

LP Mart

Preliminary Development Plan

File #PL2022-195

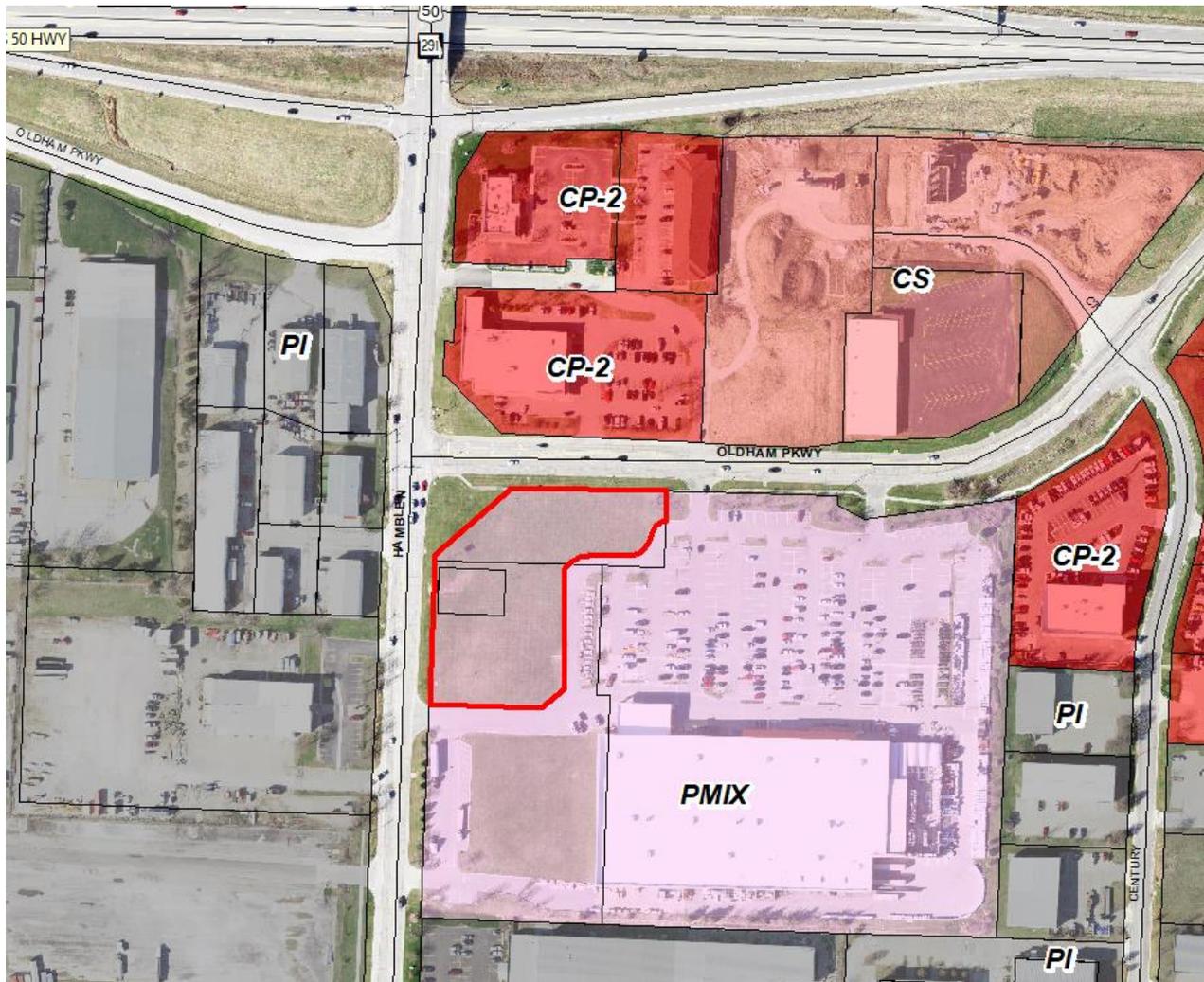
August 9, 2022



LEE'S SUMMIT
MISSOURI

Yours Truly





Number of Lots – 1 total

Acres – 2.0

Zoning

PMIX

Building Area

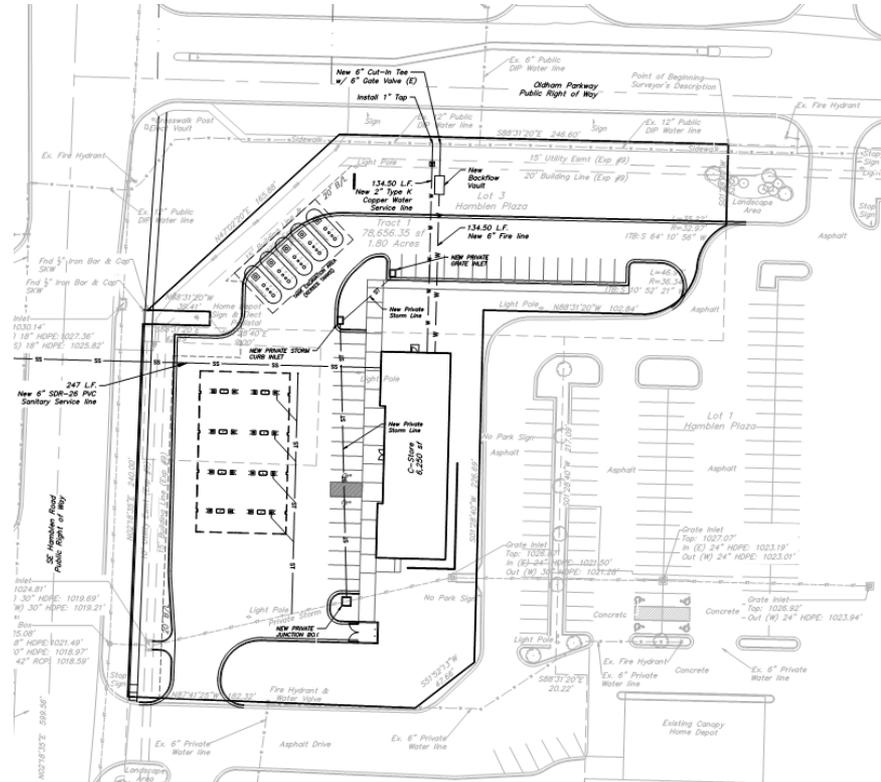
6,250 sq. ft.

FAR – 0.07

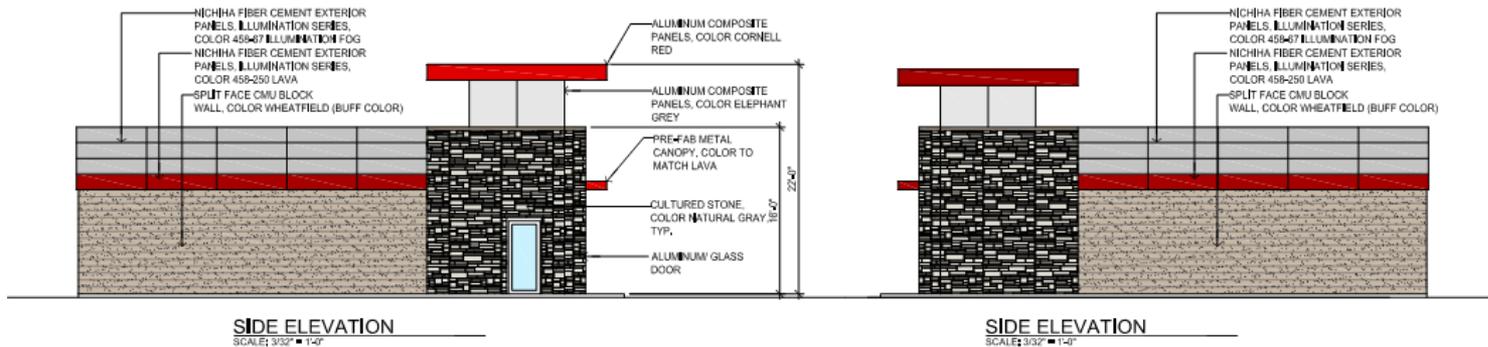
Parking

33 proposed

33 required



Project Information



- The processing convenience store/gas station is compatible with commercial and industrial zoning and uses in the area.
- The proposed use is consistent with the Commercial land use designation for the property under the Comprehensive Plan.
- The proposed development will be served by existing public infrastructure.

1. Development shall be in accordance with the preliminary development plan with an upload date of June 22, 2022, and building elevations with an upload date of June 14, 2022.
2. In order to provide for adequate spacing from the driveway access from SE Hamblen Rd., mitigate traffic congestion and improve site circulation, the south access driveway into the proposed development will be required to be shifted approximately 110 feet to the east.
3. A modified northbound right-turn lane shall be constructed on SE Hamblen Rd with a 100-foot turn lane and a 60-foot taper prior to any certificate of occupancy.