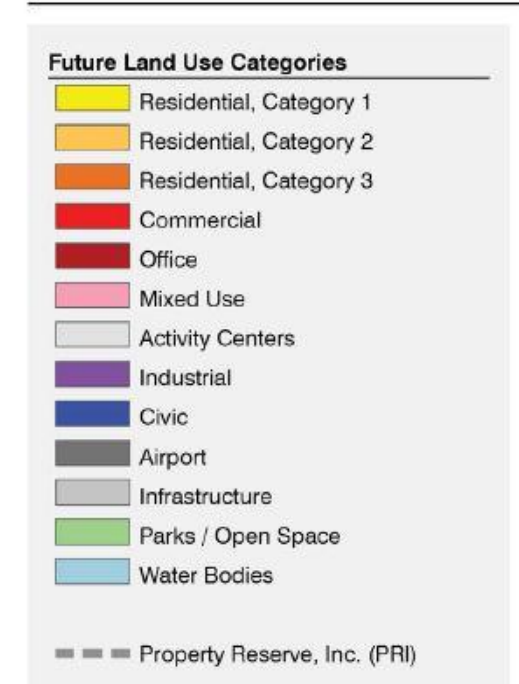
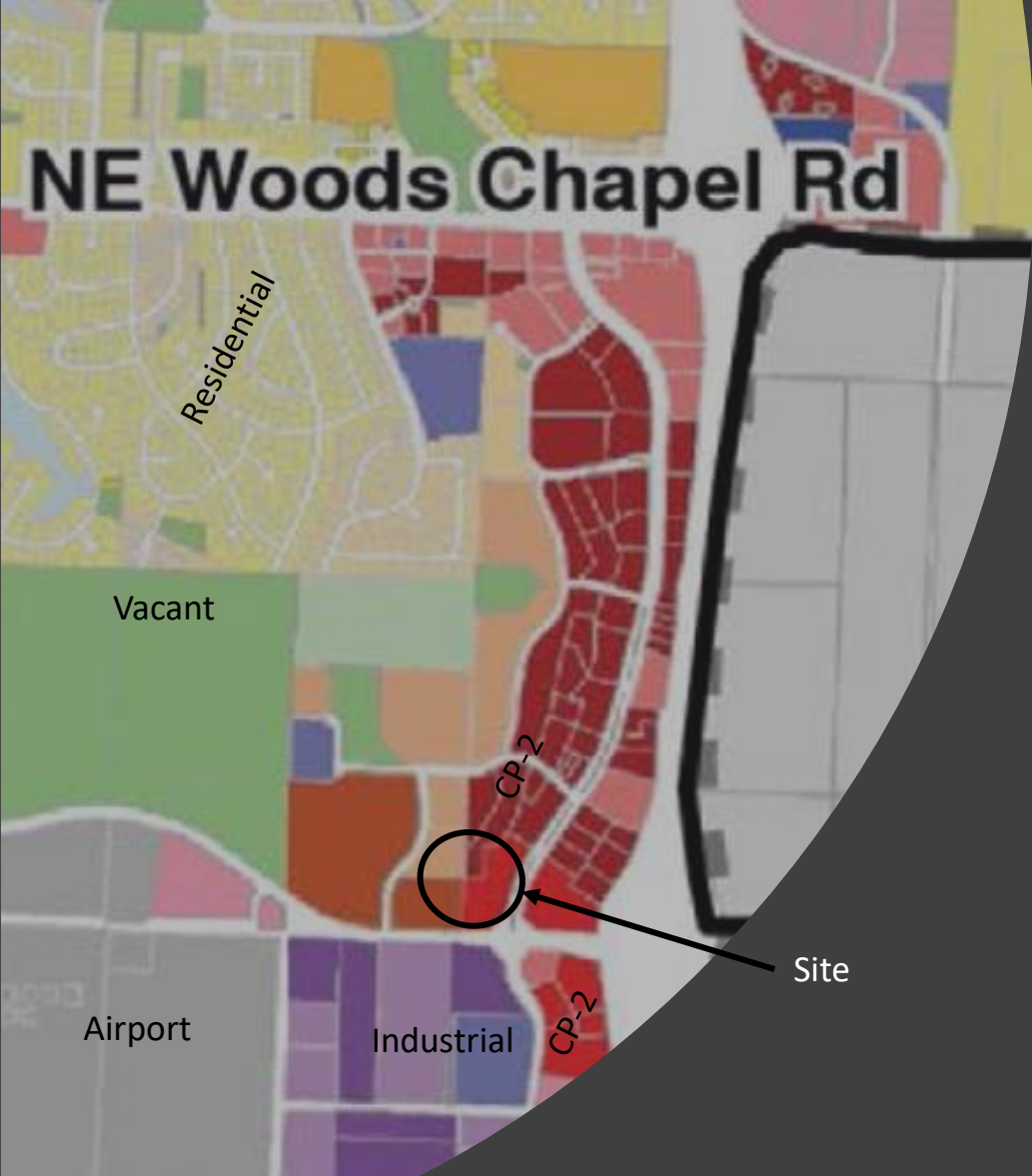
Current Zoning	CP-2
Proposed Zoning	PMIX
# of Units	79

## Setback for zoning districts:

	CP-2	PMIX
Front Yard	15	15
Rear Yard	20	20
Side Yard	10	10

# Comprehensive Plan

2021 IGNITE COMP PLAN



# Available Commercial Areas

- Chapel Ridge

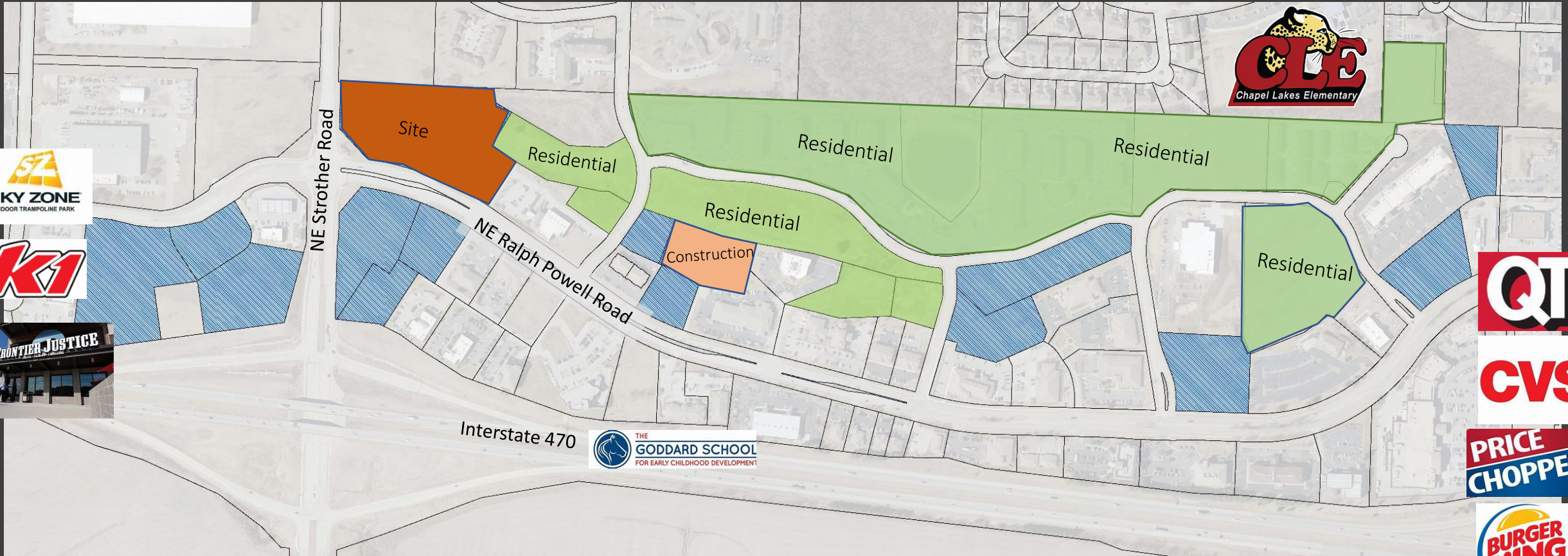
16.42 Acres

Initial Plat Recorded July 30, 2002

- Strother Crossing

8.77 Acres

Initial Plat Recorded September 24, 2015



# North View



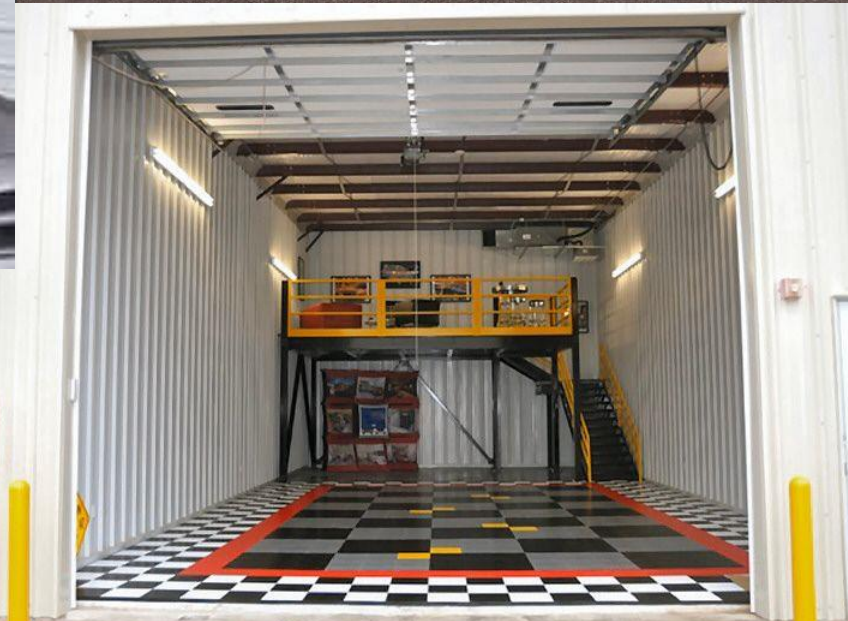
# Southwest View





# Project Description

- Units have all utilities available
  - Air Conditioned, Water, Sanitary Sewer
- Tenant / Owner may construct Office / Restrooms / Storage Area / Break Rooms
- Contractors can create
  - Vehicle Parking Space
  - Small Office Areas
  - Product Storage Areas
- Office Clients can create
  - Small Office Area
  - Online sales
  - Break Rooms
- Talented People
  - Painting Space
  - Craft Studio
- Tenant / Owner may create "Man Cave"
- Clubhouse can be utilized as meeting space



# Project Description

Building Contractor or Construction Contractor Firm/Office

Business Office, Professional or Trade Organization

Employment or Personnel Agency

Engineering, Architectural or Other Professional Office

Retail Sales and Services

Automotive Parking Garage

Automotive Parts and Supply Store

Automotive Repair Shop — Minor Repair (Private Use Only)

Boats, Recreational vehicles and maintenance equipment storage

Building or Ground Maintenance

Camera and Photographic Supply Stores

Commercial Art or Graphic Design Service

Computer Programming Repair or Data Processing Service

Construction Materials Sales and Services

Custom Order Shop

Direct Mail Advertising Service

Electronic Equipment Sales or Service (Internet Sales)

Exterminating Services

General Merchandise Store (Internet Sales)

Gift, Novelty or Souvenir Shop (Internet Sales)

Hardware Store (Internet Sales)

Hobby, Toy and Game Shop (Internet Sales)

Interior Designer

Jewelry Repair

Jewelry Store (Internet Sales)

Limousine/Taxi Service

Luggage or Leather Goods Store (Internet Sales)

Motorcycle Sales, Rental or Service (No Outdoor Display)

Musical Instrument Store (Internet Sales)

Paint, Window Blinds or Wallpaper Store

Plumbing and Heating Equipment Dealers

Radio or TV Repair

Recording Studio

Repair Services, Automotive Minor (Private Use Only)

Repair Services, Non-Automotive

Reupholstery or Furniture Repair Shop

Sewing, Needlework or Fabric Store (Internet Sales)

Shoe Repair Shop

Specialty Retail, (Gifts, Collectibles, Antiques, Cards, etc.) (Internet Sales)

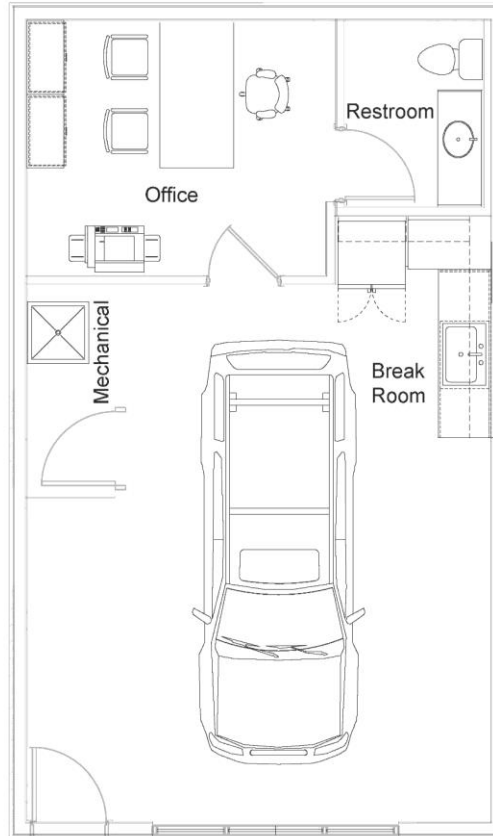
Storage Facility — Indoor Climate Controlled

