

Heartland Market Preliminary Development Plan

PL2022-327

January 12, 2023



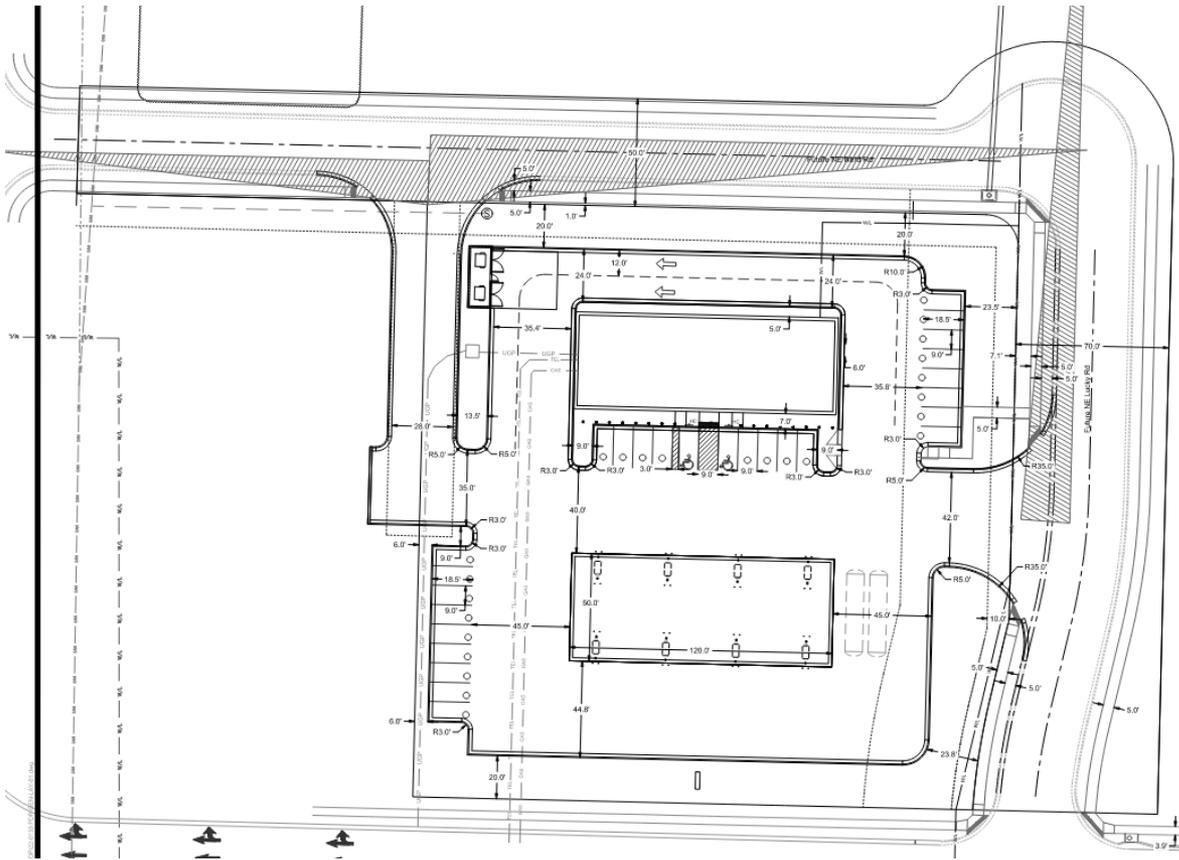
LEE'S SUMMIT
MISSOURI



Yours Truly



Aerial/Zoning Map



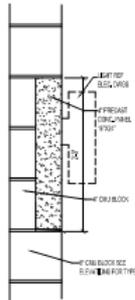
- Property Location
 - 900 NE Colbern Rd.
- Size of Property
 - 1.70 acres
- Building Area
 - 5,400 sq. ft.
- FAR
 - 0.073
- Parking Spaces
 - 27 (Required)
 - 27 (Proposed)



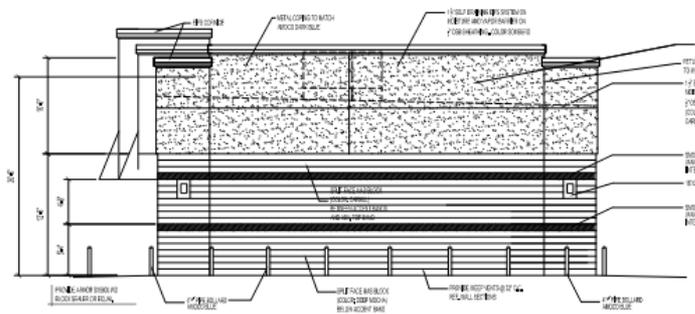
Project Information



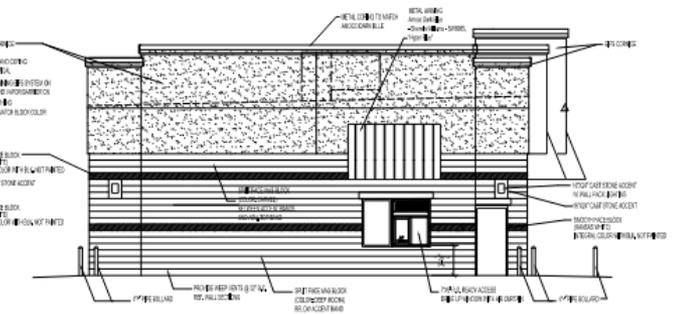
1 South Elevation
SCALE: 3/16"=1'



