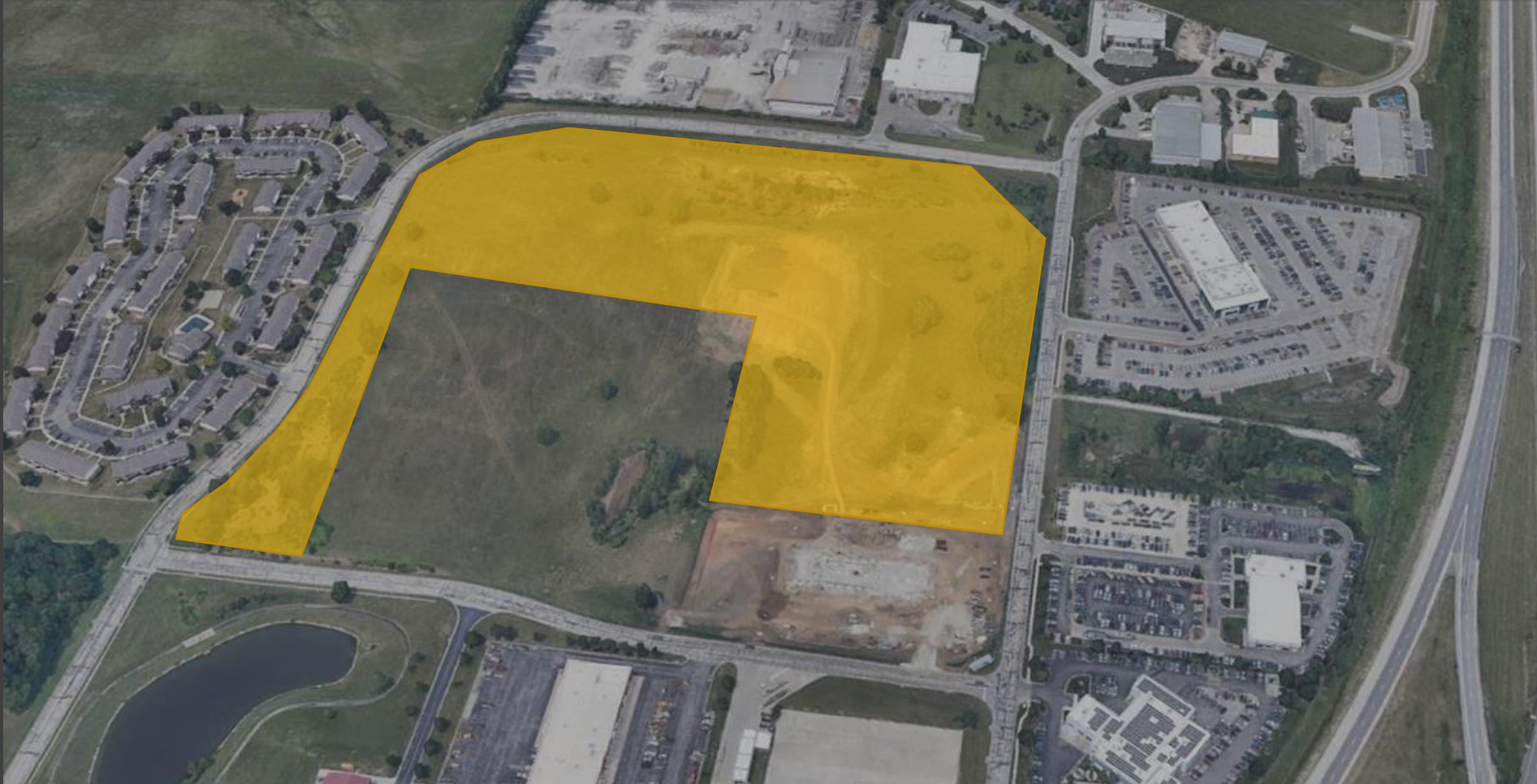
