

**DEVELOPMENT SERVICES**

**Commercial Preliminary Development Plan  
Applicant's Letter**

**Date:** Friday, September 05, 2025

**To:**

**Property Owner:** LS INDUSTRIAL LLC

**Email:**

**Property Owner:** PFIZER INC

**Email:**

**Engineer/Surveyor:** Engineering Solutions

**Email:** mschlicht@es-kc.com

**Review Contact:** MATT SCHLICHT

**Email:** MSCHLICHT@ES-KC.COM

**Applicant:** East Village Investors, LLC

**Email:**

**From:** Grant White, Project Manager

**Re:**

**Application Number:** PL2025207

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** East Village - PDP

**Location:** 1 SE PFIZER WAY, LEES SUMMIT, MO 64081  
100 SE BAILEY RD, LEES SUMMIT, MO 64081  
1001 SE M 291 HWY, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, September 23, 2025 . Revised documents shall be uploaded to the application through the online portal.

Planning Commission Meeting: October 23, 2025 at 05:00 PM

City Council Public Hearing: November 18, 2025 at 06:00 PM

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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## Excise Tax

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On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

## Planning Commission and City Council Presentations

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Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than 4:00 pm on the Tuesday prior to the Planning Commission meeting.

### Notice Requirements

#### 1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
  - time and place of hearing,
  - general description of the proposal,
  - location map of the property,
  - street address, or general street location
  - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Development Services Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

#### 2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

3. **Neighborhood Meeting.** One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00 P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.

- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

### **Analysis of Commercial Preliminary Development Plan:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. STREETS. Label ROW widths for all proposed public streets.
2. EASEMENTS. Show, label and dimension all existing and proposed U/Es.
3. EXISTING CONDITIONS. Provide a plan sheet showing existing conditions of site improvements on the subject property. This primarily relates to the existing Zoetis building and associated site improvements. Also identify all surrounding property owners, land uses and existing zoning for existing surrounding properties located within 185' of the subject development site.
4. LOT INFORMATION. Label all proposed lot dimensions and more clearly identify the lot lines due to the number of lines of similar line weight used on the plans.
5. SIDEWALKS. Sidewalks shall be provided along both sides of all proposed streets. It appears that no sidewalk is proposed along the frontage of Lots 14-18 and Tract F. Additionally, to promote additional pedestrian connectivity, sidewalk connections shall be provided from the streets into each of the individual lots.
6. BUILDING FOOTPRINTS. Dimension all proposed building footprints. Also dimension all distances between the proposed building footprints to the surrounding property lines.
7. LIGHTING. Provide photometric plans for the proposed development in accordance with UDO Section 8.230. All proposed lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270, 8.280 and 8.290 as applicable.
8. PHASING. Provide a phasing plan for the development.
9. DEVELOPMENT DATA TABLE. Complete the blank FAR; blank required parking ratio and required parking number information; and impervious coverage information for the entire development on Sheet C.101.
10. APARTMENT UNIT BREAKDOWN. Provide a breakdown of the number of units in each apartment site by the number of bedrooms. The UDO bases the number of required spaces per multi-family dwelling unit by the number of bedrooms. See Table 8-1 under UDO Section 8.530 for the required parking calculations for multi-family.
- 11.
12. REZONING. The majority of the subject acreage south of SE Bailey Rd is zoned PI (Planned Industrial) and requires rezoning. Submit an exhibit and legal description of the property to be rezoned from PI to PMIX (to match the rest of the subject development area). The subject application shall be converted to a Rezoning and Preliminary Development Plan application. The additional rezoning application is subject to an additional application fee.
13. LAND USES. The subject site will be developed under PMIX zoning. Since the PMIX zoning district has no standard list of allowable land uses, add a note to the plans listing the allowable land uses for the site found under UDO Section 5.560.A, 5.560.D, and the additional land uses for which the applicant appealed and received approval for the

following land uses: automotive/truck related uses; retail--big box in excess of 80,000 sq. ft. on one level; car washes; and daycares.

14. LANDSCAPING--STREET FRONTAGE. Specific to the wholesale warehouse site, the street frontage tree and shrub landscaping calculations also apply to the US 50 Hwy frontage along the north property line.

