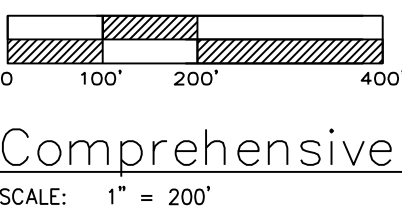
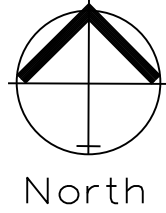


OLDHAM VILLAGE
Comprehensive Plan Amendment
Section 7, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION

Lot 1, Adeso Lots 1, 2 and 3 (ex pt taken for row)
and
Lots 1 and 2, Leland's Commercial Park, a subdivision in Lee's Summit, Jackson County, Missouri.
and
Tract 1, Metro Estates, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.
and
Part of Lots 11 and 12, Clearview Acres, a subdivision in Lee's Summit, Jackson County, Missouri

Site Impervious Area

Total Area 45.41 acres (1,978,094.49 sq. ft.)
Right of Way 3.83 acres (166,754.98 sq. ft.)

Proposed Site					
Lot	Area (Ac)	Building Area / Residential Units	FAR / Density	Use	
1	7.27	99,760	256	35.21 Units per Acre	Residential Multi-Family
2	11.21	69,026	322	28.72 Units per Acre	Residential Multi-Family
3	3.30	8,550 sf		16.81%	Multi-Tenant
4	0.93	3,730 sf		9.20%	Commercial Drive Thru
5	1.19	3,700 sf		7.22%	Commercial Drive Thru
6	1.68	5,350 sf		7.31%	Commercial Drive Thru
7	2.39	12,500 sf		12.01%	Commercial Drive Thru
8	3.50	40,000 sf		26.4%	Health Care Gym
9	5.22	Future		Future	Future

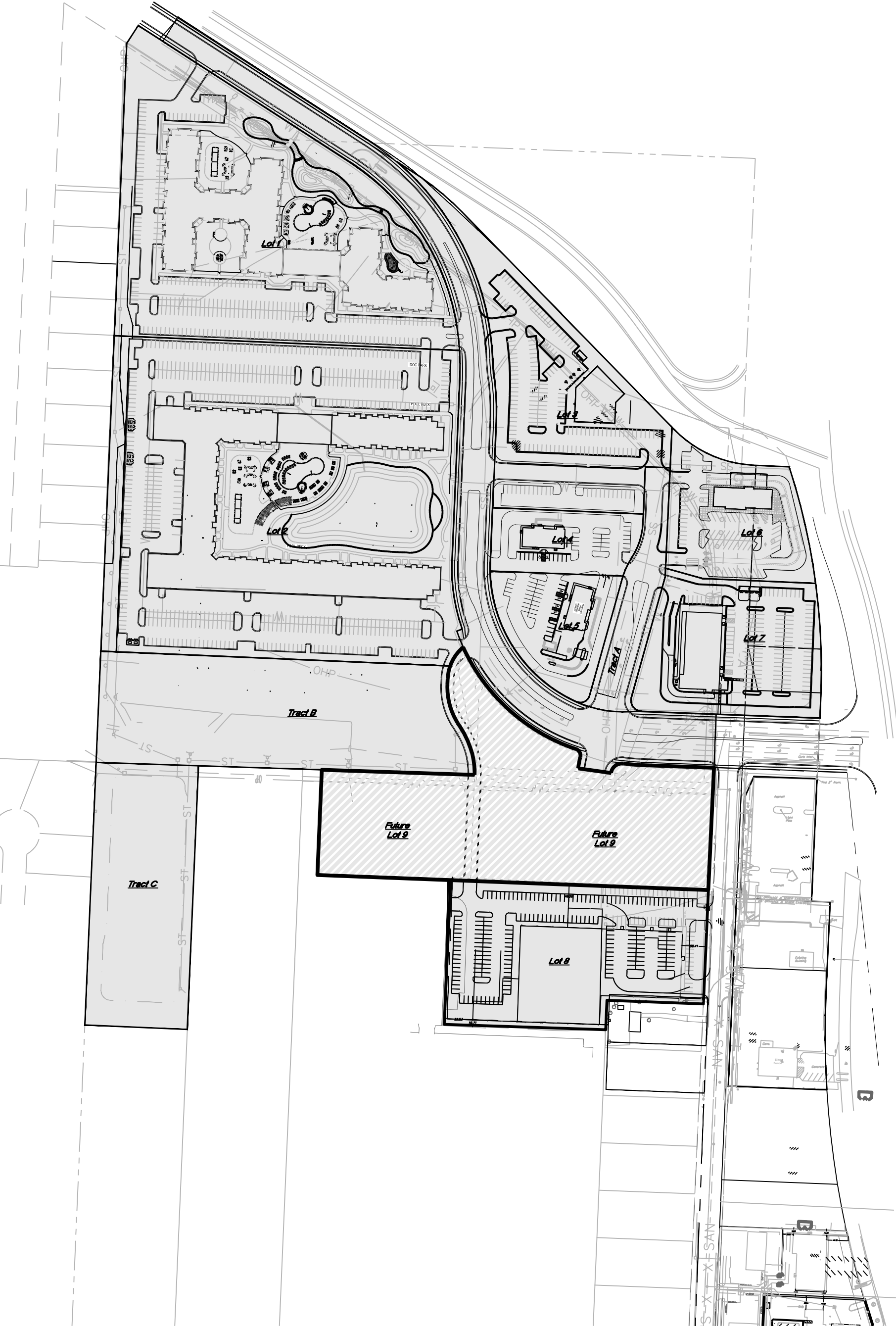
Street	148,600	sq. ft.
Parking Lot	668,031	sq. ft.
Buildings	242,620	sq. ft.