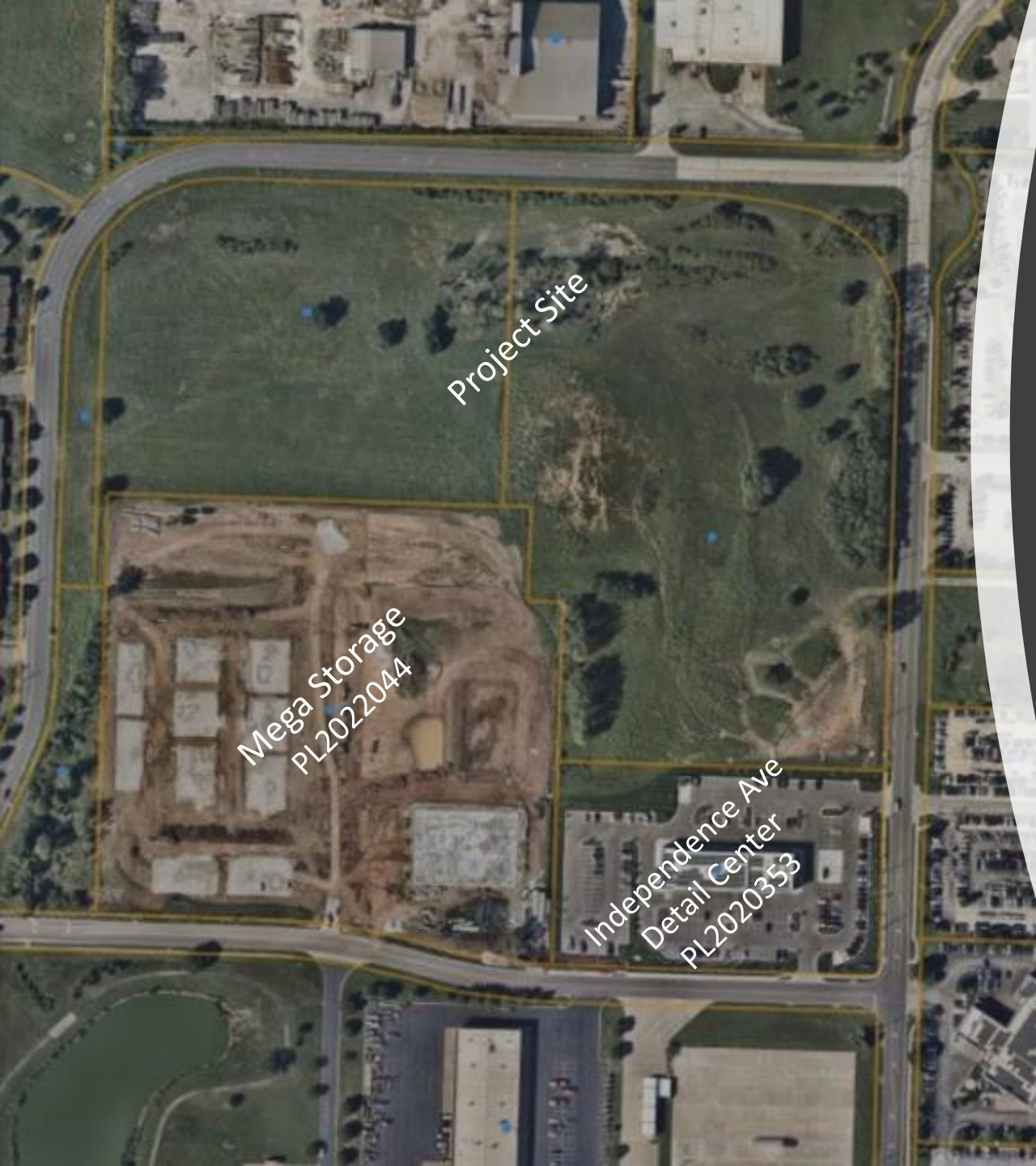