15. LANDSCAPING--GENERAL. To provide year-round visual interest and foliage coverage, a mix of deciduous and coniferous landscaping shall be provided on all of the proposed commercial and residential sites. This comment is informational only at this point and shall be reviewed for approval at the final development plan stage.

16. LANDSCAPING--PARKING ISLANDS. 1) Specific to the wholesale warehouse site, every four (4) rows of parking shall include a landscape island of at least ten (10) feet in width to break up the large expanses of parking lot hardscape with landscaped open space. 2) All tree planting areas shall be no less than ten (10) feet in width, with no tree planted less than four (4) feet from the back of curb.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A waiver to the stream buffer requirement is being sought. A waiver shall be submitted on forms provided by the City, along with supporting documentation to justify the waiver.

2. Off-site sanitary to serve businesses along 16th St. will likely be required. Water Utilities shall be providing additional comments concerning this requirement, as well as other off-site improvements to the sanitary sewer.

3. Stormwater Study Comments: 1) I do not agree the existing stream channels within the site are located in areas of "limited vegetation". It appears these streams are located in areas of extensive vegetation. 2) it would appear the south detention basin should discharge via an underground pipe system across the adjacent property, and then under 16th St. 3) a junction box(s) or other structure should be installed on the line(s) described above to demarcate the public and private portion of the storm line(s). 4) emergency spillway for the south detention basin appears to be pointed toward a business along 16th St. An alternative location should be selected. 5) Exhibit L is shown in the appendix of the report, but only the cover sheet is included.

4. Water line improvements to be reviewed separate by Water Utilities.

5. A phasing plan should be presented within the Preliminary Development Plan showing: 1) the phasing of off-site sanitary sewer improvements, 2) the phasing of off-site water line improvements, 3) the phasing of detention basin construction, 4) the phasing of street construction, 5) the phasing of stormwater improvements, and 6) the phasing of on-site and off-site traffic improvements.

6. It was my understanding off-site improvements to 16th St. (i.e., to the south of this development along the Maddox Acres subdivision) was to be undertaken from M-291 to the east near the Watt Acres subdivision. This shall be discussed at the meeting next week.

7. Additional comments on the water lines and sanitary sewer lines are forthcoming.

<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Counts were performed when Oldham Road was already closed and may not be accurate.

2. Final Condition recommendations should be summarized for each phase and Figures provided as extra documentation.
3. Table 4 Lots 12 and 13 are flipped compared to the map.
4. A signal will not be allowed as shown on Oldham. The City's Access Management Guide states that a minimum of 1/4 miles is required between signal. Staff would consider a signal at the far east entrance but not closer.
5. Overflow parking will need to be provided for the townhome area in the SE corner of phase 3.
6. The main entrance should not dead end into a parking island. Rows should be adjusted to allow for vehicles to enter further into the sight.
7. The access to the gas pumps on lot one will not be accepted. The station should be flipped and entrance to the pumps should be on the far east side.
8. Please take a look at throat lengths for the shared access points on the west side.
9. Parking spaces should not be directly across from the entrances at lots 17 and 18.
10. Staff plans to meet with MODOT officials to discuss the plans and the connections to MO291. Additional comments will be coming after that meeting.
11. Applicant must provide proof that the Railroad was given sufficient opportunity to review the submitted plans as you are in close proximity of the tracks.
12. The entrance to the Townhomes development still conflicts with the retail space traffic.

#### **Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

2. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Provide turn-arounds at the end of the dead ends on Lot 20.

3. Parking will only be allowed on one side of the street in the multi-family housing in Lot 20.

4. All addresses in this part of the city are in the SE quadrant. Correct the Oldham street name and provide preliminary names for the other streets.

5. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire Code and the requirements of the Missouri Department of Natural Resources.

6. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

7. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

All sprinklered buildings shall have a hydrant within 100 feet of the FDC.

Costco- Show the location of the FDC.

8. Costco- What size is the water main going to the hydrant a the fuel station?

9. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Provide a public and private hydrant plan.

10. For access around the apartment buildings:

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Correct all applicable around the apartment buildings.