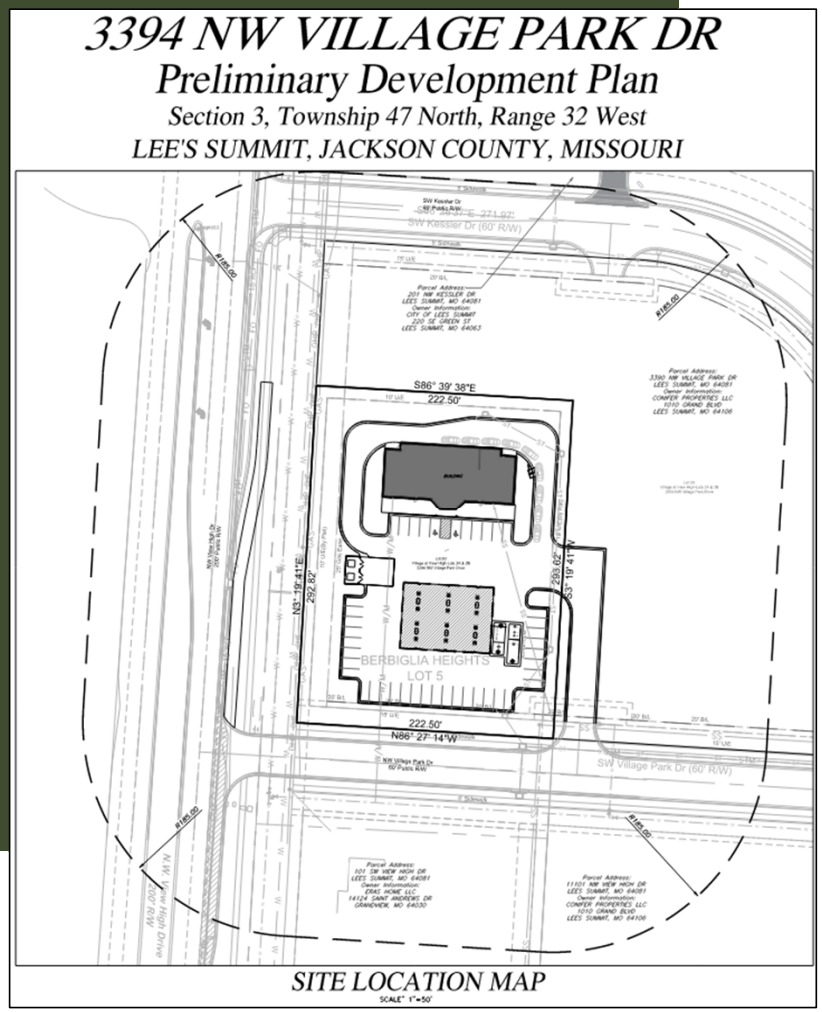
DEVELOPMENT SERVICES
LEE'S SUMMIT



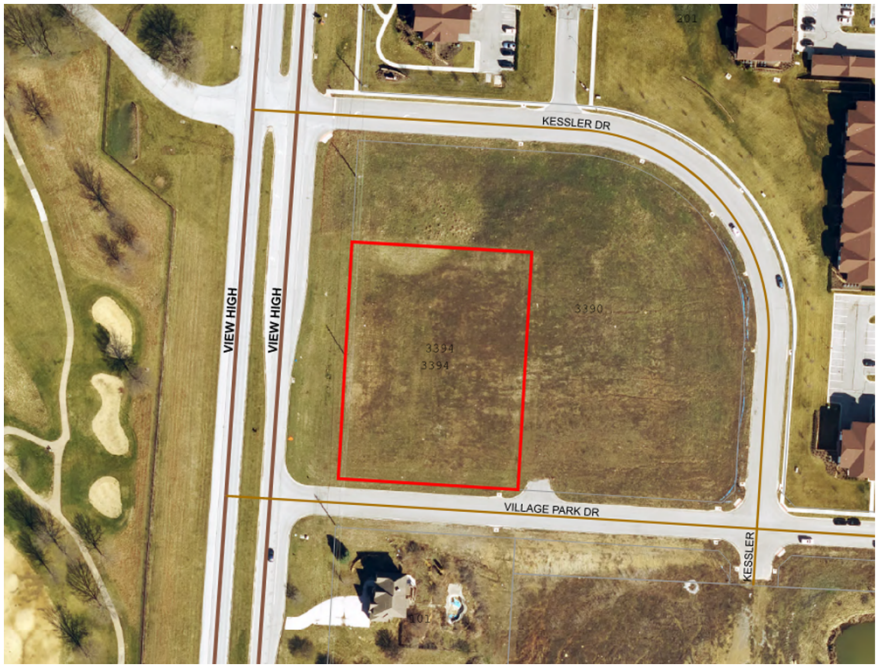
PL2024-302

EXPRESS STOP CONVENIENCE STORE PRELIMINARY DEVELOPMENT PLAN

MARCH 25, 2025 CITY COUNCIL AGENDA

Applicant's Request

The applicant is seeking approval of a preliminary development plan (PDP) to construct