Town Centre Logistics



PL2022-234-Rezoning and Preliminary Development Plan

Lee's Summit Planning Commission – September 22, 2022



Project Location

2150 NE Independence Ave
Lee's Summit, MO

Approximately 22.36 acres generally located at the Southwest corner of NE Independence Ave and NE Town Centre Blvd

250,000 Sq Ft. Multi-Tenant Industrial Building
-10 (25,000 Sq. Ft. Units)

Project Team

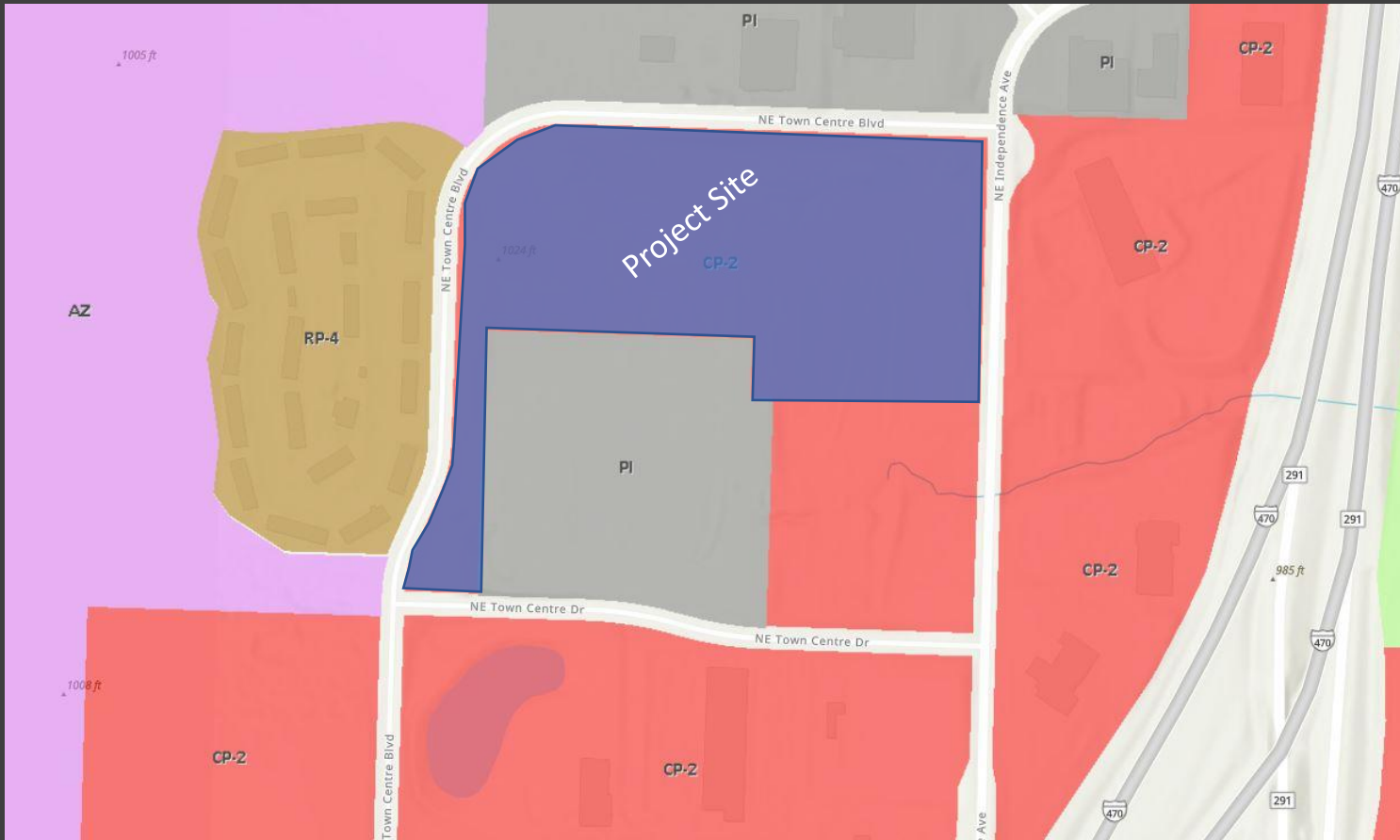


Project Summary



- 10 Units
- Office / Warehouse
- Industrial Use
- Drive up and Dock Access

Zoning Map



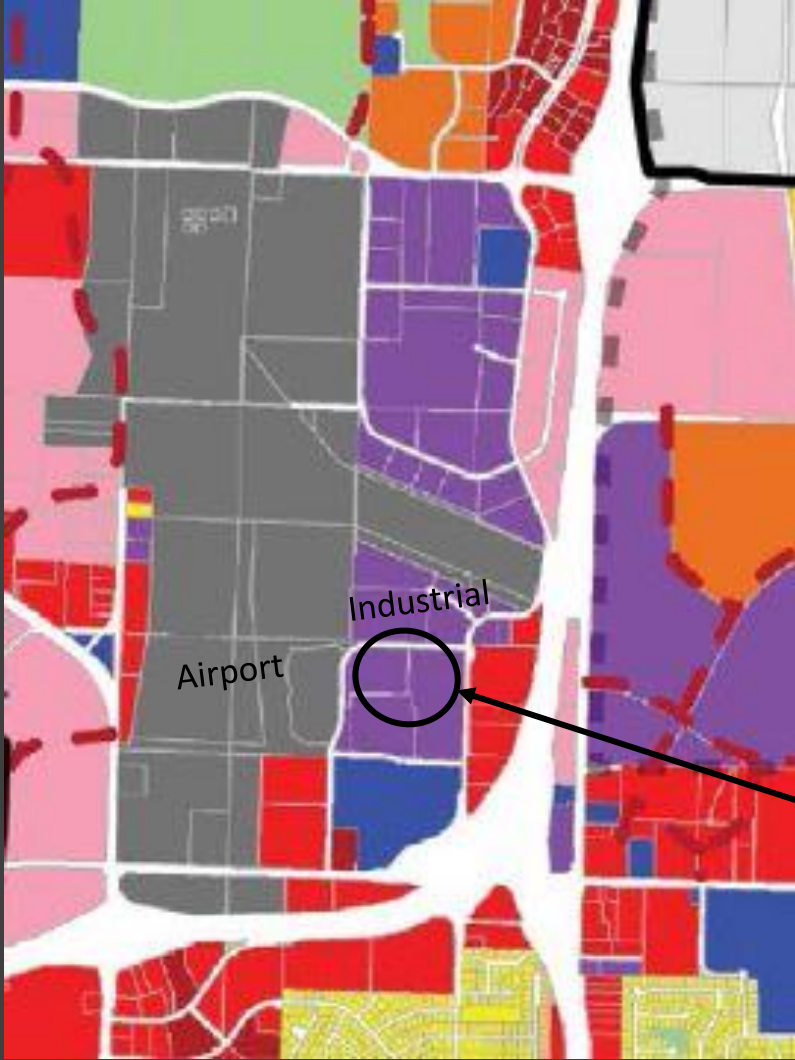
Current Zoning CP-2
 Proposed Zoning PI















Setback for zoning districts:
 CP-2 PI

Max FAR	0.55	1.00
Front Yard	15	20
Rear Yard	20	20
Side Yard	10	10

