



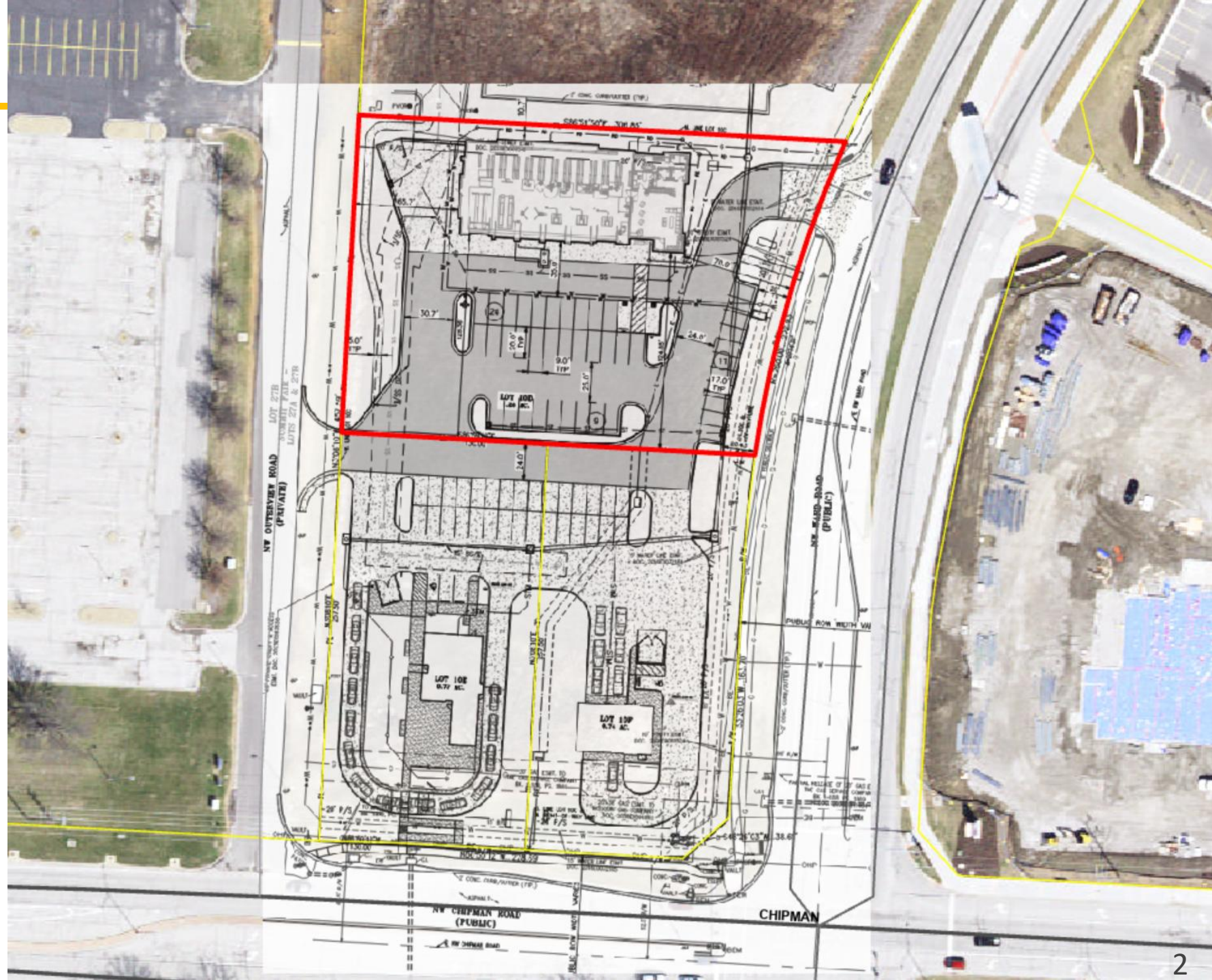
LEE'S SUMMIT
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Les Schwab Tire Center – 740 NW Ward Rd.
Preliminary Development Plan
PL2025-277



Project Request

Proposed preliminary development plan on 1.28-acres for development of an automotive tire store.