a 6,668 sq. ft. convenience store with fuel sales.





Area/Zoning Map

3394 NW Village Park Dr.

Current Zoning - PMIX

Adjacent Zoning:

- North – PMIX
- South – PMIX
- East – PMIX
- West – Kansas City, R-80



Ignite! Land Use Map

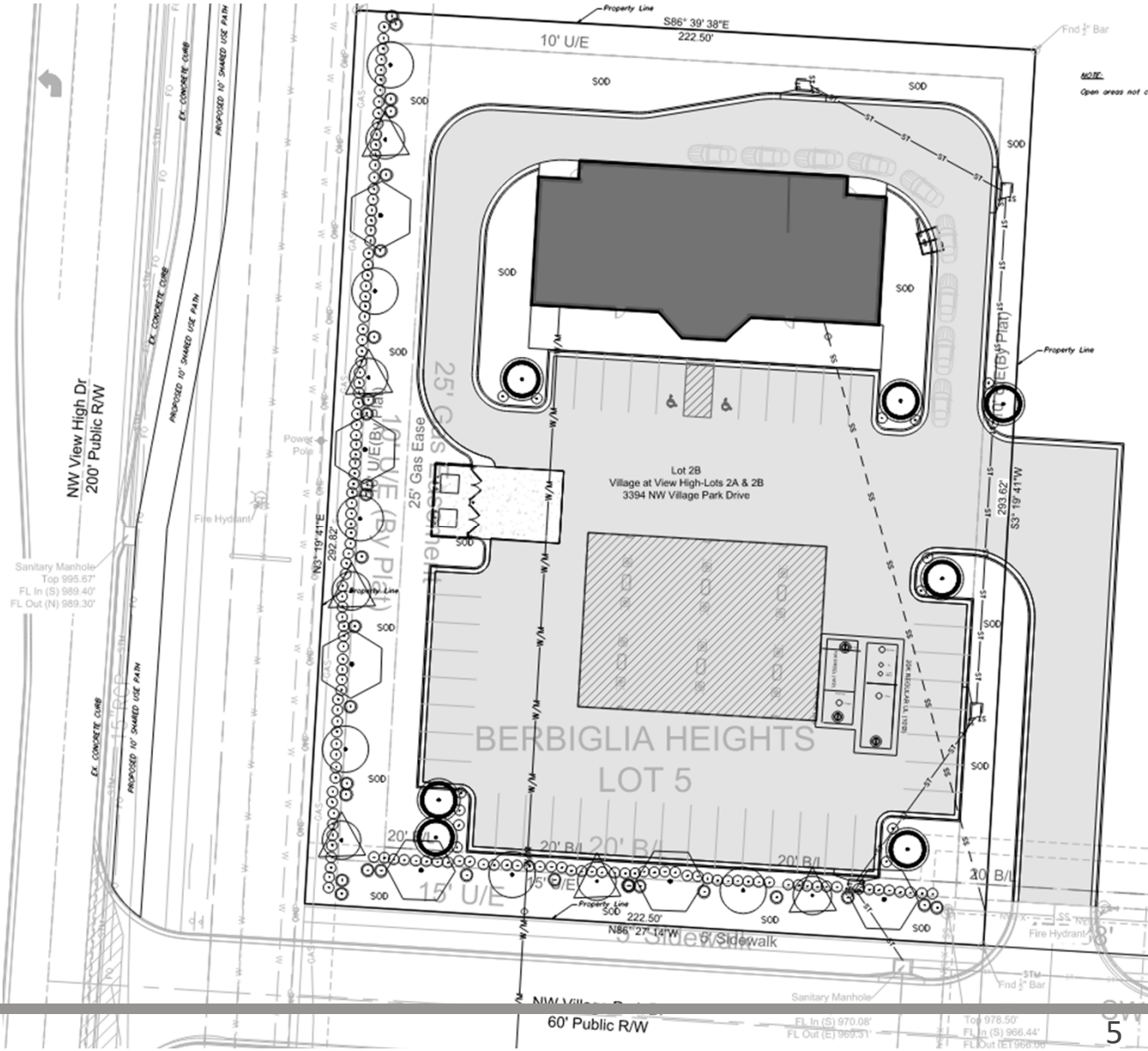
- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



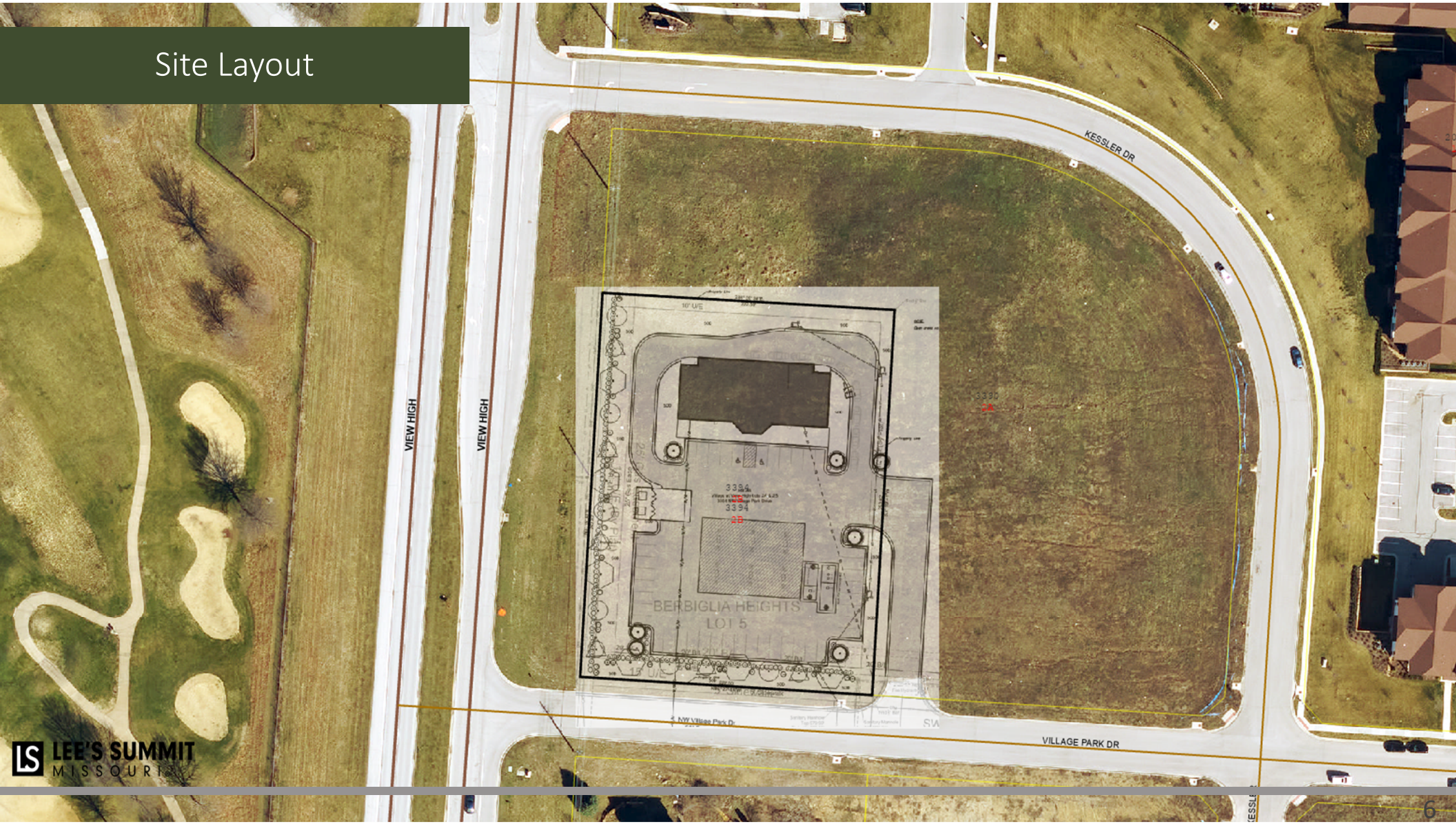
LEE'S SUMMIT MISSOURI

Project Information

Specification	Proposed
Zoning	PMIX (existing)
Property Size	1.5-acres
Building Size	6,668-sf.
FAR	0.102
Parking	40 on-site



Site Layout



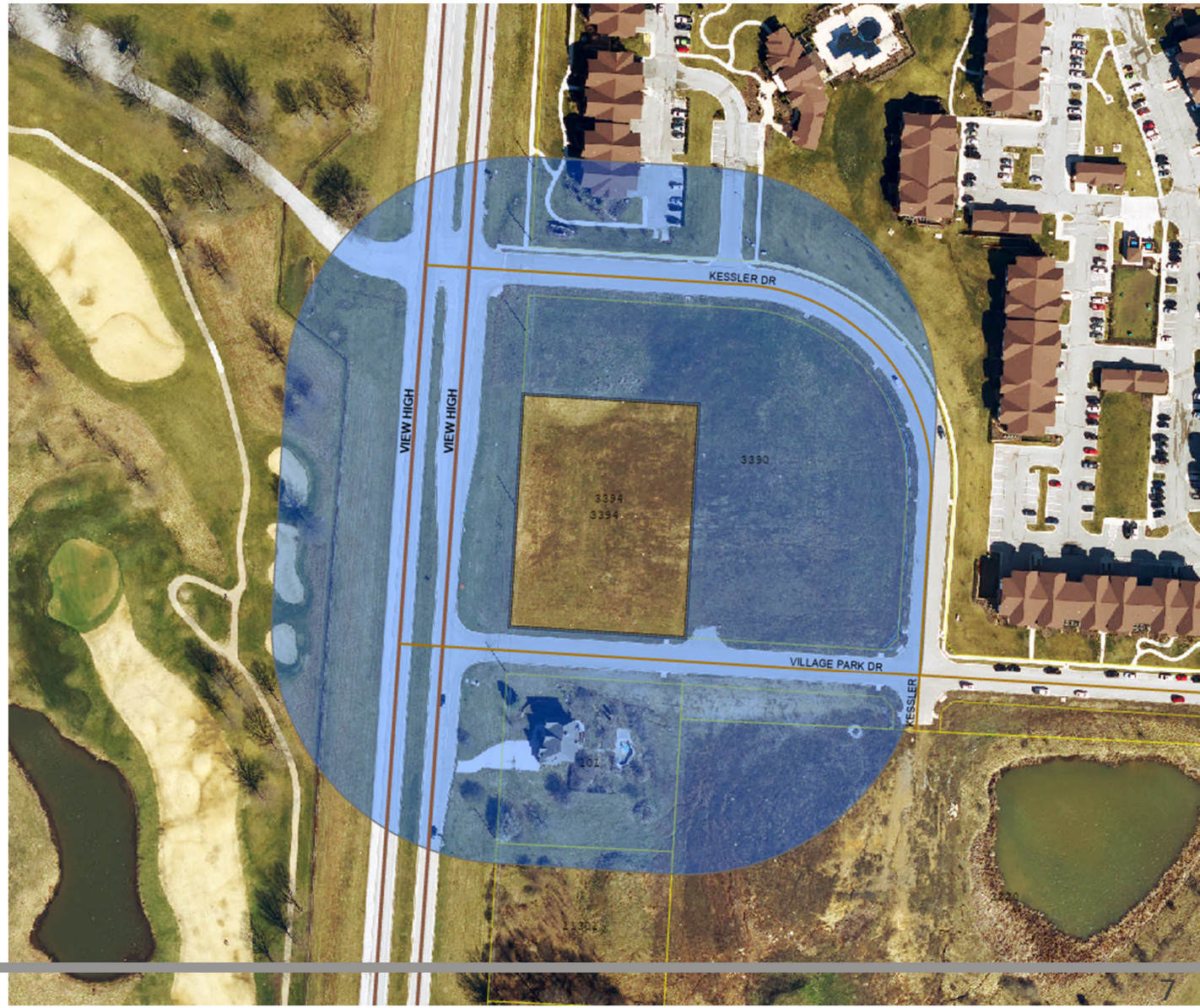
LEE'S SUMMIT MISSOURI

Application Information

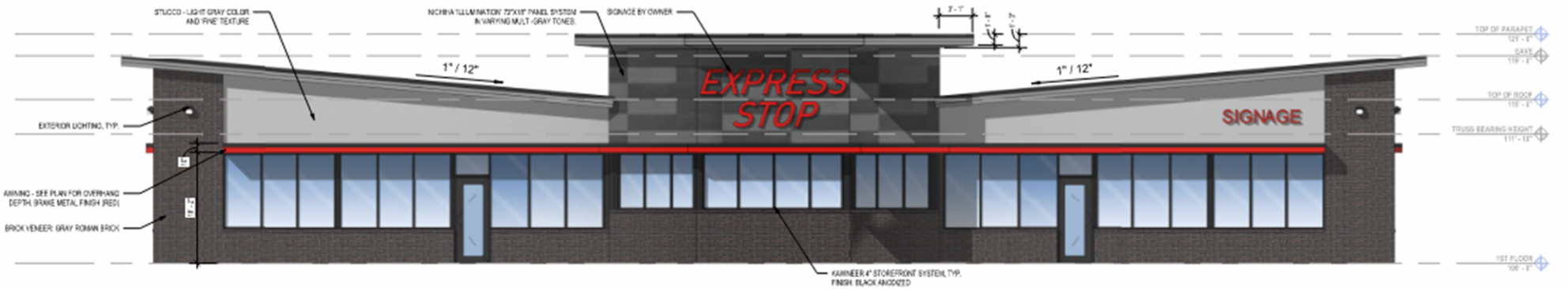
Neighborhood meeting held on December 11, 2024

No members of the public attended

Staff has not received any comments in favor or in opposition of the project.



Previous Elevations

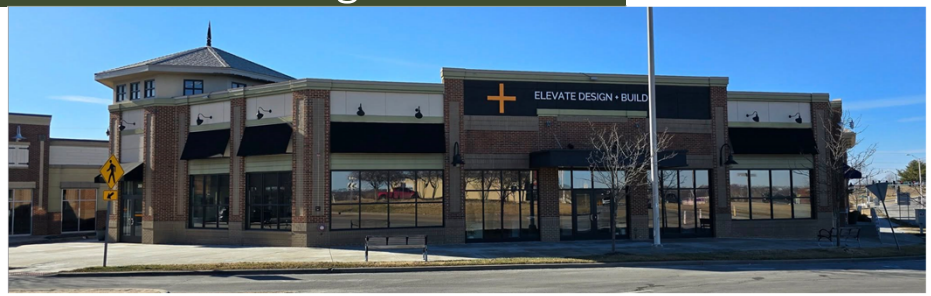


ELEVATION - SOUTH



ELEVATION - NORTH

Existing New Longview Buildings











LEE'S SUMMIT MISSOURI

Existing New Longview Buildings











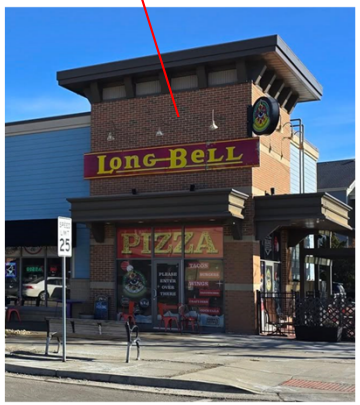
LEE'S SUMMIT MISSOURI

Updated Elevations











LEE'S SUMMIT MISSOURI

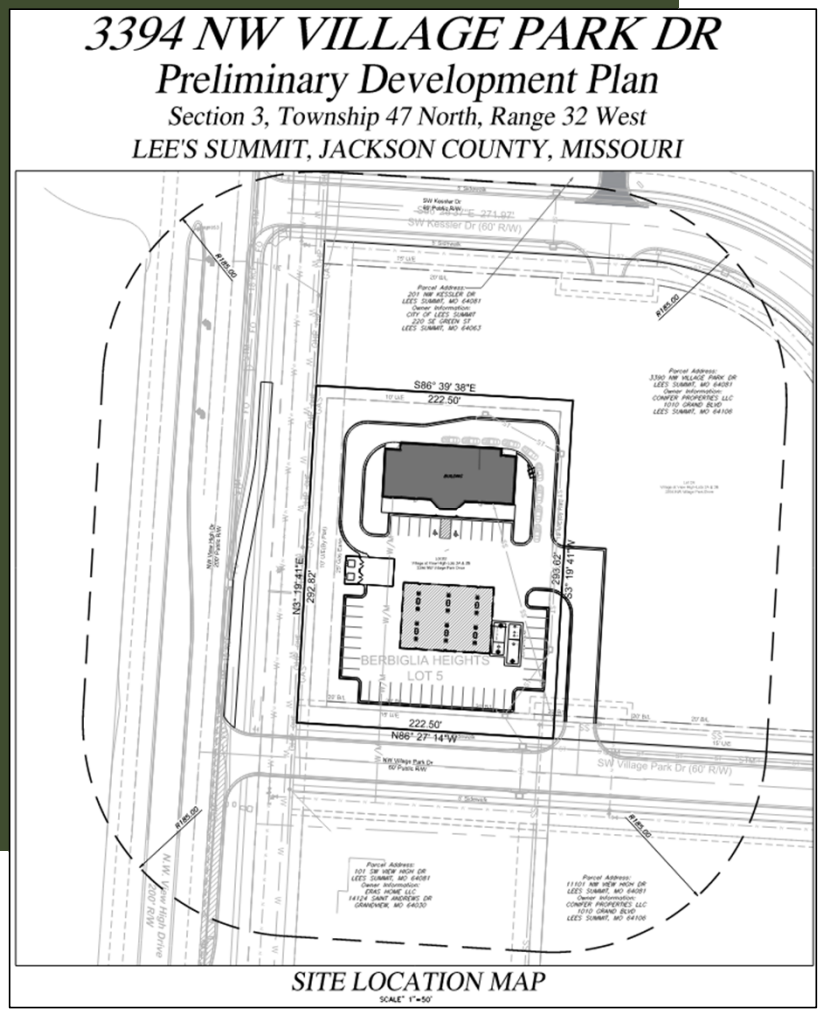
Updated Elevations



Approval Conditions

1. Development shall be in accordance with the preliminary development plan dated January 3, 2025, uploaded February 5, 2025, and building elevations contained therein.
2. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated January 9, 2025.

DEVELOPMENT SERVICES
LEE'S SUMMIT



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