

Colbern Road Investments - Concept Site Plan Rezoning & Conceptual Preliminary Development Plan

PL2023056

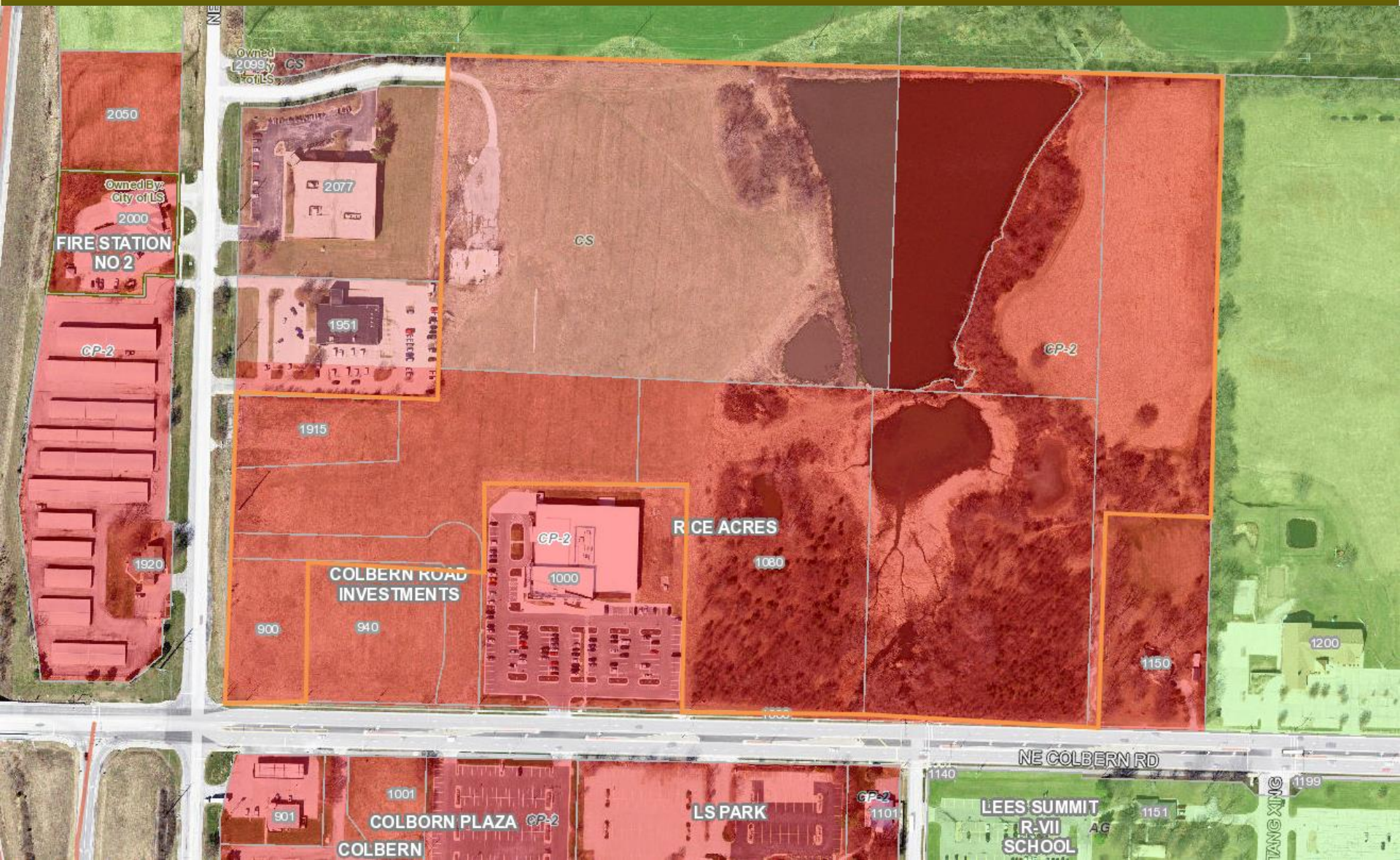
May 11, 2023



LEE'S SUMMIT
MISSOURI

Yours Truly



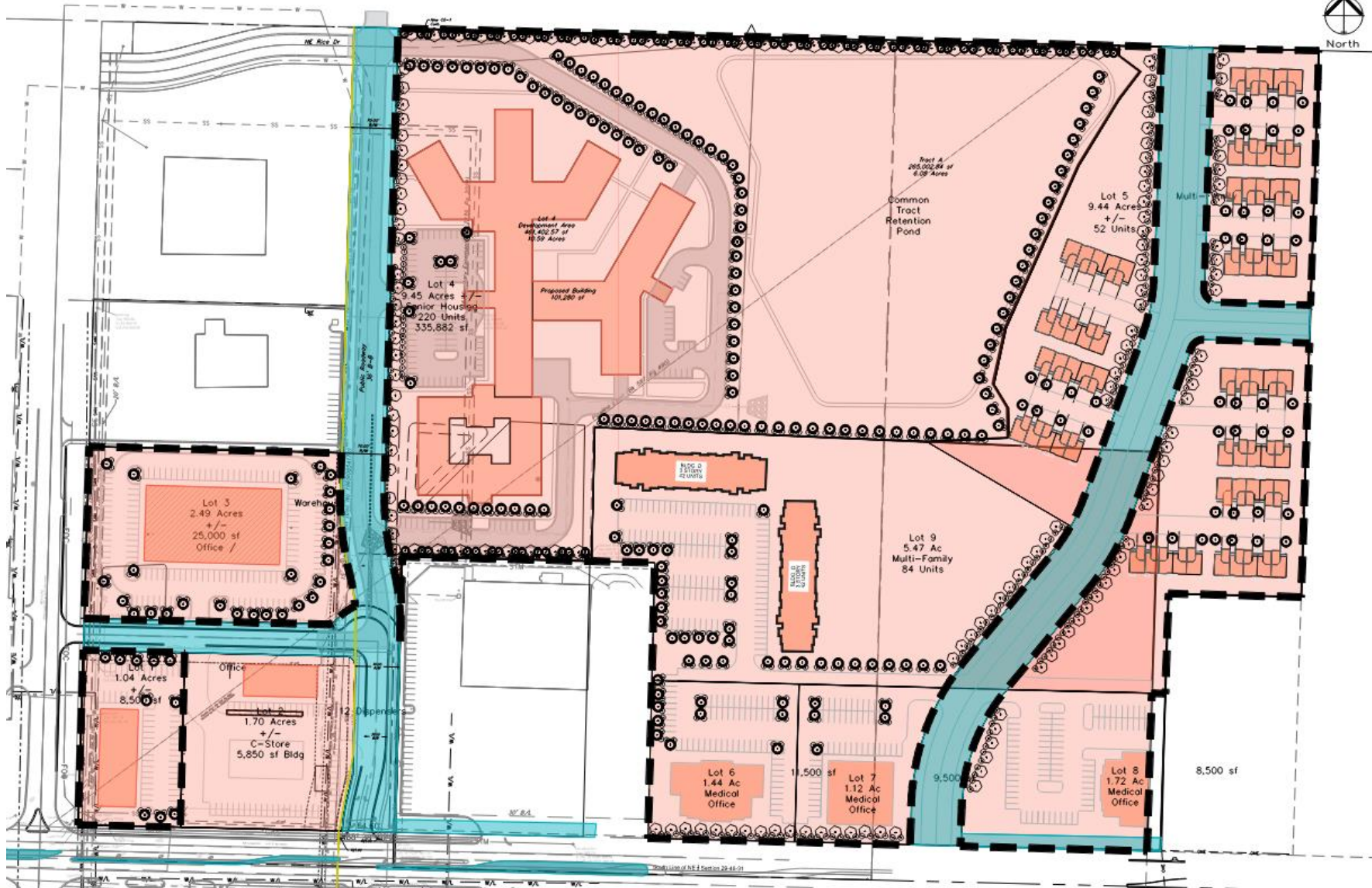


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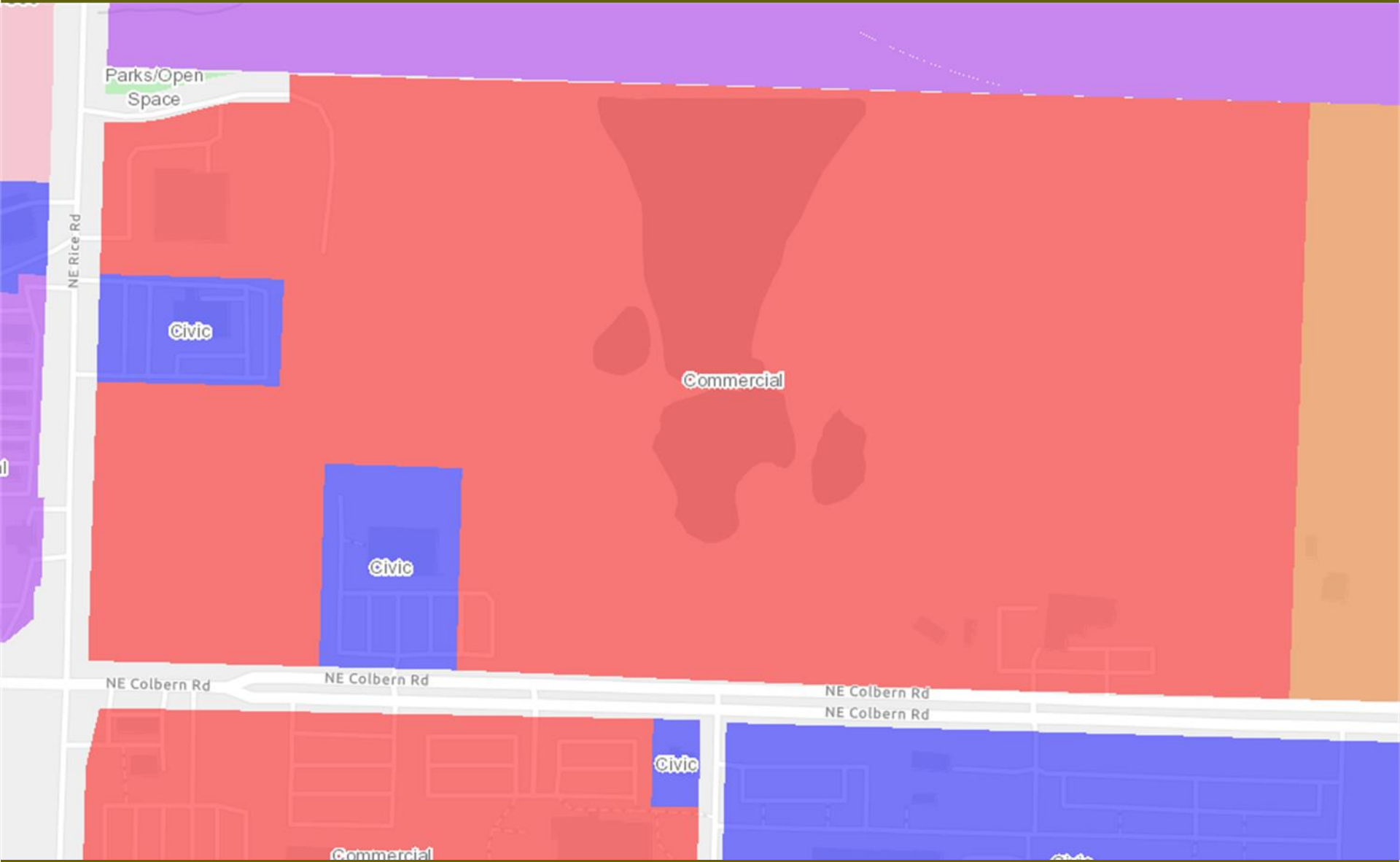
Aerial/Zoning Map



North



Conceptual Plan



Staff Analysis

Site Specific

1. No development may occur on any property for which only a conceptual development plan has been approved. No construction may occur on any property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO.
2. Development shall require the construction of an eastbound left-turn lane on Colbern Road at Ball Drive with a storage length of 120 feet plus an appropriate taper.
3. Development shall require the construction a southbound left-turn lane on Ball Drive at Colbern Road with a storage length of 150 feet plus appropriate taper.
4. Development shall require the modification of the traffic signal at the intersection of Colbern Road and Ball Drive to provide protected-permissive left-turn phasing for east/west traffic.