

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR SMALLS SLIDERS ON APPROXIMATELY 0.88 ACRES OF LAND LOCATED AT 101 SW OLDHAM PARKWAY, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-116 submitted by Paxvesta, LLC., requesting approval of a preliminary development plan on land located at 101 SW Oldham Pkwy was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the preliminary development plan on August 28, 2025, and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on September 23, 2025, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved on the following described property:

Lot 7, Oldham Village, 1st Plat

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to UDO Section 8.170 to allow 100% metal on all building facades, in lieu of the maximum of 40% metal on any façade allowed by right.
2. Development shall be in accordance with the preliminary development plan dated July 29, 2025.
3. Approval shall be granted for four (4) primary identification wall signs as depicted on the sign package dated July 22, 2025.

SECTION 3. That development shall be in accordance with the preliminary development plan revision dated July 29, 2025, appended hereto as Attachment A; building elevations uploaded July 29, 2025, appended hereto as Attachment B; and the sign package dated July 22, 2025, appended hereto as Attachment C.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 7th day of October, 2025.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 7th day of October, 2025.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



William A. Baird
Mayor William A. Baird

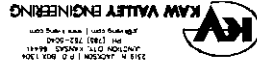
APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head

NOTES: 1. THIS SMALLS SADDLE PROJECT SHALL BE CONSTRUCTED IN 1 PHASE.

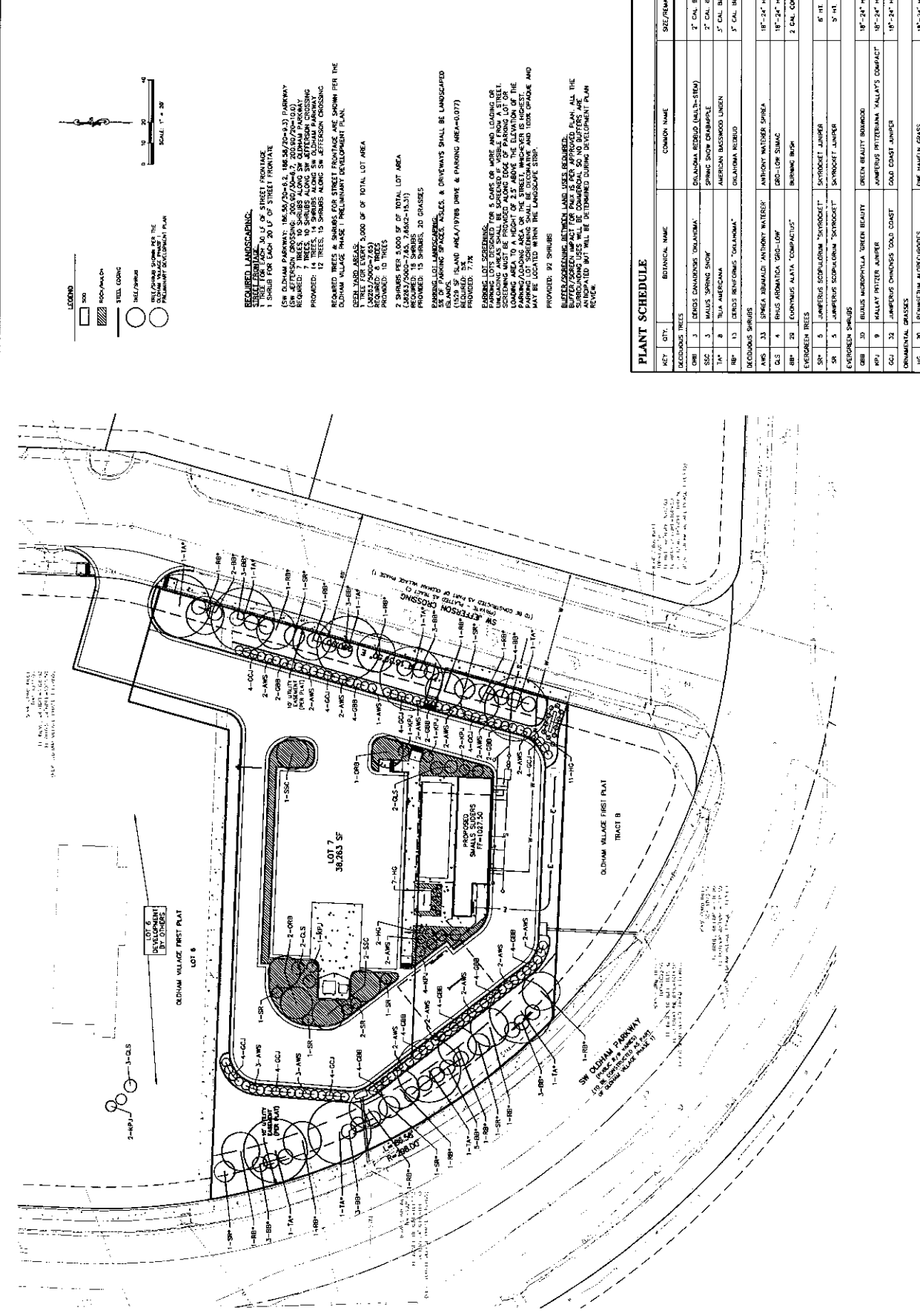
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REV	DATE	DESCRIPTION
1	2-28-22	REVISED PER CITY COMMENTS
0	6-28-22	INITIAL ISSUE
DSN	CWN	CHK
RCB	RCB	RCB