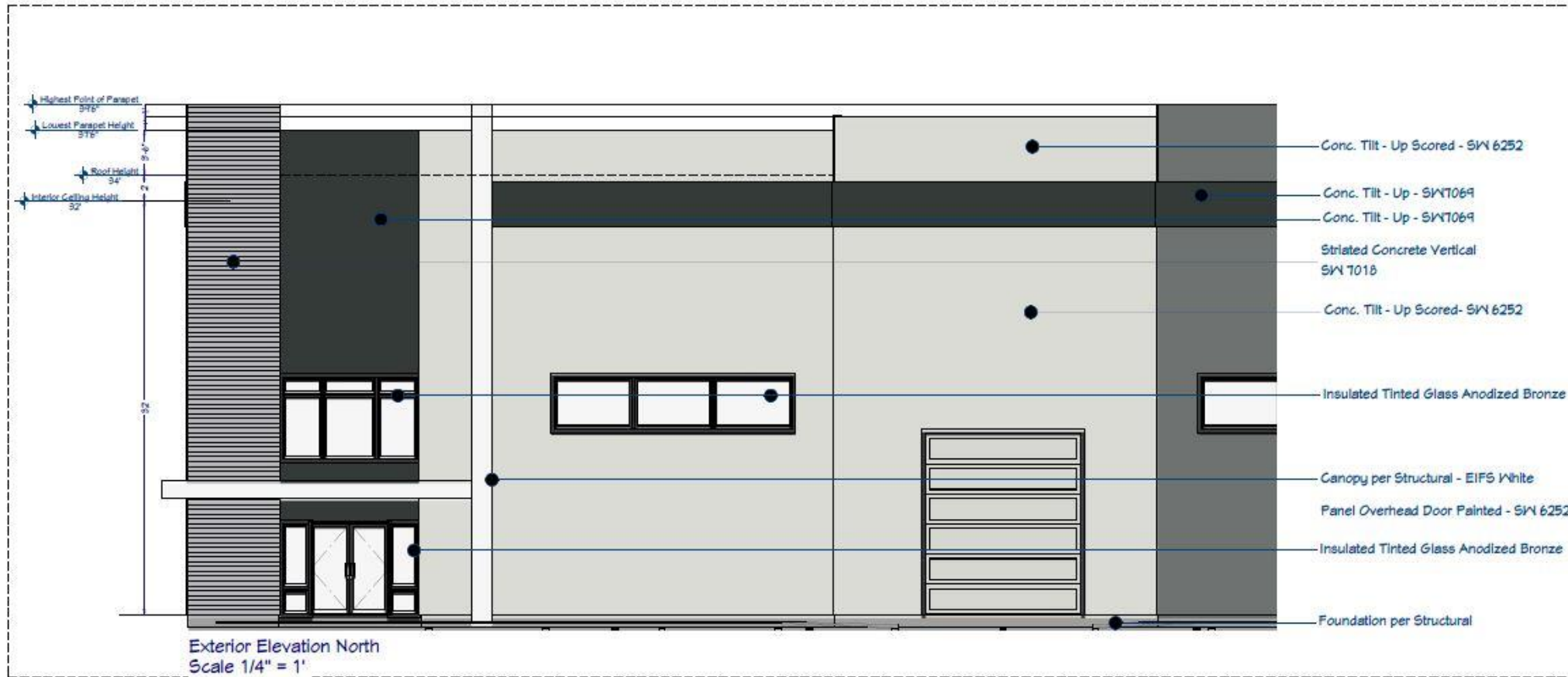
Comprehensive Plan

2021 IGNITE COMP PLAN

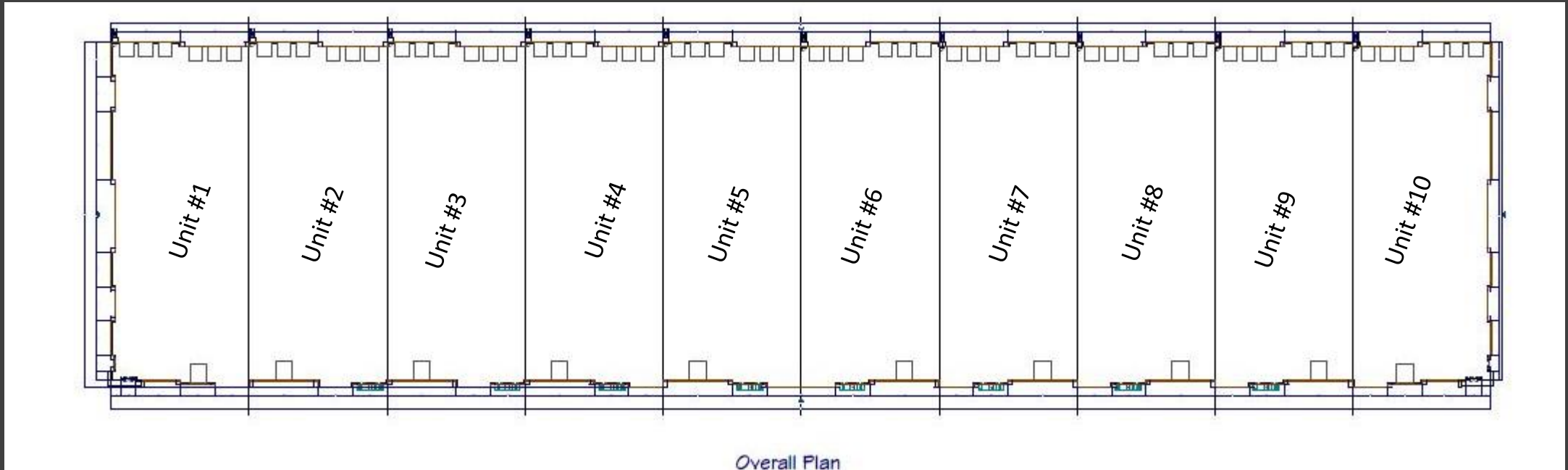


Future Land Use Categories	
	Residential, Category 1
	Residential, Category 2
	Residential, Category 3
	Commercial
	Office
	Mixed Use
	Activity Centers
	Industrial
	Civic
	Airport
	Infrastructure
	Parks / Open Space
	Water Bodies
	Property Reserve, Inc. (PRI)

