

Preliminary
Development Plan
PL2019-413
Lee's Summit, MO



Site Data Table

Site Area	3.44 Acres
Lot 3	1.73 Acres (Culver's)
Lot 4	1.06 Acres (Future)
Tract A	0.65 Acres (Detention)

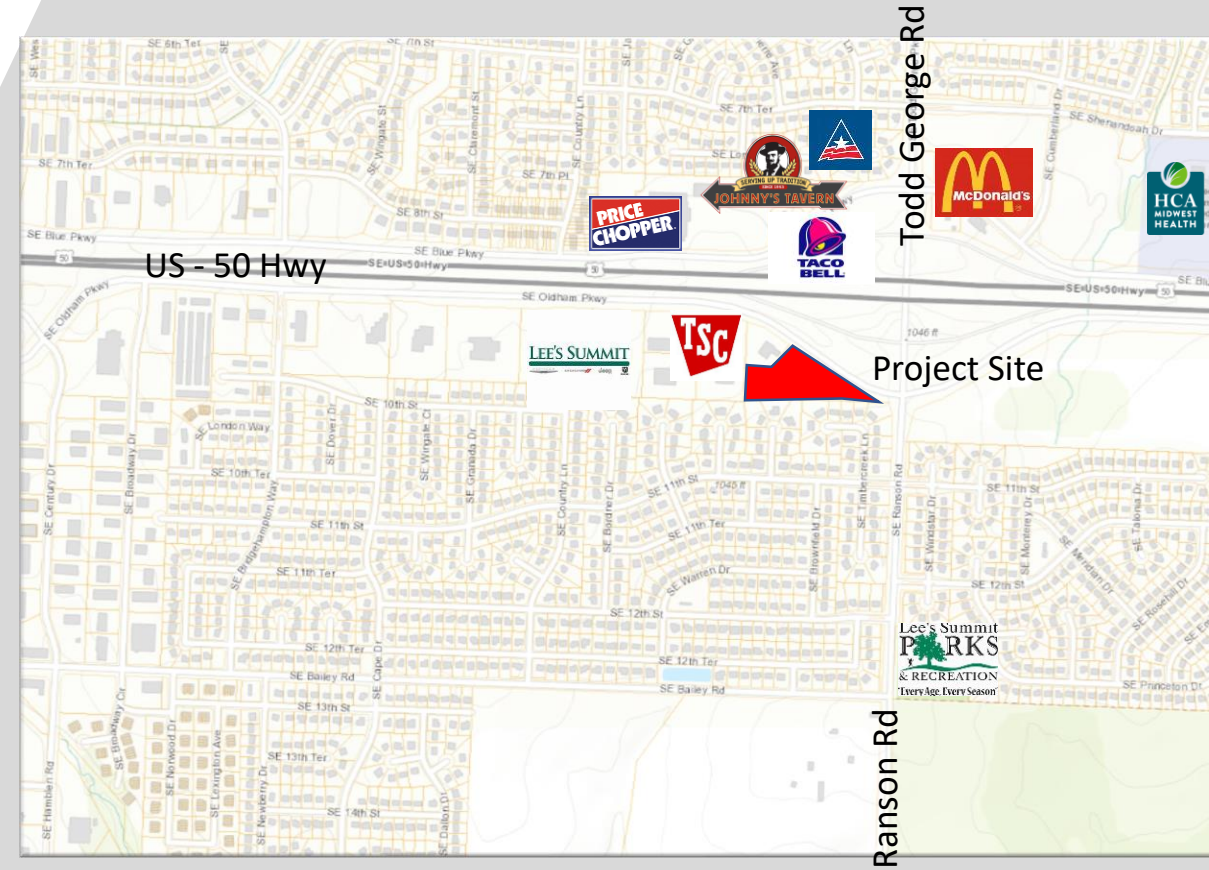
Zoning CP-2

Section 6.360. –Fast Food Restaurant with drive-thru

Sec. 6.480. - Restaurant, drive-through.

Restaurant, drive-through provided:

- A. A minimum of five-car stacking from order box (5 cars provided)
- B. Order box is screened from view and located to project sound away from residential districts or uses (Directed toward detention)
- C. Drive-through lane screened from view by high impact screen in accordance with Article 8, Division III in order to eliminate glare (Screened by landscaping and building)
- D. A minimum distance of 100 feet to any residential district or use shall be maintained to the order (speaker) box or pick-up window. (103' measured from south property line)



Neighborhood Meeting

Meeting Date 1-9-20
Location Gamber Center, Yellowstone Room

- Questions
- Will Oldham Parkway be improved?
 - Will this correct the "Swampy" condition on our rear yard?
 - Will a fence be installed?
 - Will the parking lot lighting affect the residential houses?
 - Will Trees be planted?
 - Will property values be decreased?
 - When will this start?

Meeting Date 2-6-20
Location Gamber Center, Redwood Room

- Questions
- Would you want this in your back yard?
 - How will the site lighting work?
 - Will there be security cameras?
 - Will Oldham Parkway be improved?
 - Will this correct the "Swampy" condition on our rear yard?
 - Will a fence be installed?
 - Follow up question to determine type and location.
 - Will the parking lot lighting affect the residential houses?

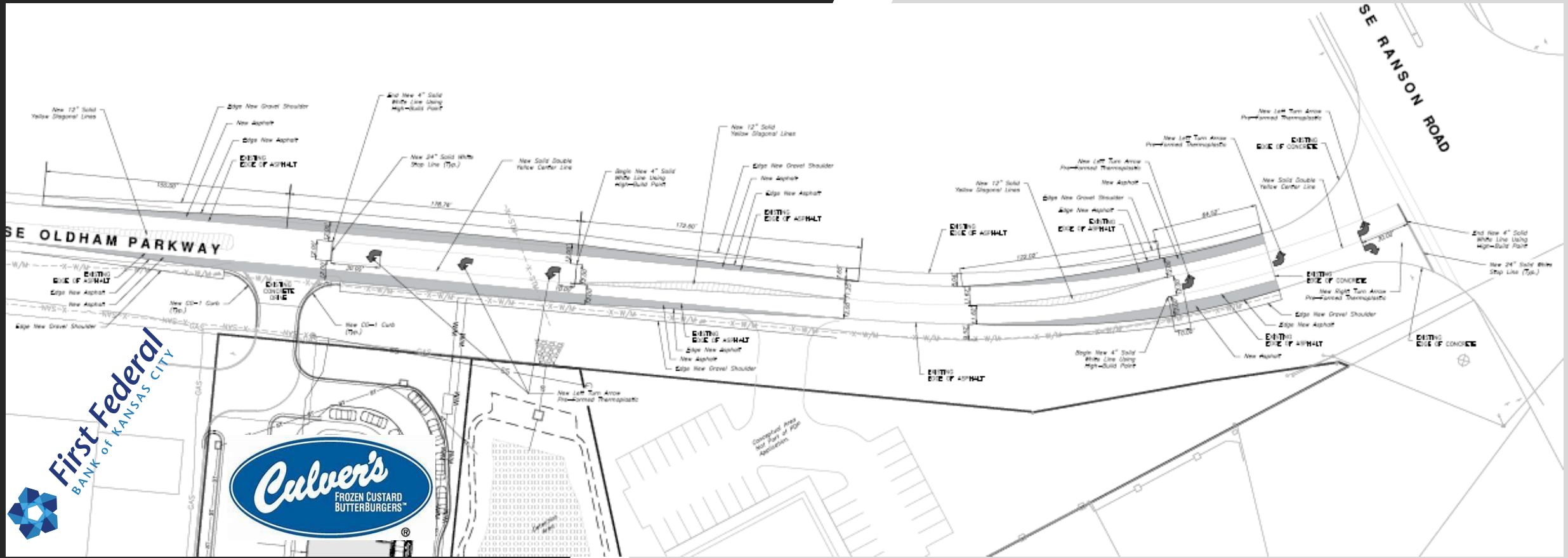


Project Details

Building Size	4,338 sf
Parking Spaces	76 Parking Spaces w/ 3 ADA Accessible
Impervious Area	38.9% of Site
Use	Fast Food Restaurant
Comprehensive Plan	Retail



Road Improvements





REAR LEFT VIEW (SOUTHEAST CORNER)



REAR RIGHT VIEW (SOUTHWEST CORNER)



FRONT LEFT (NORTHEAST CORNER)



LEFT PERSPECTIVE (EAST VIEW)



RIGHT PERSPECTIVE (WEST VIEW)

Questions
