

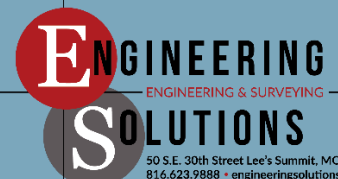
# **City Council Meeting: Shamrock Park Flex Space PL2026-002 – Rezoning w/ PDP April 14, 2026**

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Shamrock Park Flex Space

PL2026-002



# Development Plan

Approximately 0.81 acres generally located at the Southeast Corner of 291 Hwy "Outer Road" and SE 30<sup>th</sup> St, Lee's Summit, MO

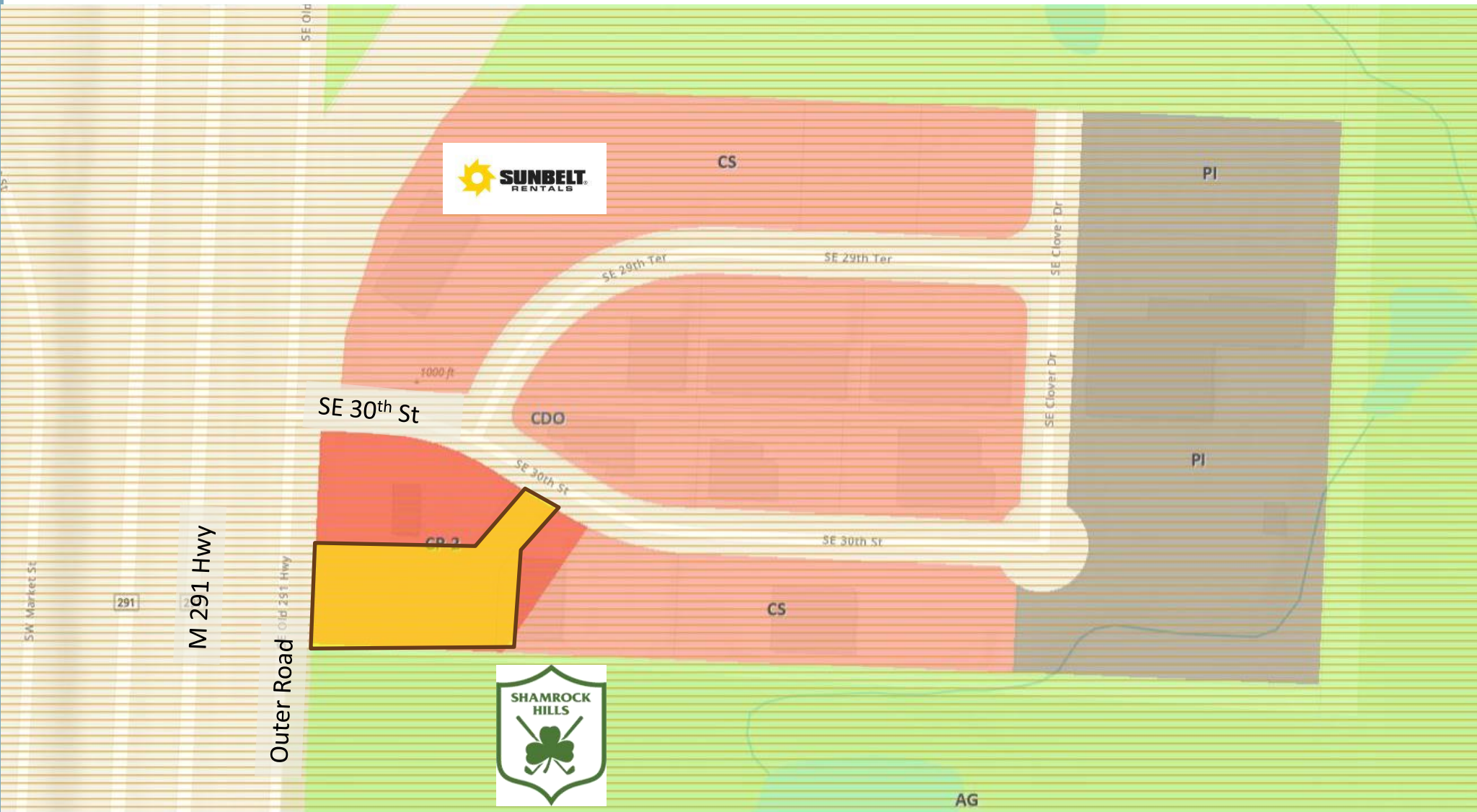
- 10,395 sf building
- 8 Available Flex Spaces
- Current Zoning CS
- Proposed Zoning CP-2
- M-150 Overlay Area



