

Market Street Center Lot 2 Preliminary Development Plan

#PL2022-296

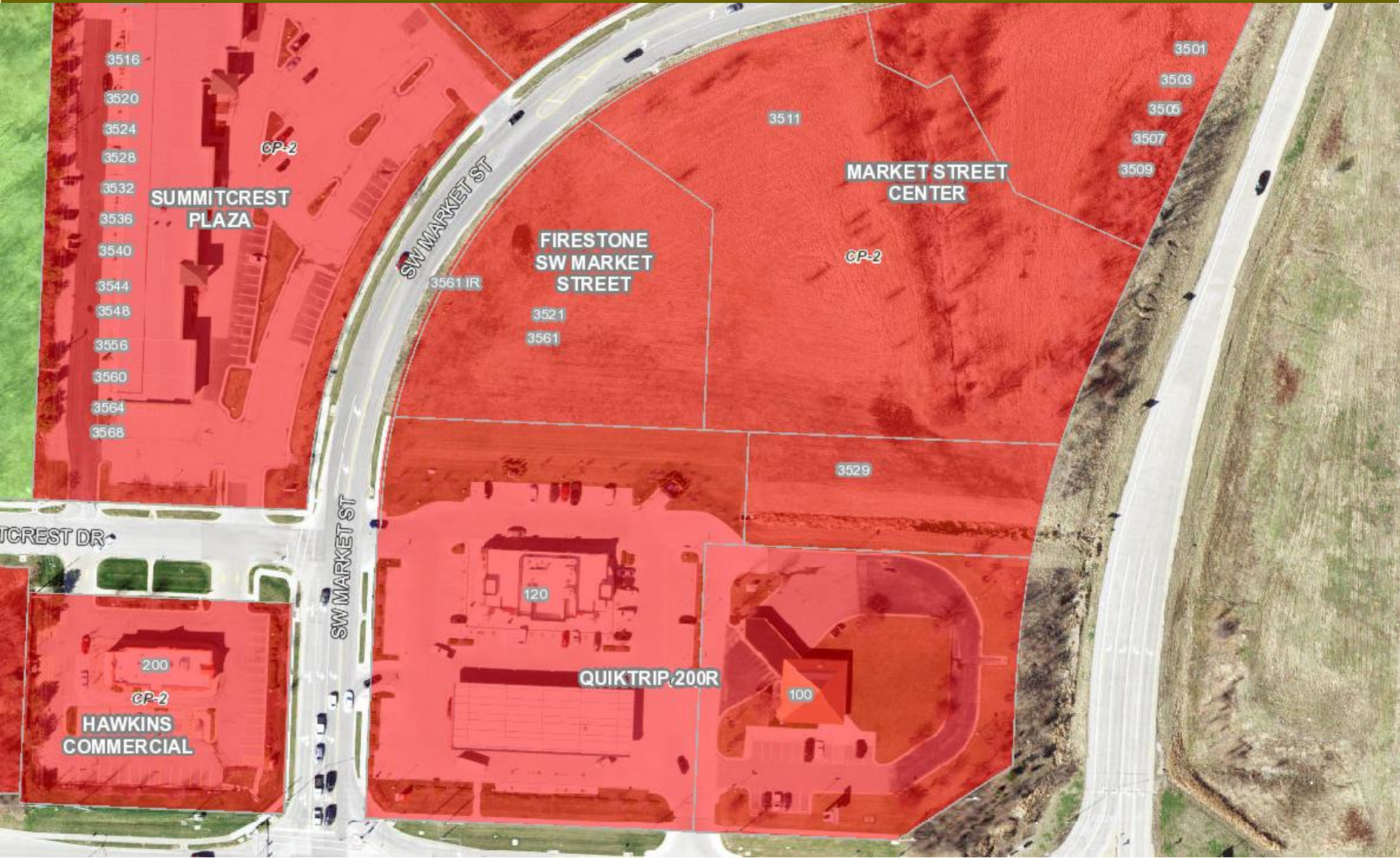
October 13, 2022



LEE'S SUMMIT
MISSOURI

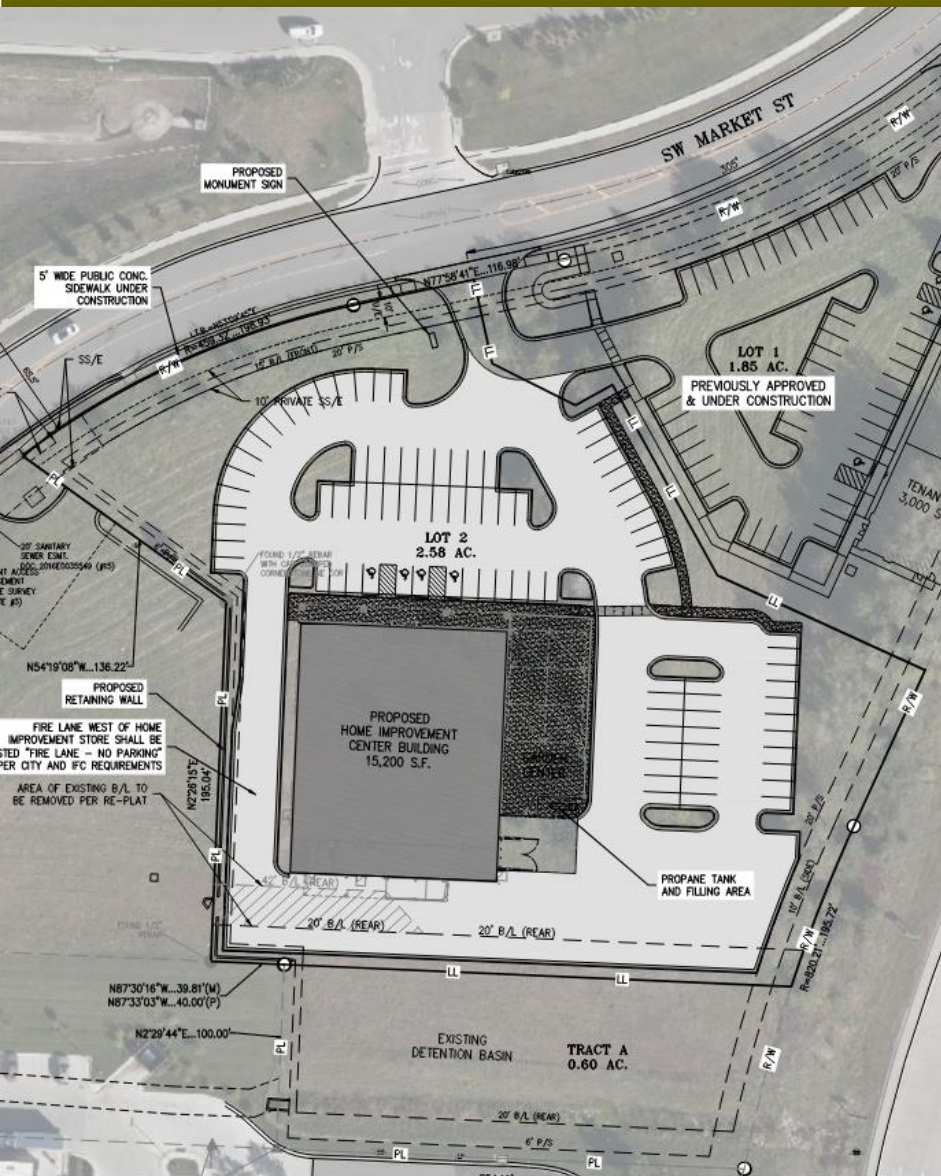
Yours Truly





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Aerial/Zoning Map