Area/Zoning Map

740 NW Ward Road
(zoned PMIX)

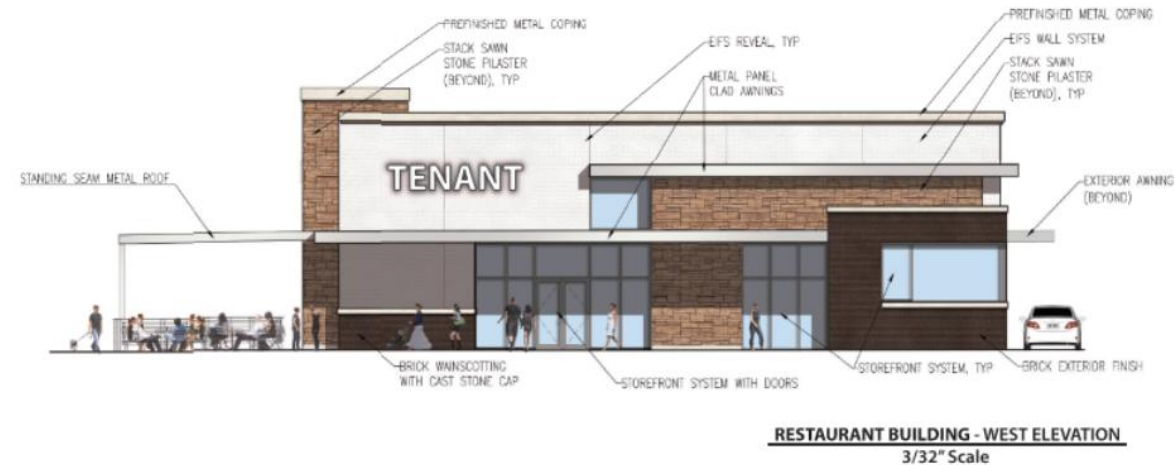
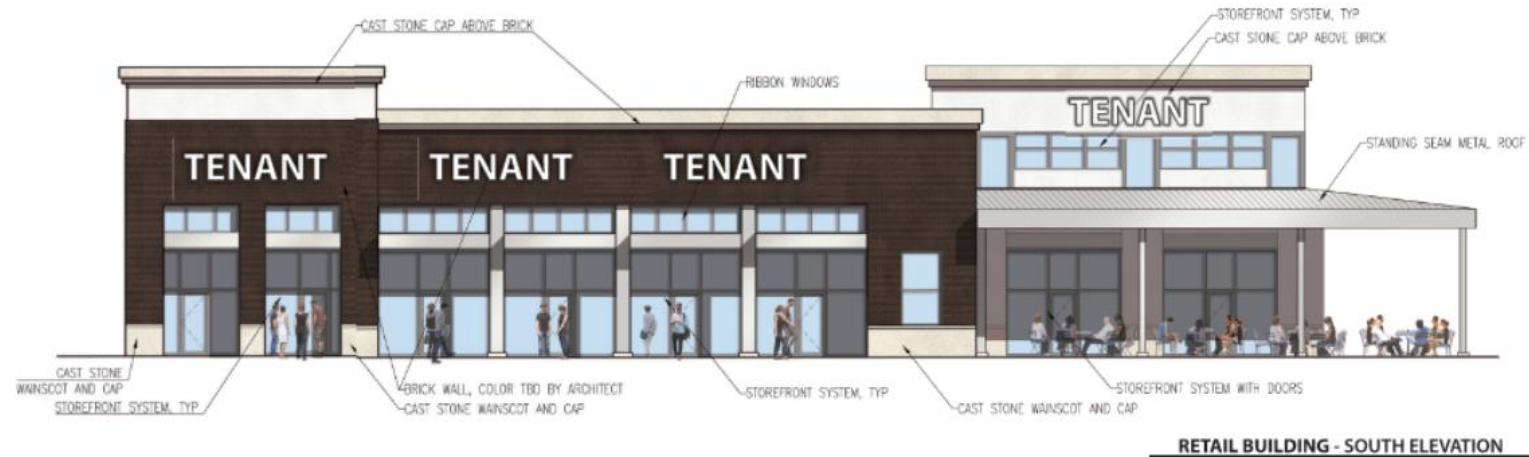
