

# HCA LSMC ASC Preliminary Development Plan

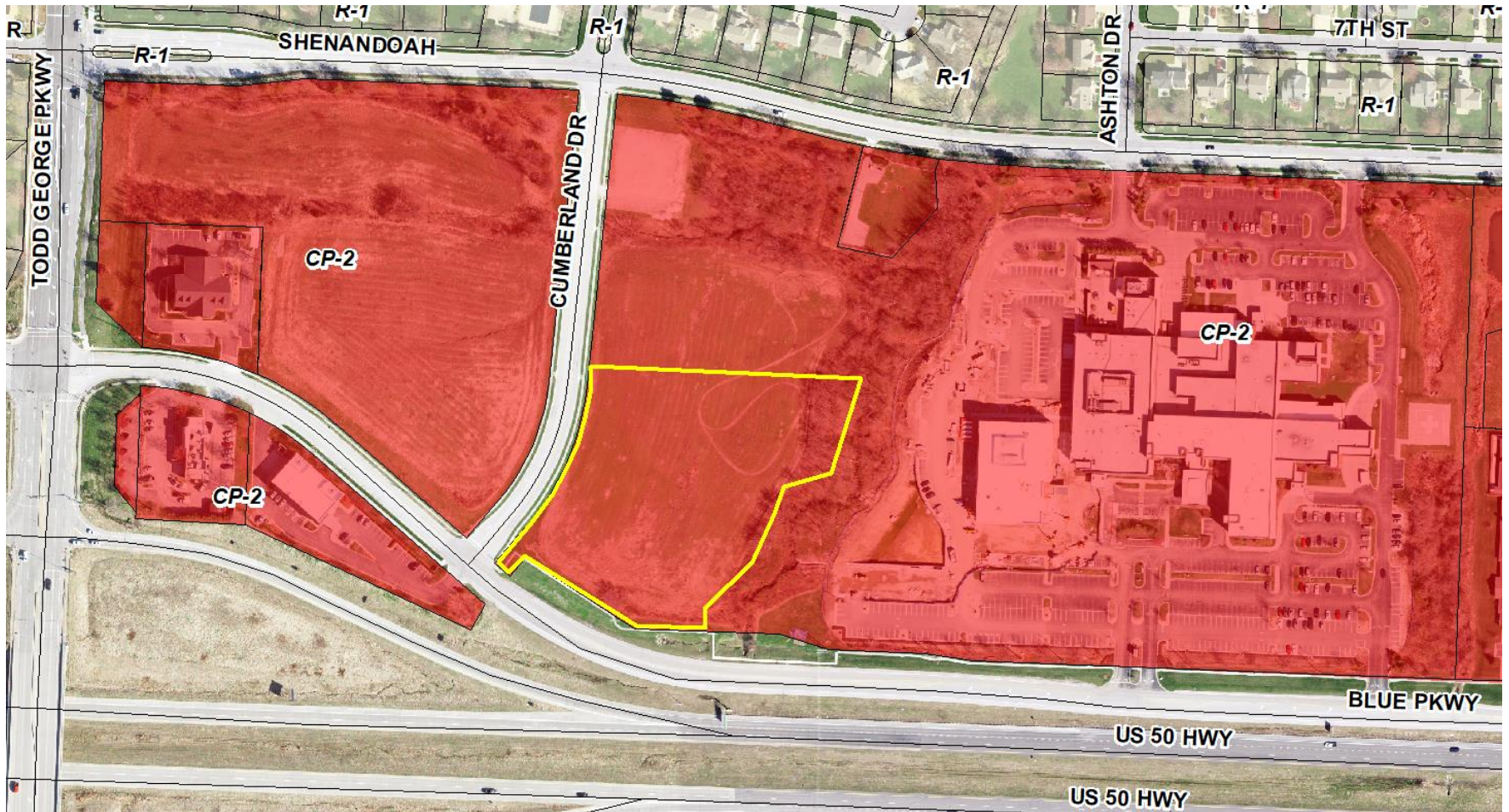
File #PL2022-378  
February 7, 2023



**LEE'S SUMMIT**  
MISSOURI

*Yours Truly*





LS

# Aerial and Zoning Map

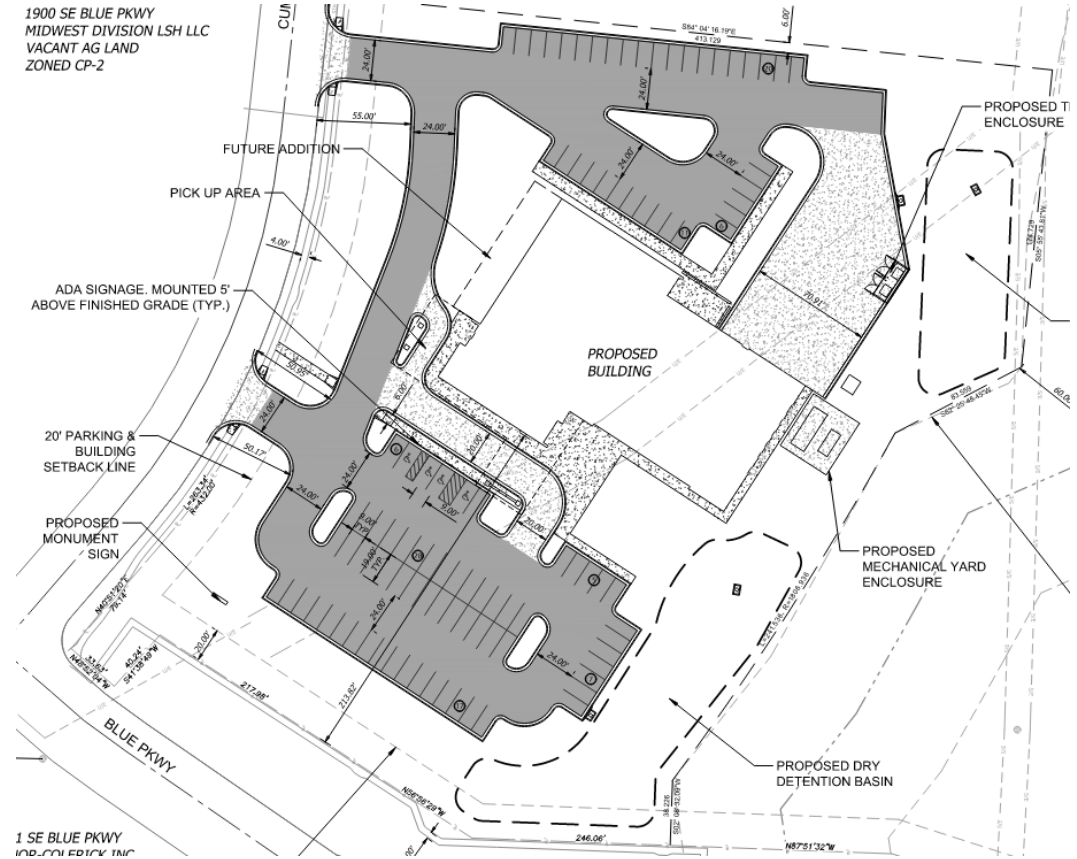
**Lot Area – 3.96 acres**

**Zoning – CP-2**

**Building Area – 19,750 sq. ft.**

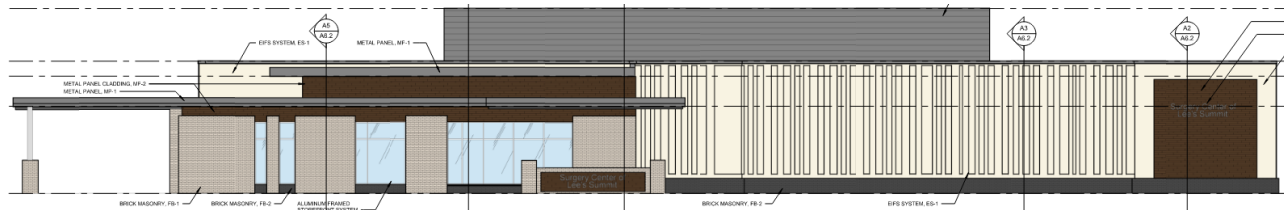
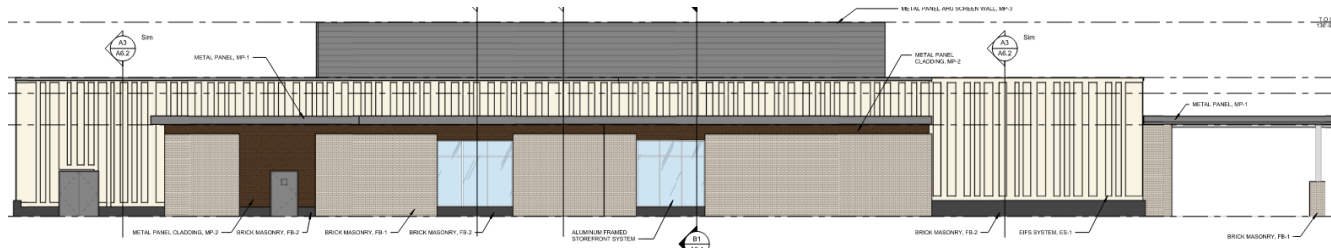
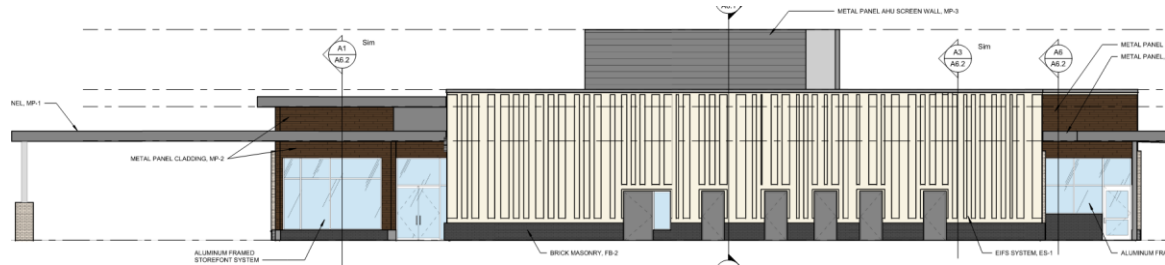
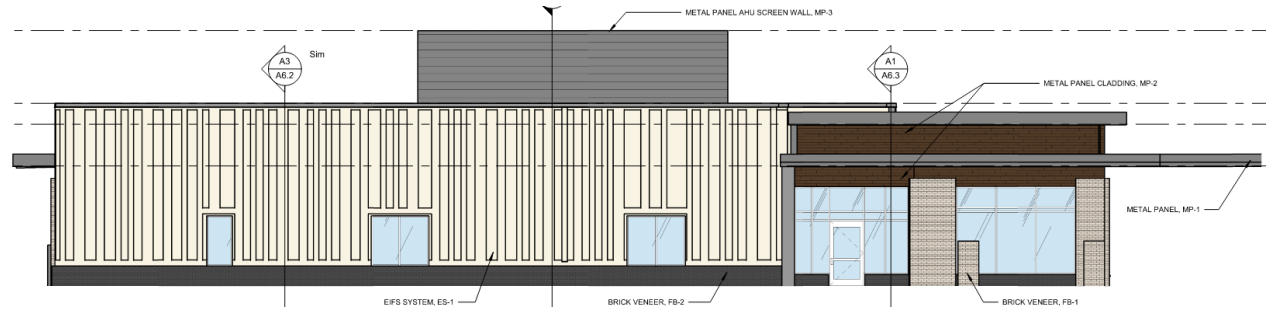
**FAR – 0.11**

**Parking – 100**



# Project Information

EXTERIOR MATERIALS			
	EAST	WEST	SOUTH
METAL PANEL	19%	17%	29%
EIFS	51%	53%	40%
MASONRY	8%	12%	18%
STOREFRONT	17%	18%	13%
DOORS/OPENINGS	5%	N/A	N/A



# Building Elevations



- The proposed use is consistent with the Office land use designation in the Ignite Comprehensive Plan.
- The proposed project develops highly visible acreage along the US 50 Hwy corridor.
- The proposed use is compatible with existing commercial and institutional uses along the US 50 Hwy corridor and complementary to the adjacent Lee's Summit Medical Center
- The proposed building architecture is compatible with area development, including the palette of materials that includes architectural metal panels, EIFS, masonry and glass.

1. Development shall be in accordance with the preliminary development plan dated November 18, 2022, and building elevations December 12, 2022.
2. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations dated December 12, 2022.