

# Ellis Glen Rezoning & Preliminary Development Plan

PL2022-192

August 25, 2022



**LEE'S SUMMIT**  
MISSOURI



*Yours Truly*



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# Zoning Map





- Size of Property
  - 1.2 Acres
- Commercial Office Area
  - 9,944 sq. ft.
- Building Area
  - 37,725
- Building Height
  - 49' 4"
- Parking
  - 45 or 53 (required)
  - 48 (proposed)
- FAR
  - 0.74
- Residential units
  - 4 studio
  - 16 one bedroom
  - 6 two bedroom
- Zoning
  - RP-2 (existing)
  - CBD (proposed)

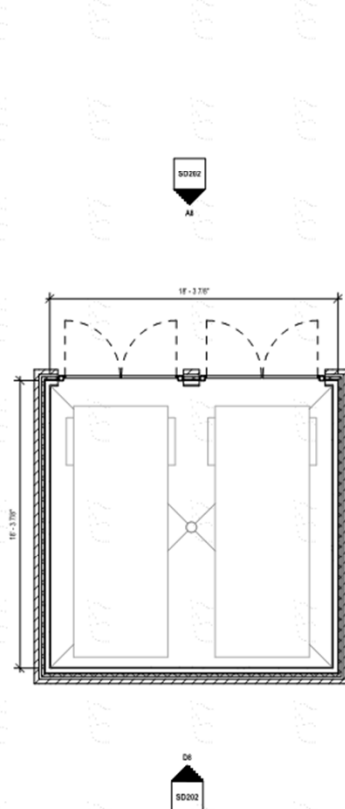


**E11** ELEVATION - WEST  
1/8" = 1'-0"

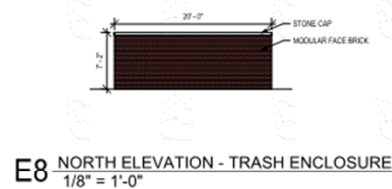


**A11** ELEVATION - EAST  
1/8" = 1'-0"

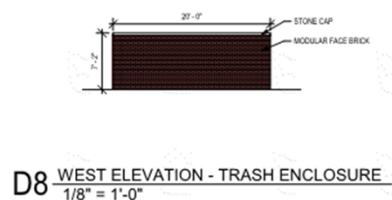




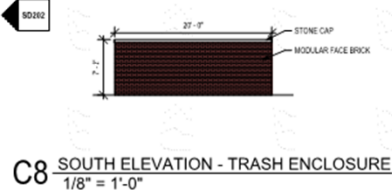
**A11 ENLARGED PLAN - TRASH ENCLOSURE**  
1/4" = 1'-0"



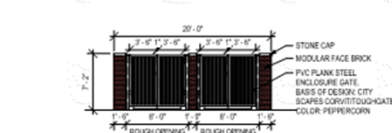
**E8 NORTH ELEVATION - TRASH ENCLOSURE**  
1/8" = 1'-0"



