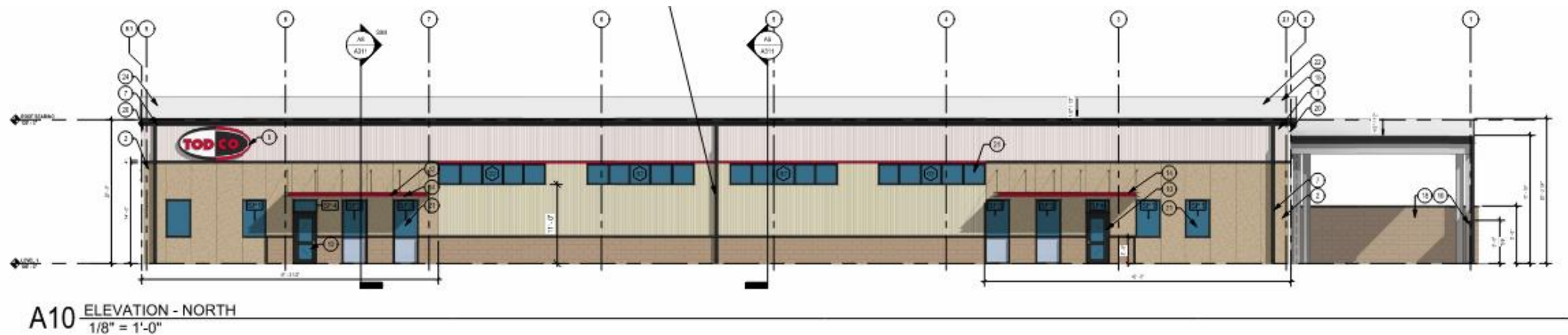


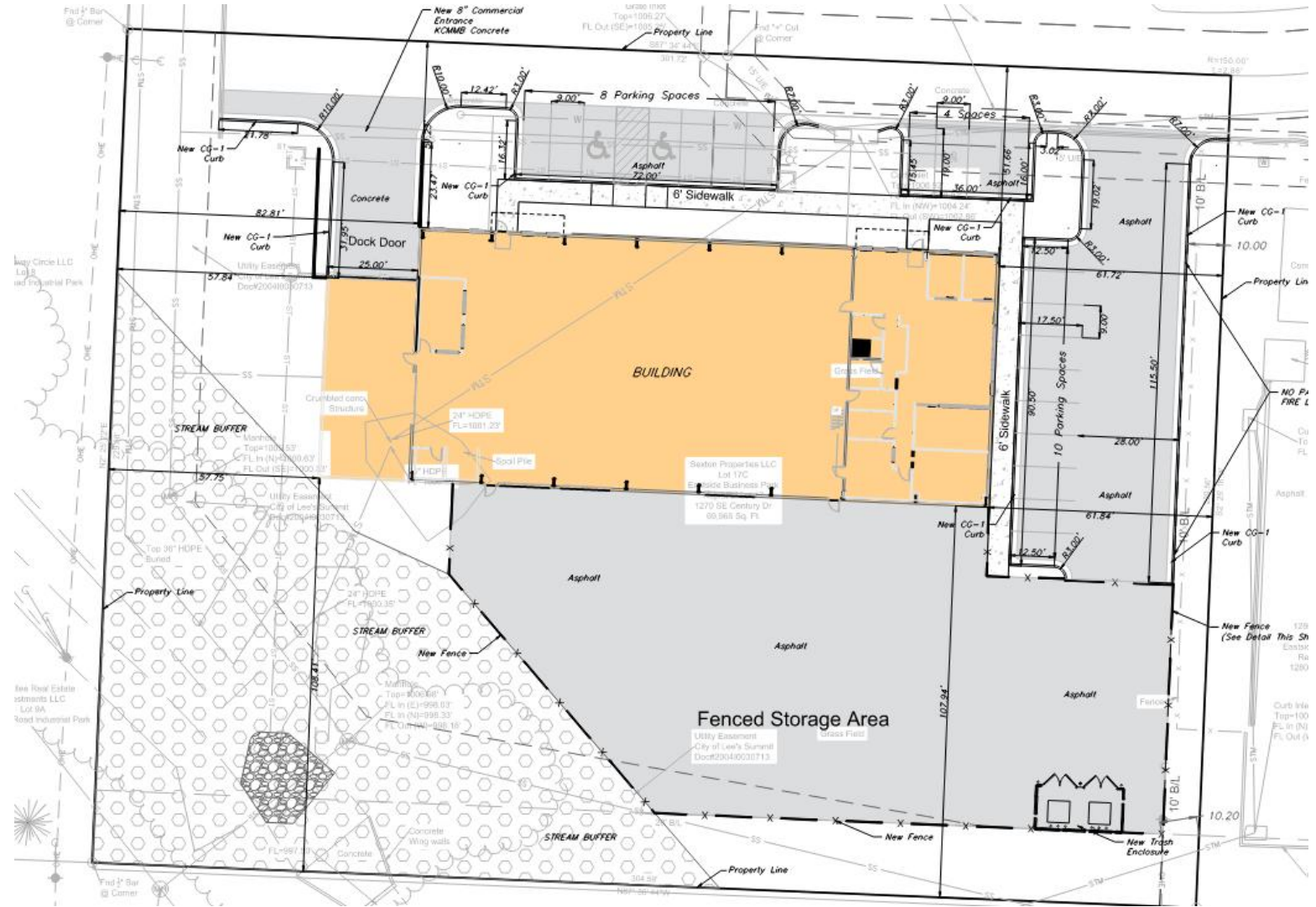


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