Impervious Area 1,059,251 sq. ft. (54% of Site)

Common Areas		
Tract A	0.90 acres (39,058.82 sf)	Access Easement / Roadway
Tract B	4.02 acres (175,217.56 sf)	Retention Area
Tract C	2.75 acres (119,715.90 sf)	Retention Area

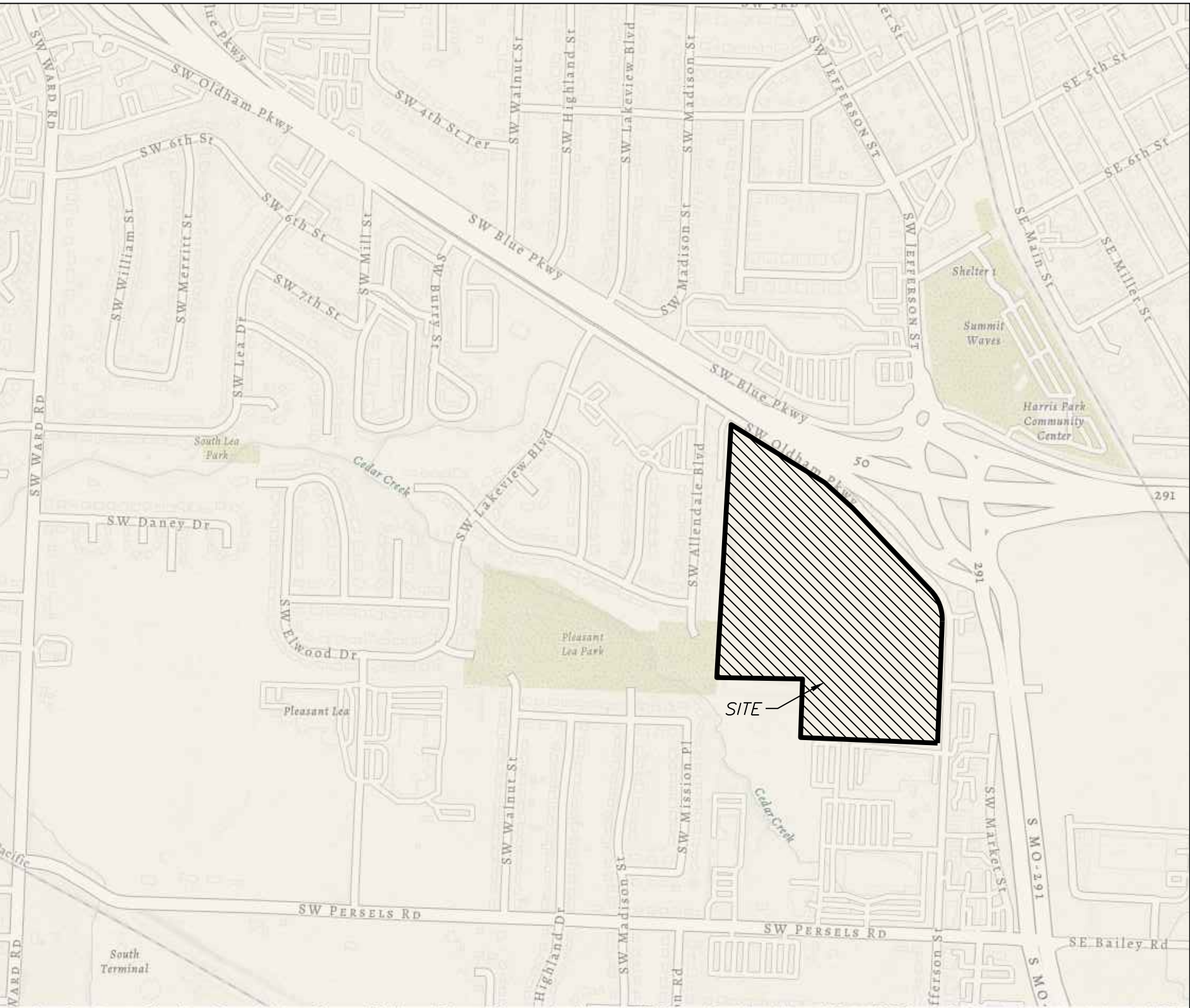
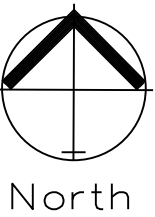
Proposed Site			
Lot	Building Area / Residential Units	Parking Provided	Parking Ratio
1	256	661	1.39 Spaces / Unit
2	322	207	2.05 Spaces / Unit
3	8,550 sf	31	24.21 Spaces / 1,000 sf
4	6,000 sf	32	5.64 Spaces / 1,000 sf
5	8,500 sf	73	3.76 Spaces / 1,000 sf
6	3,700 sf	119	19.73 Spaces / 1,000 sf
7	3,700 sf	193	31.89 Spaces / 1,000 sf
8	Future		
9	40,000 sf		4.82 Spaces / 1,000 sf

Current Zoning: PMIX - Planned Mixed Use
Proposed Zoning: PMIX - Planned Mixed Use



LEGEND:

Existing Underground Power	UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X
Existing Gas Main	GAS
Existing Water Main	X-W/M
Existing Storm Sewer	X-STM
Existing Sanitary Sewer	X-SAN
Existing Underground Telephone	UGT
Existing Overhead Power	OHE
Proposed Storm Sewer	ST
Proposed Sanitary Sewer	SS
Proposed Underground Power	UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	UGP



Vicinity Map

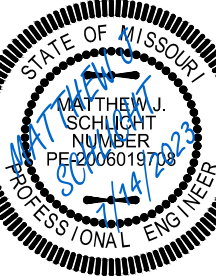


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
OLDHAM VILLAGE
Issue Date:
July 14, 2023

COMPREHENSIVE PLAN AMENDMENT
Preliminary Development Plans for:
Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS