

July 7, 2022

Re: Neighborhood Meeting for:
Commercial Preliminary Development Plan
Application #PL2022216
Macadoodles, 1499 SW Market Street, Lee's Summit, Missouri 64081

Dear Neighbor,

You are receiving this letter because you are a property owner within 300' of the property being considered for improvements.

The property owners have filed an application with the Lee's Summit, Missouri Planning Development Services for a Commercial Preliminary Development Plan related to exterior building and site improvements including a drive thru lane for the following address: 1499 SW Market Street, Lee's Summit, Missouri 64081.

Attached with this letter is a site plan and building elevations for your information.

A neighborhood meeting will be held on July 18th at 6:00 p.m. at the following address: 1499 SW Market Street, Lee's Summit, Missouri 64081.

The purpose of this meeting is to explain the proposed project and to answer any questions and/or concerns you may have.

We look forward to seeing you at the neighborhood meeting. If you are unable to attend a public hearing is tentatively scheduled to heard before the Lee's Summit Planning Commission on Thursday, August 11th at 5:00 p.m. Public comments and input will be allowed at this meeting.

Please contact me with any questions at the address/phone number listed below.

Sincerely,

Robert L. Dimond, Jr. AIA

Architect

Ph: 913-789-8665

Encl.



499 SW MARKET ST, LEE'S SUMMIT, MO 6408

SITE PLAN

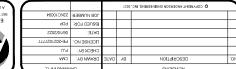
PRELIMINARY DEVELOPMENT PLAN MACADOODLES 1499 SW MARKET STREET

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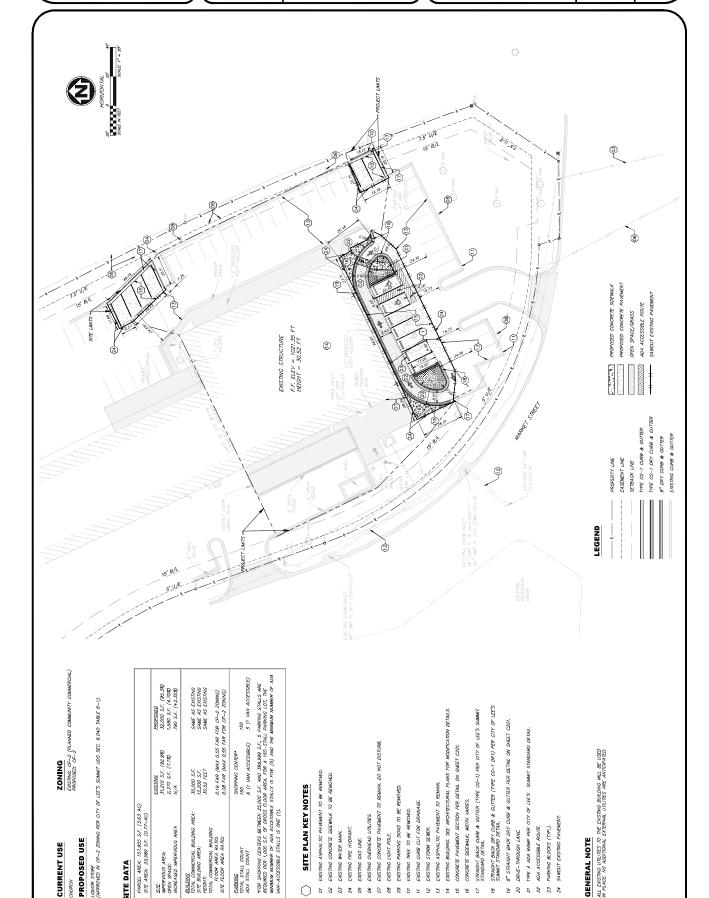
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C103



SHOPPING CENTER* 150 6 (1 VAN ACCESSIBLE)

PARKING TOTAL STALL COUNT ADA STALL COUNT

EXISTING 31,210 S.F. (92.9%) 2,370 S.F. (7.1%) N/A

SITE IMPERNOUS AREA: OPEN SPACE: INCREASED IMPERNOUS AREA

PARCEL AREA: 157,955 S.F. (3.63 AC) SITE AREA: 33,580 S.F. (0.77-AC)

SITE DATA

PROPOSED USE CURRENT USE

30,000 S.F. 12,200 S.F. 30.52 FEET

BUILDING TOTAL COMMERCIAL BUILDING AR SITE BUILDING AREA: HEIGHT:

TOTAL COMMERCIAL BUILDING FLOOR AREA RATIO: STE FLOOR AREA RATIO:

EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR MODIFICATION DETAILS.

EXISTING ASPHALTIC PAVEMENT TO REMAIN.

EXISTING CURB CUT FOR DRAINAGE.

EXISTING STORM SEWER.

EXISTING TREE TO BE REMOVED.

CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C201

CONCRETE SIDEWALK, WIDTH VARIES.

EXISTING CONCRETE PAVEMENT TO REMAIN, DO NOT DISTURB

EXISTING PARKING SIGNS TO BE REMOVED.

EXISTING LIGHT POLE.

EXISTING CONCRETE SIDEWALK TO BE REMOVED EXISTING ASPHALTIC PAVEMENT TO BE REMOVE SITE PLAN KEY NOTES

EXISTING WATER MAIN.

EXISTING GAS LINE.

STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY) PER CITY OF LEE'S SUMMIT STANDARD DETAIL.

8" STRAIGHT BACK DRY CURB & GUTTER PER DETAIL ON SHEET C201.

TYPE A ADA RAMP PER CITY OF LEE'S

DRIVE-THROUGH LANE.

PARKING BLOCKS (TYP.).

STRAIGHT BACK CURB & GUTTER (TYPE CG-1) PER CITY OF LEE'S SUMMIT STANDARD DETAIL.

ALL EXISTING UTILITIES TO THE EXISTING BUILDING WILL BE USED. IN PLACE, NO ADDITIONAL EXTERNAL UTILITIES ARE ANTICHATED.

GENERAL NOTE