Location of Property

- 3511 SW Market St

Size of Property

- 2.58 ac

Building Area

- 15,200 sq. ft.

FAR

- 0.14

Parking Spaces

- 61 required
- 90 proposed

Zoning

- CP-2

Comprehensive Plan Designation

- Commercial



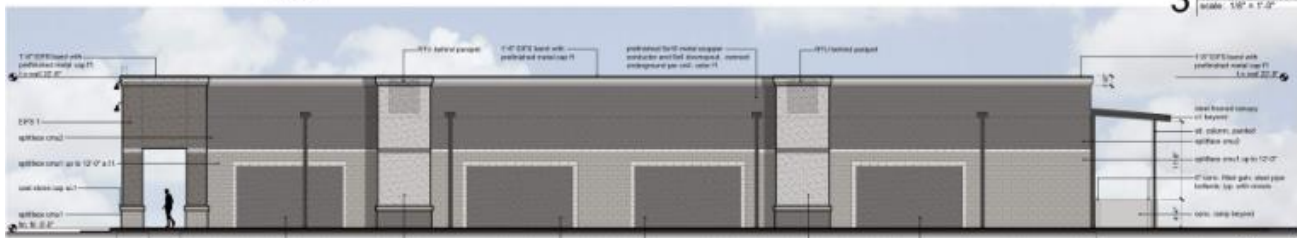
1 north elevation
Scale: 1/8" = 1'-0"



