

# Planning Commission Meeting: Oldham Village Lot 19– PL2025276 December 11, 2025

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Oldham Village Lot 19  
PL2025276

**DRAKE**  
DEVELOPMENT

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# Development Plan

Approximately 2.99 acres generally located at the Northwest Corner of 291 Hwy and SW Persels Road, Lee's Summit, MO

Lot 18 -Fuel Center  
Lot 19 -Drive Thru Coffee Shop



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# Existing Conditions



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# Original Development Plan

## Under Construction

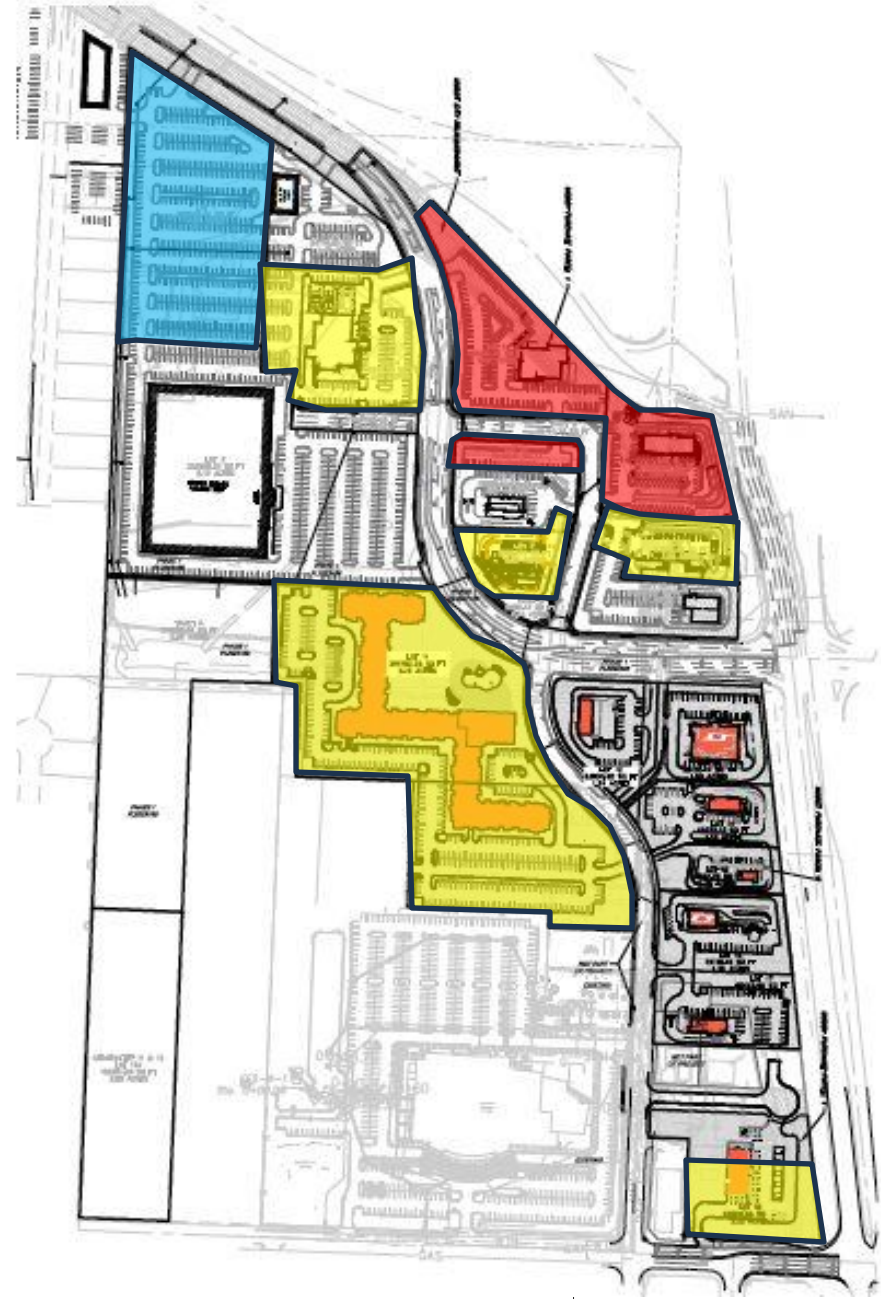
Lots 5, 5A and 6

## Final Development Plans

Lots 4, 7, 9, 11 and 18

## Preliminary Development Plan / Design

Lot 1



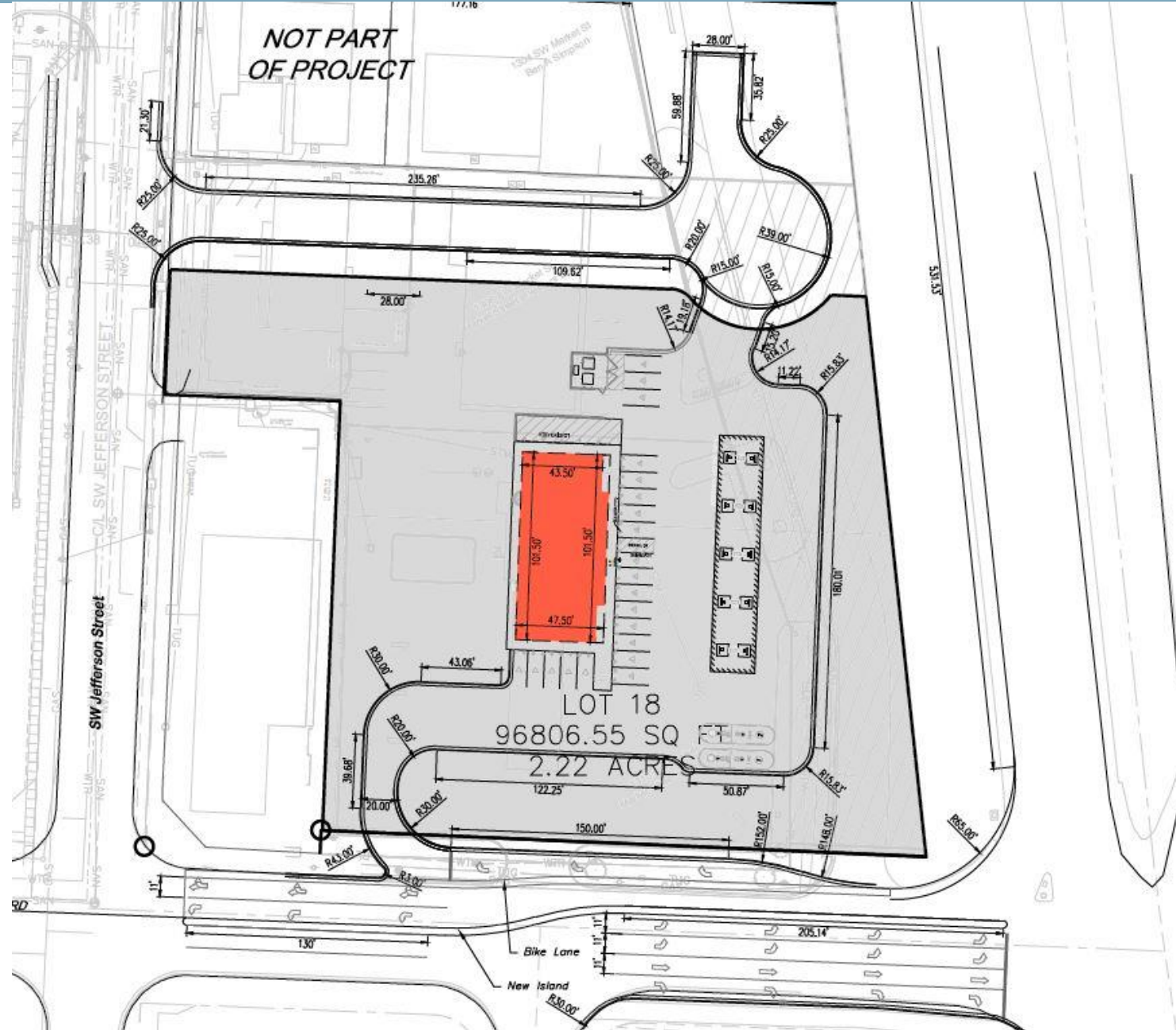
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# Original Development Plan



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# Original Development Plan

TABLE 1: PROPOSED DEVELOPMENT TRIP GENERATION

Land Use Description	ITE LUC	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
				In	Out	Total	In	Out	Total	In	Out	Total
Phase 1												
Recreational Community Center	495	120,000 SF	3,458	151	78	229	141	159	300	69	59	128
Strip Retail Plaza (<40k)	822	7,500 SF	546	11	7	18	25	24	49	25	24	49
High Turnover Sit-Down Restaurant	932	17,696 SF	1,896	93	76	169	98	62	160	101	97	198
Fast Food Restaurant with Drive-Through	934	7,955 SF	3,716	181	174	355	137	126	263	224	215	439
Coffee Shop with Drive-Through	937	4,075 SF	2,172	178	172	350	79	80	159	179	179	358
Automated Car Wash	948	1 Tunnel	780	20	20	40	39	39	78	19	22	41
Phase 1 Trips (unreduced)			12,568	634	527	1,161	519	490	1,009	617	596	1,213
Phase 1 Pass-By Trips			3,107	106	106	212	128	128	256	82	82	164
Phase 1 Primary Trips			9,462	528	421	949	391	362	753	535	514	1,049
Phase 2												
Multifamily Housing (Mid-Rise)	221	307 Dwelling Units	1,418	28	95	123	73	47	120	63	61	124
Strip Retail Plaza (<40k)	822	2,700 SF	344	4	2	6	9	9	18	9	9	18
Supermarket	850	9,300 SF	1,315	16	11	27	42	41	83	47	47	94
Fast Food Restaurant with Drive-Through	934	7,800 SF	3,646	177	171	348	134	124	258	220	211	431
Coffee Shop with Drive-Through	937	3,075 SF	1,641	135	129	264	60	60	120	135	135	270
Convenience Store/Gas Station	945	10 Fueling Positions	2,571	135	135	270	114	114	228	104	100	204
Phase 2 Trips (unreduced)			10,935	495	543	1,038	432	395	827	578	563	1,141
Phase 2 Pass-By Trips			3,107	106	106	212	128	128	256	82	82	164
Phase 2 Primary Trips			7,829	389	437	826	304	267	571	496	481	977
Full Development												
Total Pass-By Trips			6,214	212	212	424	256	256	512	164	164	328
Total Primary Trips			17,291	917	858	1,775	695	629	1,324	1,031	995	2,026



