

## NOTICE TO PROPERTY OWNERS NEIGHBORHOOD MEETING

Date Notice Sent: June 16, 2022

A Neighborhood Meeting will be held on the following application as noted below.

**Application#:** PL2022198

**Description of Proposal:** Preliminary Development Plan application for a new swim, scuba & travel facility.

**Location of the Property (Street Address):** 2951 NE Independence Ave, Lee's Summit, Missouri 64064

**(location map attached)**

**Applicant:** Olsson, Inc.

**Date and Time of Meeting:** June 23, 2022 at 6:00 PM

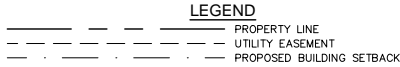
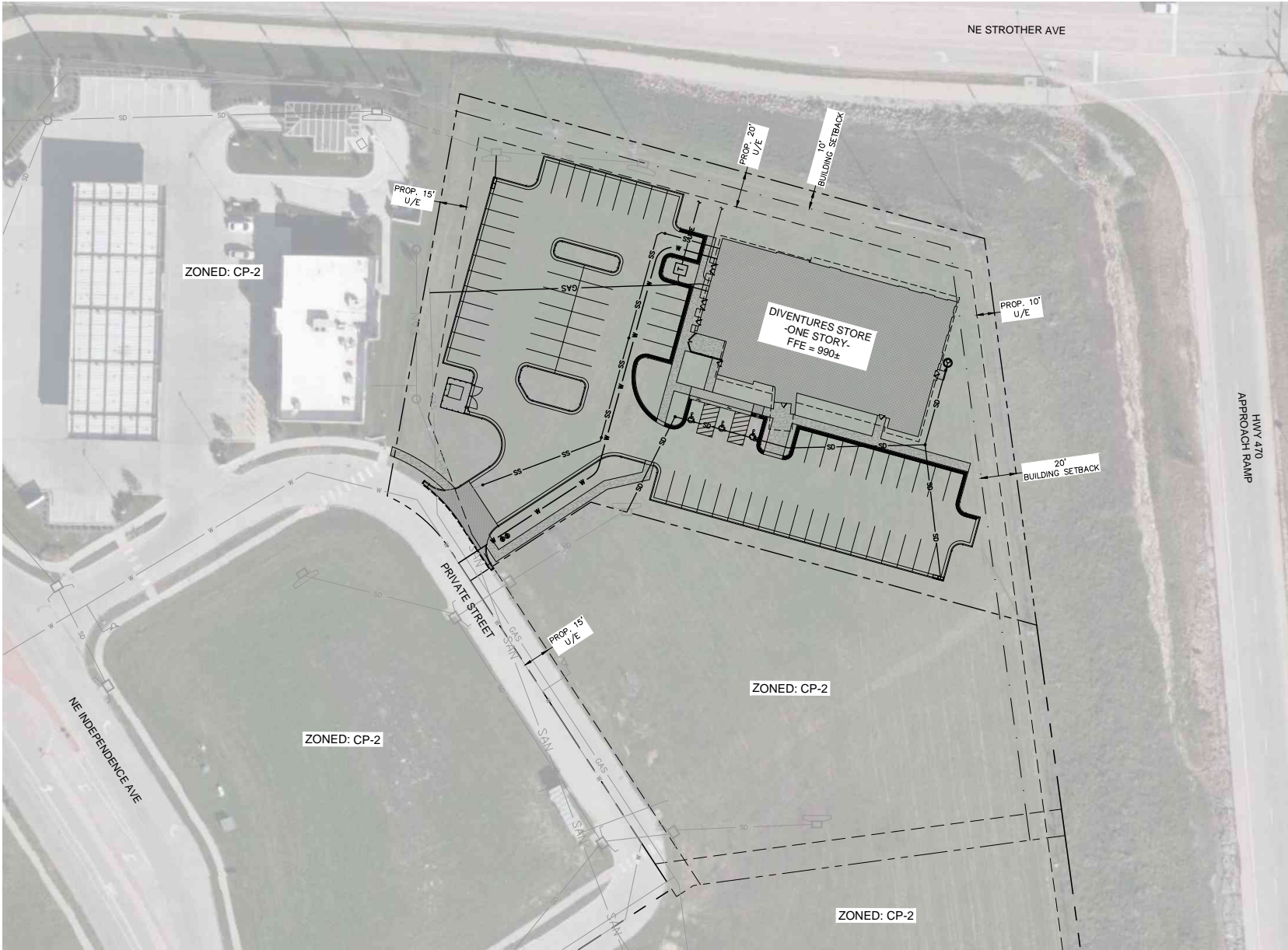
**Location of Neighborhood Meeting:** Comfort Inn & Suites Lees Summit - Kansas City, 3701 NE Ralph Powell Rd, Lee's Summit, MO 64064