Shamrock Park Flex Space

PL2026-002

# Zoning Map



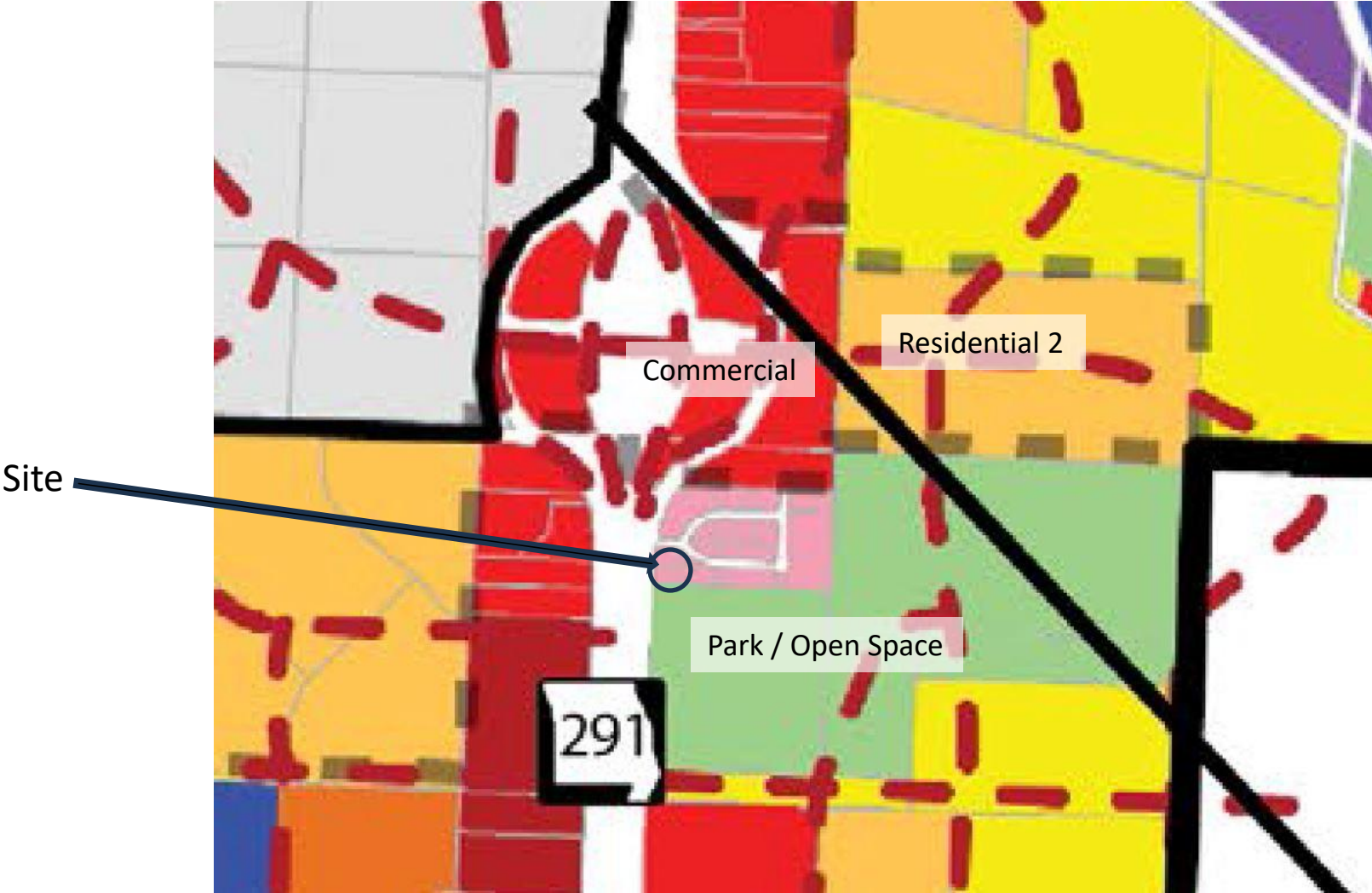
Shamrock Park Flex Space

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# Future Land Use Map



Shamrock Park Flex Space

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# Existing Conditions



SE 30th St

M 291 Hwy

Outer Road



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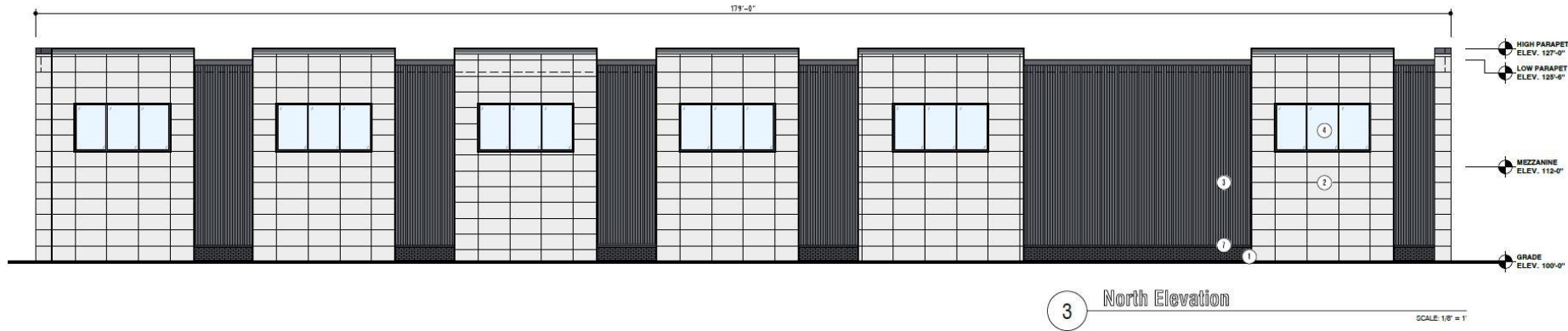
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ENGINEERING & SURVEYING  
**SOLUTIONS**

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# Proposed Elevation

MATERIAL LEGEND		
MARK	DESCRIPTION	CLASS
①	BRICK VENEER, THIN BRICK: DARK GRAY	2
②	INSULATED FLAT METAL PANEL: WHITE	1
③	INSULATED CORRUGATED METAL PANEL: BLACK	1
④	GLASS WINDOWS	1
⑤	12X12 GARAGE DOOR: DARK GRAY	-
⑥	METAL AWNING: DARK GRAY	-
⑦	STONE CAP: DARK GRAY	-

MATERIAL % COVERAGE				
DESCRIPTION	SOUTH	EAST	NORTH	WEST
BRICK VENEER, THIN BRICK: DARK GRAY	2%	2%	3%	4%
INSULATED FLAT METAL PANEL: WHITE	50%	48%	55%	38%
INSULATED CORRUGATED METAL PANEL: BLACK	26%	25%	31%	48%
GLASS WINDOWS	4%	6%	8%	7%



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PL2026-002

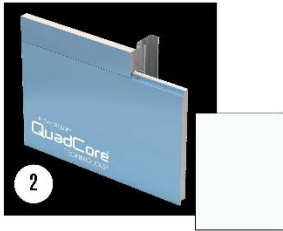
# Proposed Elevation



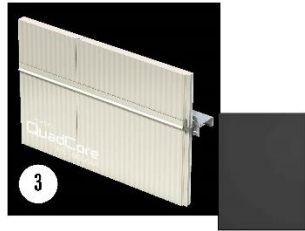
MATERIAL LEGEND		
PAVE	DESCRIPTION	CLASS
①	BRICK VENEER, THIN BRICK, DARK GRAY	2
②	INSULATED FLAT METAL PANEL, WHITE	-
③	INSULATED CORRUGATED METAL PANEL, BLACK	-
④	GLASS WINDOWS	-
⑤	12X12 GARAGE DOOR, DARK GRAY	-
⑥	METAL AWNING, DARK GRAY	-
⑦	STONE CAP, DARK GRAY	-



THIN BRICK VENEER:  
 GLEN-GERY  
 EMPORIUM+ SERIES  
 BLACK PEARL, WIRECUT FINISH



INSULATED METAL PANEL:  
 KINGSPAN  
 QUADCORE OPTIMO SERIES  
 24" WIDE PANELS - REGAL WHITE



INSULATED METAL PANEL:  
 KINGSPAN  
 QUADCORE KS SERIES - MINI WAVE  
 24" WIDE PANELS - DARK BRONZE

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# Modification Request

## Modification #1

### Setbacks

	Required	Proposed
Front	20	15
Side	20	10

## Modification #2

### Landscape Fence

Required

-Fence is required for High Impact Screening

Proposed

-Additional Landscaping

## Modification #3

### Sidewalk

Required

-Pedestrian Access

Proposed

-None



Shamrock Park Flex Space

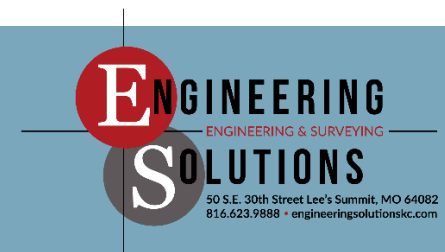
PL2026-002

# Neighborhood Meeting – Held February 4, 2026

-No Attendees

Shamrock Park Flex Space

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# Thank You

Shamrock Park Flex Space

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