

NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent: July 8, 2022

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application#: PL2022198 **Description of Proposal:** Commercial Preliminary Development Plan

Location of the Property (Street Address): 2951 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064

(location map must also be attached)

Applicant: DIVENTURES

Meeting of: Planning Commission

Date and Time of Hearing: July 28, 2022 at 05:00 PM

City Council

Date and time of Hearing: August 23, 2022 at 06:00 PM

Location of public hearing (check the line that applies):

 X **City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri**

 Other: _____
(specify location)

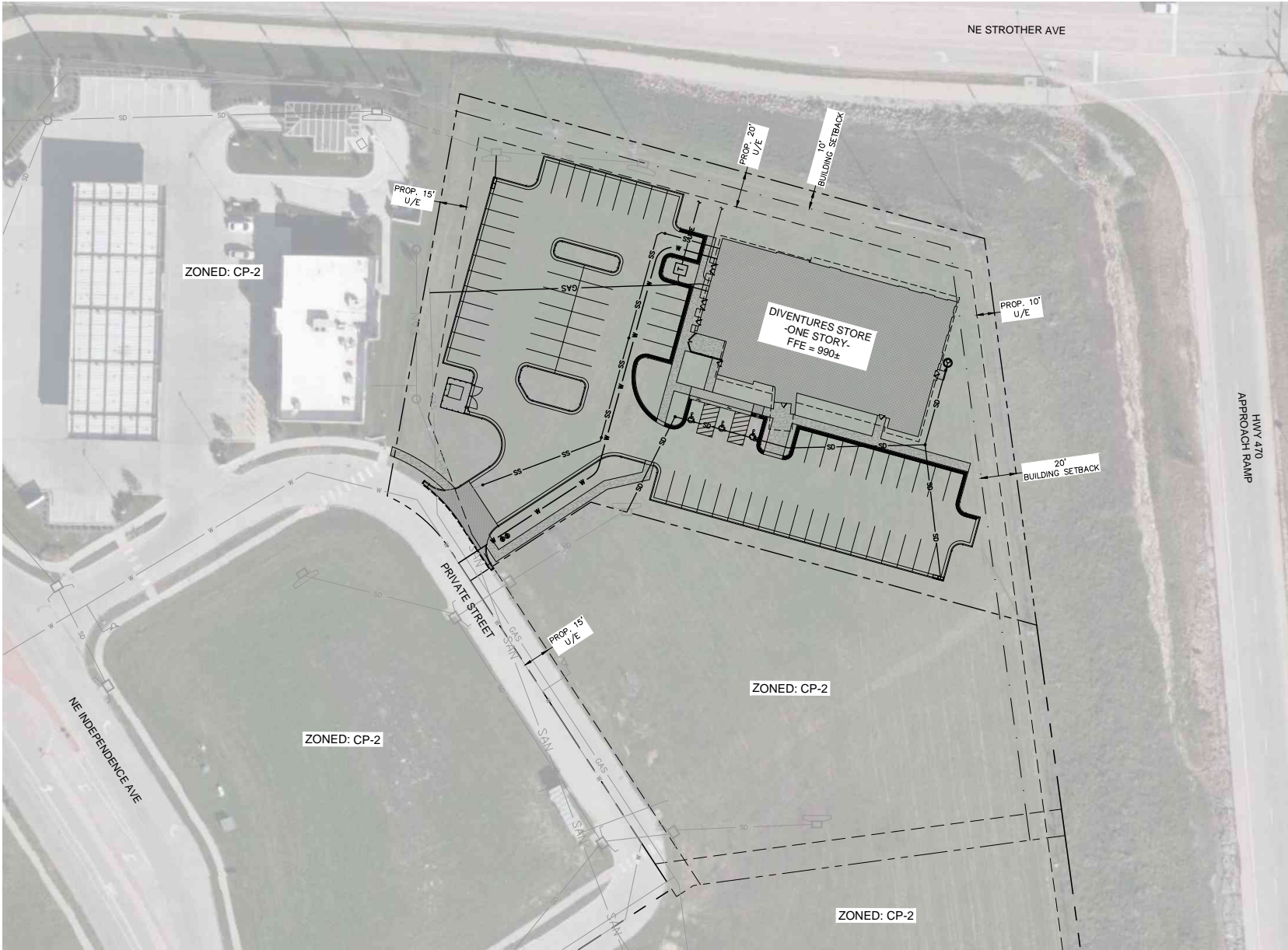
All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

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 (15) days prior to the date of the public hearing, 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 67TH 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 118TH STREET
OMAHA, NE 68164
402.491.4144

AQUATICS ENGINEER
REENGINEERED, INC.
NICHOLAS R. NOWACKI, PE
19102 181ST AVENUE
BIG LAKE, MN 55309
763.250.1055

SITE INFORMATION / PARKING TABLE	
LEGAL DESCRIPTION	
LOT 4B OF STROTHER CROSSING, LOCATED IN THE 1/4 TH OF THE NE ^{1/4} SECTION 20, T.49N. R.21E., 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'-0"
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

GENERAL LAYOUT PLAN

SHEET
C101