

Colbern Ridge



PL2023-056-Rezoning and Conceptual Site Plan

Lee's Summit Planning Commission— May 11, 2023



Project Location

900 NE Colbern Road
Lee's Summit, MO

Approximately 36.94 acres
generally located at the
Northeast corner of NE Colbern
Road and NE Rice Road.

Undeveloped

Retail
Sales

Post
Office

MO-291 Hwy

NE Rice Road

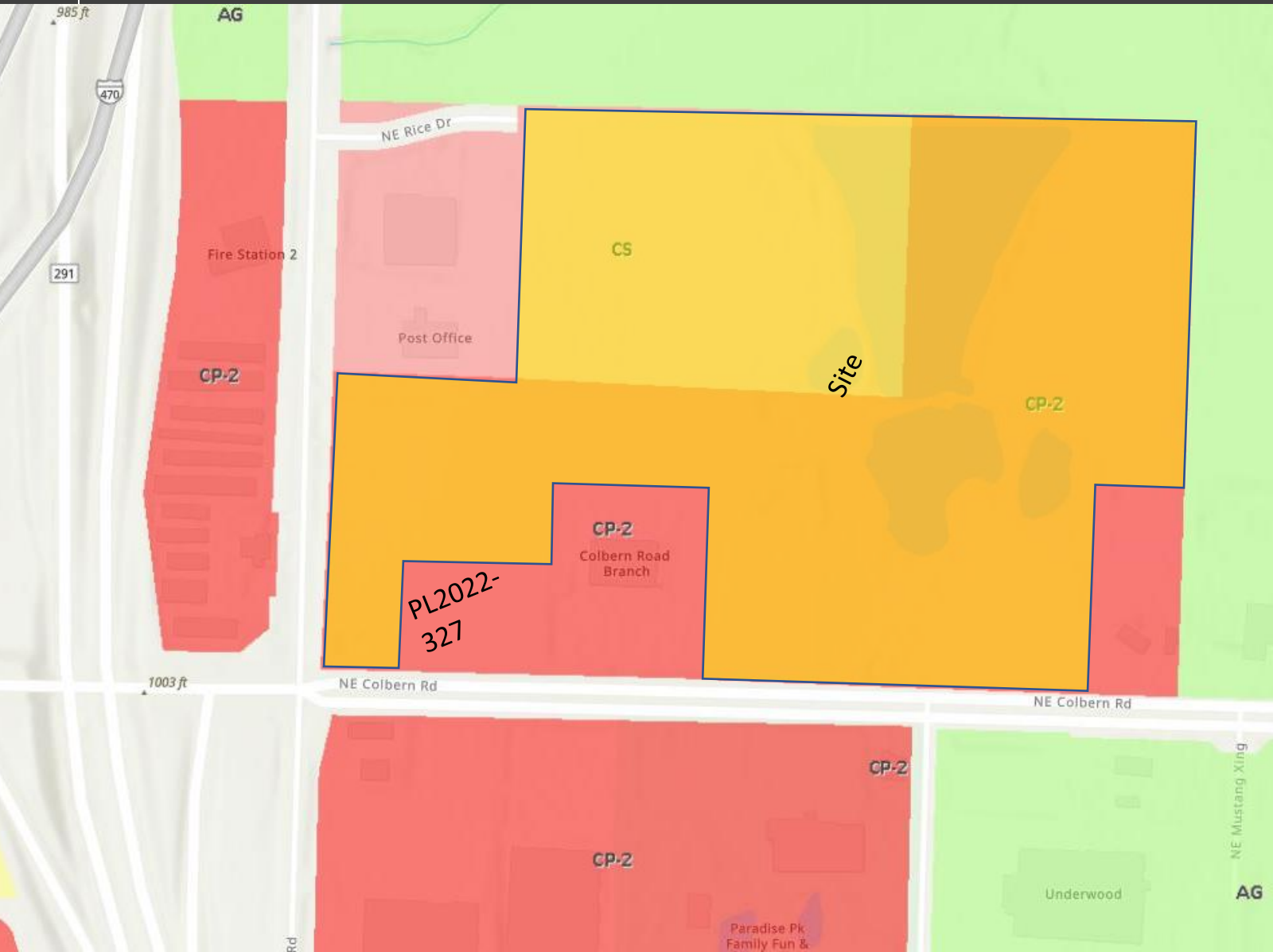
PL2022-327

Library

NE Colbern Road



Zoning Map



Current Zoning
Proposed Zoning