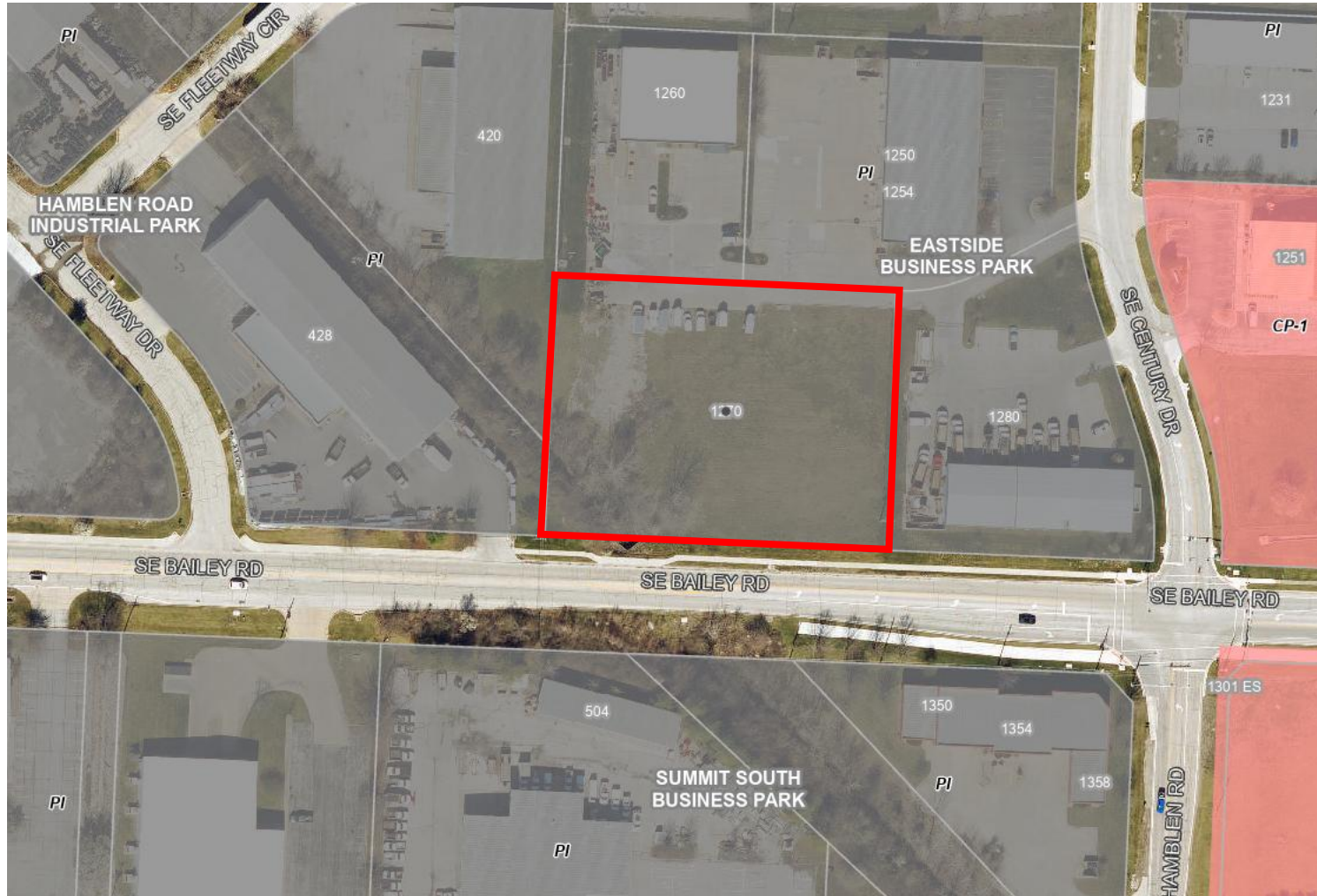
TODCO Beverages– 1270 SE Century Dr.
Preliminary Development Plan
PL2025-052



The applicant requests approval of a Preliminary Development Plan to allow for the construction of a 12,607 sq. ft. warehouse/office space with rear outdoor storage. A modification to the allowable building materials is requested as part of this application.



Zoning Information



Ignite! Land Use Map



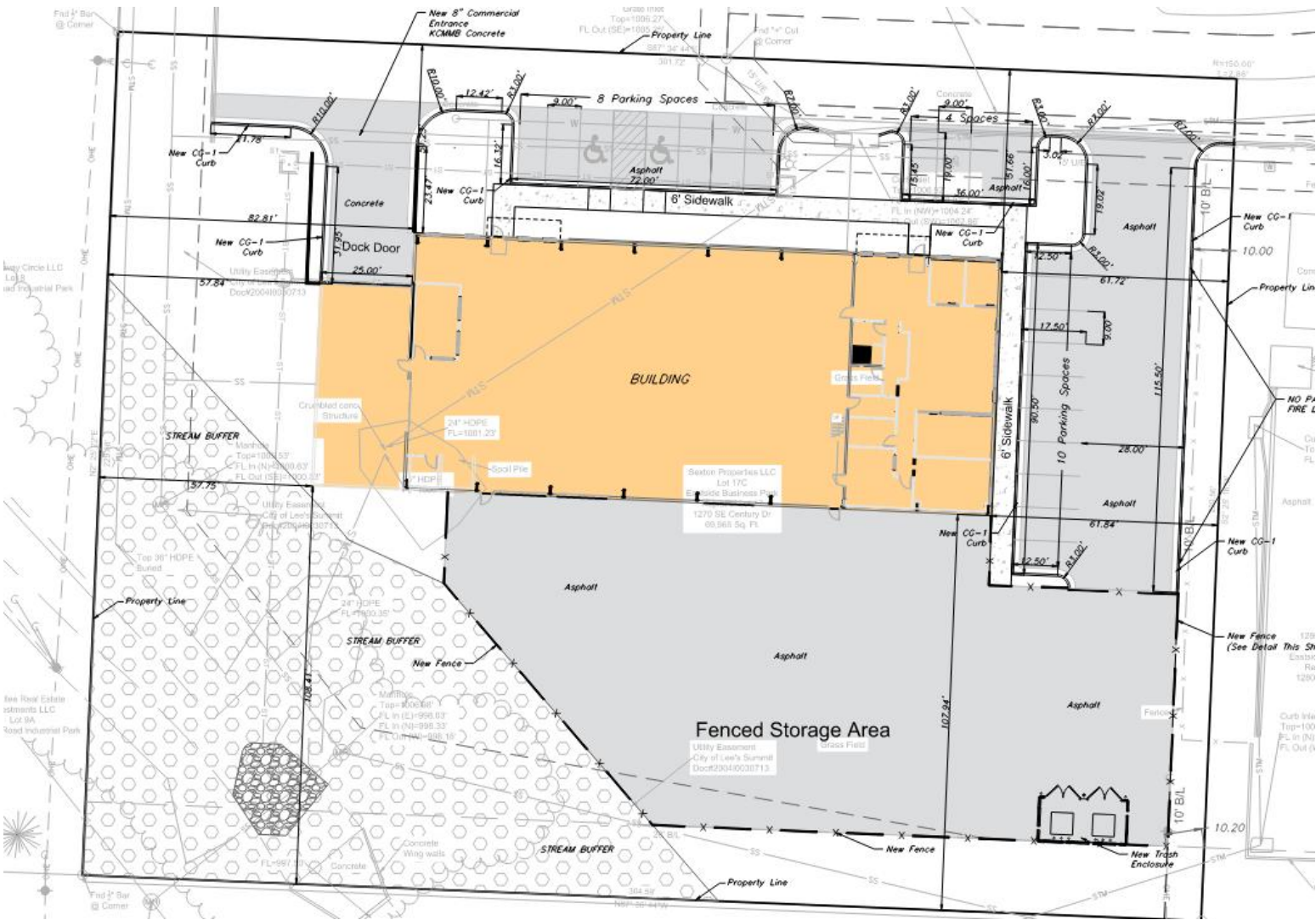
- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Neighborhood Meeting

