



Neighborhood Meeting
February 14, 2025
Oldham Village
Lee's Summit, MO

Application No PL2025276

Meeting date November 5, 2025

Notices were sent for the neighborhood meeting on October 29, 2025 via certified mail. Notice is included with this submittal

Sign in sheet is included with this submittal

Matt Schlicht with Engineering Solutions and Rigby McClure with Drake answered questions from the residents.

Comments from neighbors

- Traffic concerns related to Bailey, Oldham and M 291
- Safety concerns for bus safety
- Concerns regarding apartments within the overall development of East Village and Oldham Village
- Concerns that the proposed C-Store on Lot 18 will have impact on the adjacent existing C-Store
- Discussion on the median being installed on Persels and traffic route to the Post Office
- Discussion regarding notifications being only sent to people within 300 feet

Overall discussion about the project, timeline and tenants developing the individual lots.

Meeting concluded at 7:00 pm

Notes taken and provided by Matt Schlicht, Engineering Solutions

NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent: October 29, 2025

Neighborhood meeting will be held on the following applications as noted below

ALSO

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#: PL2025276

Description of Proposal: Commercial Preliminary Development Plan

Location of the Property (Street Address): 10 SW Persels Rd, LEES SUMMIT, MO 64081

Applicant: East Village Investors, LLC

Meeting of:

Neighborhood Meeting

Date and Time of Hearing: Wednesday, November 5, 2025, 6:00 p.m.

Location: Engineering Solutions, 50 SE 30th St, Lee's Summit, MO 640802

Planning Commission

Date and Time of Hearing: Thursday, December 11, 2025, 5:00 p.m.

Location: City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri

City Council

Date and time of Hearing: Tuesday, January 8, 2026, 6:00 p.m.

Location: City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri

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.

LOT 18A, 19, TRACT EE OLDDHAM VILLAGE

Preliminary Development Plan

Section 7, Township 47 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

LOT 8, OLDDHAM VILLAGE.

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0438G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

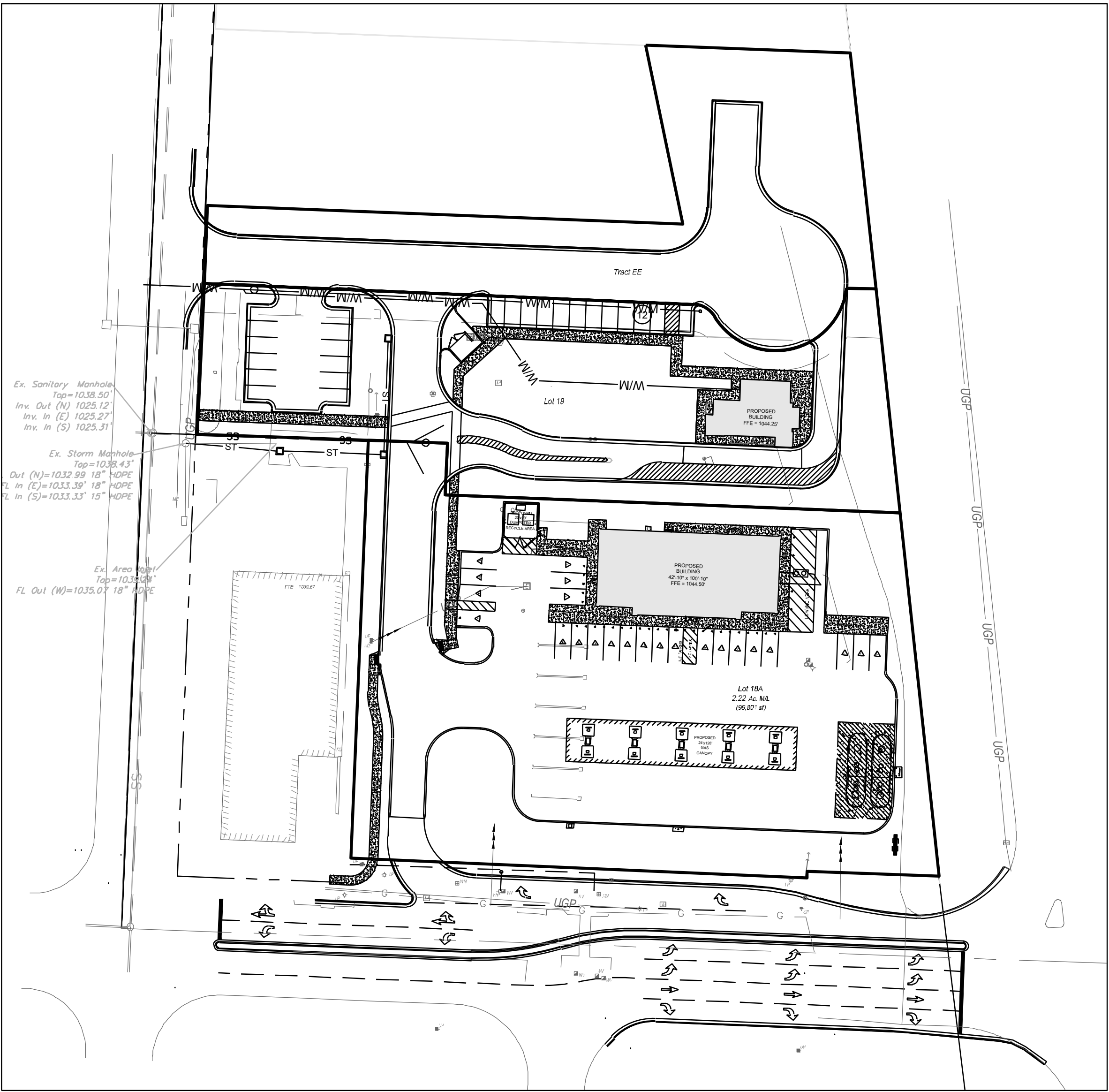
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