Television or Radio Broadcast Station

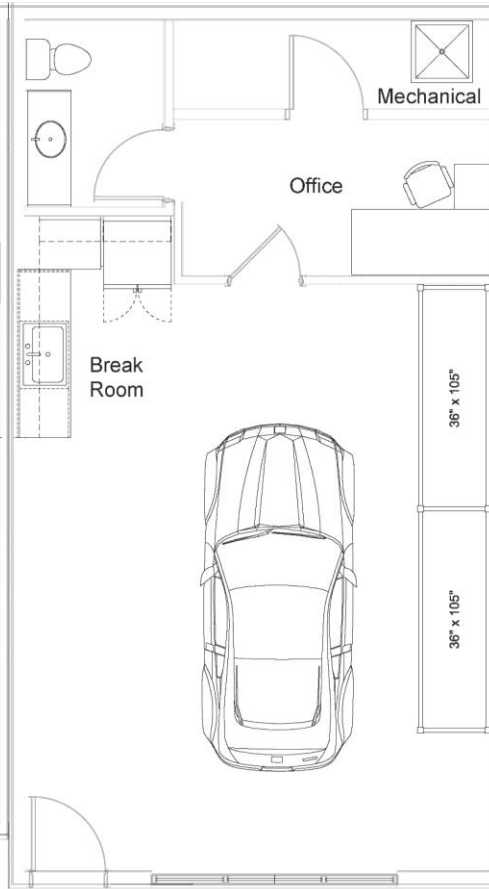
Used Merchandise Store (Excluding Pawn Shops) (Internet Sales)