CP-2 & CS
PMIX

Setback for zoning districts:
CP-2

PMIX

Front Yard

15

15

Rear Yard

20

20

Side Yard

10

10

Comprehensive Plan

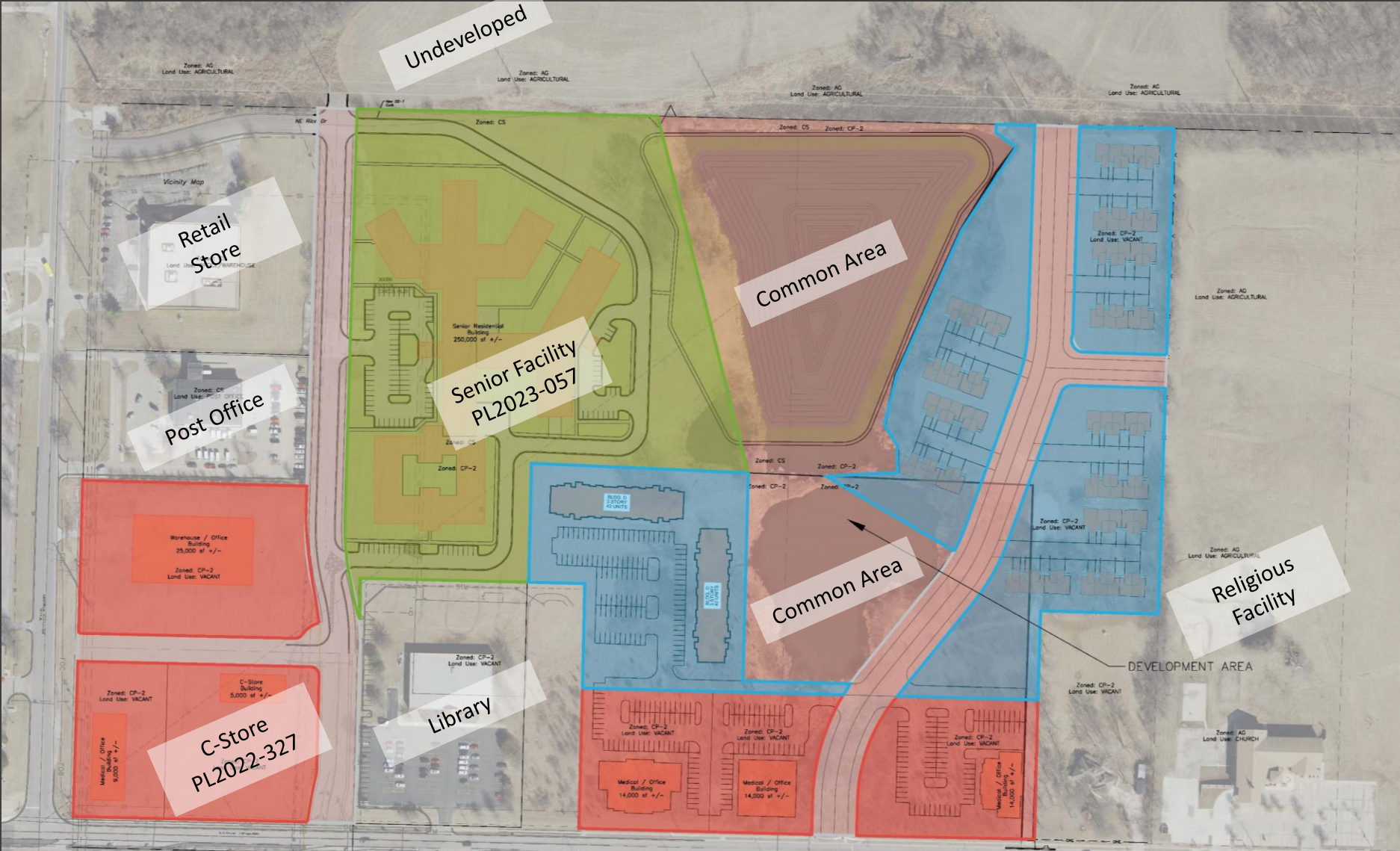
2021 IGNITE COMP PLAN



Future Land Use Categories

- Residential, Category 1
- Residential, Category 2
- Residential, Category 3
- Commercial
- Office
- Mixed Use
- Activity Centers
- Industrial
- Civic
- Airport
- Infrastructure
- Parks / Open Space
- Water Bodies
- Property Reserve, Inc. (PRI)