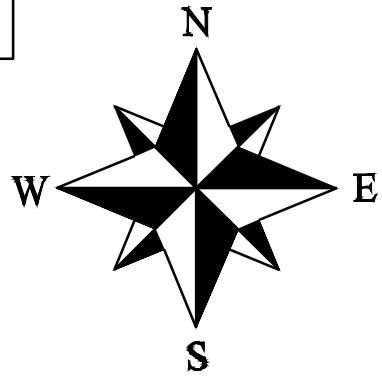
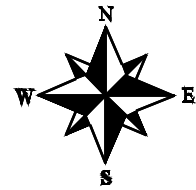
NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.



SITE LOCATION MAP

SCALE 1"=50'



- INDEX OF SHEETS:
- C.001 ~ COVER SHEET
 - C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
 - C.051 ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
 - C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
 - C.053 ~ ESC - STANDARD DETAILS
 - C.100 ~ SITE PLAN
 - C.200 ~ GRADING PLAN
 - C.300 ~ UTILITY PLAN
 - L.100 ~ LANDSCAPE PLAN
 - L.101 ~ LANDSCAPE PLAN DETAILS

Site Impervious Area

Total Area 2.99 acres (130,403.74 sq. ft.)

Site
Site Area 2.99 Acres
Building 5,925 sq. ft.
Parking 66,430 sq. ft.
Impervious Area 72,355 sq. ft. (55.5% of Site)

Floor-Area-Ratio 4.54%

Parking Required
Parking Required 47 Required
Total Parking 47 Provided (2 ADA Accessible)

Current Zoning: PMIX

Site Improvement Notes

Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the west side of property.

Water Main Improvements
-The site will utilize the existing water line on the west side of property.

Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

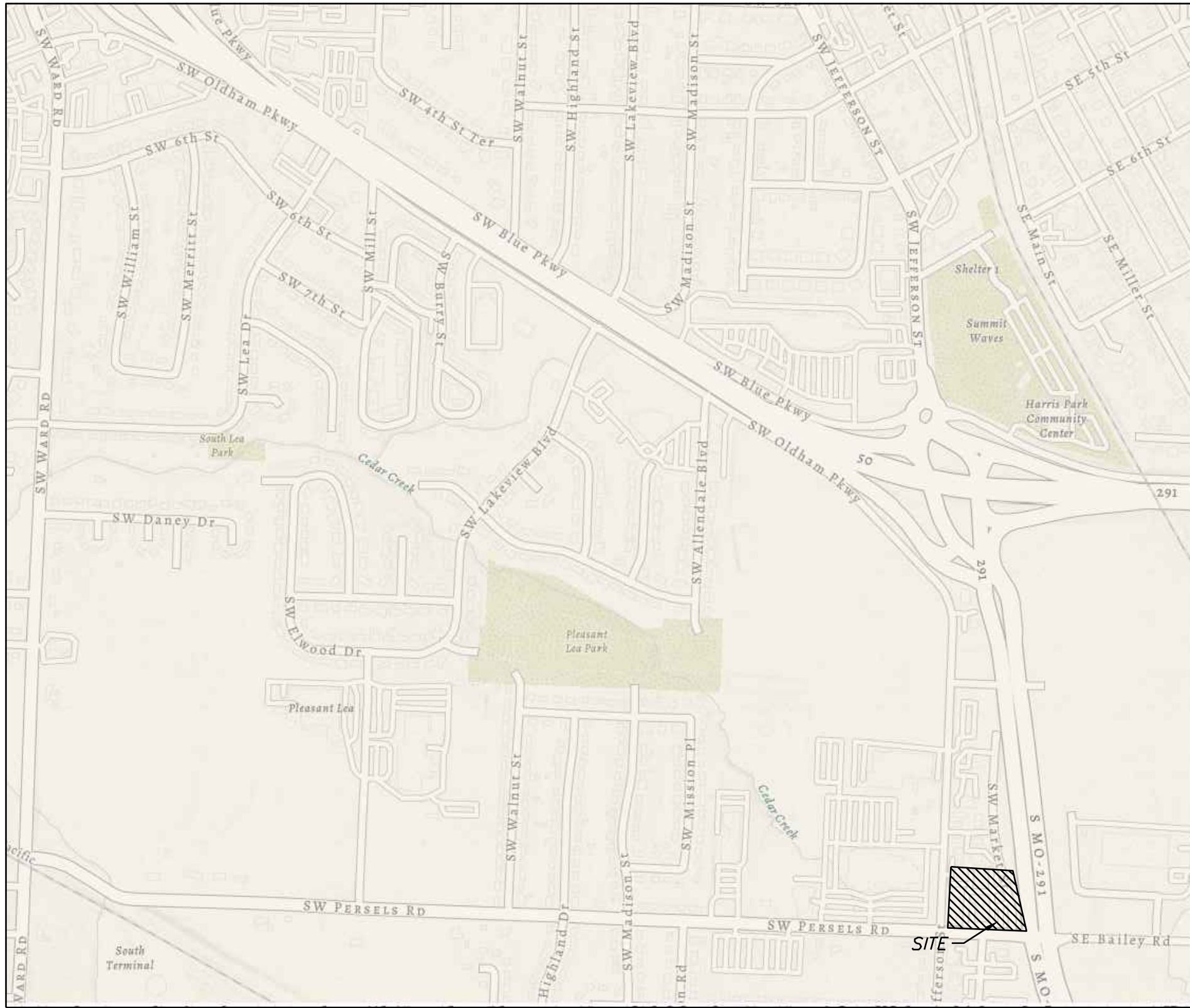
Storm Water Detention
-N/A.

LEGEND:

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

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.





Application Number: PL2025276
Application Type: Commercial Preliminary Development Plan
Application Name: Lot 19, Oldham Village
Location: 10 SW Persels Rd, Lee's Summit, MO 64081

Name Address

Debbie Giddings

1015 SE Bordner Dr.

Lee's Summit, MO 64081