2 south elevation
Scale: 1/8" = 1'-0"



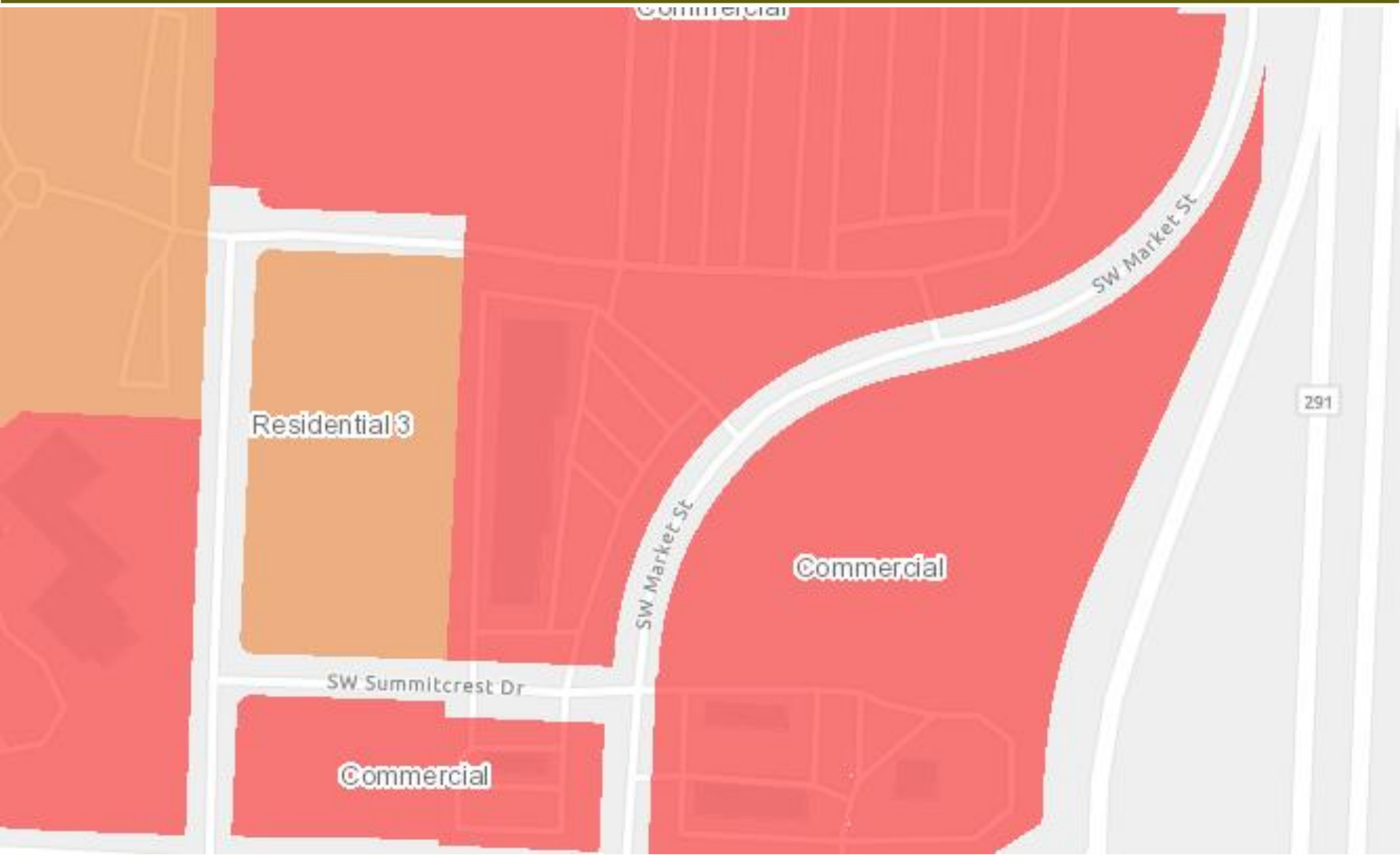
3 east elevation
Scale: 1/8" = 1'-0"



4 west elevation
Scale: 1/8" = 1'-0"