# Original Development Plan Roadway Improvements

-Full Access on Jefferson St

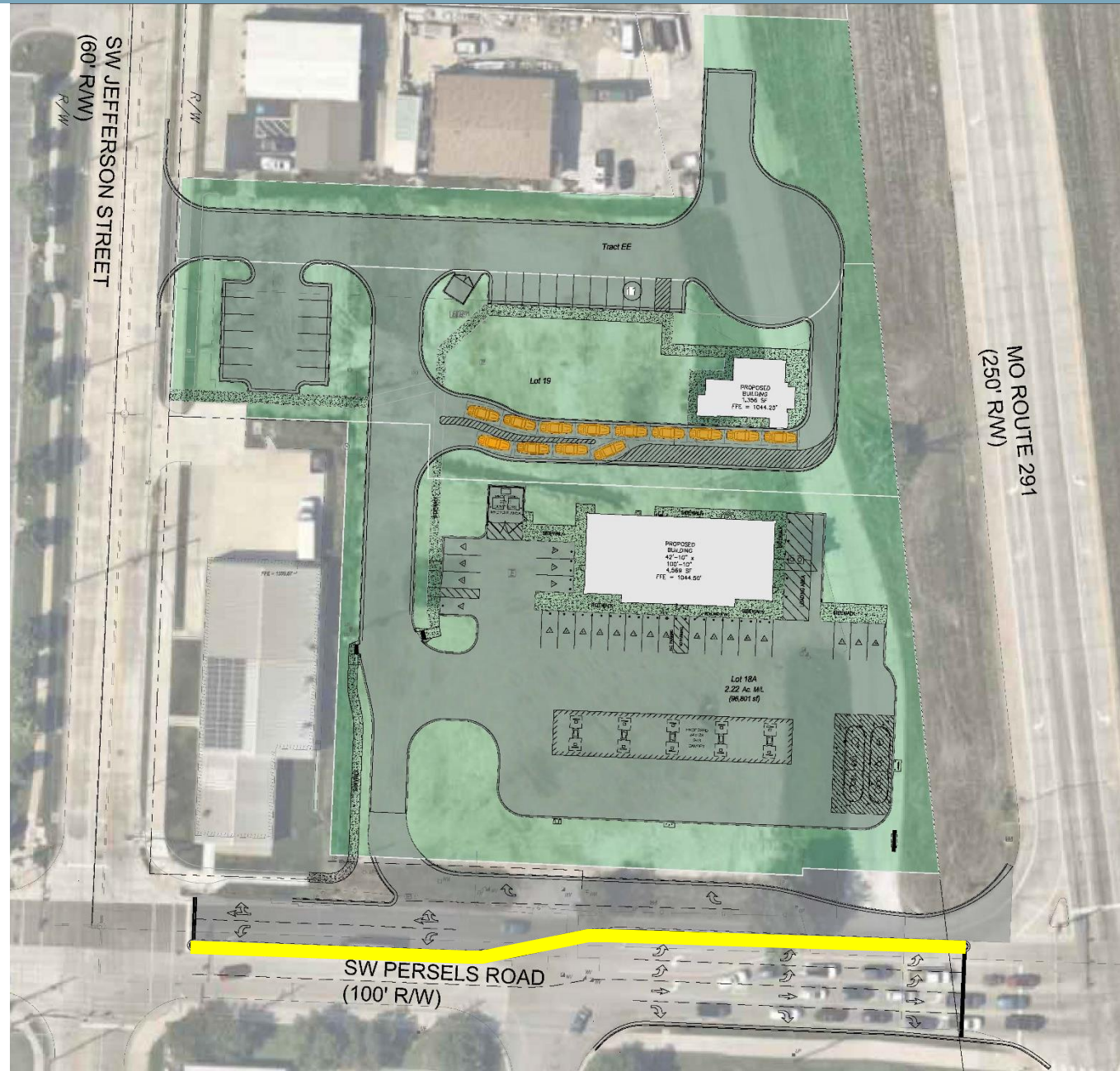
## SW Persels Road Improvements

-Median on SW Persels Rd

-Additional SW Persels Left Turn

-Dedicated Right Turn off SW Persels Rd

150' plus taper