# Floor Plans

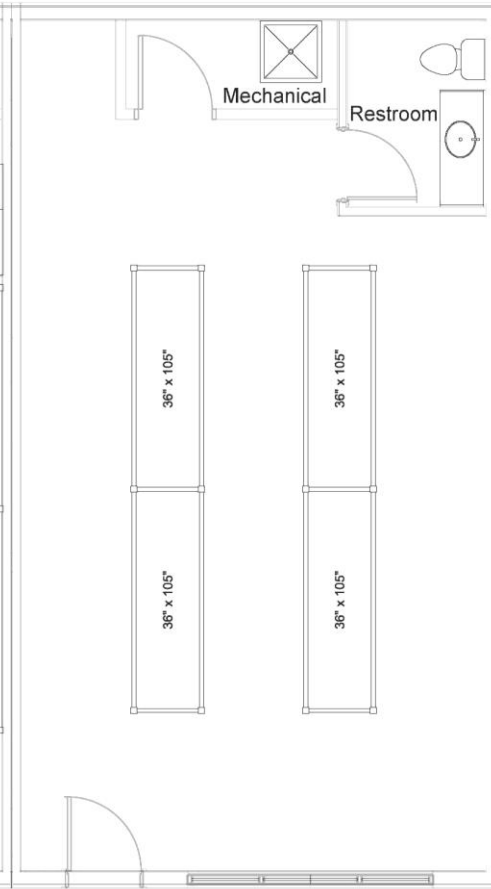
20' x 364' Unit  
680 sf Gross



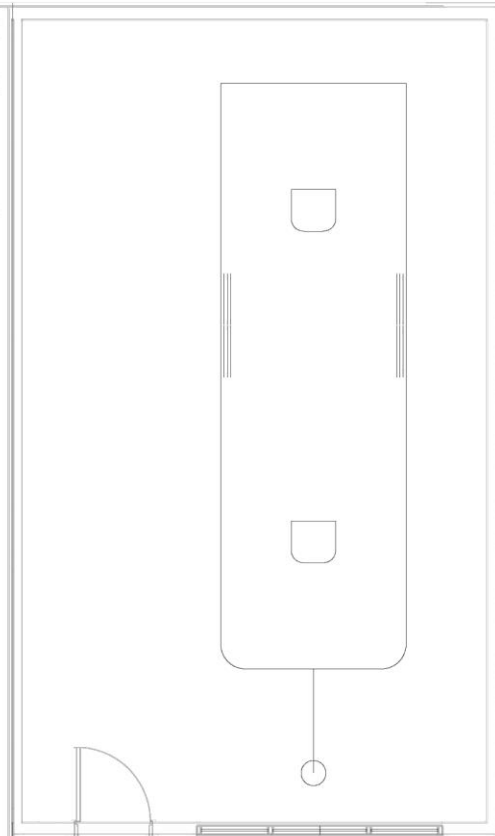
20' x 364' Unit  
720 sf Gross



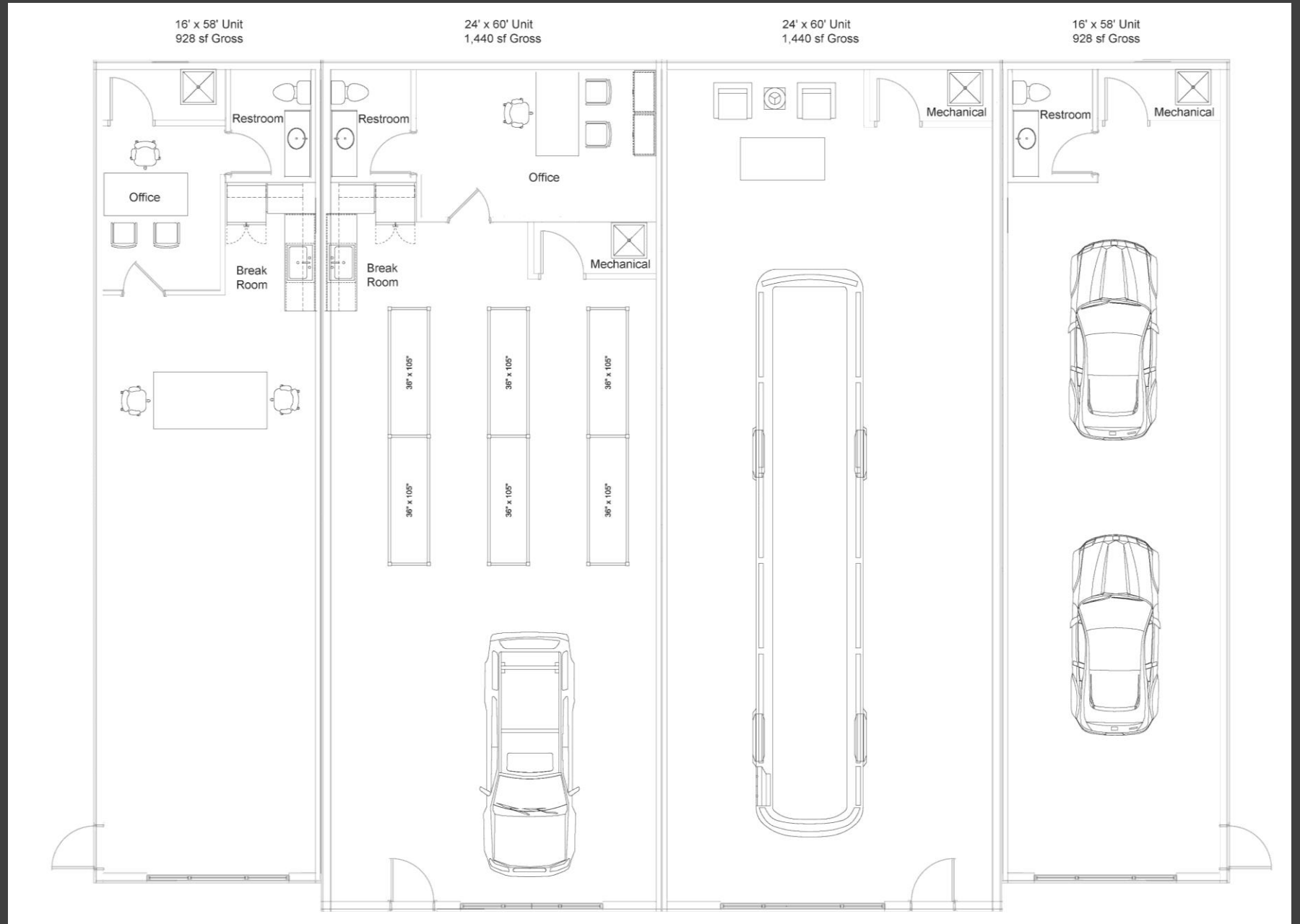
20' x 364' Unit  
720 sf Gross



20' x 34' Unit  
680 sf Gross



# Floor Plans



# Elevations



**2** South Elevations (facing Strother) - Bldg 8  
scale: 1/8" = 1'-0"

**1** South Elevations (facing Strother) - Bldg 7  
scale: 1/8" = 1'-0"