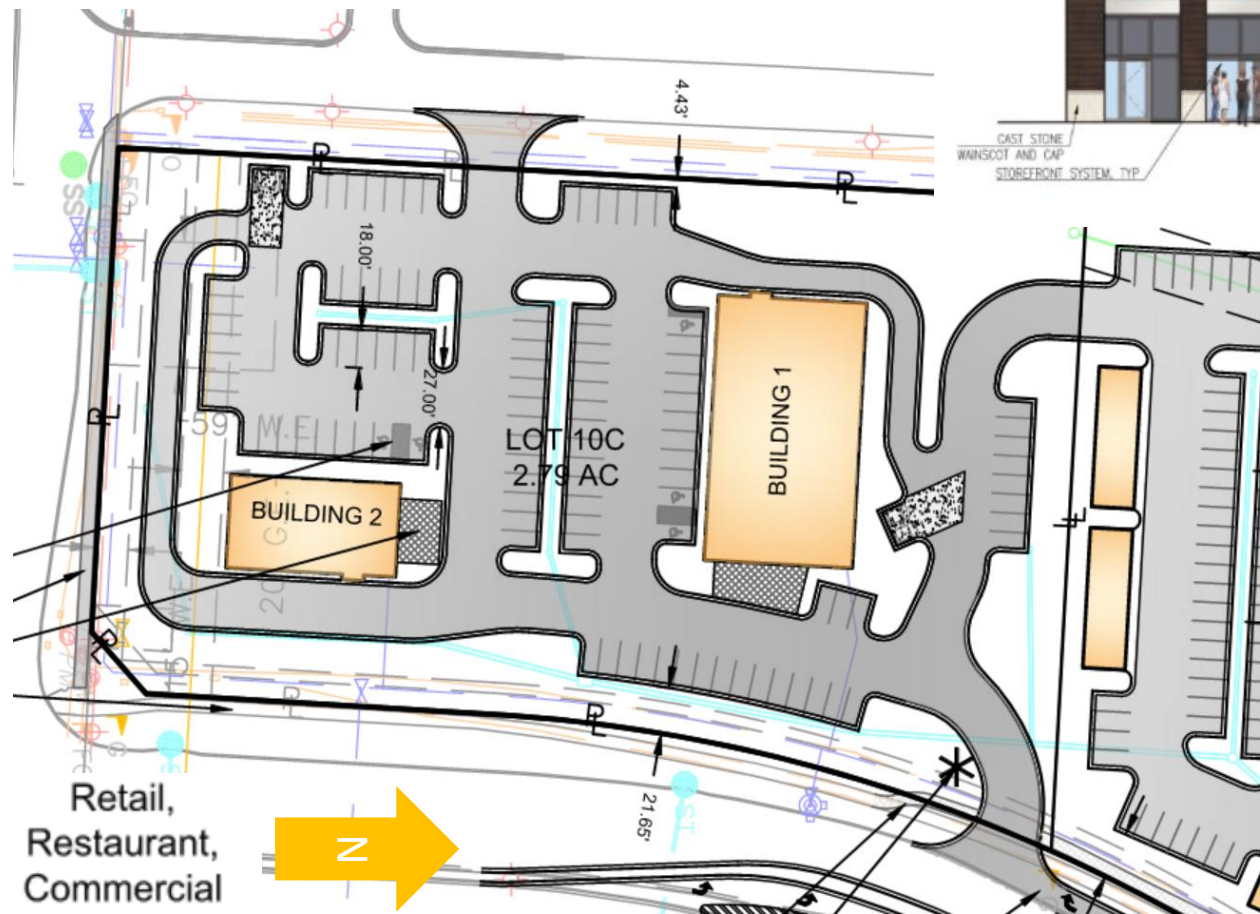
Adjacent Zoning:
North – PMIX
South – PMIX
East – PMIX
West – PMIX



