



LEE'S SUMMIT
MISSOURI®

**Shamrock Park Flex Space – 21 SE 30th St.
Rezoning & Preliminary Development Plan
PL2026-002**



Area/Zoning Map

21 SE 30th St. (zoned CP-2)

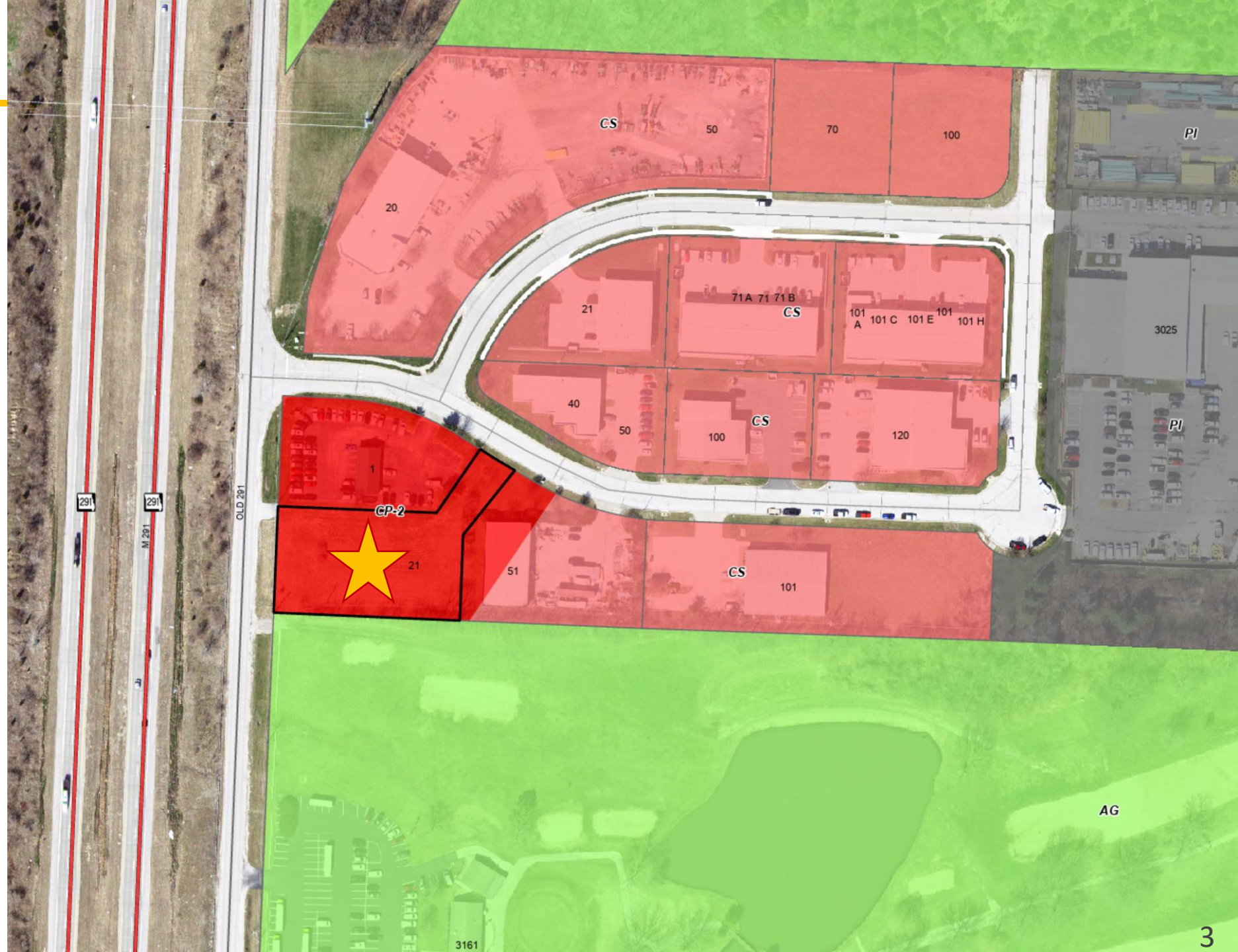
Adjacent Zoning:

North – CP-2 & CS

South – AG

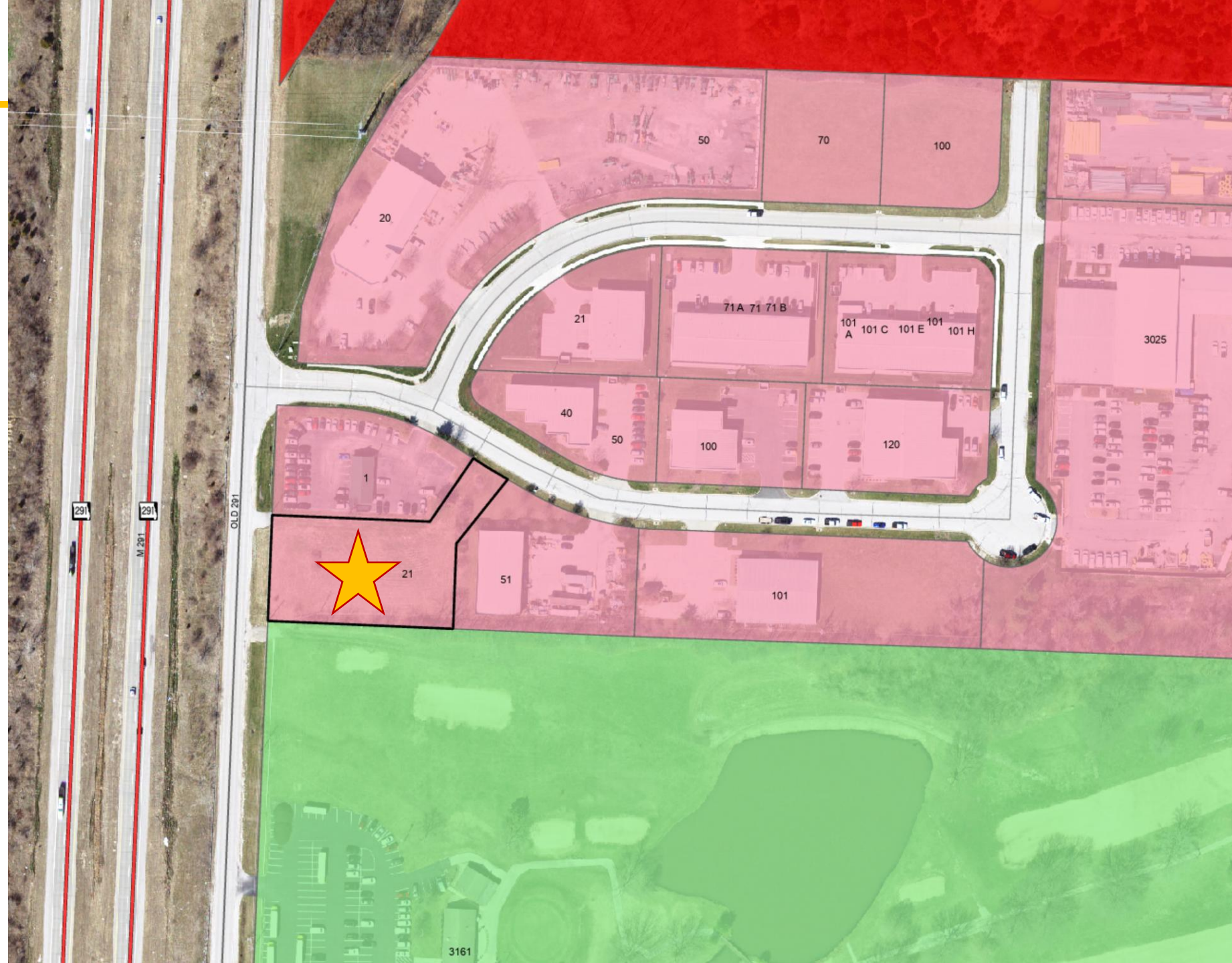
East – CP-2 & CS

West – M 291 Hwy.



Ignite! Land Use Map

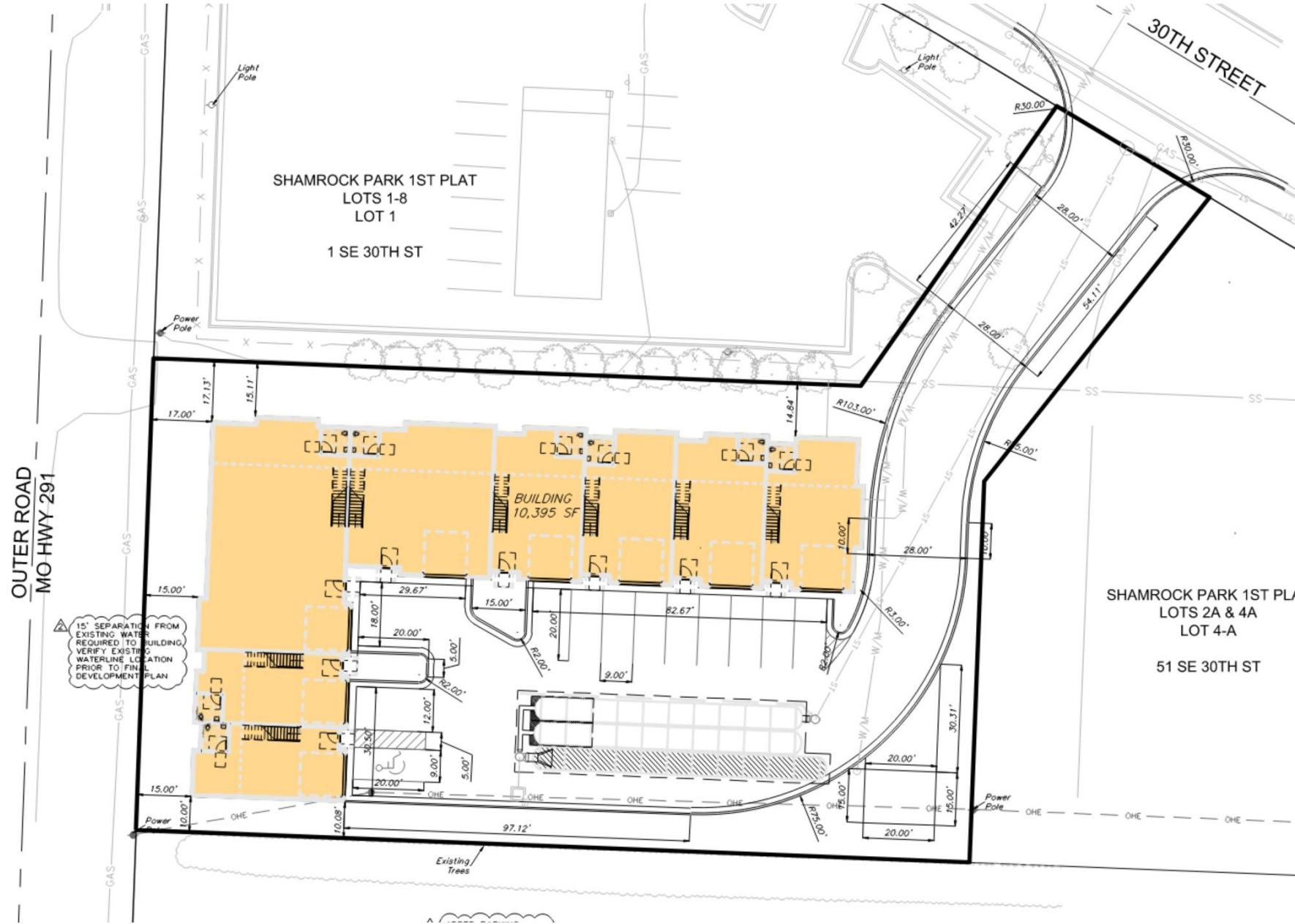
- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Project Information