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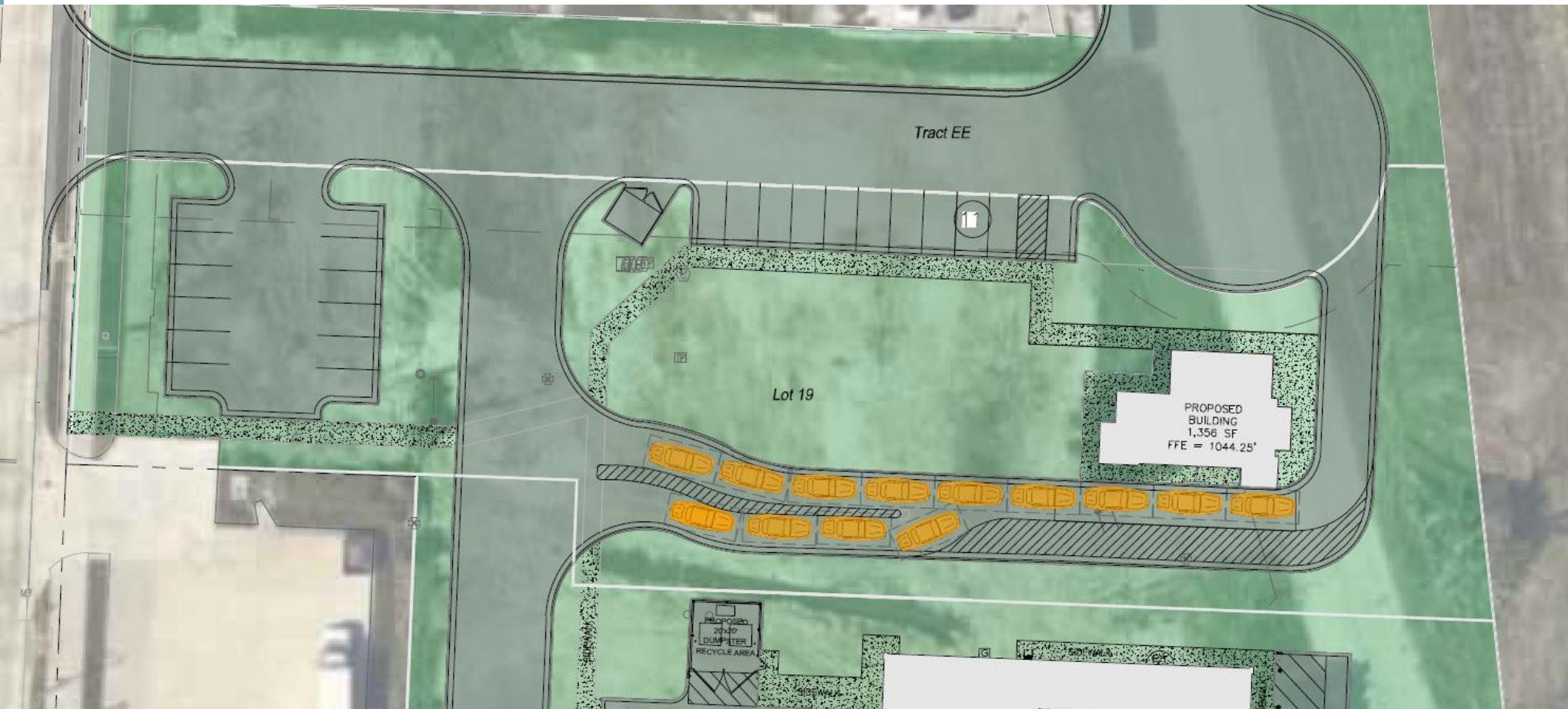
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# Proposed Development Plan

-13 Car Stacking in Drive Thru / Expandable to 17 Car Stacking (9 Required)

-23 Onsite Parking Space w/ 1,356 sf building (5 Required)



