

# Chapel Ridge Bus Park, Lot 7A Rezoning and Preliminary Development Plan

File #PL2022-140

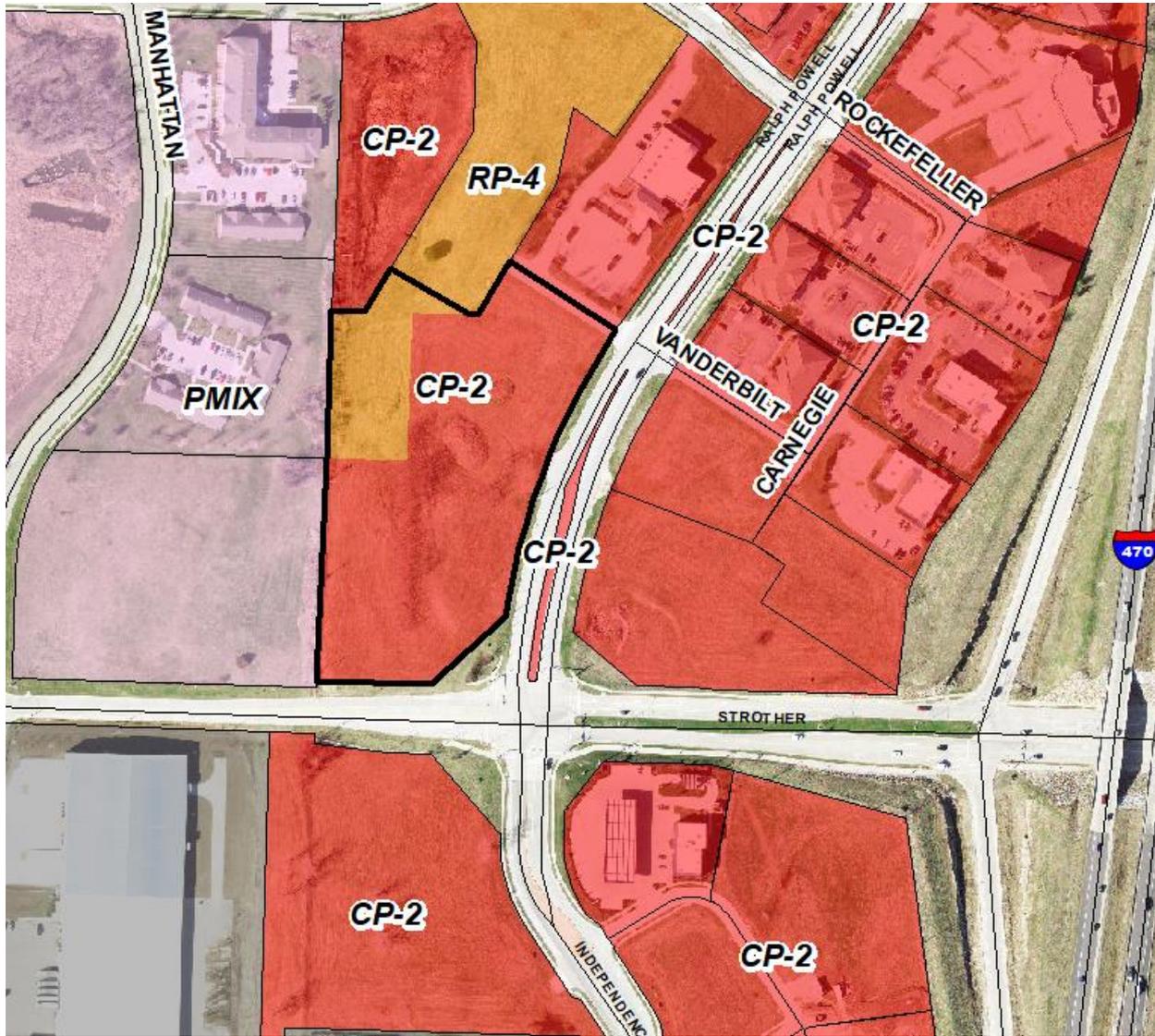
August 9, 2022



**LEE'S SUMMIT**  
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*Yours Truly*





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# Aerial and Zoning Map

**Number of Lots – 1 total**

**Acres – 5.8**

**Zoning**

Existing - CP-2

Proposed - PMIX

**Building Area**

89,032 total sq. ft.

20 total buildings

79 total tenant spaces

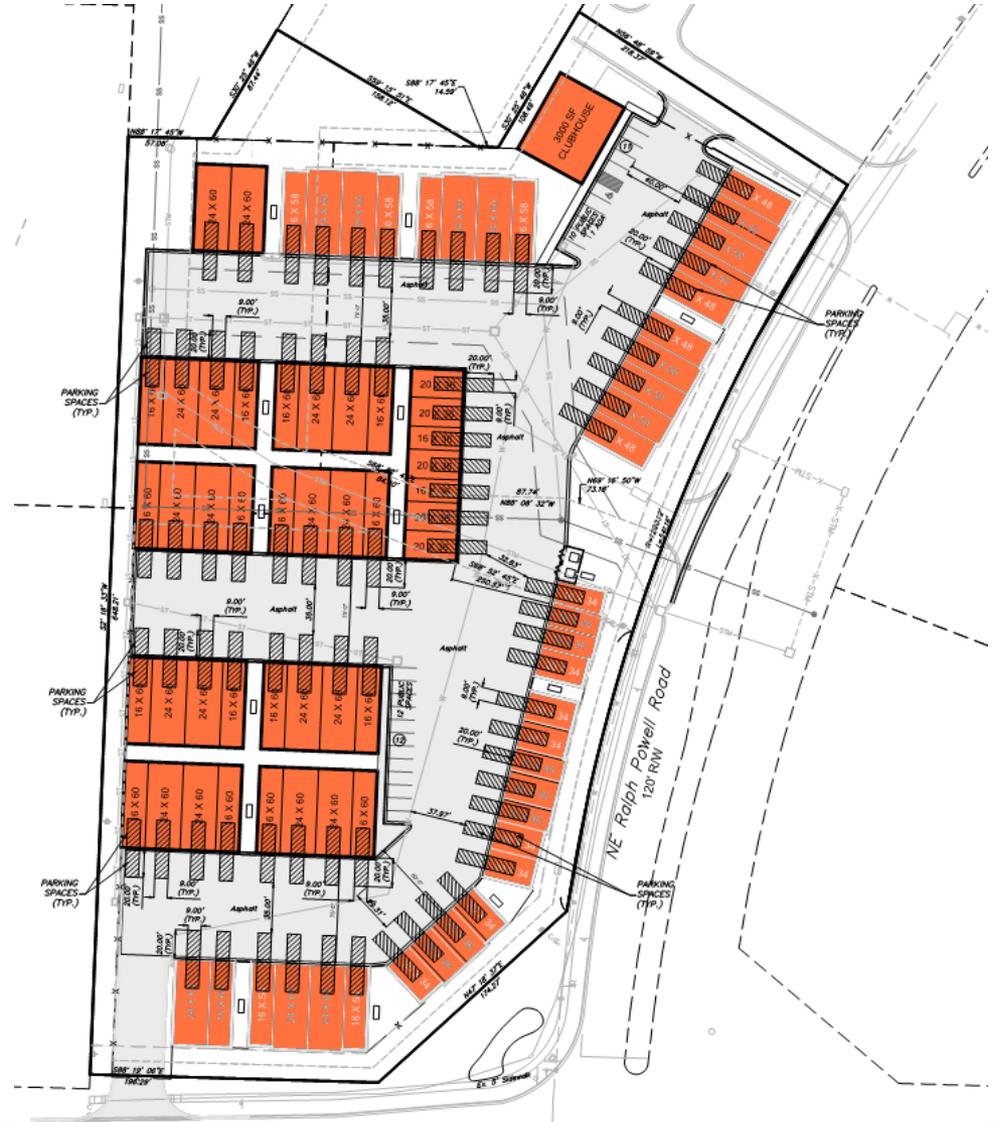
- 544 sq. ft. – 1,440 sq. ft. tenant space size range

**FAR – 0.35 (0.55 max in CP-2;  
1.0 max in PI)**

**Parking**

174 proposed

189 required



# Project Information



**2** South Elevations (facing Strother) - Bldg 8  
scale: 1/8" = 1'-0"

**1** South Elevations (facing Strother) - Bldg 7  
scale: 1/8" = 1'-0"



**4** North Elevation (interior facing) - Bldg 7  
scale: 1/8" = 1'-0"

**3** North Elevation (interior facing) - Bldg 8  
scale: 1/8" = 1'-0"



**6** West Elevation (exterior facing) - Bldg 1  
scale: 1/8" = 1'-0"



**7** East Elevation (exterior facing) - Bldg 1  
scale: 1/8" = 1'-0"



**8** South Elevation (interior facing) - Bldg 1  
scale: 1/8" = 1'-0"



**5** North Elevation (exterior facing) - Bldg 1  
scale: 1/8" = 1'-0"

## Building Materials

- Rough-textured metal panel
- Stone veneer
- Standing seam metal pitched roof

- The nature of the proposed flex-space/contractor garage is compatible with the proposed PMIX zoning. Proposed allowed uses include office, retail and service.
- The proposed use is consistent with the Commercial land use designation for the property under the Comprehensive Plan which is designed to accommodate uses ranging from retail to public/institutional uses.
- The subject property sits in a transition area that is commercial in nature north of NE Strother Rd and primarily industrial in nature south of NE Strother Rd.
- The proposed development will tie into existing area public infrastructure, but will require the relocation of existing storm and sanitary sewer lines that cross the site.
- Public access to the site will come of NE Ralph Powell Rd. The driveway onto NE Strother Rd provides a secondary point of access for emergency purposes only.

1. Development shall be in accordance with the preliminary development plan with an upload date of June 14, 2022, and building elevations with dated May 10, 2022.
2. Allowed uses in the development shall be limited to those outlined in the Project Use Description Chart dated May 10, 2022.
3. The emergency access onto NE Strother Rd shall be removed and relocated at a future point, if possible, when internal access may be provided from the development of the abutting property to the west.
4. This preliminary development plan includes gated access only to the site. Signage that includes an emergency access number shall be posted on the fence at the gates to provide the City access to the public utilities within the gated area. If authorized personnel response time is unreasonable, the City reserves the right to remove the fence and/or gate as needed for access with no obligation to repair or replace. Wording and placement of the signage will be determined as a part of the final development plan review.



## Conditions of Approval