**D8 WEST ELEVATION - TRASH ENCLOSURE**  
1/8" = 1'-0"



**C8 SOUTH ELEVATION - TRASH ENCLOSURE**  
1/8" = 1'-0"



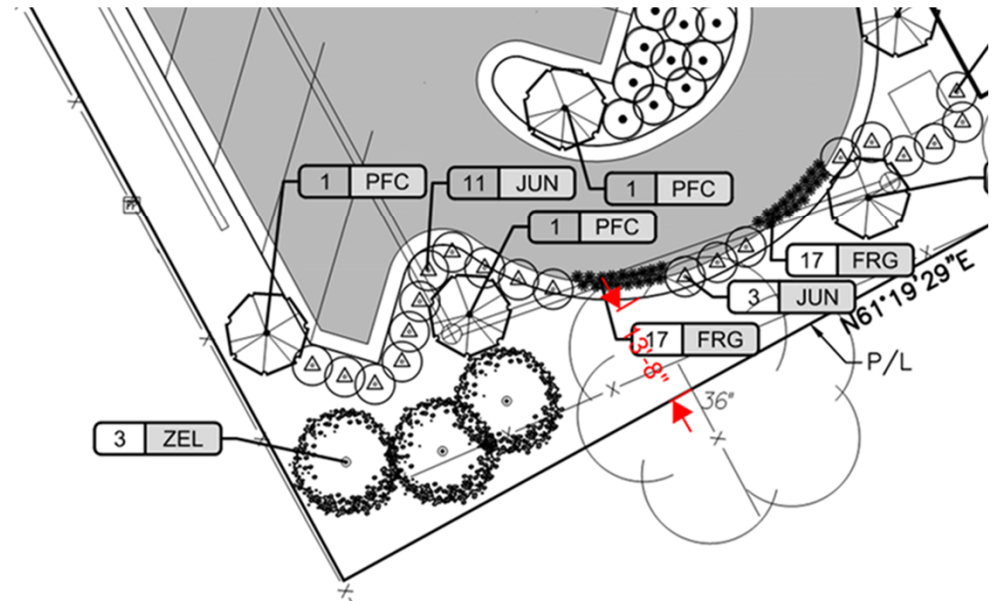
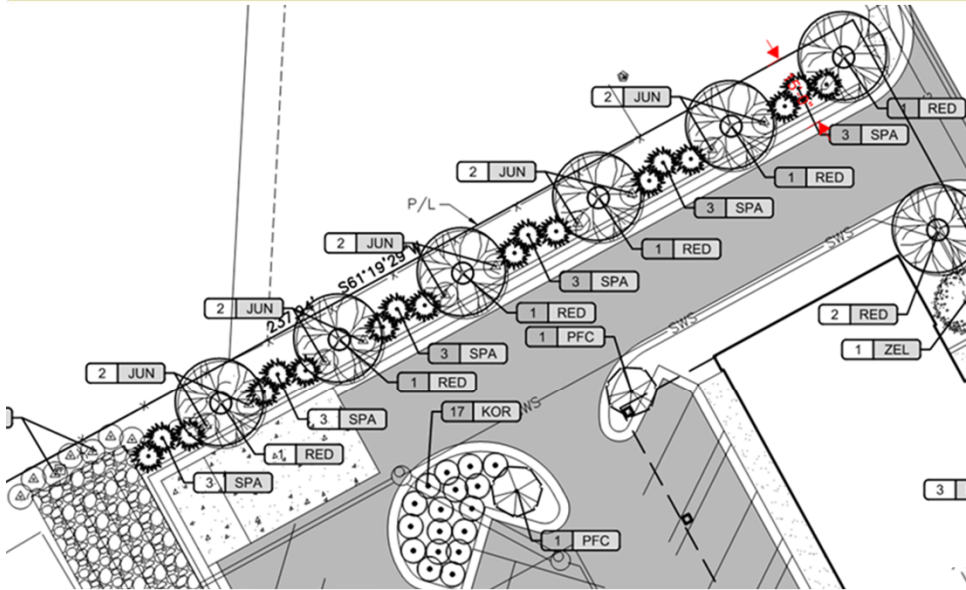
**A8 EAST ELEVATION - TRASH ENCLOSURE**  
1/8" = 1'-0"