An Olsson and/or Diventures representative will be available to speak with neighbors and answer questions about the Preliminary Development Plan application.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

\*This notice is to be mailed by applicant at least fifteen (7) days prior to the date of the neighborhood meeting, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

To Applicant: An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.



5039 S National Avenue | Springfield, MO 65810 | 417.887.6595  
hdesigngroup

**OWNER**  
DIVENTURES  
11640 ARBOR STREET, SUITE 100  
OMAHA, NE 68144  
531.598.8425

**PROJECT TEAM**  
**CIVIL ENGINEER**  
OLSSON  
550 ST. LOUIS STREET  
SPRINGFIELD, MO 65806  
417.890.8802  
**LANDSCAPE ARCHITECT**  
OLSSON  
550 ST. LOUIS STREET  
SPRINGFIELD, MO 65806  
417.890.8802  
**GEOTECHNICAL ENGINEER**  
TERRACON CONSULTANTS, INC.  
9856 SOUTH 67<sup>TH</sup> STREET  
FRANKLIN, WI 53132  
414.423.0555  
**STRUCTURAL ENGINEER**  
JAM ENGINEERING  
3045 KANSAS EXPRESSWAY  
SPRINGFIELD, MO 65807  
417.708.9315  
**MEP ENGINEER**  
MORRISSEY ENGINEERING  
4940 NORTH 118<sup>TH</sup> STREET  
OMAHA, NE 68164  
402.491.4144  
**AQUATICS ENGINEER**  
REENGINEERED, INC.  
NICHOLAS R. NOWACKI, PE  
19102 181<sup>ST</sup> AVENUE  
BIG LAKE, MN 55309  
763.250.1055

SITE INFORMATION / PARKING TABLE	
LEGAL DESCRIPTION	
LOT 4B OF STROTHER CROSSING, LOCATED IN THE 1/4 <sup>TH</sup> OF THE NE <sup>1</sup> / <sub>4</sub> SECTION 20, T.49N. R.21E, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
ADDRESS	
LOT 4B - STROTHER CROSSING, LEE'S SUMMIT, MO	
SITE DATA	
EXISTING LOT AREA (PER PLAT)	2.17 ACRES 125,861 S.F.
PROPOSED LOT AREA	1.87 ACRES 72,399 S.F.
PROPOSED EXCESS LOT AREA	1.10 ACRES 47,379 S.F.
TOTAL BUILDING FLOOR AREA	9,910 S.F.
FAR	0.136
PAVED AREA	32,836 S.F.
IMPERVIOUS SURFACE AREA	42,746 S.F.
IMPERVIOUS SURFACE RATIO	42.746 / 72,392 S.F. (58.9%)
BUILDING HEIGHT	APPROX. 26'-6"
ZONING	
CP-2 PLANNED COMMUNITY COMMERCIAL	
PRESENT USE	VACANT
PROPOSED USE	RETAIL & AQUATIC CENTER
REQUIRED PARKING	
PARKING RATIO	RETAIL: 5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
STANDARD STALLS	48
STANDARD ACCESSIBLE STALLS	1
VAN ACCESSIBLE STALLS	1
TOTAL	50
PROVIDED PARKING	
REGULAR 9'x19' STALLS	70 STALLS
STANDARD 8'x12' ACCESSIBLE STALLS	25 STALLS
VAN ACCESSIBLE STALLS	1 STALLS
TOTAL	73 STALLS
PARKING RATIO	7.3 CARS / 1,000 S.F.

**PROJECT TITLE**  
DIVENTURES - LEE SUMMIT, MO

**PROJECT ADDRESS:**  
2951 NE INDEPENDENCE AVENUE  
LEE'S SUMMIT, MO 64064