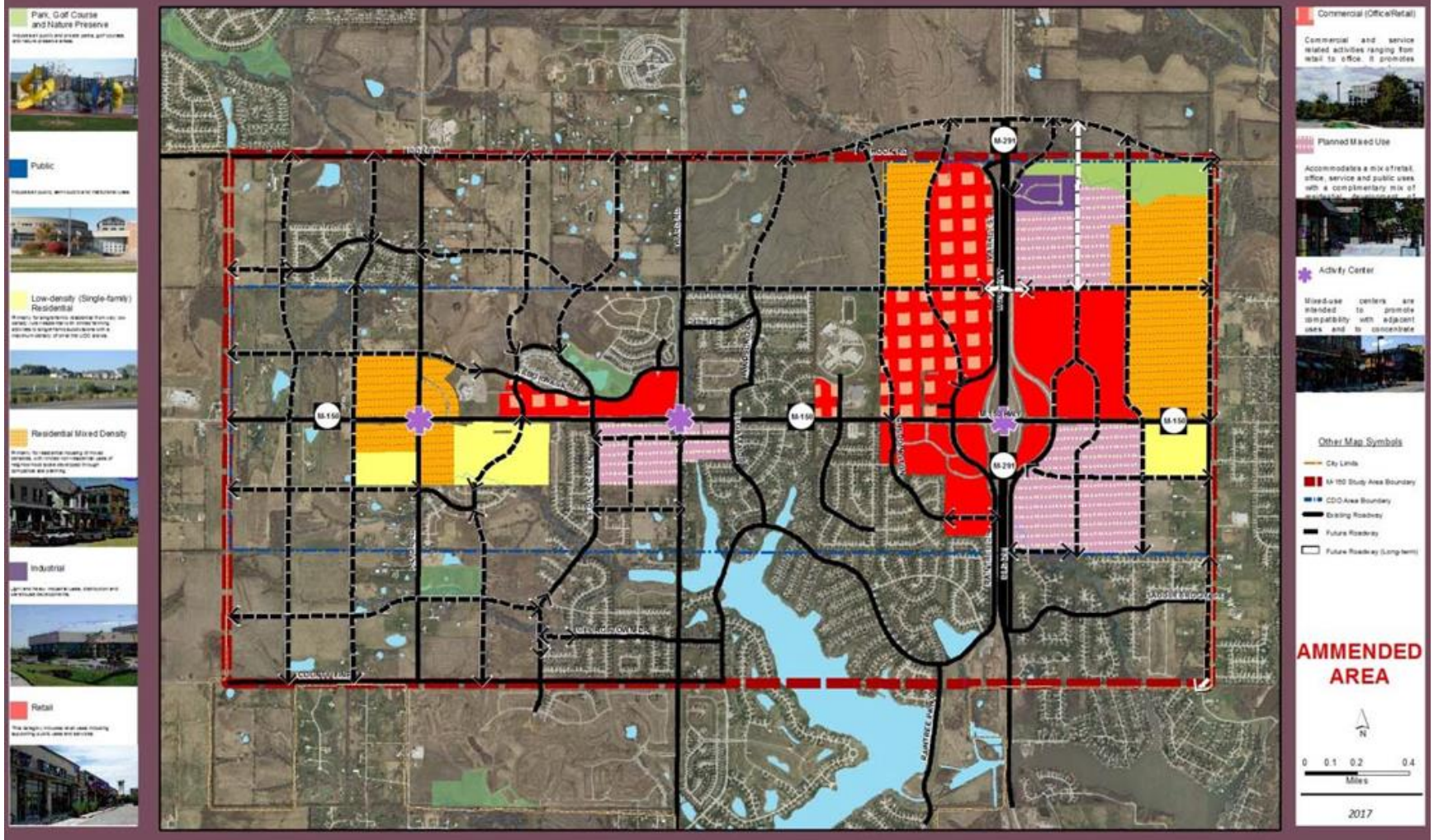
Elevations



Comprehensive Plan

M-150 Sustainable Corridor Vision and Framework Plan

Land Use and Transportation Framework



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M-150 Corridor Development Overlay



Required

- At least 25 % of all walls facing a public street shall contain windows or doorways

Proposed

- 15 % of the wall facing Market St contains windows or doorways.

Staff does not support the requested modification.

- ~~1. Development shall meet the minimum transparency and glazing standards as outlined in Sec. 5.510. - M-150 CDO design standards of the UDO.~~
2. Development shall be in accordance with the preliminary development plan dated September 13, 2022.