Concept Plan



Heartland Market C-Store

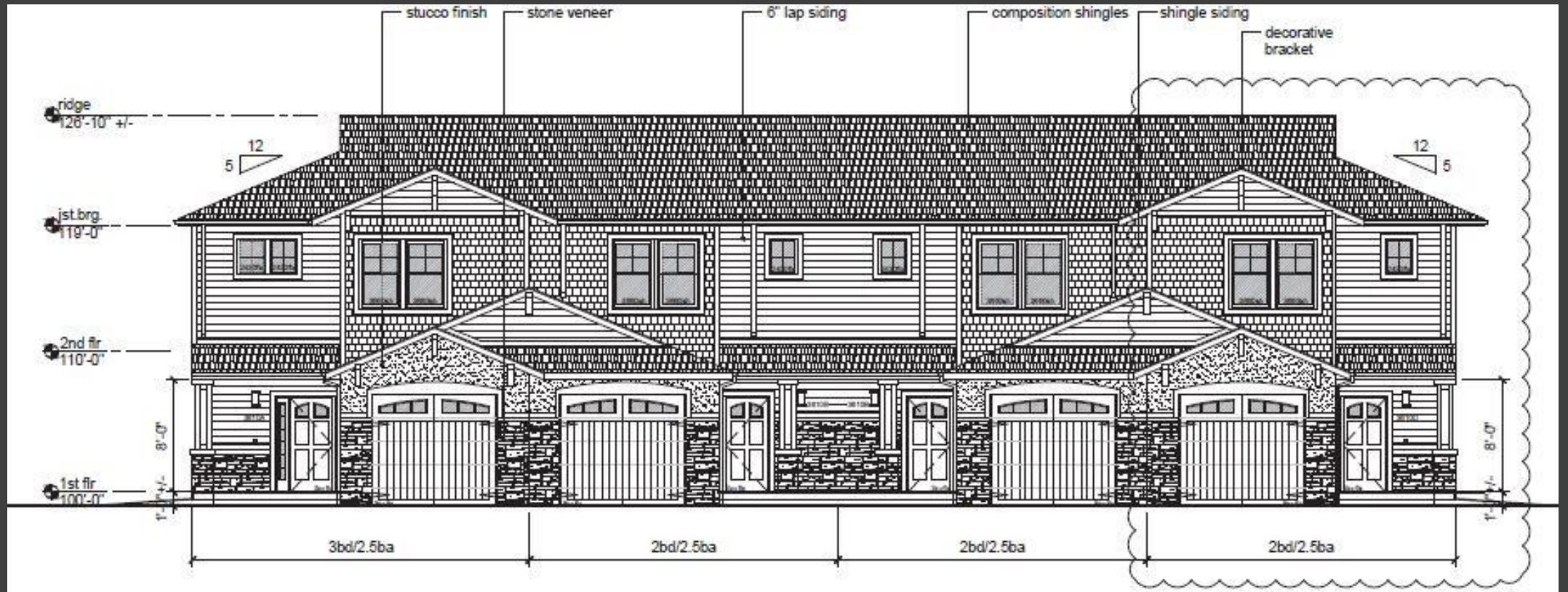


1 South Elevation
SCALE: 3/16"=1'

Senior Facility



Townhomes



Apartment Buildings

ELEVATION MATERIAL LEGEND

- ⊖ BOARD & BATTEN SIDING
- ⊖ LAP SIDING
- ⊖ WOOD LOOK PANEL
- ⊖ BRICK OR STONE VENEER
- ⊖ ASPHALT SHINGLE ROOF
- ⊖ METAL ROOF
- ⊖ VERTICAL METAL SIDING
- ⊖ CEMENTITIOUS STUCCO
- ⊖ SPLIT-FACE BLOCK (COLOR TO MATCH BUILDING STONE / MASONRY VENEER)