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# Current Development Plan

Approved

20,330 sf

6,291 sf

1 Tunnel

300 Dwelling Units

1,356 sf

10 Fuel Positions

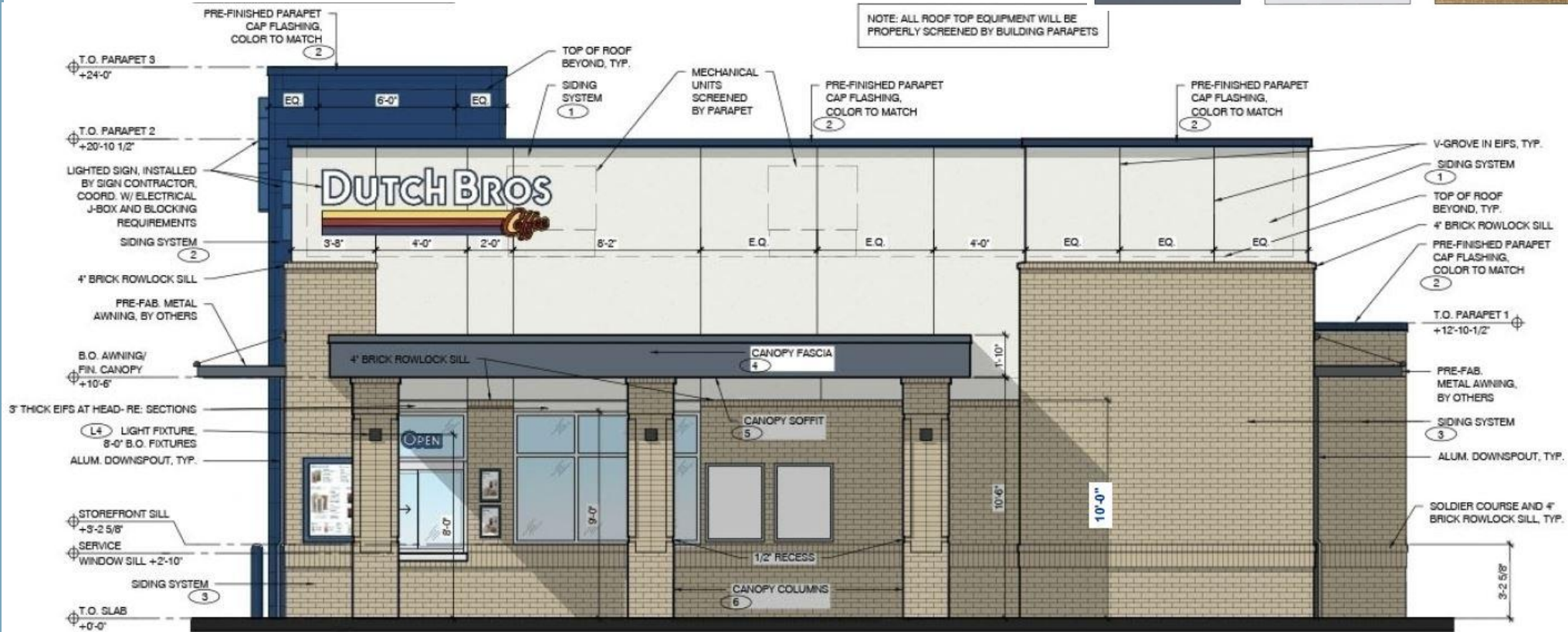
-1,443 Trips

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# Proposed Elevation

(1) EIFS - DRYVIT COLOR: WHITE SAND SW9582	(2) NICHHA FIBER CEMENT BOARD (SW DB BLUE)	(3) BRICK VENEER: CLOUD CERAMICS - COLOR: CORONADO - TEXTURE: VELOUR
(4) METAL TRIM- FASCIA/ PAINT DUTCH BROS DARK GRAY	PREFINISHED CLEAR ANODIZED ALUM. STOREFRONT	(HEWN) SOFFIT MATERIAL UNDER THE LARGE CANOPY



2 SOUTH ELEVATION - WALK-UP WINDOW

SCALE: 1/4" = 1'-0"