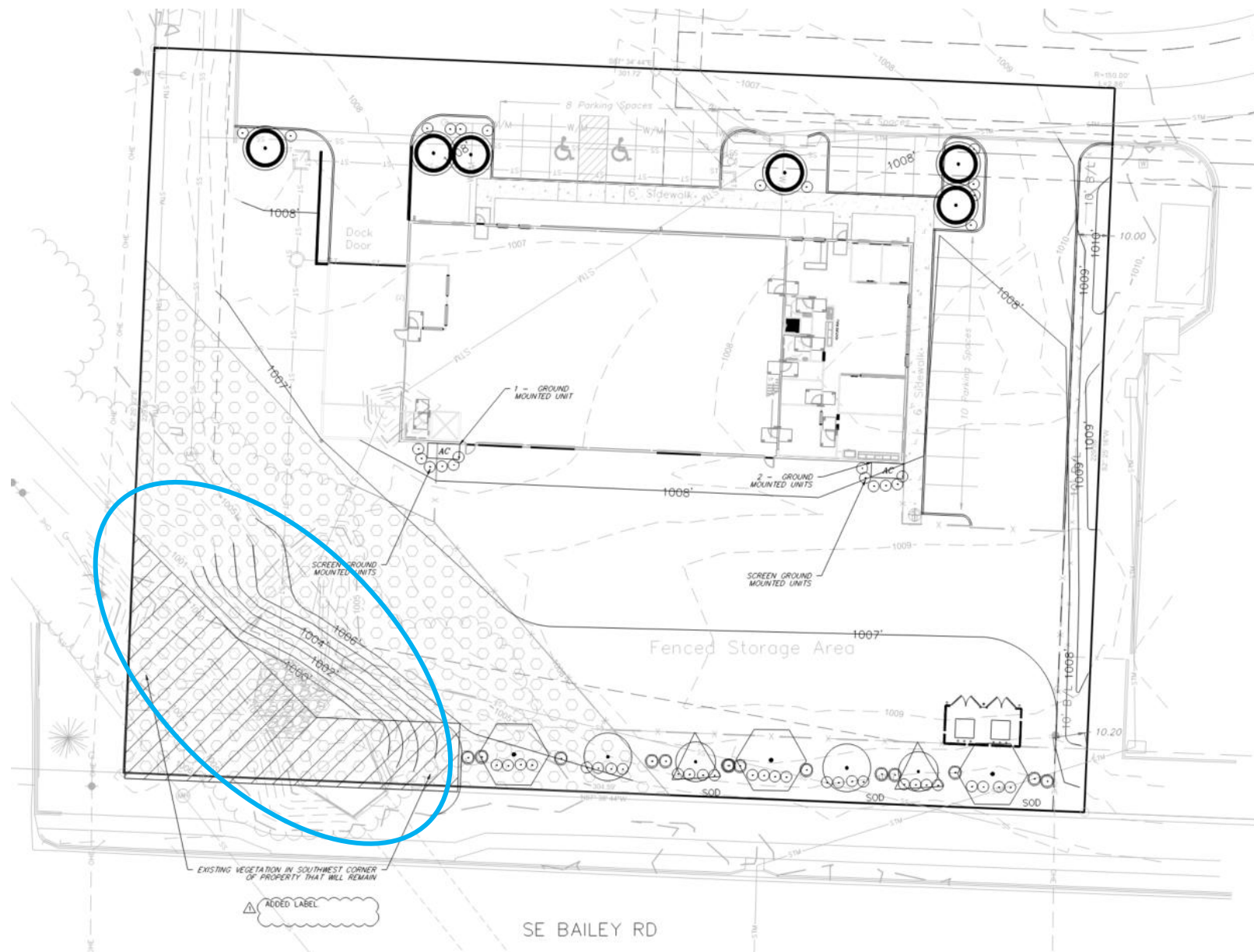
The applicant hosted a neighborhood meeting on May 27, 2025. No members of the public attended. Staff has not received any comments, emails, or phone calls in favor or in opposition of the project.

Preliminary Development Plan

Specification	Proposed
Zoning	PI
Property Size	1.61-acres
Building Size	12,607sf
Floor Area Ratio	0.18
Parking	21 proposed; 21 required



Landscape Plan



Modification Request

Required

UDO Section 8.170. Metal may not exceed 40% of any façade. A modification for the use of metal up to 75% of any façade may be approved by the Planning Commission. A modification for the use of metal to exceed 75% of any façade may be approved by the Governing Body.

Proposed

The applicant has proposed exterior elevations that exceed the 40% maximum usage of metal allowable by right.

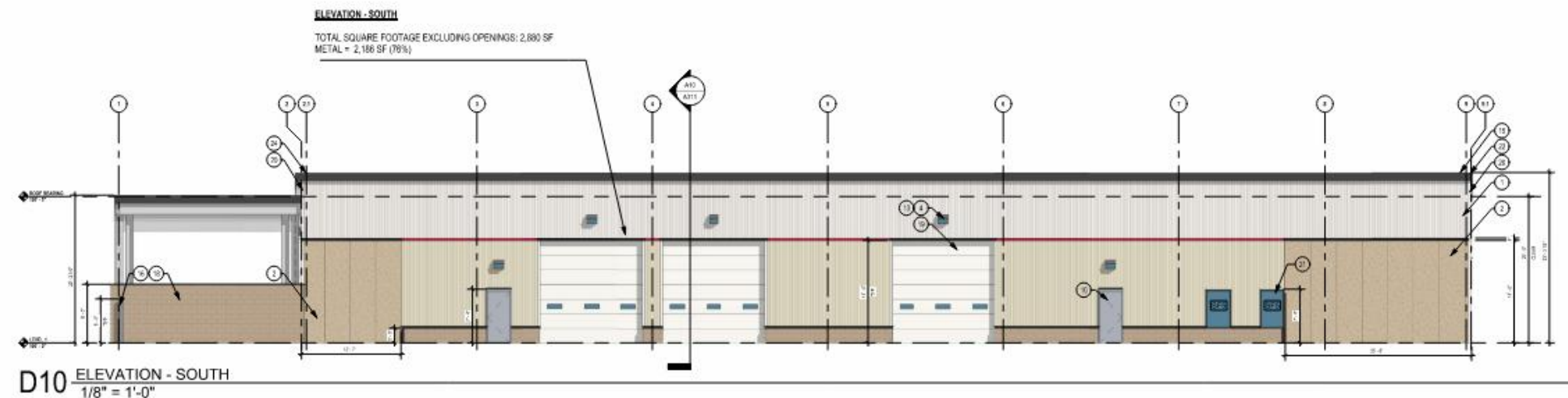
North elevation (front) - 57% metal proposed