PRELIMINARY DEVELOPMENT PLAN
SW JEFFERSON STREET
LEES SUMMIT, MISSOURI

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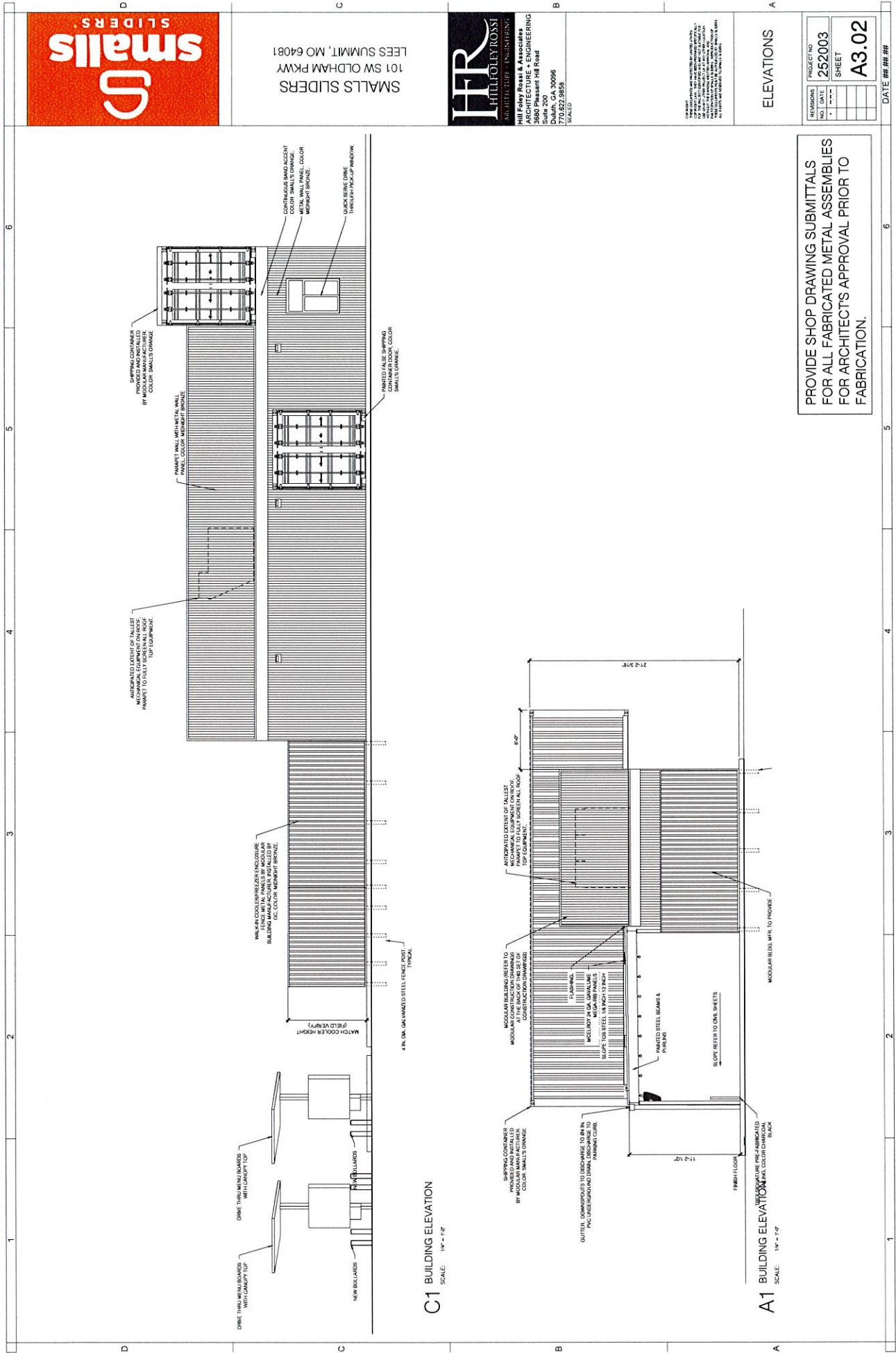