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

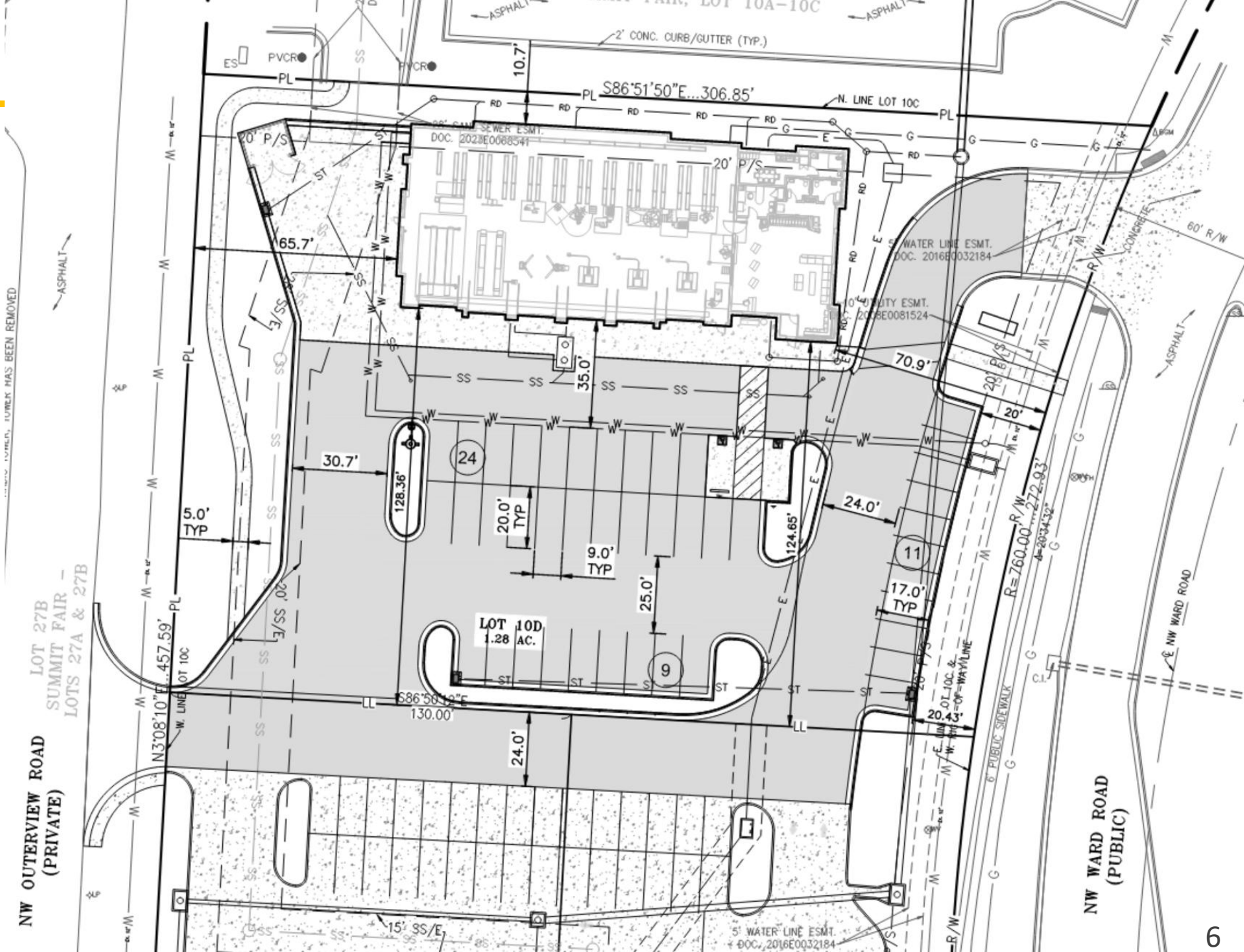




Project Information

Specification	Proposed
Existing Zoning	PMIX
Area	1.28 acres
# of Lots	1 Lot
Building Size	8,600-sf.
FAR	0.1541
Parking	50 stalls

A neighborhood meeting was held on November 5, 2025. Zero (0) members of the public attended.