East elevation (side) - 88% metal proposed

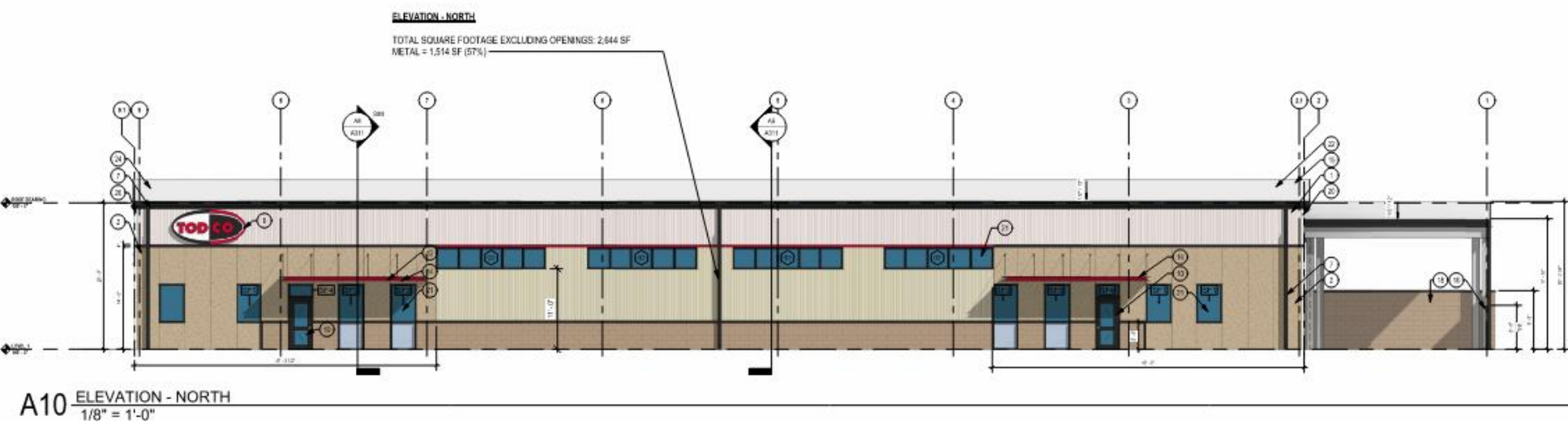
South elevation (side) - 76% metal proposed

West elevation (rear) - 100% metal proposed

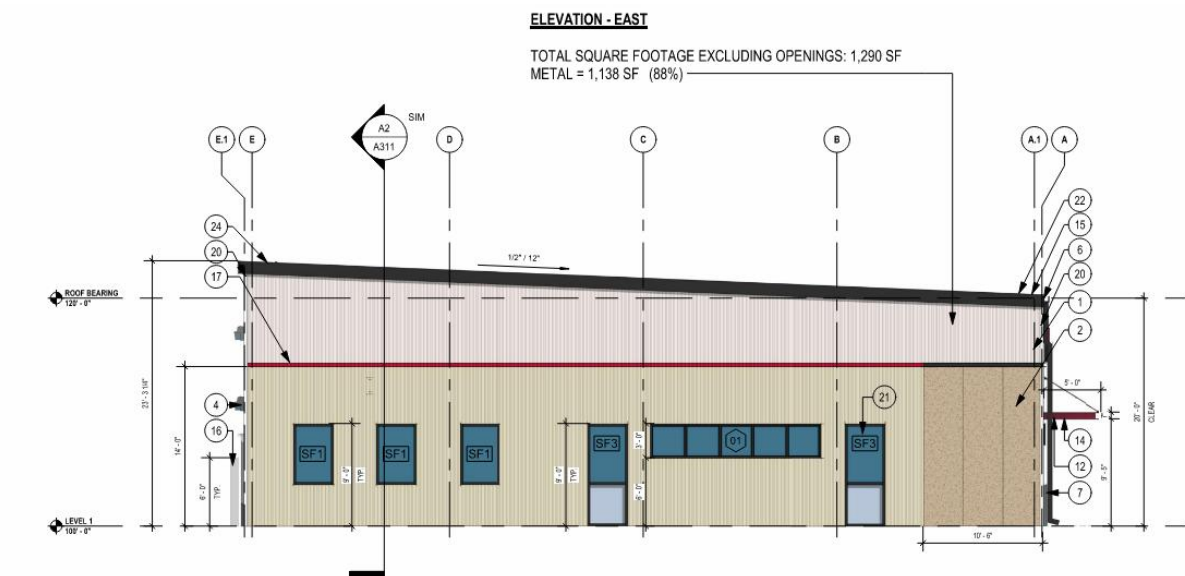
Elevations



- EXTERIOR ELEVATION MATERIALS**
- METAL WALL PANEL - BUTLER - COTE WALL COLORS
COLOR: COOL SOLAR WHITE
 - METAL WALL PANEL - BUTLER - COTE WALL COLORS
COLOR: COOL BRICK RED
 - METAL WALL PANEL - BUTLER - COTE WALL COLORS
COLOR: COOL COUNTRY WHEAT
 - CONCRETE BLOCK
COLOR: COOL SHELL GRAY
 - BUTLER TEXTURE WALL
COLOR: COOL SHELL GRAY



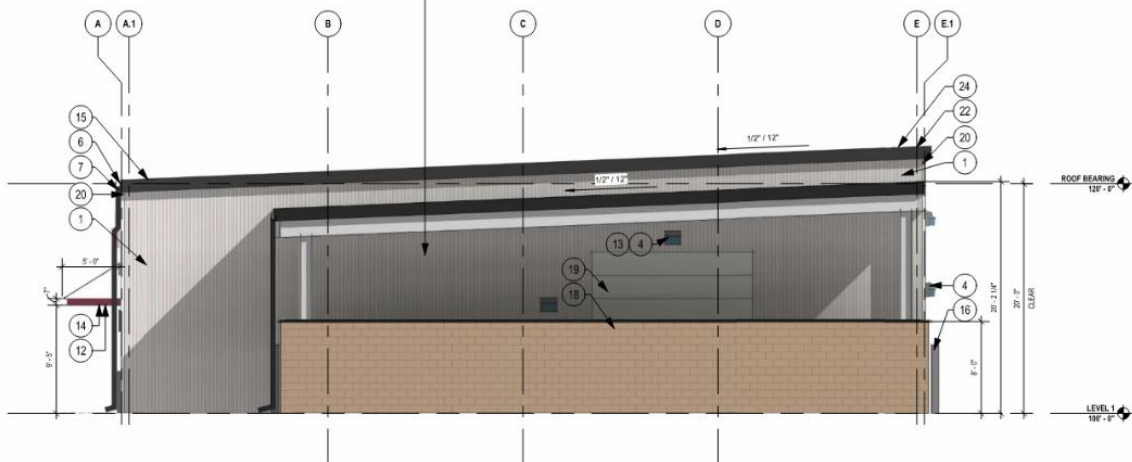
Elevations



F10 ELEVATION - EAST
1/8" = 1'-0"

ELEVATION - WEST

TOTAL SQUARE FOOTAGE EXCLUDING OPENINGS: 1,235 SF
METAL = 1,235 SF (100%)



F5 ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS



METAL WALL PANEL -
BUTLER - COTE WALL COLORS
COLOR: COOL SOLAR WHITE



METAL WALL PANEL -
BUTLER - COTE WALL COLORS
COLOR: COOL BRICK RED



METAL WALL PANEL -
BUTLER - COTE WALL COLORS
COLOR: COOL COUNTRY WHEAT



CONCRETE BLOCK
COLOR: COOL SHELL GRAY



BUTLER TEXTURE WALL
COLOR: COOL SHELL GRAY

Adjacent Elevations



Constructed in 2005.



Constructed in 2018.



Constructed in 1998; legally, non-conforming.

Approval Conditions

Site Specific

1. A modification shall be granted to the maximum allowable 40% use of metal on any façade, to allow the following percentages of metal on the respective facades: 57% on the north elevation; 88% on the east elevation; 76% on the south elevation; and 100% on the west elevation.
2. The development shall occur in accordance with the Preliminary Development Plan dated June 13, 2025.



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