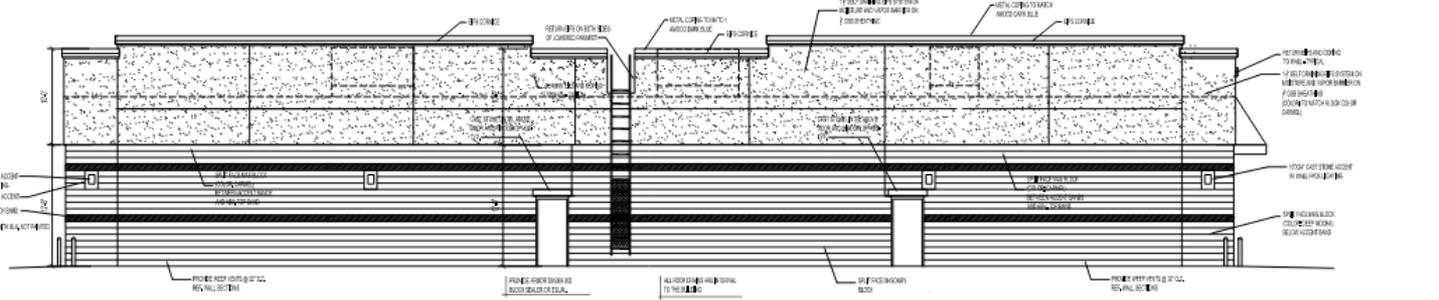
5 Precast Detail
SCALE: 1 1/2"=1'



3 East Elevation
SCALE: 3/16"=1'



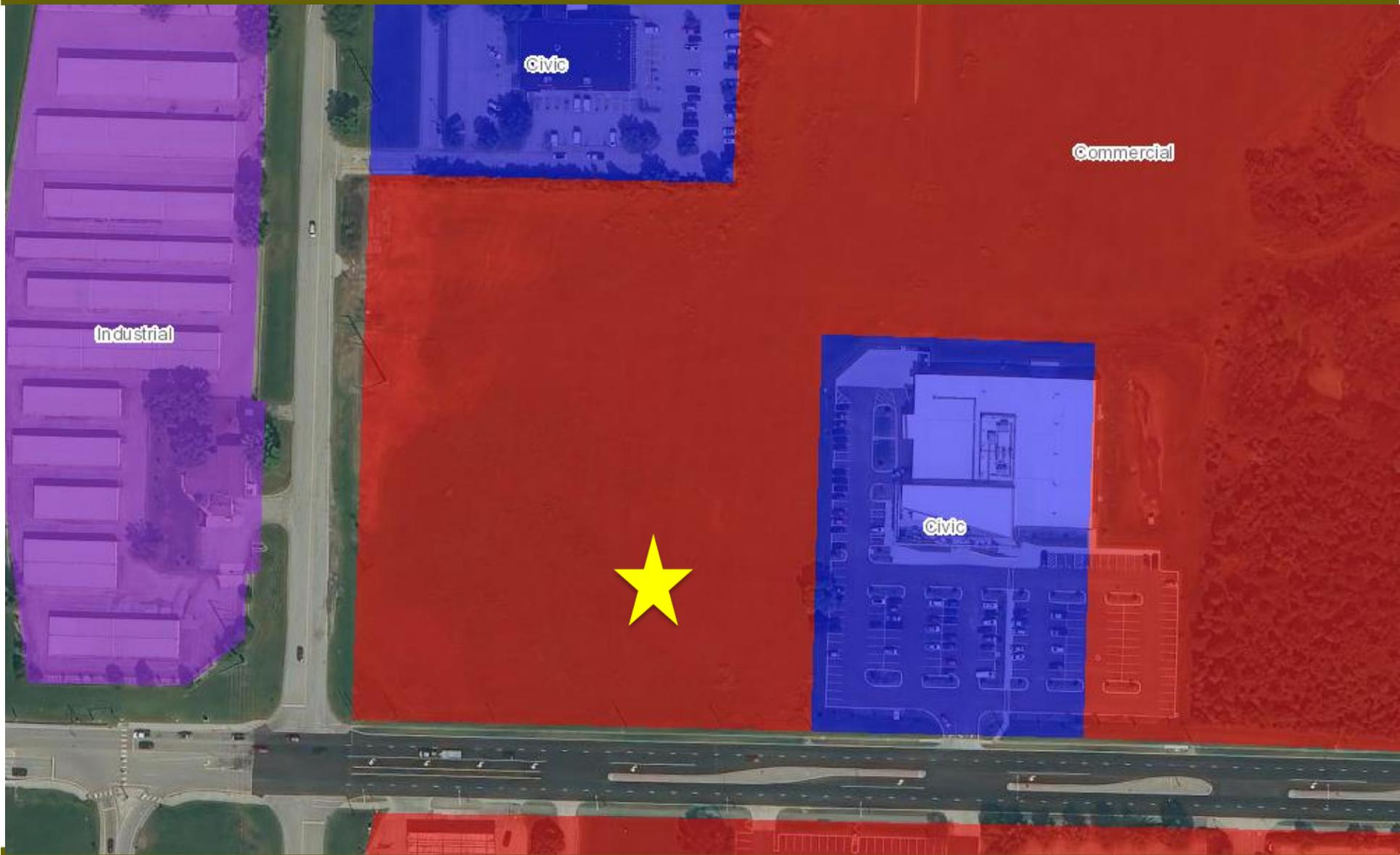
2 West Elevation
SCALE: 3/16"=1'



4 North Elevation
SCALE: 3/16"=1'



Elevations



Civic

Commercial

Industrial

Civic



LS

Staff Analysis

Site Specific

1. Development shall be in accordance with the preliminary development plan dated November 28, 2022 and Elevations dated September 5, 2022.
2. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated January 3, 2023, prepared by Brad Cooley, PE.