

PL2023-236

Lee's Summit Flex  
Space  
Preliminary  
Development  
Plan



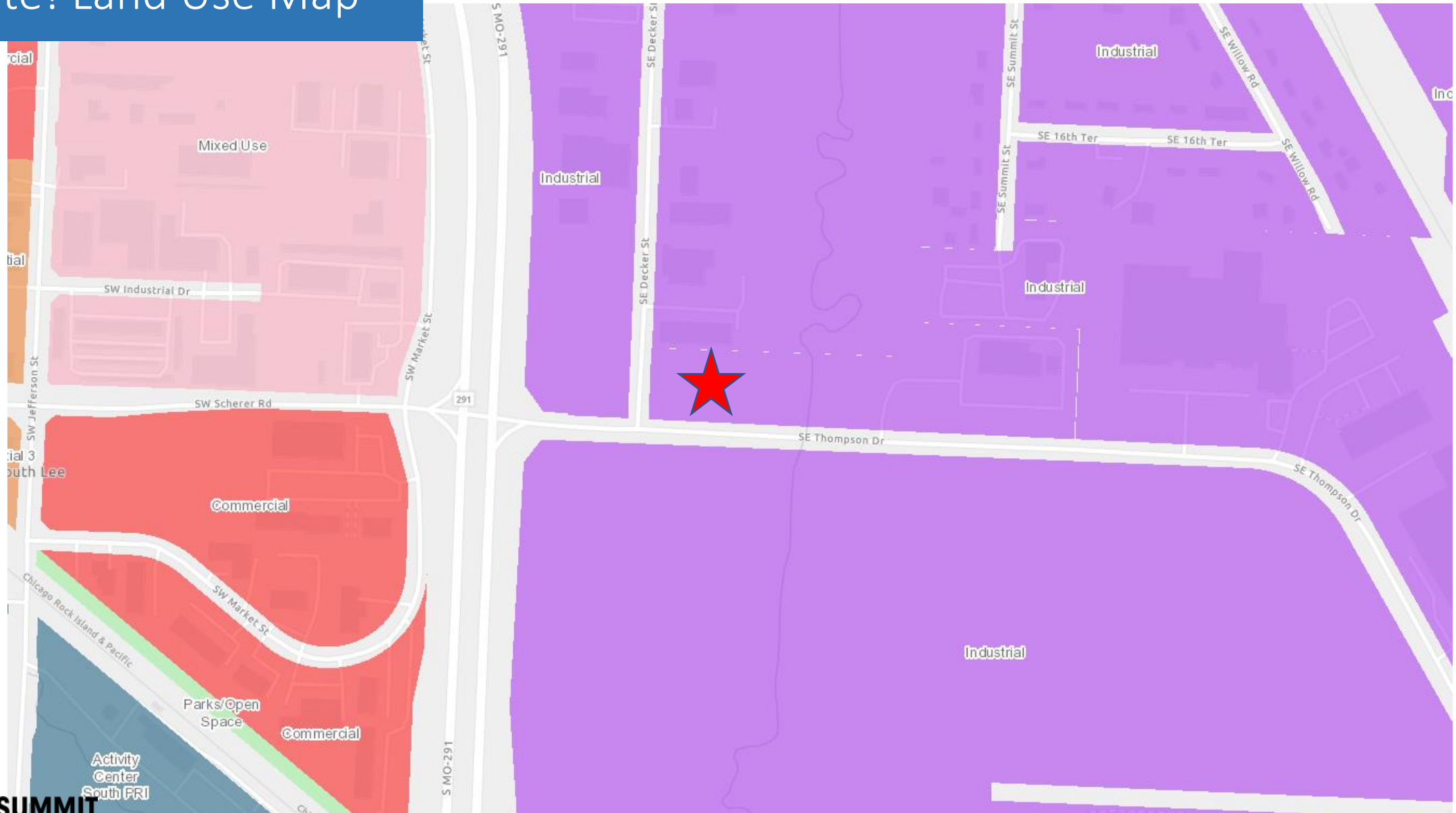
City Council – November 7, 2023



# Zoning



# Ignite! Land Use Map





# Preliminary Development Plan

## Zoning

- PI

## Property Size

- 2.13 acres

## Proposed Land Use

- Office/warehouse flex space

## Building Area

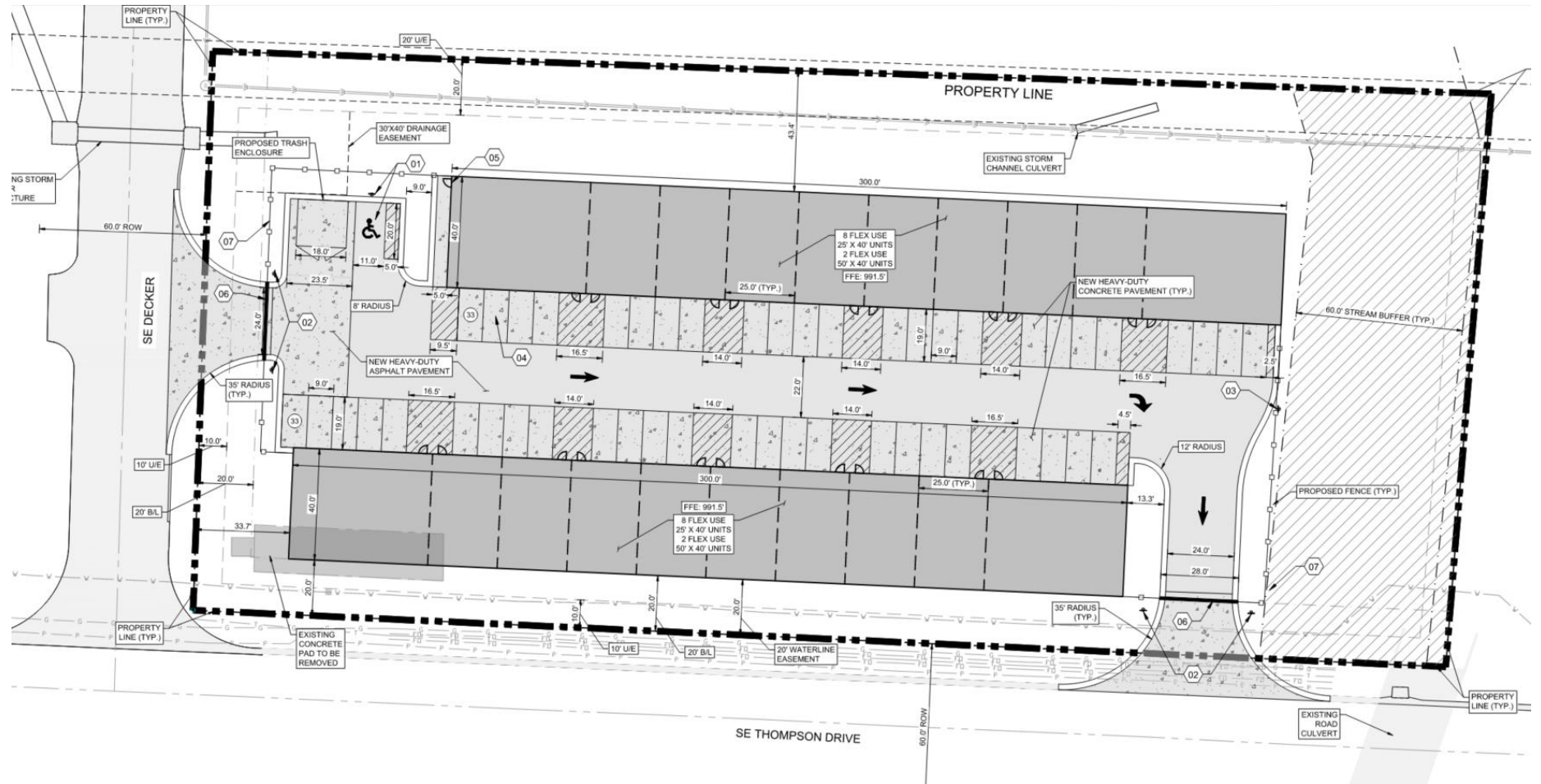
- 24,000 total sq. ft.

## Building Height

- 17'-6"

## Parking Spaces

- 25 required
- 50 provided



# Architectural Elevations

## Materials:

- Corrugated metal panel
- Engineered wood panel
- Glass



BUILDING A - WEST AND SOUTH ELEVATIONS



BUILDING A - EAST AND NORTH ELEVATIONS



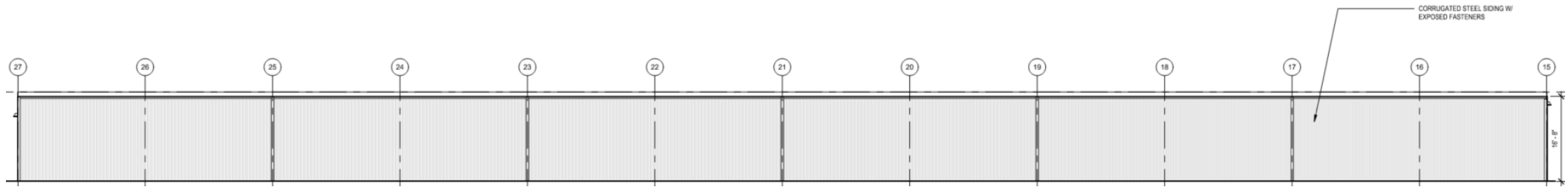
BUILDING B - WEST AND SOUTH ELEVATIONS



BUILDING B - SOUTH AND EAST ELEVATIONS

# Modification Request

- Four-sided architecture – north (rear) elevation of Building B



Rear elevation photo of identical project



Existing vegetation to remain

# Approval Conditions

1. A modification shall be granted to the requirement for four-sided building architecture, to allow only the use of a metal panel system on the north elevation of the north building (Building B) as depicted on the building elevations included in the preliminary development plan dated September 12, 2023.
2. Development shall be in accordance with the preliminary development dated September 12, 2023, inclusive of the allowance of smooth-finished, corrugated architectural metal panel as a primary exterior building material as depicted on the building elevations contained therein.
3. A 5' sidewalk shall be constructed along the SE Thompson Dr frontage of the subject development. The City shall not issue any occupancy for the subject development until such time as the sidewalk is constructed and accepted by the City.



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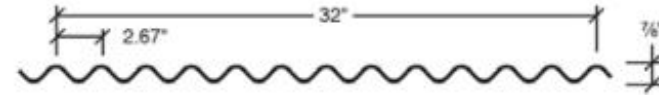


# Exterior Materials



Engineered wood panel

- 25 year warranty



Corrugated metal panel

- 26 gauge (standard)
- 20 year warranty