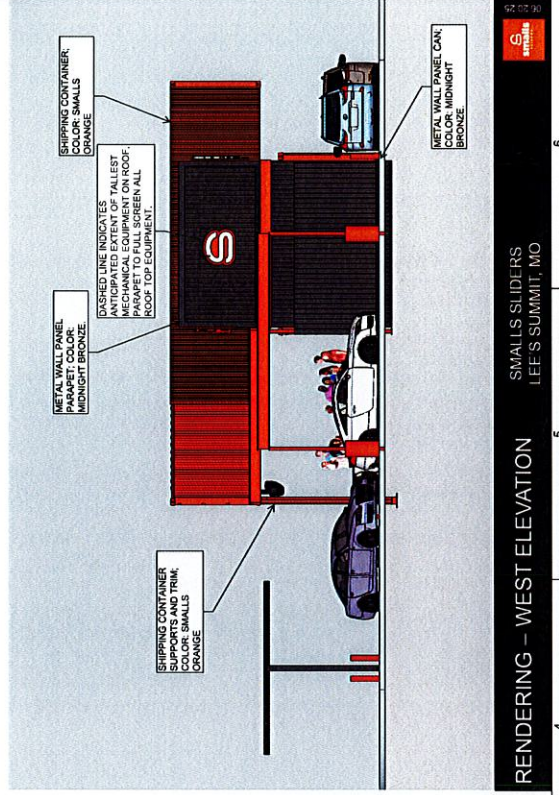
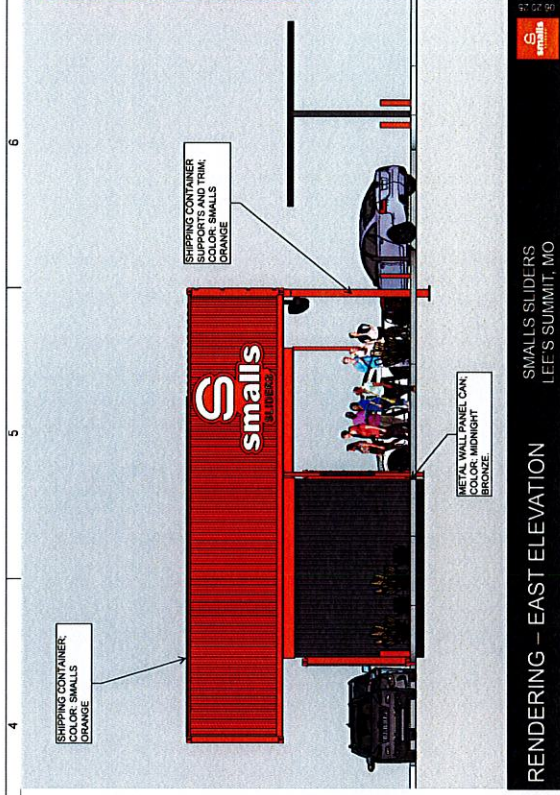
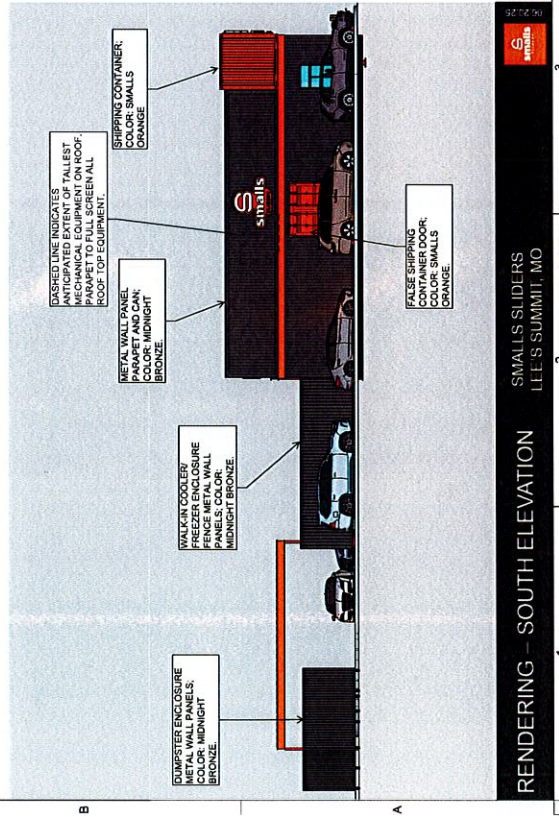
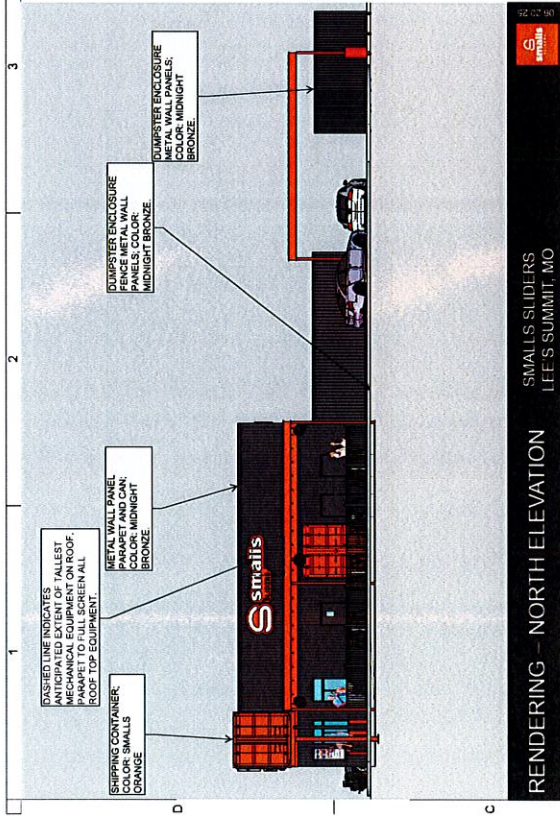
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
DECIDUOUS TREES				
OR	3	GENUS CAULIFLORA 'OLYMPIA'	OLYMPIA REDBUD (MULTI-STEM)	2" CAL. B&B
SR	3	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	2" CAL. B&B
TA	8	BULB AMERICANA	AMERICAN BACCHED UNEN	2" CAL. B&B
RP	13	GENUS BULBOSA 'OLYMPIA'	OLYMPIA REDBUD	2" CAL. B&B
DECIDUOUS SHRUBS				
NS	33	SPREA BERNARDI ANTHONY WATERER	ANTHONY WATERER SPREA	18"-24" HT.
CS	4	BRUS ARISTATICA 'SILVER LOW'	SILVER LOW BRUS	18"-24" HT.
RP	25	COENOS ALATA COMPACTUS	BRUSHY BUSH	2 CAL. CONT.
EVERGREEN TREES				
SP	5	JAMPERUS SCOPULORUM 'HYPOCOT'	HYPOCOT JUMPER	6" HT.
SR	5	JAMPERUS SCOPULORUM 'HYPOCOT'	HYPOCOT JUMPER	5" HT.
EVERGREEN SHRUBS				
OR	10	BULB MICROPHILA 'GREEN BEAUTY'	GREEN BEAUTY B&B	18"-24" HT.
RP	9	MALUS PRINCEPS JUMPER	JAMPERUS PRINCEPS	18"-24" HT.
CS	32	JAMPERUS CHINENSIS 'OLD CAST'	OLD CAST JUMPER	18"-24" HT.
ORNAMENTAL GRASSES				
HC	20	PENICILLUM ALOPECUROIDES	OWF HAWK GRASS	18"-24" HT.