Elevations

MATERIAL LEGEND:

PC-1	FABCON PRECAST CONCRETE, AGGREGATE (WHITE, MFR FINISH) (CLASS 1)
PC-2	FABCON PRECAST CONCRETE, 8" HORIZONTAL STAMP, (STAIN SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY) (CLASS 3)
PC-3	FABCON PRECAST CONCRETE, RAKED VERTICALLY, (STAIN SHERWIN WILLIAMS, COLOR: 8261-7797 - LS COLONIAL RED 2020) (CLASS 3)
PC-4	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (WHITE, MFR FINISH) (CLASS 1)
PC-5	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (STAIN SHERWIN WILLIAMS, COLOR: 6247 - KRYPTON) (CLASS 3)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020
ST-1	HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING) (CLASS 2)

STOREFRONT LEGEND:

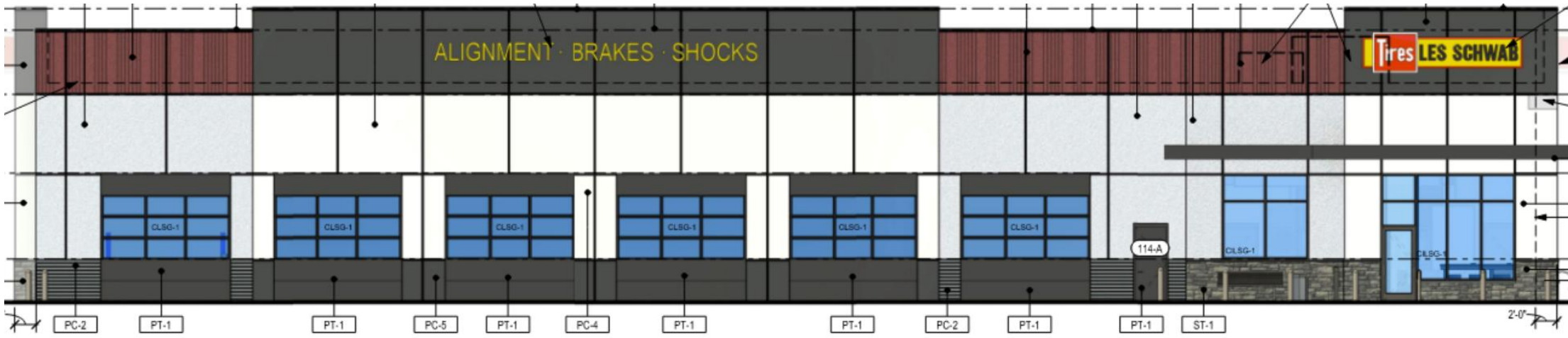
CILSG-1	CLEAR INSULATED LAMINATED SAFETY GLASS (CLASS 1)
CLSG-1	CLEAR LAMINATED SAFETY GLASS (CLASS 1)

ROOFING LEGEND:

R-1	PVC MEMBRANE ROOFING SYSTEM (NOT VISIBLE) (CLASS 3)
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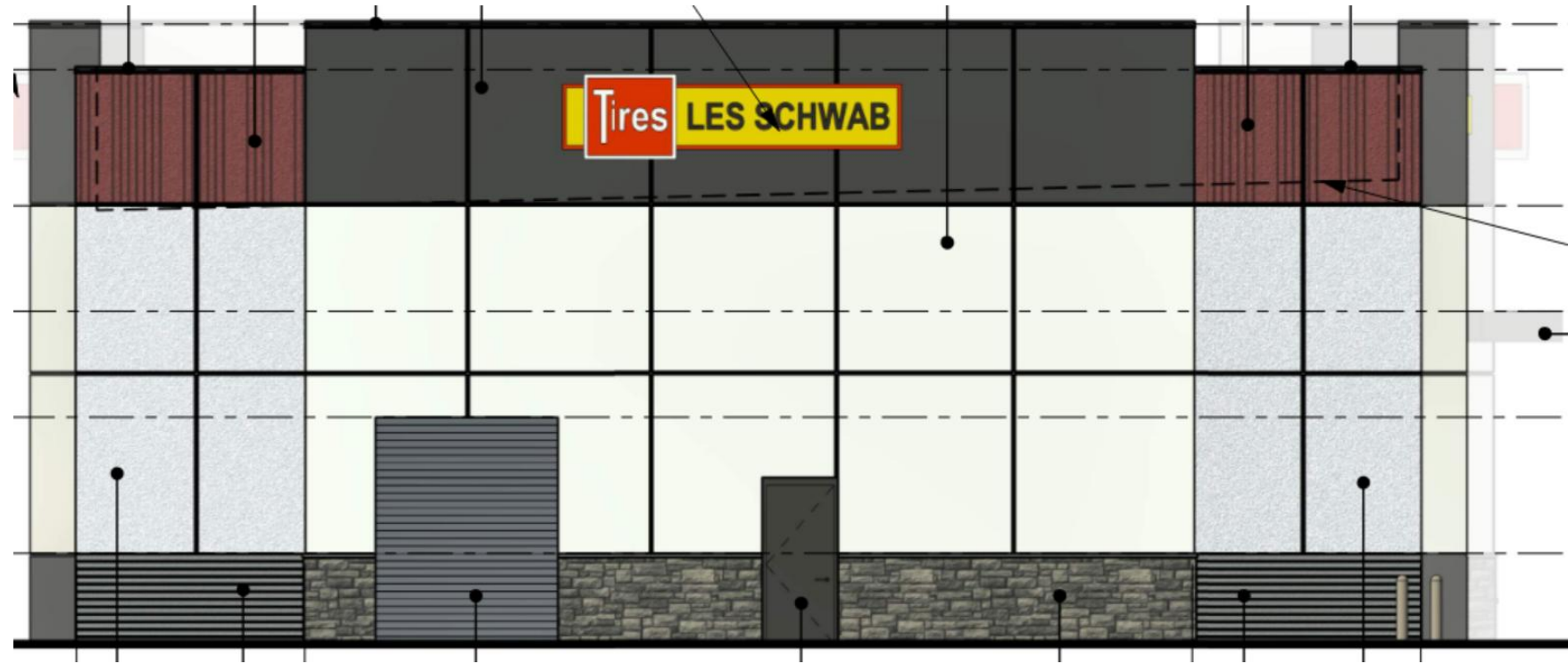
Above: East Elevation (facing NW Ward Rd.)
Below: South Elevation (front elevation)



Fenestration – Modification Request

Requirement: Fenestrations with clear glass shall occupy no less than 50% of the pedestrian view zone

Proposed:
The applicant is proposing the western façade contain 0% clear glass within the pedestrian view zone

