



LEE'S SUMMIT
MISSOURI®

**Christian Brothers Automotive – 110 SW Raintree
Plaza Dr.
Preliminary Development Plan
PL2025-012**



Project Request

Proposed preliminary development plan to develop a 10-bay, 5,962 sq. ft. major automotive repair facility.



Area/Zoning Map

110 SW Raintree Plaza Drive
(zoned CP-2 (CDO))

Adjacent Zoning:

North – CP-2

South – CP-2/PI

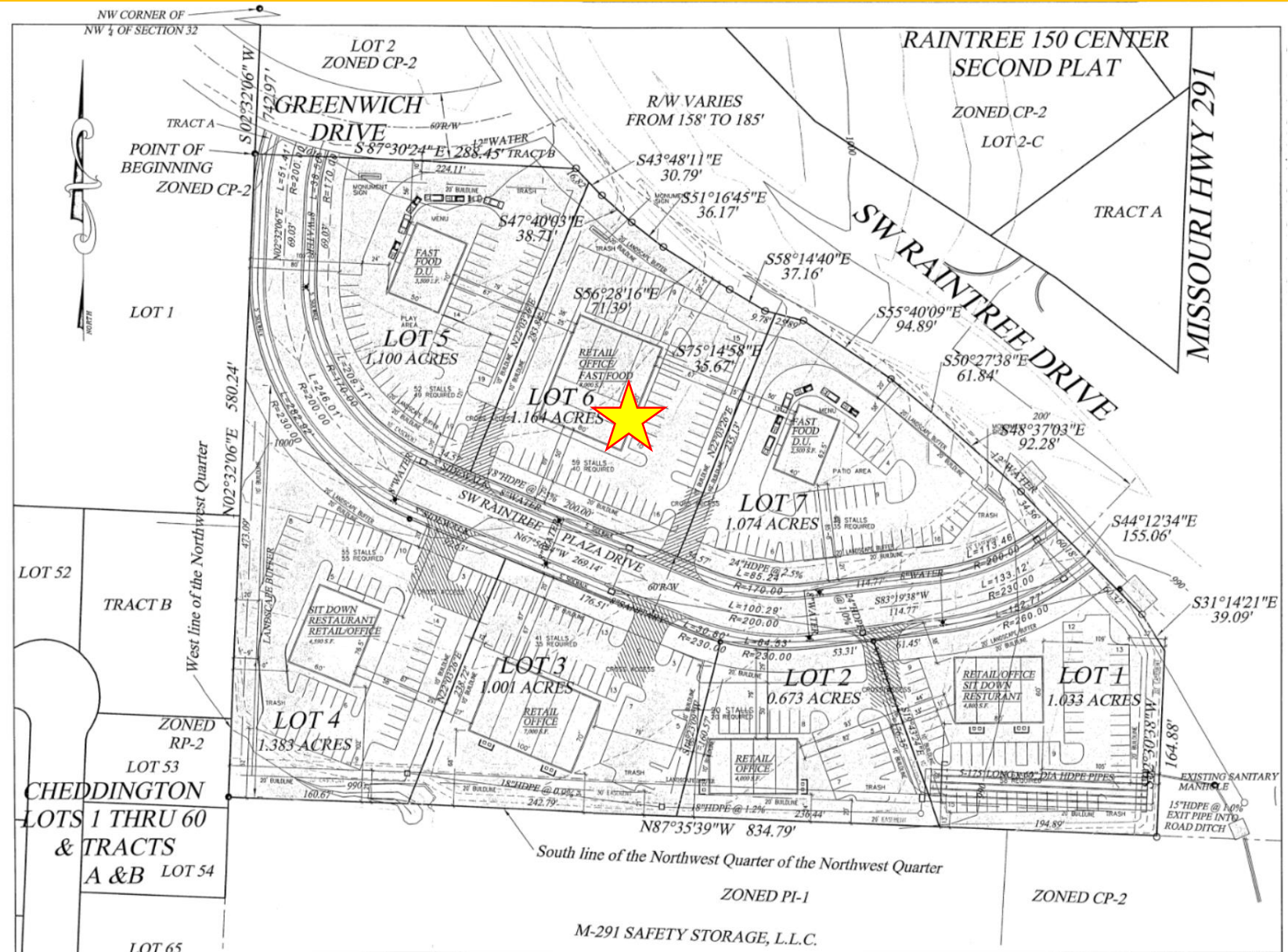
East – CP-2

West – CP-2/RP-2

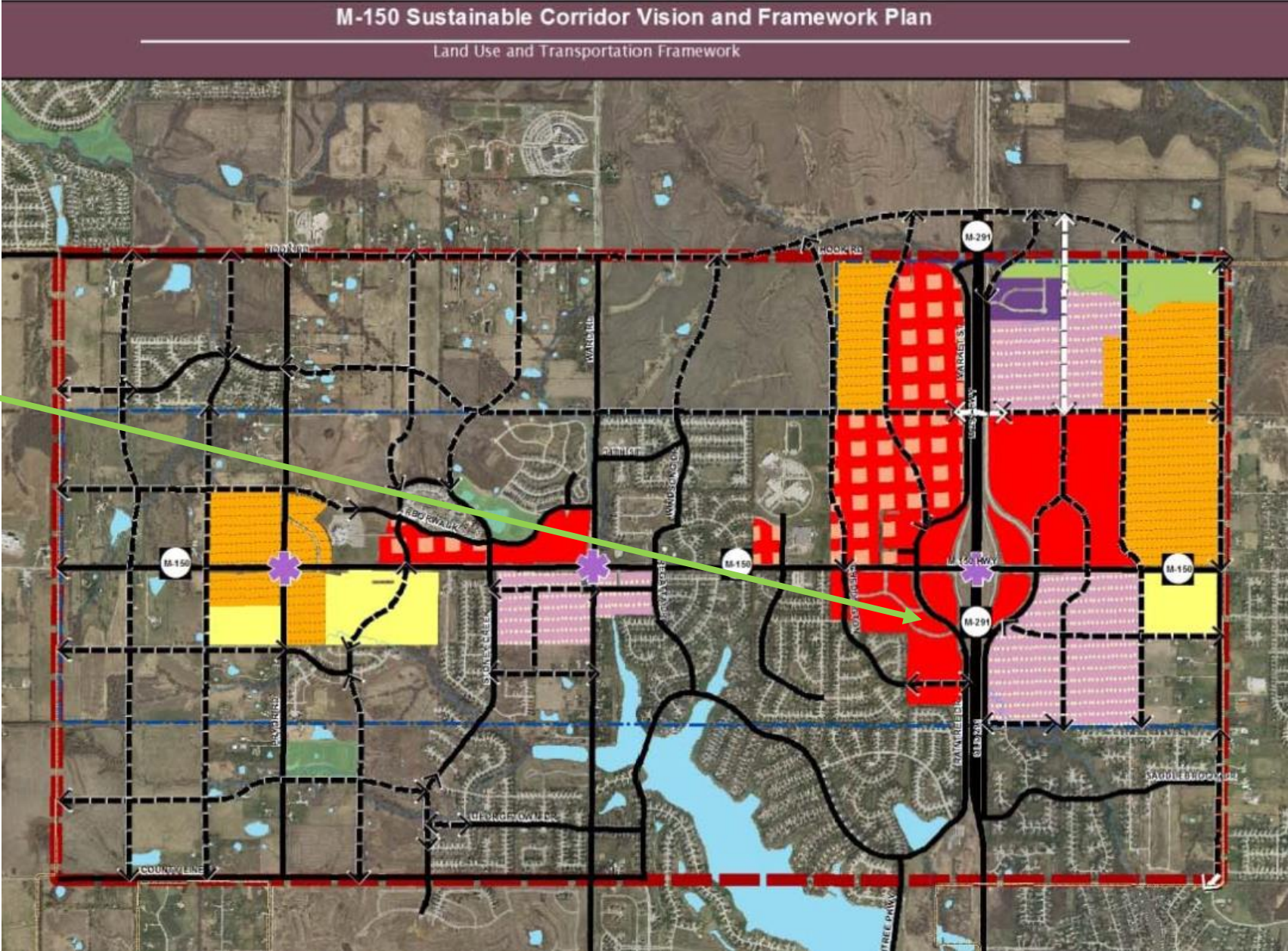


Raintree Plaza rezoning and preliminary development plan approved in 2007 by Ord. No. 6352.

PDP expired in 2009 due to no FDP being submitted within 2 years of PDP approval.



Subject Site

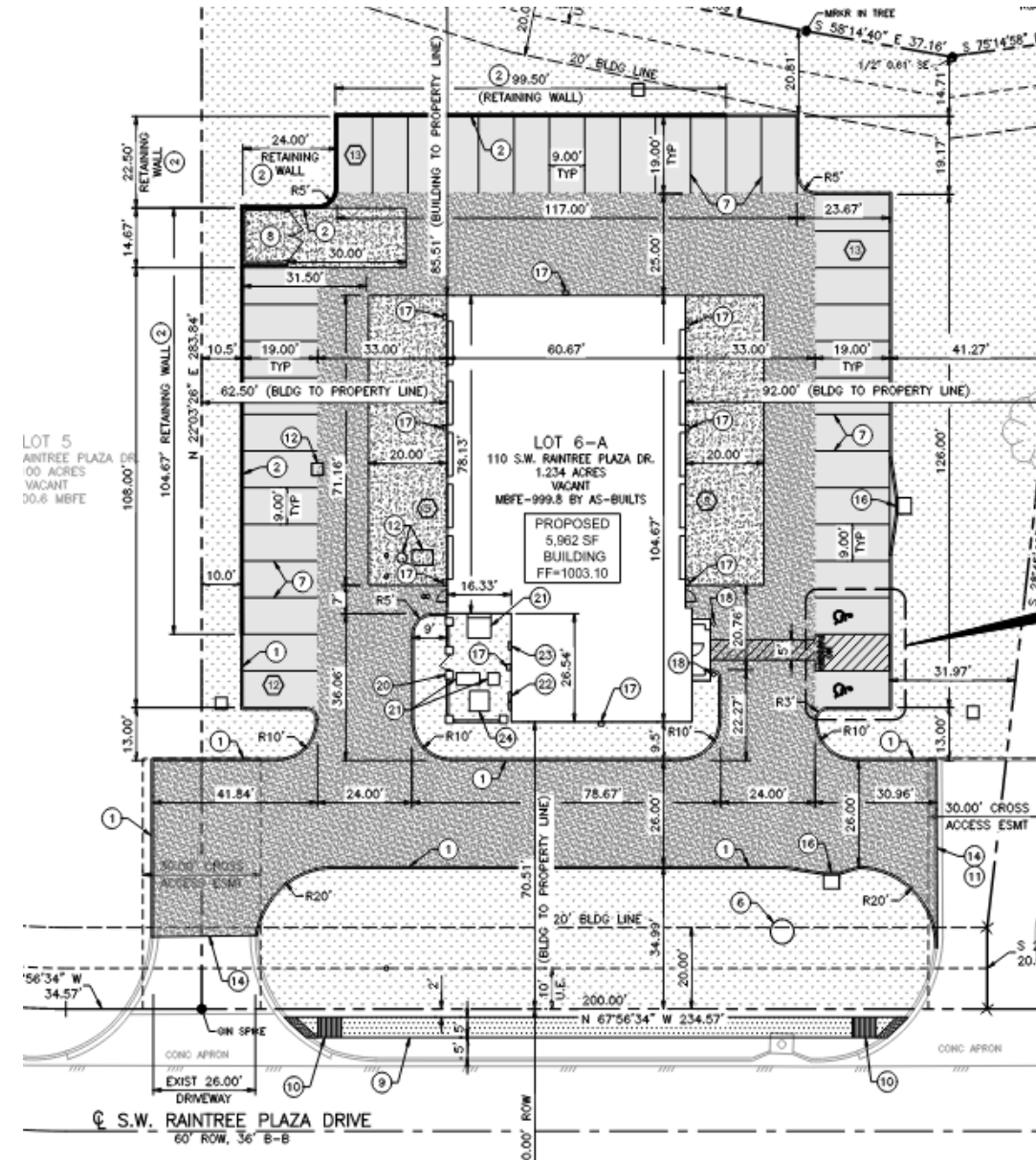


Ignite! Land Use Map

- 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



Specification	Proposed
Zoning	CP-2
Property Size	1.23-acres
Building Size	5,962-sf.
FAR	0.11
Parking Required	30 (2 ADA)
Parking Provided	38 (2 ADA)



Elevations

MATERIAL LEGEND

PC-5
SHERWIN-WILLIAMS PAINT
SW7001 MARSHMALLOW



PC-6
SHERWIN-WILLIAMS PAINT
SW6258 TRICORN BLACK



M-6
ROOF SHINGLES
CERTAINTED LANDMARK 30 AR
COLOR: MOIRE BLACK



M-5
ACME BRICK CO.
8" x 2 1/4" MODULAR BRICK
COLOR: BURGUNDY
MORTAR: WHITE



M-8
ACME BRICK CO.
8" x 2 1/4" MODULAR BRICK
COLOR: GLACIER WHITE
MORTAR: WHITE



M-10
4" NATURAL LIMESTONE
SALADO QUARRY
MORTAR: WHITE





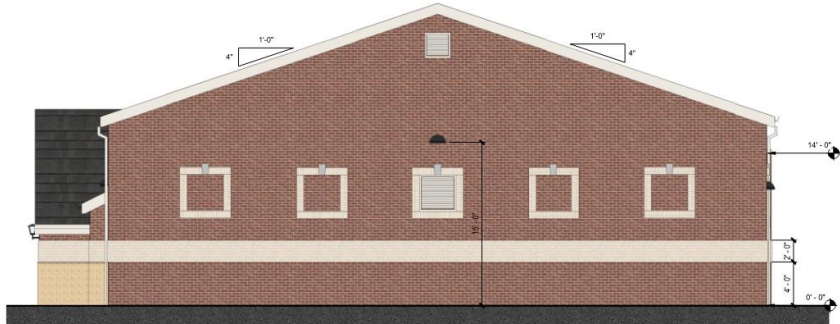
2 SOUTH ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"

Renderings



Application Information

Neighborhood meeting held on February 19, 2025. No members of the public attended.

Staff has received one (1) call from the public in opposition to the project. Concerns cited included property maintenance, parking of vehicles under maintenance, and traffic.

Staff has received fourteen (14) written comments in opposition to the project, and one (1) comment in support of the project.



Approval Conditions

1. Development shall be in accordance with the preliminary development plan with an upload date of March 27, 2025.



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