* TREES & SHRUBS SHOWN PER THE OLDHAM VILLAGE PHASE I PRELIMINARY DEVELOPMENT PLAN.

REQUIRED LANDSCAPING:

STREET FRONTAGE:
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PROJECT DATA	
BUILDING TYPE	MODULAR (BY OTHERS)
BUILDING HEIGHT:	21'-0"
COLORS:	MAIN BODY: MIDNIGHT BRONZE ACCENTS: SMALLS ORANGE YES
DRIVE THRU:	
BUILDING SF:	935 (INCLUDING WALK-IN BOX)
SEATING COUNT:	TBD (TYP. 40 ALL EXTERIOR)
CANOPY TYPE:	INTEGRAL WITH ORDER POINTS

HILL
FOLEY ROSSI
ARCHITECTURE • ENGINEERING

Hill Foley Royal & Associates
ARCHITECTURE + ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, GA 30086
770.622.9658

SMALLS SLIDERS
101 SW OLDHAM PKWY
LEES SUMMIT, MO 64081

The logo for Small's Sliders, featuring the word "Small's" in a large, bold, white font with a red outline, and "SLIDERS" in a smaller, white, sans-serif font above it. The background is a solid red color.

RENDERINGS

PROJECT NO		252003	
SHEET		A3.02	
REVISIONS			
NO.	DATE		
1	09.09.00		

DATE ##.##.##

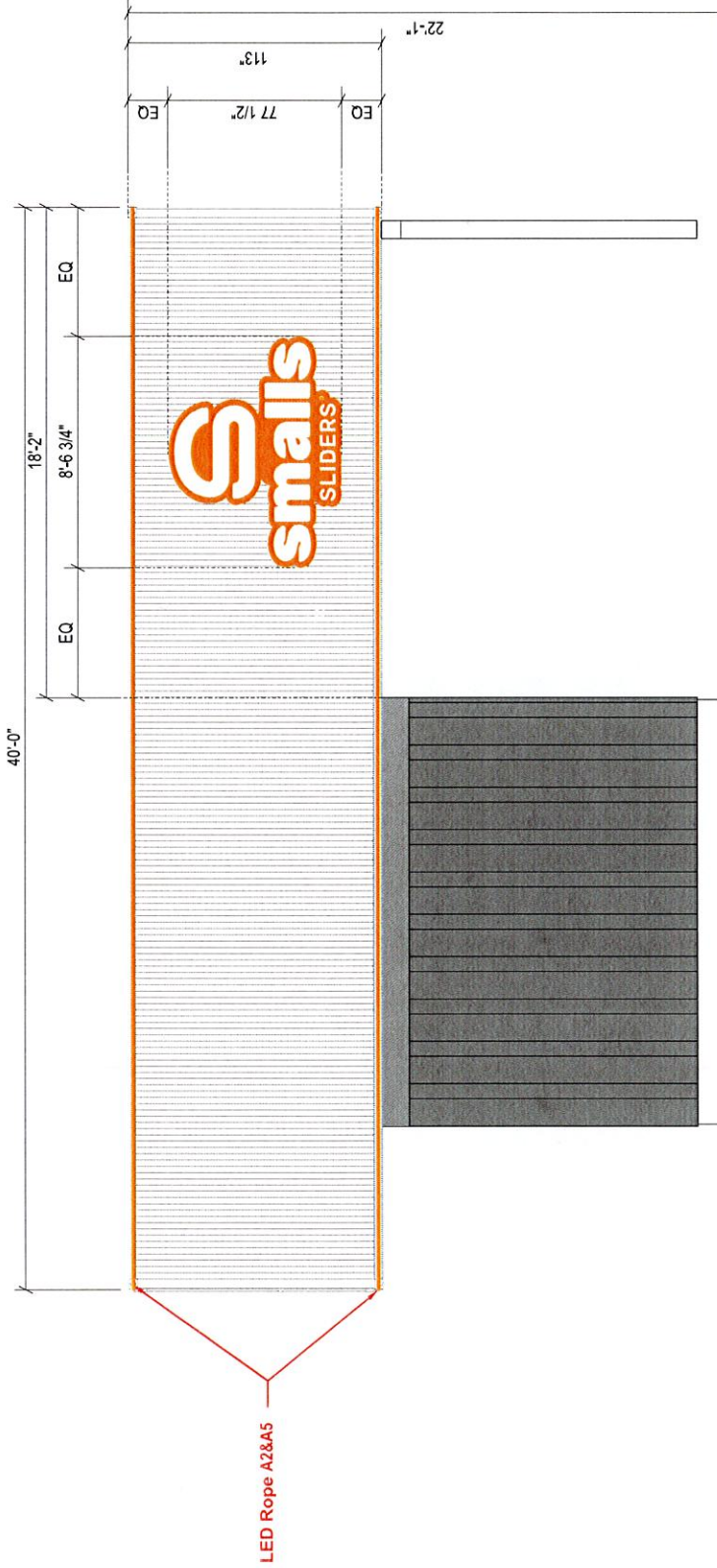




	Client: Smalls Sliders Site #: SLD-10051 Address: 101 Southwest Oldham Parkway LEE'S SUMMIT, MO 64081		07/22/2025	Original Renderings	AB	This rendering is the property of Anchor Sign. It is for the exclusive use of Anchor Sign. No other use or reproduction is permitted without the written request of Anchor Sign. If it is an unpublished original drawing not to be distributed, reproduced or exhibited without the written consent of Anchor Sign. Please contact your account manager with questions regarding this statement.
REVISION INFO						