NOTE: ALL MATERIALS LISTED ABOVE INTERCHANGEABLE BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION

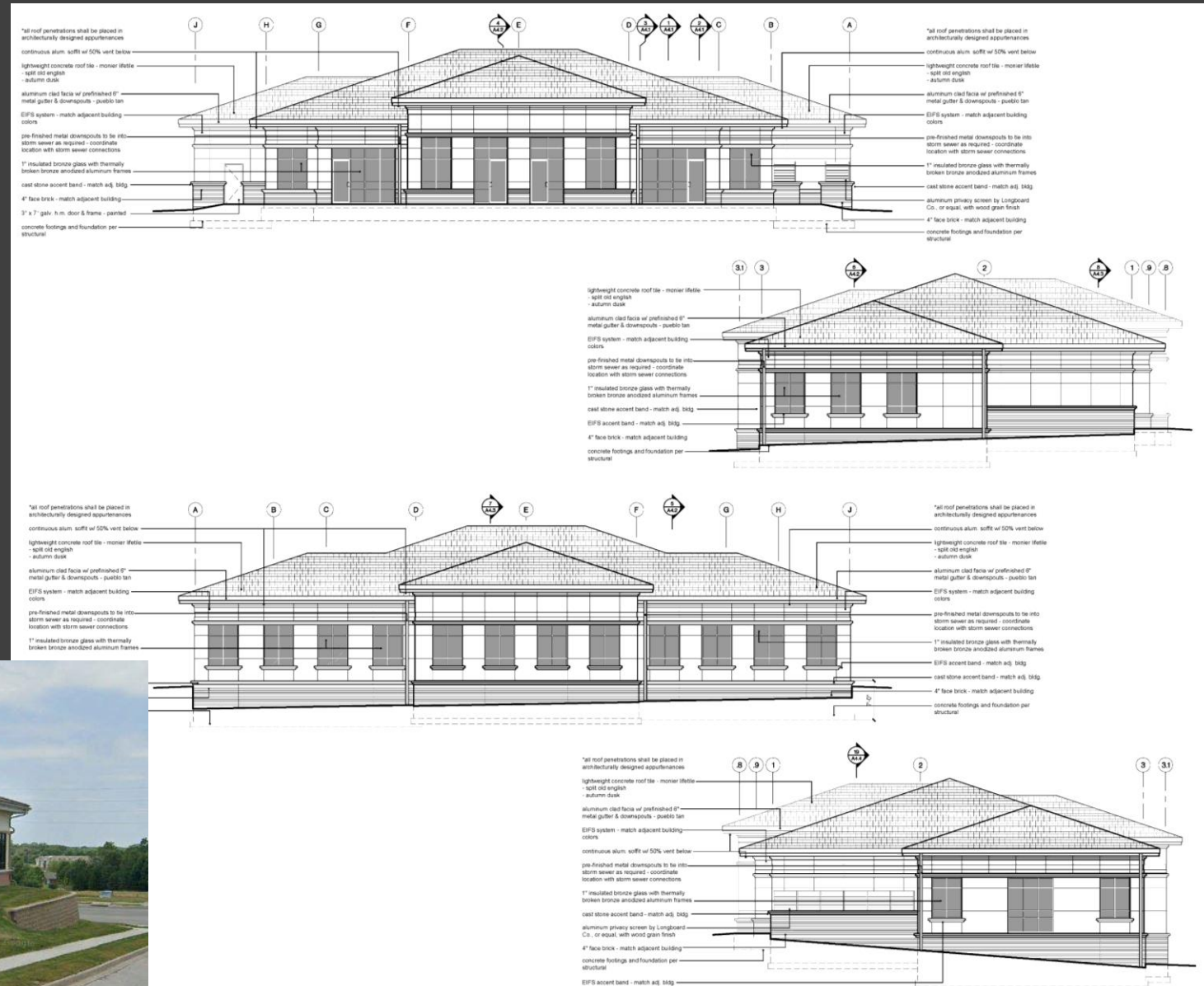


EXTERIOR ELEVATION
BUILDING TYPE 'A' - LEFT & RIGHT ELEVATIONS
②



EXTERIOR ELEVATION
BUILDING TYPE 'A' - FRONT & REAR ELEVATIONS
①

Medical Office Buildings



Community Meeting Summary: April 18, 1725 NE Rice Road

Attendees

None

Comments

None