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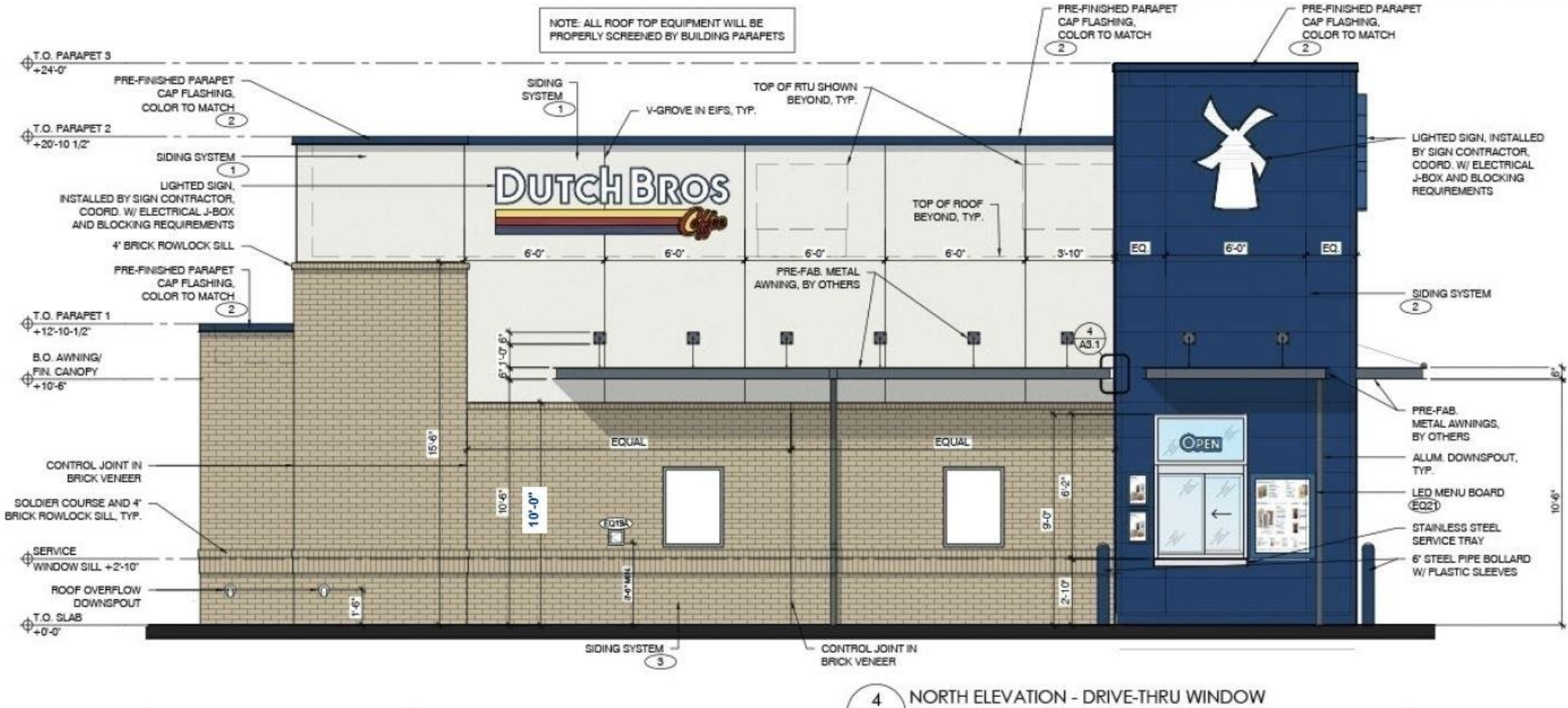
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## Proposed Elevation

EXTERIOR FINISH SQUARE FOOTAGE SCHEDULE				
BRICK	EIFS	NICHIHA	GLASS	FACADE
NORTH ELEVATION				
428.19 SF	342.1 SF	219.64 SF	24.7 SF	1014.54 SF
42% OF FACADE	34% OF FACADE	22% OF FACADE	2% OF FACADE	
EAST ELEVATION				
328.66 SF	113.38 SF	105.88 SF	0 SF	601.55 SF
55% OF FACADE	18% OF FACADE	18% OF FACADE	0% OF FACADE	
SOUTH ELEVATION				
573.23 SF	318.84 SF	45.7 SF	74.3 SF	1016.4 SF
56% OF FACADE	31% OF FACADE	5% OF FACADE	7% OF FACADE	
WEST ELEVATION				
271.87 SF	80.42 SF	220.69 SF	57.81 SF	594.1 SF
46% OF FACADE	14% OF FACADE	37% OF FACADE	9% OF FACADE	

EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	EIFS	DRYVIT	OUTSULATION EIF SYSTEM	COLOR: WHITE SAND SW9582
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION. AWP 1818 W/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	BRICK VENEER AND SILL	CLOUD CERAMICS	FACE BRICK - FULL VENEER MODULAR, 2 1/4" H. X 3 5/8" W. X 7 5/8" L	COLOR: CORONADO TEXTURE: VELOUR
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES: COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMNS	CLOUD CERAMICS	FACE BRICK - FULL VENEER MODULAR, 2 1/4" H. X 3 5/8" W. X 7 5/8" L	COLOR: CORONADO TEXTURE: VELOUR
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS: COLOR: BLDG DB DARK GRAY				



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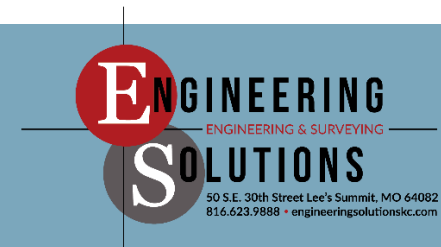
# Neighborhood Meeting – Held November 5, 2025

- 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.

1 Person Attended the Meeting

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# Thank You

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