**E5 ELEVATION - NORTH**  
1/8" = 1'-0"



**A5 ELEVATION - SOUTH**  
1/8" = 1'-0"



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# Requested Modifications





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## Requested Modifications

- 4/1,000 sf. of GFA

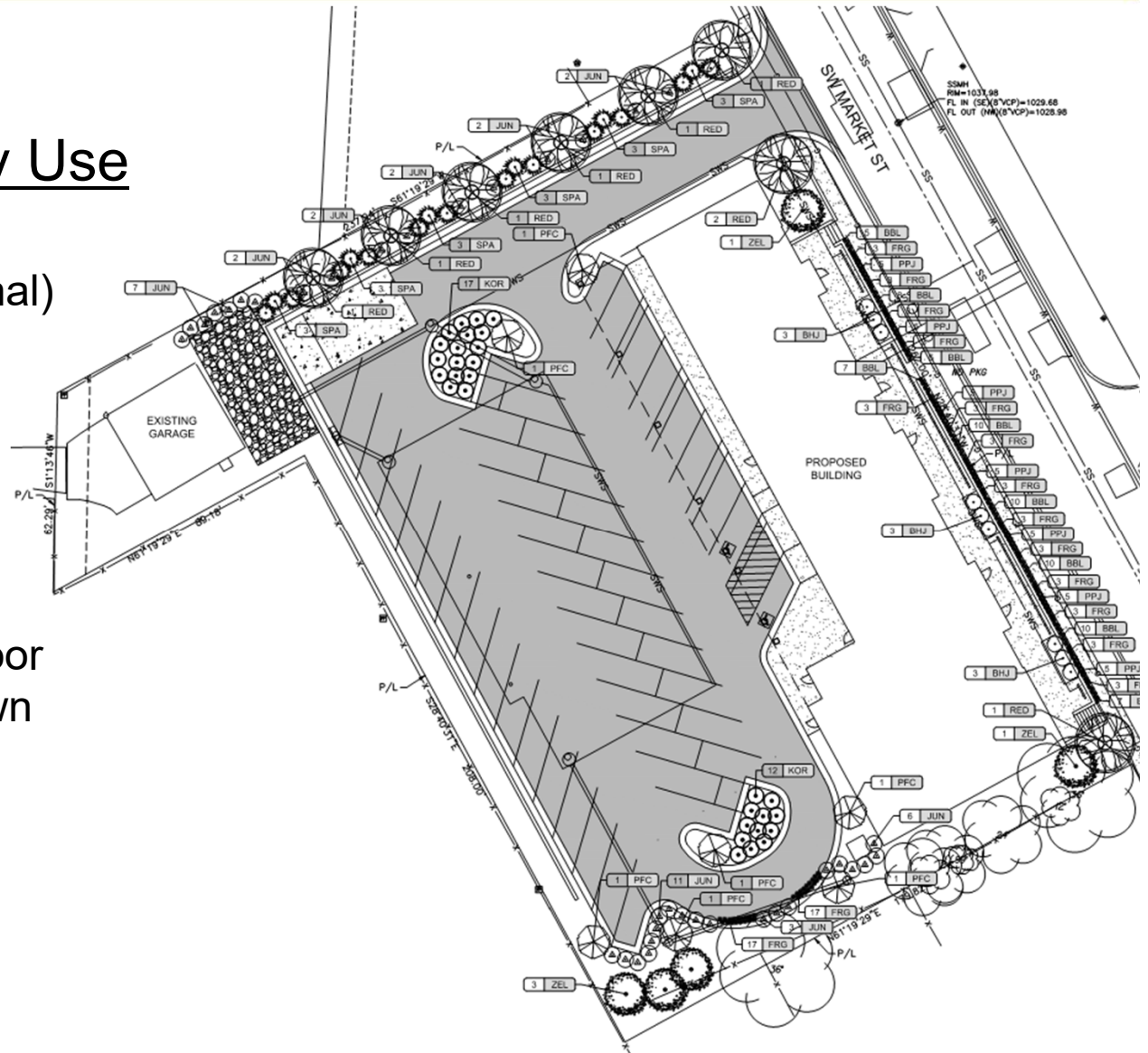
## Offices

(Medical/dental)

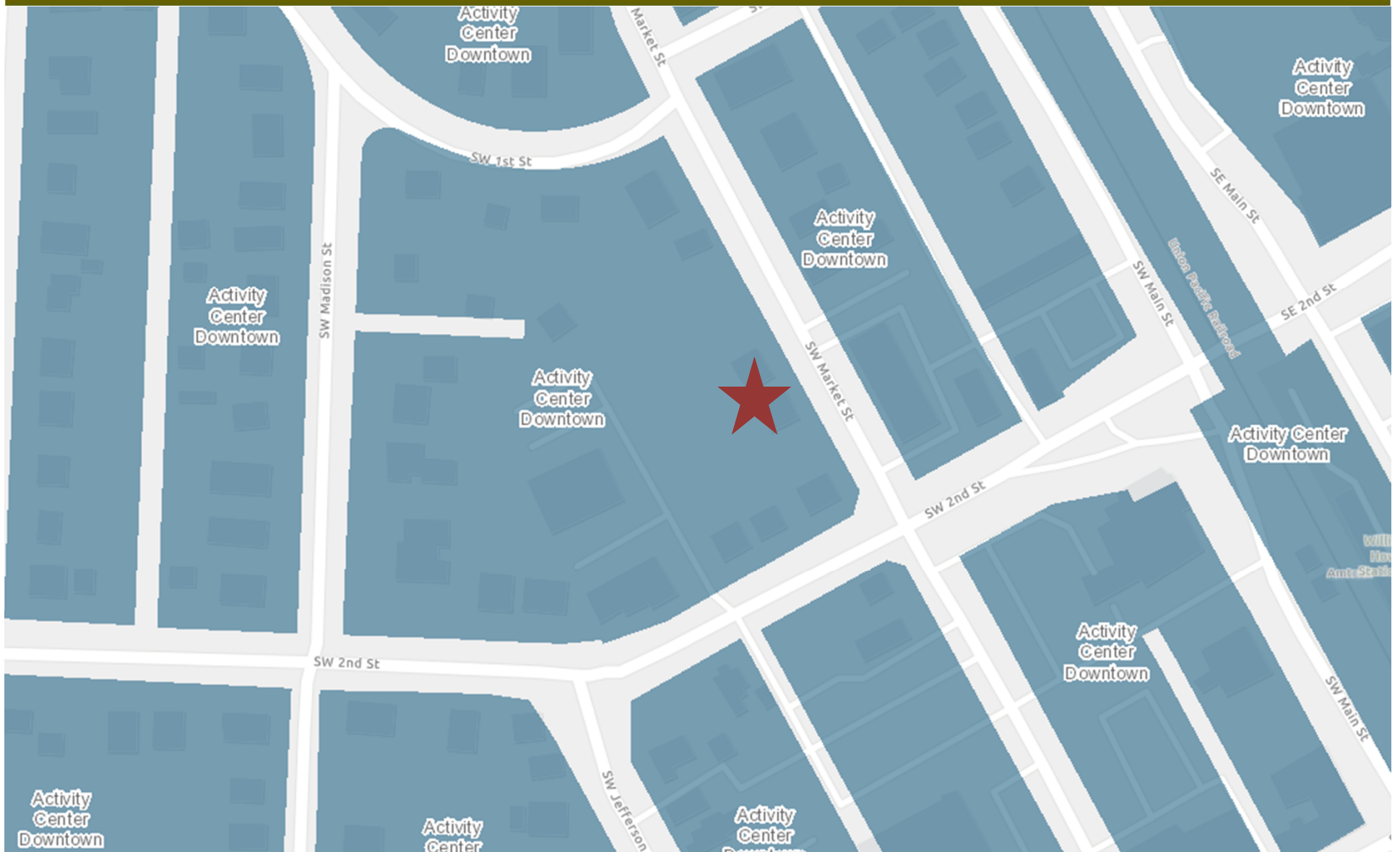
- 4/1,000 sf. of GFA

## Dwelling units above 1st floor commercial in the Downtown Core area

- .5 per Dwelling unit







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# Staff Analysis

1. A modification shall be granted to reduce the required parking lot setback from 20' to 15' along the north property line and 13' 8" along the south property line.
2. A modification shall be granted to the Design Standards for the Downtown Core Area's requirement that first and second floor elevations of street facing facades consist of brick, to allow for the brick facade to be varied in height, consistent with the preliminary development plan date stamped July 12, 2022.
3. A modification shall be granted to the design of the required high impact landscape screen along the north property line, to ~~allow the required fence be placed on the north property line.~~ *eliminate the fence component of the high impact landscape screen.*
4. A modification shall be granted to the design of the required 20' wide high impact landscape screen along the north property line, to allow for a 15' wide high impact landscape screen along the north property line.
5. Development shall be in accordance with the preliminary development plan dated July 12, 2022.