Sign A	16 1/2" Smalls Sliders [Stacked]
Type:	Channel Letters on a Backer
Illumination:	Front Lit Halo Lit
Square Footage:	55.30 Backer 48.41 Letters
To Grade:	Top of Sign to Grade = 20'-7 1/4"
	Bottom of Sign to Grade = 14'-1 3/4"

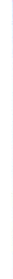
LED Rope A	Smalls Sliders
Type:	Accent LED Rope
Illumination:	Illuminated LED Rope



Front Elevation (East)

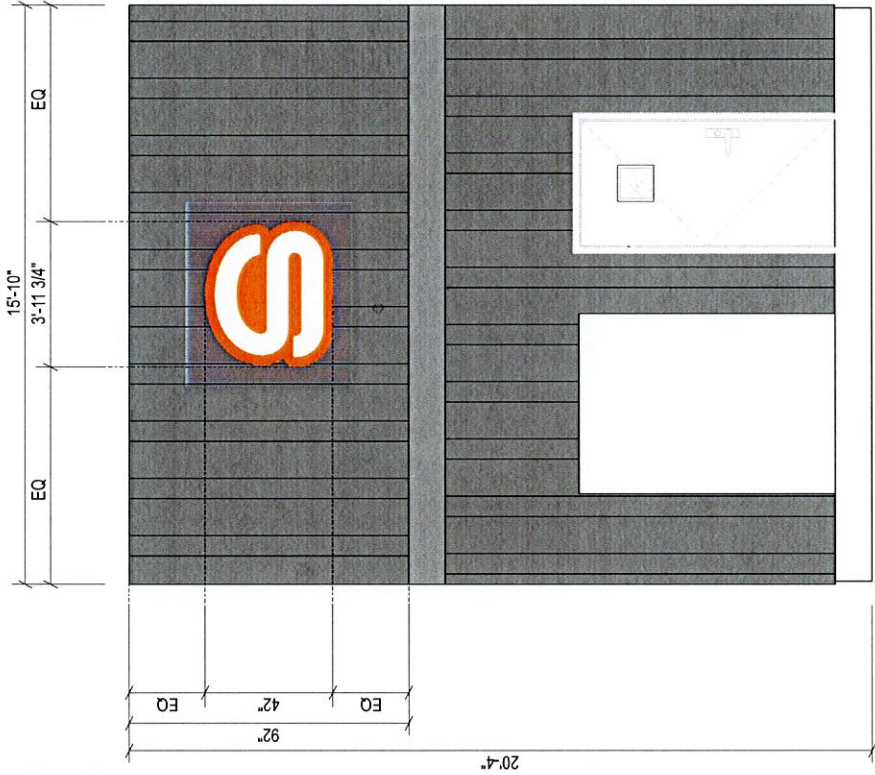
Scale: 3/16" = 1'-0"

Allowable Square Footage this Elevation:	57.00
Formula: 10% of Building Frontage	
Actual Square Footage this Elevation:	55.30

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	Site #: SLD-10051			
	Address: 101 Southwest Oldham Parkway			
	LEE'S SUMMIT, MO 64081			
	REVISION INFO			
07/22/2025		Original Renderings		
				AB
</				

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Sign D	42" Smalls Sliders [Logo]
Type:	Channel Letters on a Backer
Illumination:	Internally Illuminated LED
Square Footage:	14.00 Backer 10.17 Letters
To Grade:	Top of Sign to Grade = 18'-3"
	Bottom of Sign to Grade = 14'-9"



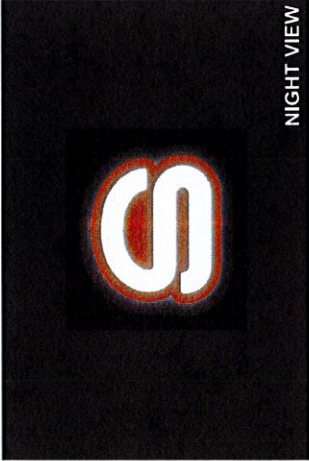
Rear Elevation (West)
Scale: 1/4" = 1'-0"

Allowable Square Footage this Elevation:	28.75
Formula: 10% of Building Footage	
Actual Square Footage this Elevation:	14.00

	Client: Smalls Sliders	 1.800.213.3331		
	Site #: SLD-10051			
	Address: 101 Southwest Oldham Parkway			
	LEE'S SUMMIT, MO 64081			
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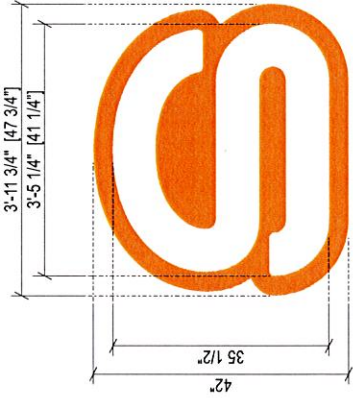
Sign D	42" Smalls Sliders [Logo]
Type:	Channel Letters on a Backer
Illumination:	Internally Illuminated LED
Square Footage:	14.00 Backer 10.17 Letters
To Grade:	Top of Sign to Grade = 18'-3"
	Bottom of Sign to Grade = 14'-9"

***White Front & Halo Lit**



Electrical Detail:
P-LED White LEDs (1) 60w Transformers @ 1.1 amps each Total Amps: 1.1 (1) 20 amp 120V Circuit Req.

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

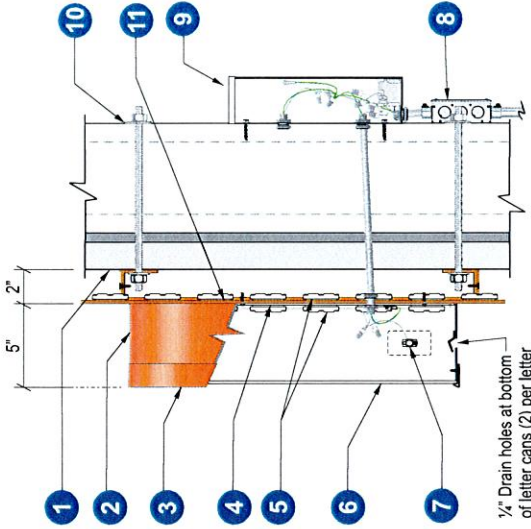


Sign Layout Detail

Scale: 1/2" = 1'-0"

Specifications: Channel Letters on a Backer

- Existing Facade: Container
- 0.040 Aluminum letter returns painted to match AKZO Vibrant Orange NAV3150
- 1" Jewellite trimcap (painted to match AKZO Vibrant Orange NAV3150) bonded to face, #8 pan head screws to returns
- 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
- Primary electrical feed in UL conduit / customer supplied UL junction box
- Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
- Mounting hardware: 3/8" Thru Bolts
- 0.080" Aluminum backer panel, attached using 2" x 2" aluminum angle frame. Painted to match AKZO Vibrant Orange NAV3150



1/4" Drain holes at bottom of letter cans (2) per letter

Section @ LED Channel Letter Front-Lit (Remote)
Scale: N.T.S.

Client: Smalls Sliders
Site #: SLD-10051
Address: 101 Southwest Oldham Parkway
LEE'S SUMMIT, MO 64081

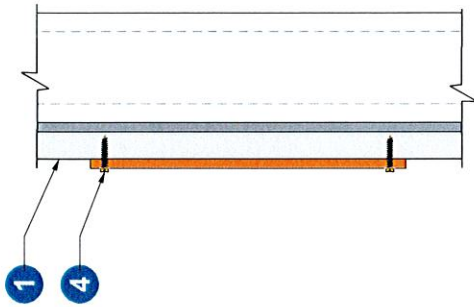
07/22/2025	Original Renderings
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Sign E	Smalls Sliders
Type:	Aluminum Panel w/Applied Vinyl
Illumination:	Non-Illuminated
Square Footage:	1.50



Specifications:
1. Existing Facade: Aluminum
2. .080" Aluminum Panel painted to match AKZO Vibrant Orange NAV3150
3. First surface applied vinyl lettering: 3M-3290 White Reflective
4. Mounting Hardware: #12 Sheet Metal Screws painted to match



Client: Smalls Sliders
Site #: SLD-10051
Address: 101 Southwest Oldham Parkway
LEE'S SUMMIT, MO 64081

07/22/2025

Original Renderings

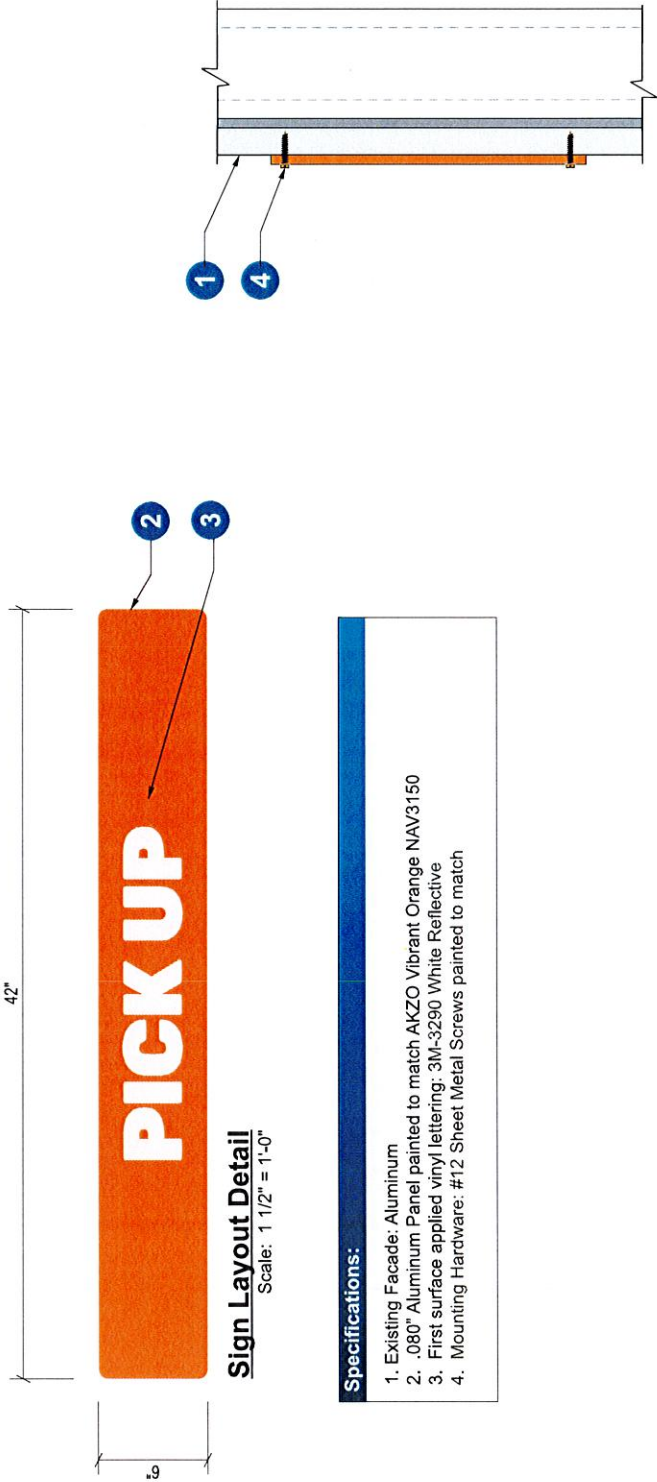
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Sign F	Smalls Sliders
Type:	Aluminum Panel w/Applied Vinyl
Illumination:	Non-Illuminated
Square Footage:	1.75



Sign Layout Detail

Scale: 1 1/2" = 1'-0"

Specifications:

- 1. Existing Facade: Aluminum
- 2. .080" Aluminum Panel painted to match AKZO Vibrant Orange NAV3150
- 3. First surface applied vinyl lettering: 3M-3290 White Reflective
- 4. Mounting Hardware: #12 Sheet Metal Screws painted to match

Client: Smalls Sliders

Site #: SLD-10051

Address: 101 Southwest Oldham Parkway

LEE'S SUMMIT, MO 64081

07/22/2025

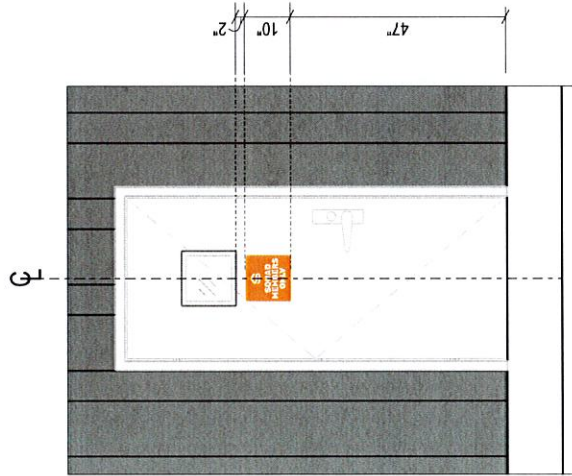
Original Renderings

AB

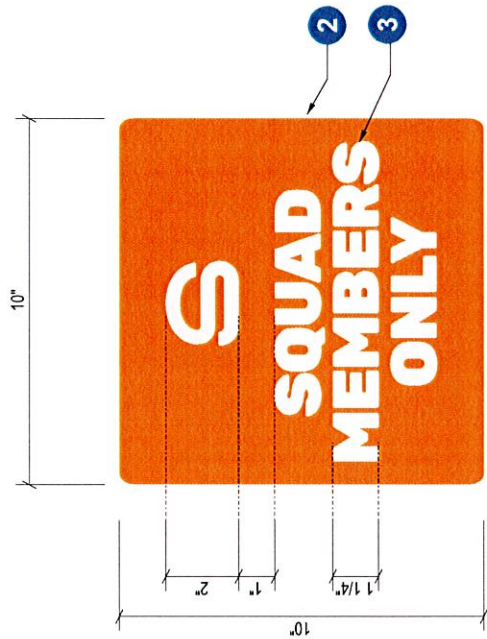
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Sign G	Smalls Sliders - Members Only
Type:	Aluminum Panel w/Applied Vinyl
Illumination:	Non-Illuminated
Square Footage:	.69

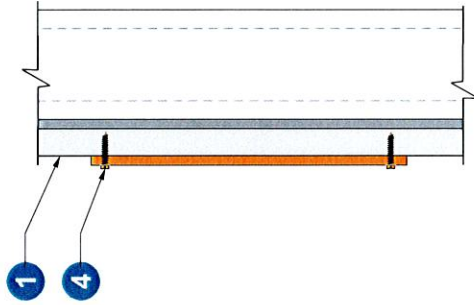


Proposed Door Elevation
Scale: 3/8" = 1'-0"



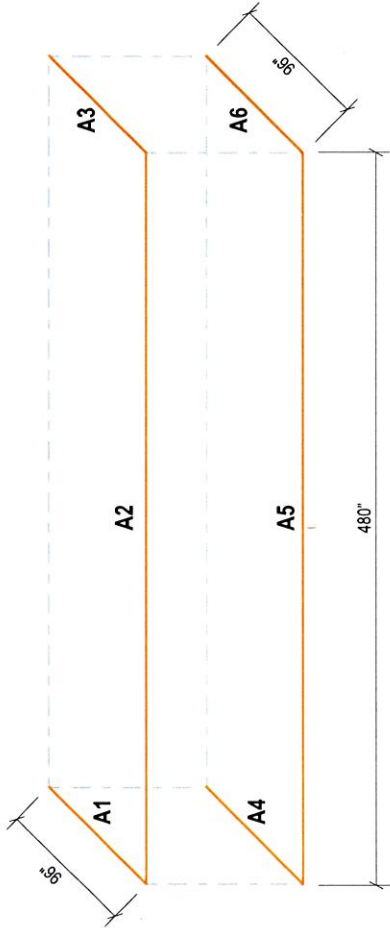
Sign Layout Detail
Scale: 3" = 1'-0"

- Specifications:**
- Existing Facade: Aluminum
 - .080" Aluminum Panel painted to match AKZO Vibrant Orange NAV3150
 - First surface applied vinyl lettering: 3M-3290 White Reflective
 - Mounting Hardware: #12 Sheet Metal Screws painted to match



	Client: Smalls Sliders Site #: SLD-10051 Address: 101 Southwest Oldham Parkway LEE'S SUMMIT, MO 64081	07/22/2025 Original Renderings	AB
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LED Rope A	Smalls Sliders
Type:	Accent LED Rope
Illumination:	Illuminated LED Rope