**4** North Elevation (interior facing) - Bldg 7  
scale: 1/8" = 1'-0"

**3** North Elevation (interior facing) - Bldg 8  
scale: 1/8" = 1'-0"

# Parking Exhibit



22 Public Spaces  
1 ADA Space  
160 Private Spaces  
183 Total Spaces



# Clubhouse



# Looking Northwest





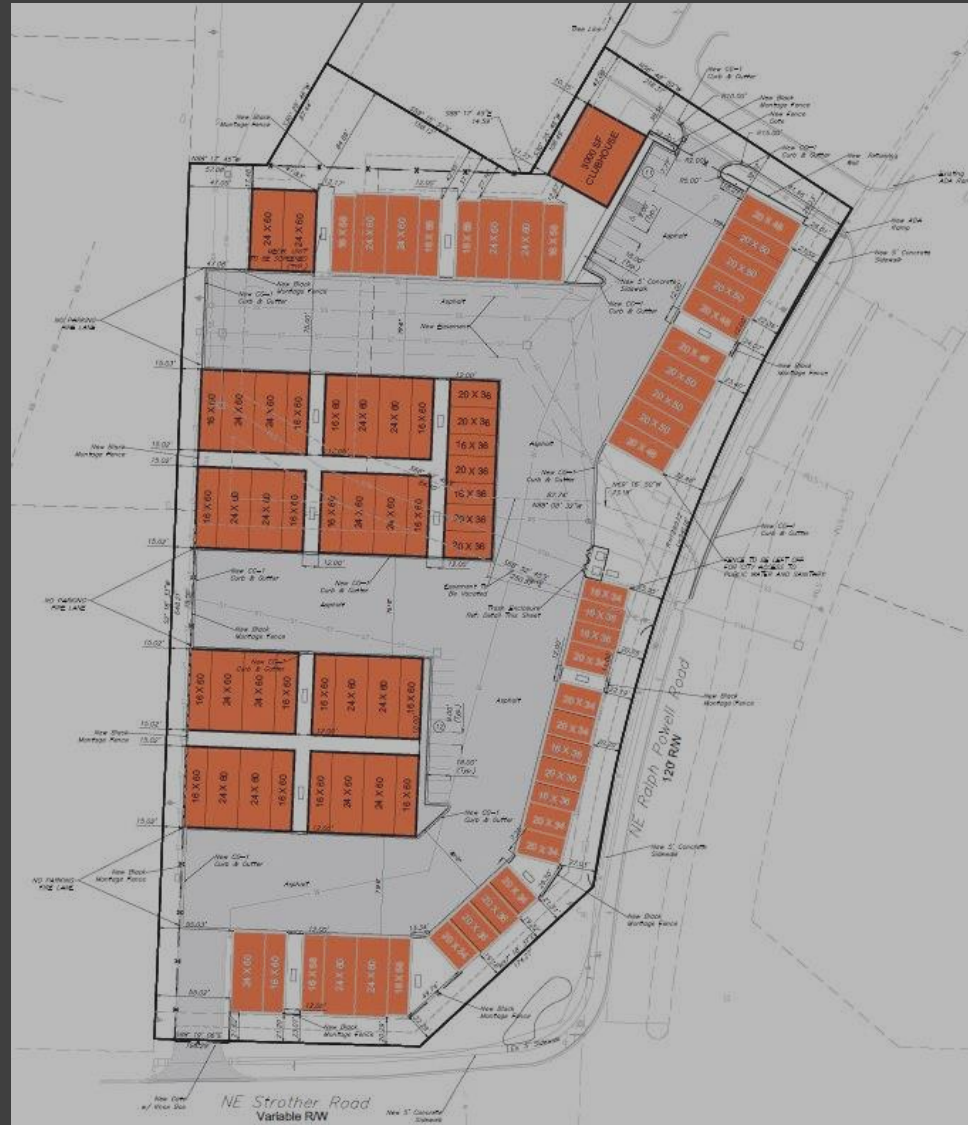
# Community Meeting Summary: July 12, 3170 NE Carnegie Dr, Suite 400

## Attendees

None

## Comments

None



Questions?

Thank you