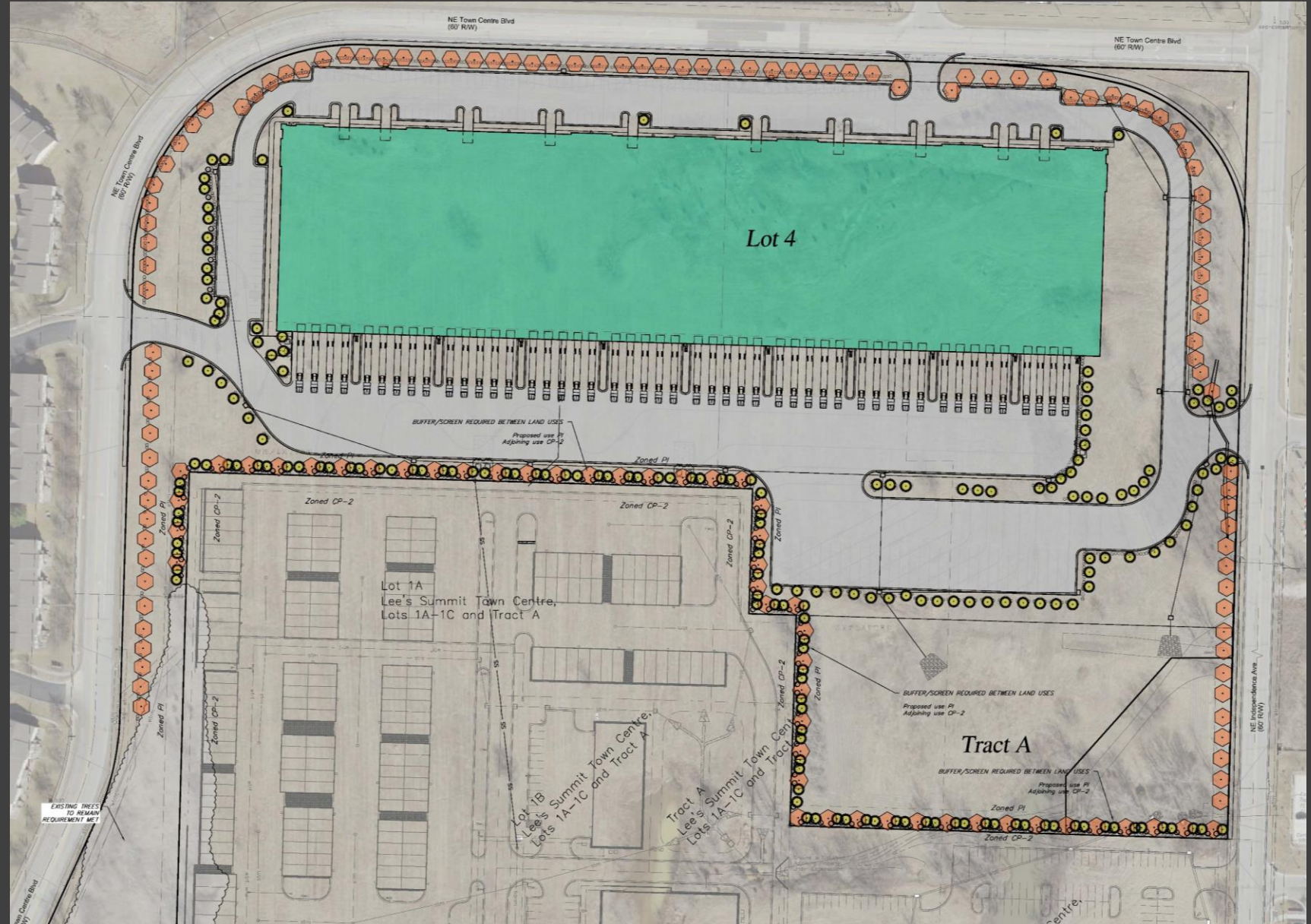
Building Elevations



Floor Plans



Site Plan



Community Meeting Summary: August 4, 2022

Acadia Event Space, 3350 NE Ralph Powell Rd

Attendees

None

Comments

None



An aerial photograph of a large-scale residential and commercial development. The image shows a mix of completed buildings, parking lots, and a large central area of bare earth. A winding road or canal is visible on the left side, and a multi-lane highway runs along the right edge. The overall scene is a mix of greenery, concrete, and brown earth.

Thank you

Questions?