

Chase Bank

Preliminary Development Plan

Application #PL2021-026

April 8, 2021



LEE'S SUMMIT
MISSOURI

Yours Truly







SUMMIT
EAST PLAZA
CONDOMINIUMS

CP-2

CP-2

CP-2

AG

CP-2

LANC
LAN

LS

Zoning Map

Proposed

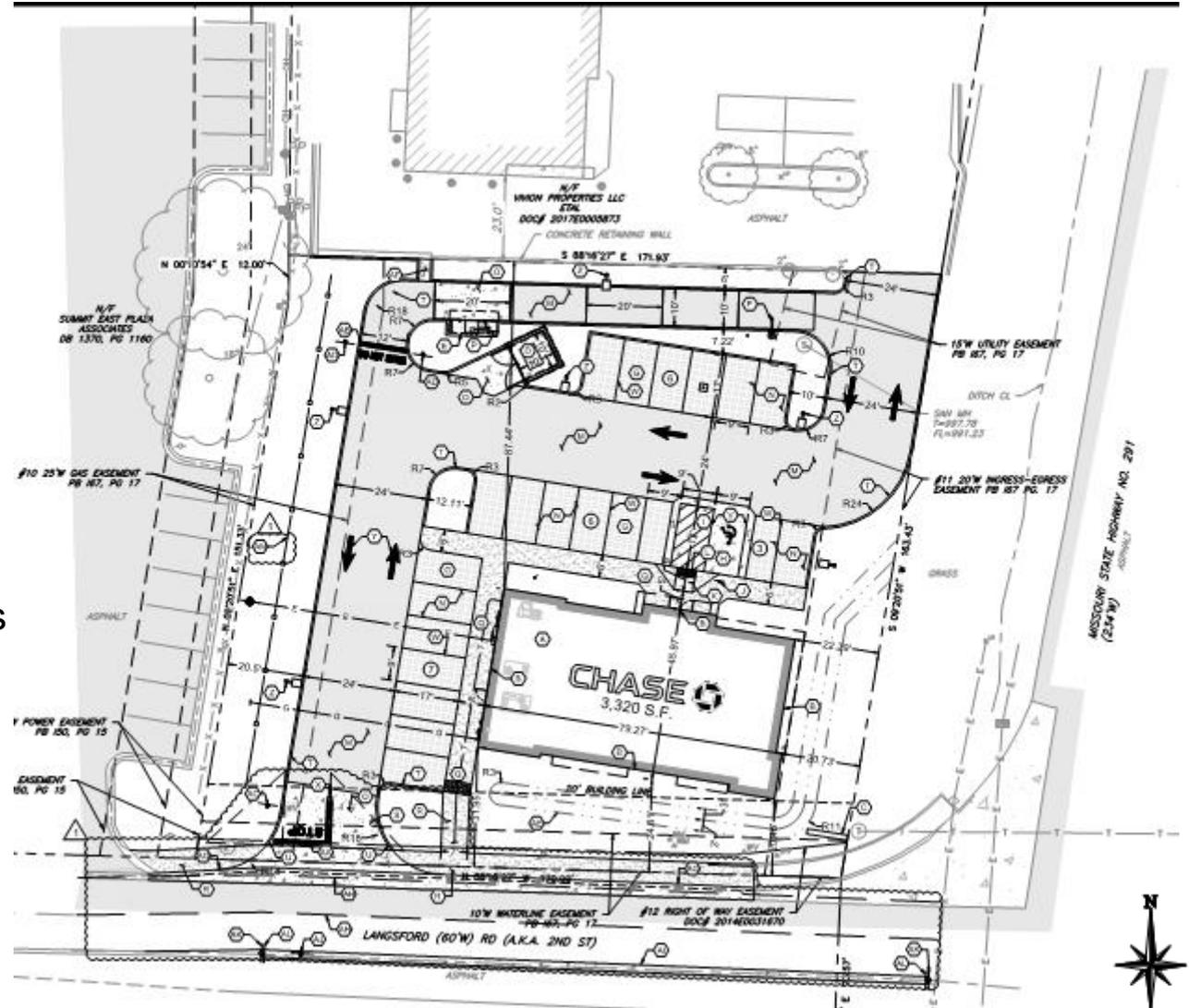
- 0.63 acres
- 0.12 total FAR
- 3,320 sq. ft. bldg. footprint

Land Use

- 65% Impervious
- 34% Pervious

Parking

- 1 handicapped
- 22 Total Parking Spaces





SOUTH ELEVATION (SE LANGSFORD)



EAST ELEVATION (NORTHEAST 291 HIGHWAY)



NORTH ELEVATION (PARKING)



WEST ELEVATION (PARKING)



Stone Veneer
Alum Composite
Fiber Cement



Elevations

Parking Lot Modification Request:

- Required - Parking lot setback of 20' is required along M-291 Hwy.
- Proposed -The reconstructed parking lot will maintain the existing 0' setback from M-291 Hwy.
- Recommended - Staff supports the request to allow the reconstructed parking lot a 0' setback along M-291 Hwy. The proposed parking lot ties into the existing parking lot to the north with a 0' setback from the M-291 Hwy right-of-way. The location of the existing cross-access easement along the east property line connecting the abutting parking lots requires the parking lots to have a 0' setback.

- A modification shall be granted to the required 20' parking lot setback from right-of-way, to allow a 0' parking lot setback from the M-291 Hwy right-of-way.
- The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, median improvements to Langsford Rd as addressed in the City Traffic Engineer's TIA dated March 31, 2021. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.
- Development shall be in accordance with 20 page preliminary development plan.



Conditions of Approval