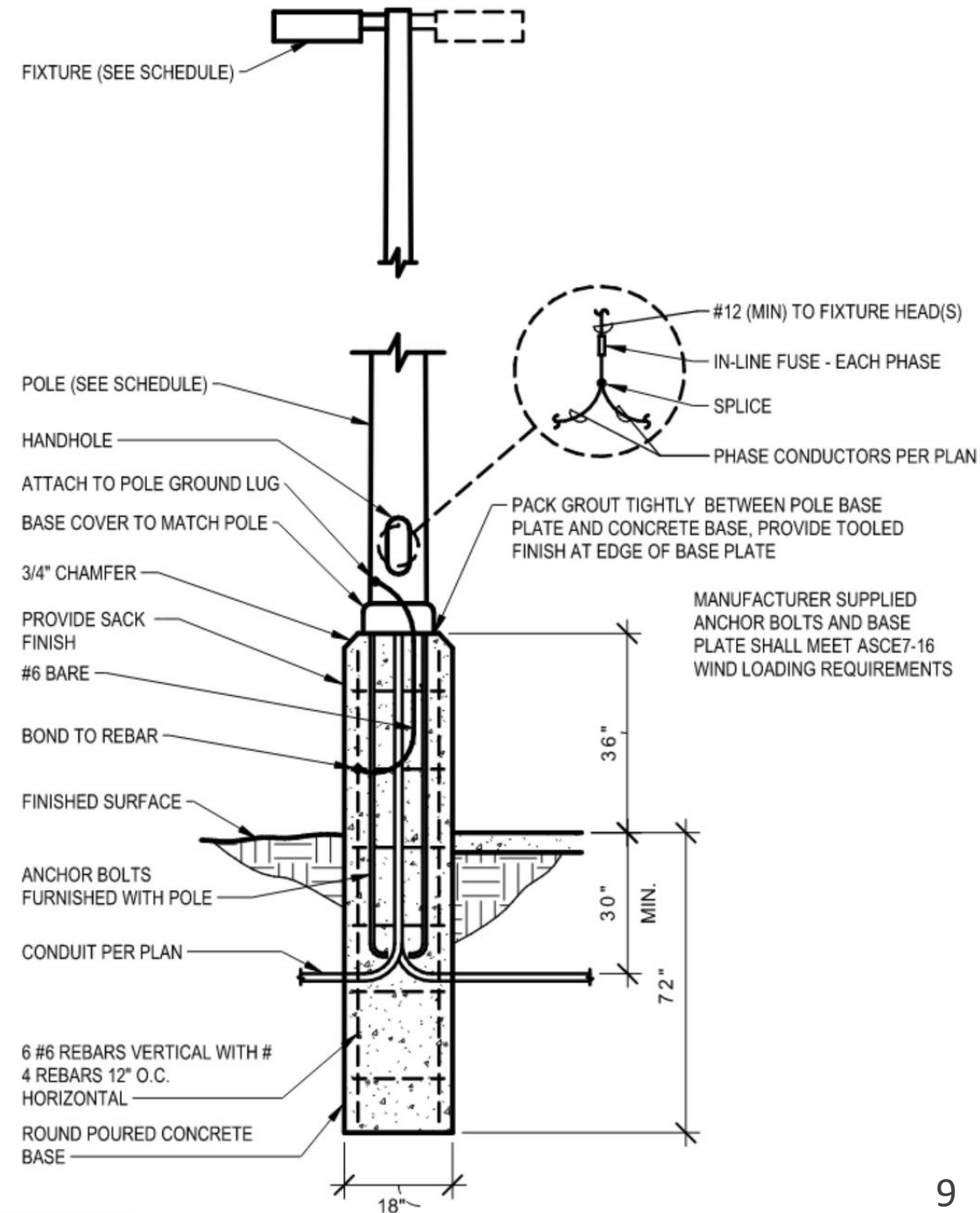


Above: West Elevation (facing NW Outerview Rd.)

Parking Lot Lighting – Modification Request

Requirement: All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within 100-ft. of the property line closes to the residential use.

Proposed: The applicant is proposing the parking lot light poles be 18 feet in height from grade inclusive of the concrete base.



Approval Conditions

1. Development shall be in accordance with the preliminary development plan with a revision date of November 10, 2025.
2. A modification shall be granted to allow for the western building façade to be exempt from the fenestration within the pedestrian view zone requirement.
3. A modification shall be granted to allow for the light poles to be 18' tall from grade inclusive of the concrete base.
4. The sidewalk connection on the west side shall either extend further to the north and terminate with a ramp at the entrance to the apartments on Outerview Dr. or connect on the east side of the existing stub.



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