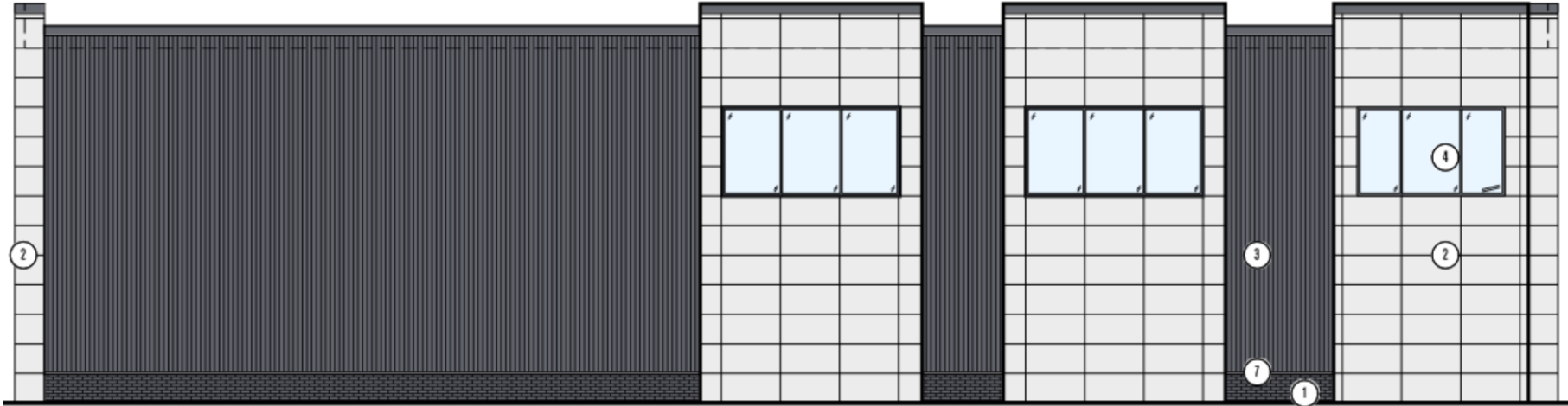
Specification	Proposed
Zoning	CS
Area	0.81 acres
# of Lots	1 Lot
Building Size	10,395-sf.
FAR	0.29
Parking	10 stalls

A neighborhood meeting was held on February 4, 2026. Zero (0) members of the public attended.



Elevations

MATERIAL LEGEND		
MARK	DESCRIPTION	CLASS
①	BRICK VENEER, THIN BRICK: DARK GRAY	2
②	INSULATED FLAT METAL PANEL: WHITE	1
③	INSULATED CORRUGATED METAL PANEL: BLACK	1
④	GLASS WINDOWS	1
⑤	12X12 GARAGE DOOR: DARK GRAY	-
⑥	METAL AWNING: DARK GRAY	-
⑦	STONE CAP: DARK GRAY	-



Above: West Elevation (facing Old 291 Hwy.)
 Below: South Elevation (internal to the site)



Pedestrian Connections – Modification Request

Requirement: All development shall provide a network of on-site pedestrian walkways to and between adjacent land uses and developments.

Proposed: The applicant is proposing to waive this requirement.



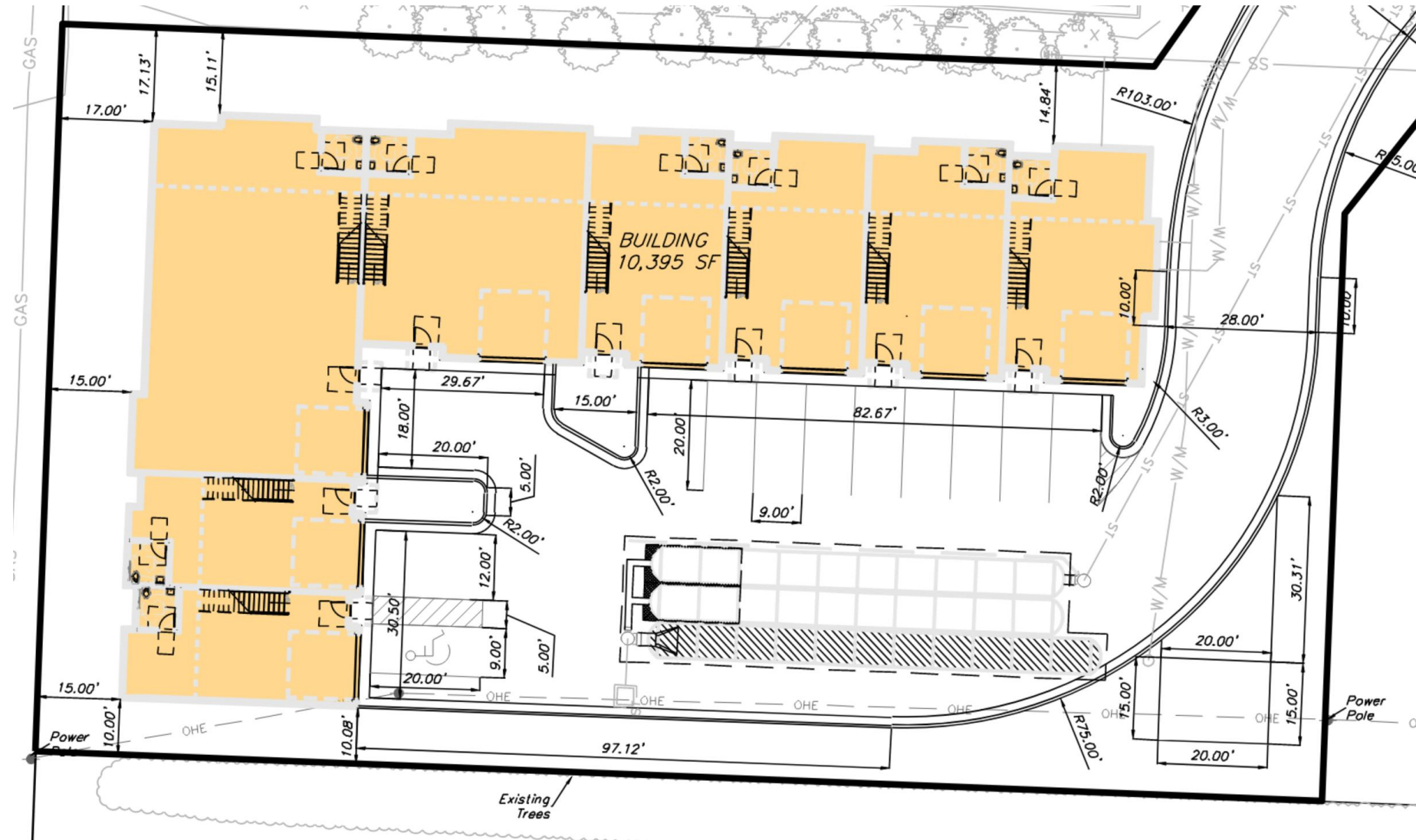
Minimum Building Setbacks – Modification Request

Requirement:

- Front – 20-ft.
- Side – 20-ft.

Proposed:

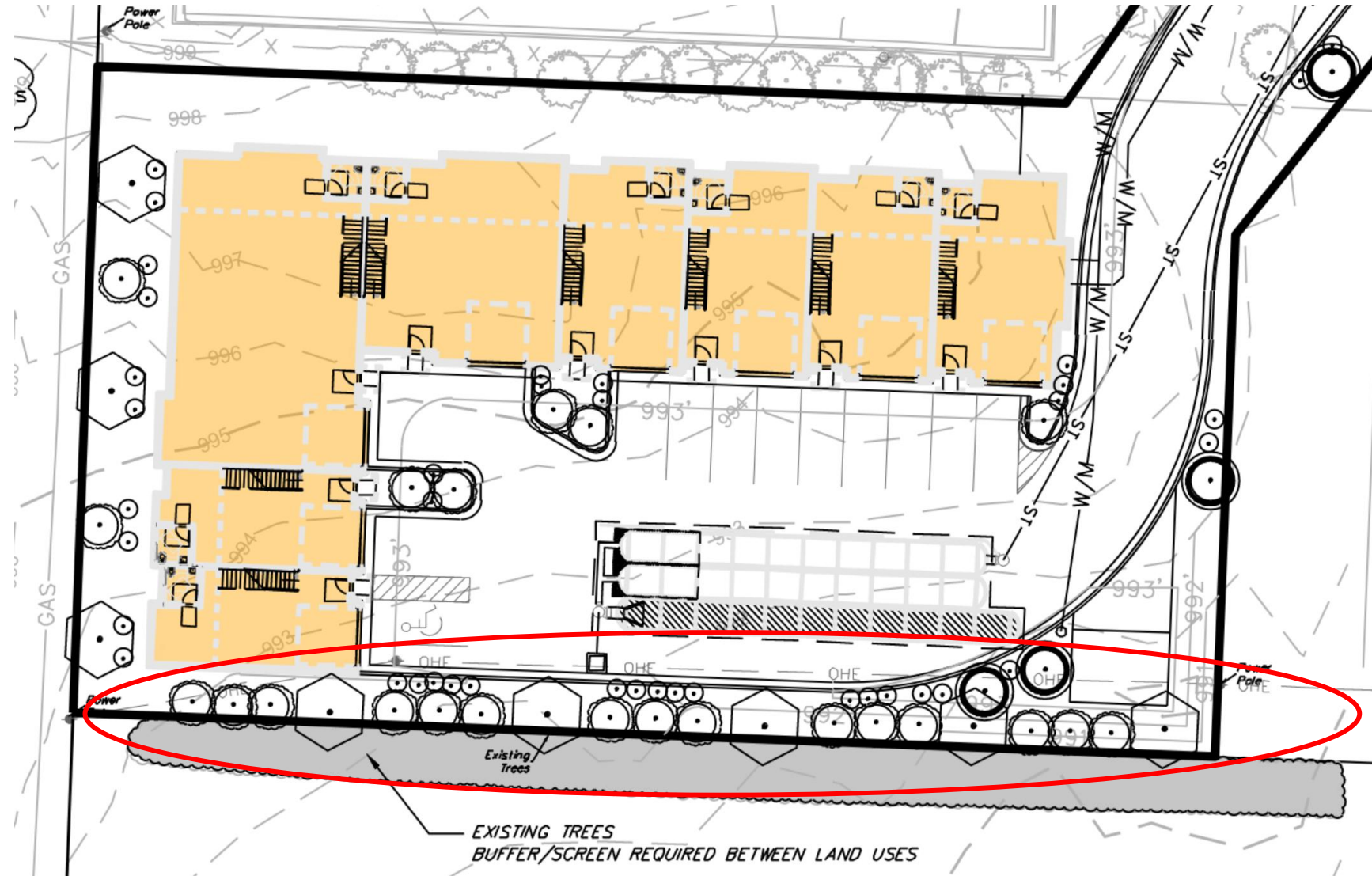
- Front – 15-ft. (west)
- Side – 14-ft. (north)
- 10-ft. (south)



High Impact Screening – Modification Request

Requirement: Six-foot high masonry wall, opaque vinyl fence, or three-foot high berm, and low impact screening within the southern buffer

Proposed: Medium impact buffer with additional evergreens in lieu of the wall, fence, or berm



Approval Conditions

1. Development shall be in accordance with the preliminary development plan with an upload date of February 27, 2026.
2. A modification shall be granted to UDO Sec. 5.510.B.2.d to waive the requirement for a network of on-site pedestrian walkways to and between adjacent land uses and developments.
3. A modification shall be granted to UDO Sec. 6.040 to allow the west building setback at 15-ft., the north at 14-ft., and the south at 10-ft.
4. A modification shall be granted to UDO Sec. 8.900.A to allow a medium impact buffer with additional evergreens in lieu of a high impact buffer within the southern buffer yard.



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