

Town Centre Logistics Preliminary Development Plan

File #PL2022-234

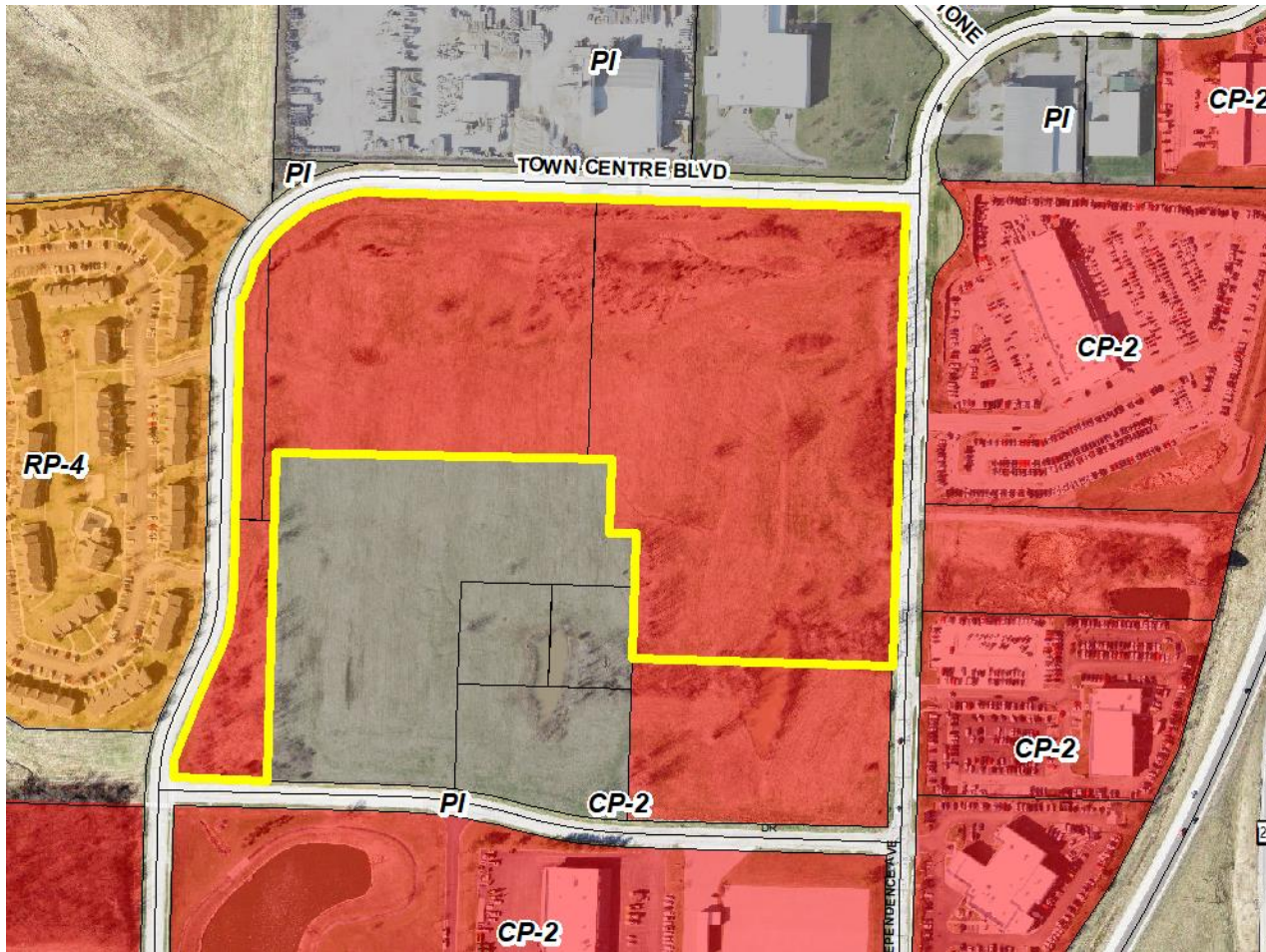
October 4, 2022



LEE'S SUMMIT
MISSOURI

Yours Truly





Surrounding Uses

- North – manufacturing and office/warehouse
- East – auto dealerships
- South – MoDOT facility
- West - apartments

Number of Lots – 1 total

Acres – 22.36

Zoning

Existing - CP-2

Proposed - PI

Building Area

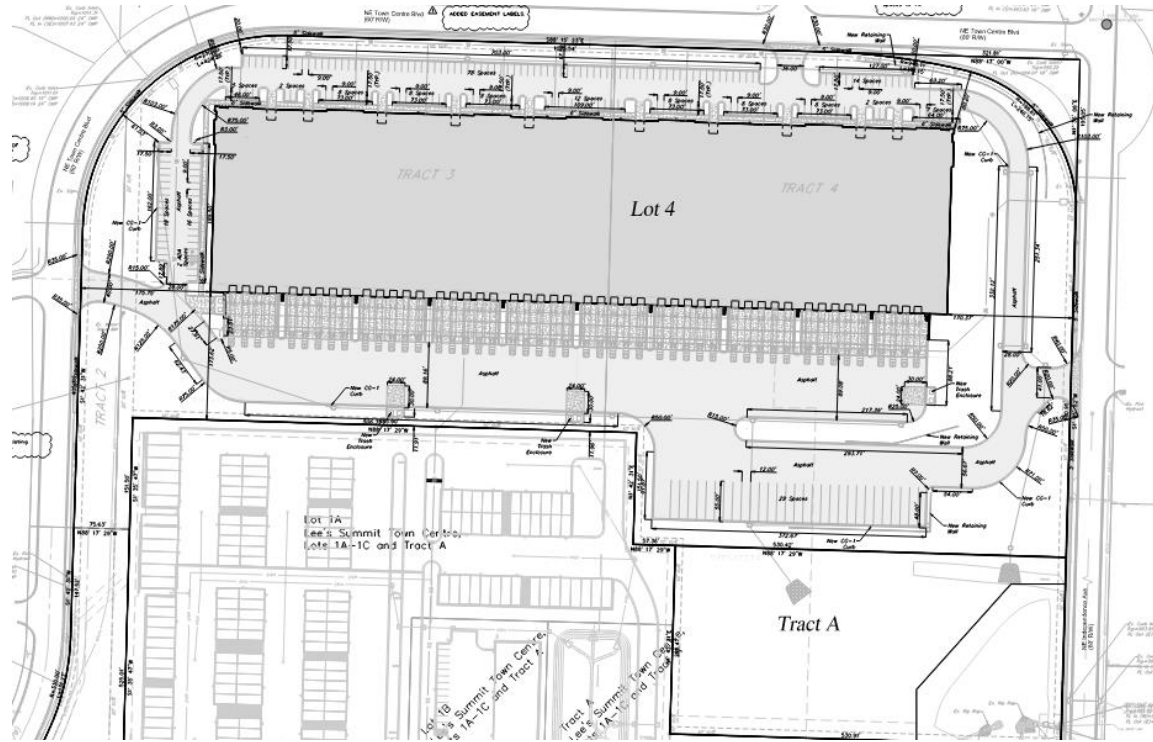
250,000 sq. ft. – logistics/distribution

FAR – 0.26

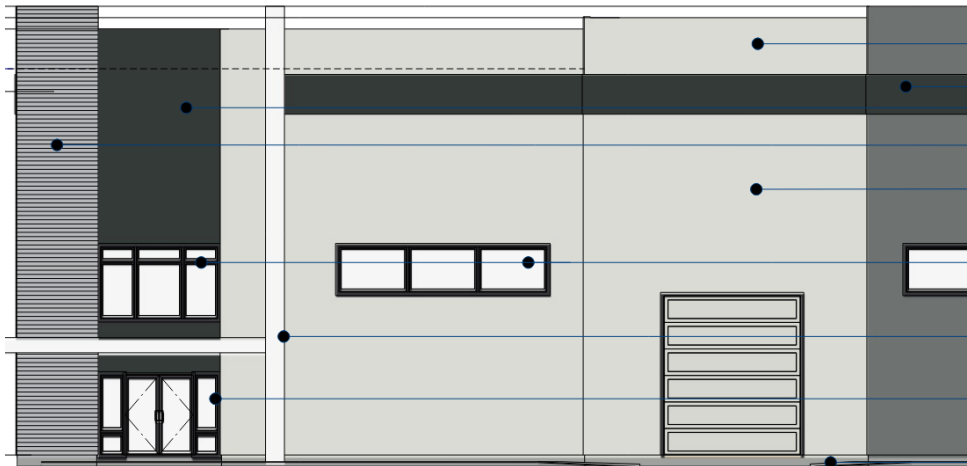
Parking

281 proposed

250 required



Project Information



Materials

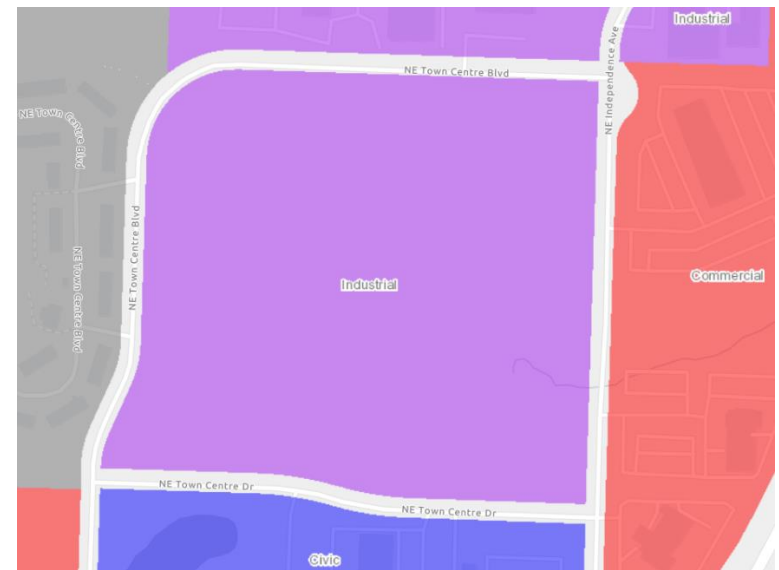
- Tilt-up concrete
- EIFS
- Glass

Infrastructure

- Development will require an off-site sanitary sewer extension from the south.
- No road improvements required. However, an upcoming CIP project will convert the abutting NE Town Centre Blvd/NE Independence Ave intersection to a roundabout.

Land Use

- Logistics/distribution center is a use permitted by right under the proposed PI zoning.
- General nature of surrounding development transitions from commercial and civic to industrial north of NE Colbern Rd and west of I-470.
- Proposed zoning and land use is consistent with Industrial future land use under the Ignite Comprehensive Plan.
- Transportation and warehousing (logistics-related) sectors are identified as fast growing sectors in the Ignite Comprehensive Plan, with 8.2% projected job growth in KC metro between 2016-2026.
- Ignite Comprehensive Plan projects need for additional 1.6M sq. ft. of industrial/manufacturing space by 2040.



1. Development shall be in accordance with the preliminary development plan dated August 9, 2022, and building renderings and elevations dated August 22, 2022.
2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the off-site public sanitary sewer main extension. No permits shall be issued until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.