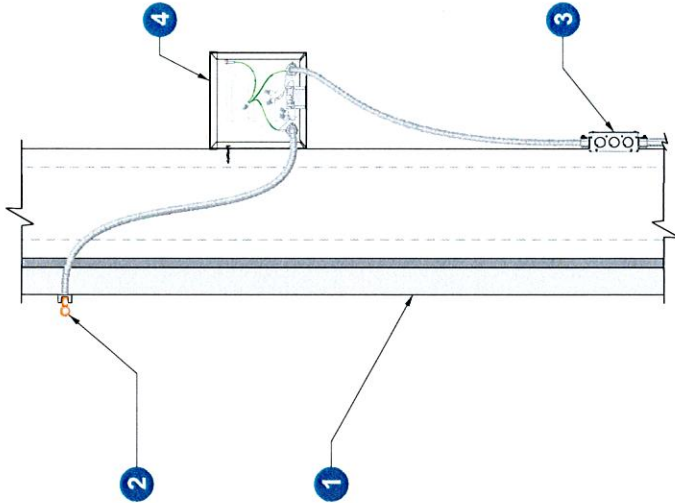


Sign Layout Detail
Scale: 1/8" = 1'-0"

Electrical Detail:
Orange LED
(X) GEPS 24-100 @ 1.1 amps
Total Amps: X.X
(1) 20 amp 120V Circuit Req.


General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications:
1. Existing Facade: Container
2. Orange LED
3. Primary electrical feed in UL conduit / customer supplied UL junction box
4. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws



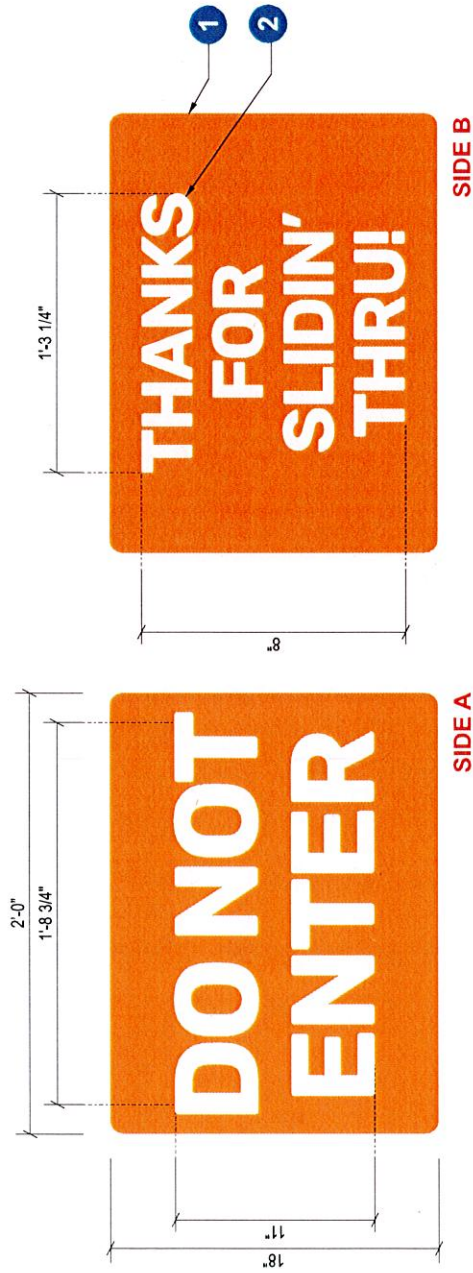
Side View
Scale: N.T.S.



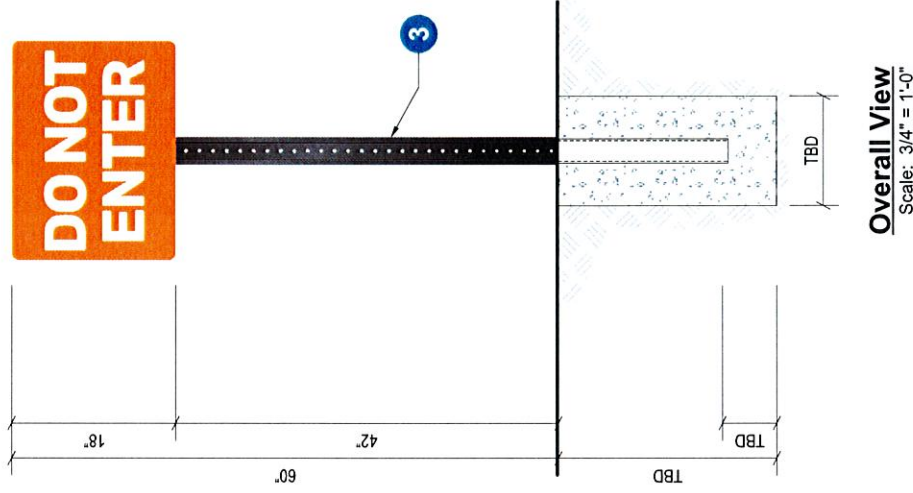
Client:	Smalls Sliders
Site #:	SLD-10051
Address:	101 Southwest Oldham Parkway LEE'S SUMMIT, MO 64081

REVISION INFO	07/22/2025	Original Renderings	AB

Sign J	Smalls Sliders
Type:	Directional
Illumination:	Non-Illuminated
Square Footage:	3.00



Sign Layout Detail
 QTY: 2 Scale: 1 1/2" = 1'-0"
 (1 SET)



Specifications: Directional Sign

- .080" Aluminum Panels painted to match AKZO Vibrant Orange NAV3150
- First surface applied vinyl lettering: 3M-3290 White Reflective
- 3" U-Channel support pole painted AKZO Black Satin Black



Client: Smalls Sliders
 Site #: SLD-10051
 Address: 101 Southwest Oldham Parkway
 LEE'S SUMMIT, MO 64081

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PL2025-116 PRELIM DEV PLAN
Smalls Sliders

