

City Council Meeting: Oldham Village Lot 19– PL2025276 January 6, 2026

Oldham Village Lot 19
PL2025276

DRAKE
DEVELOPMENT



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



Oldham Village Lot 19
PL2025276

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Existing Conditions



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Original Development Plan

Under Construction

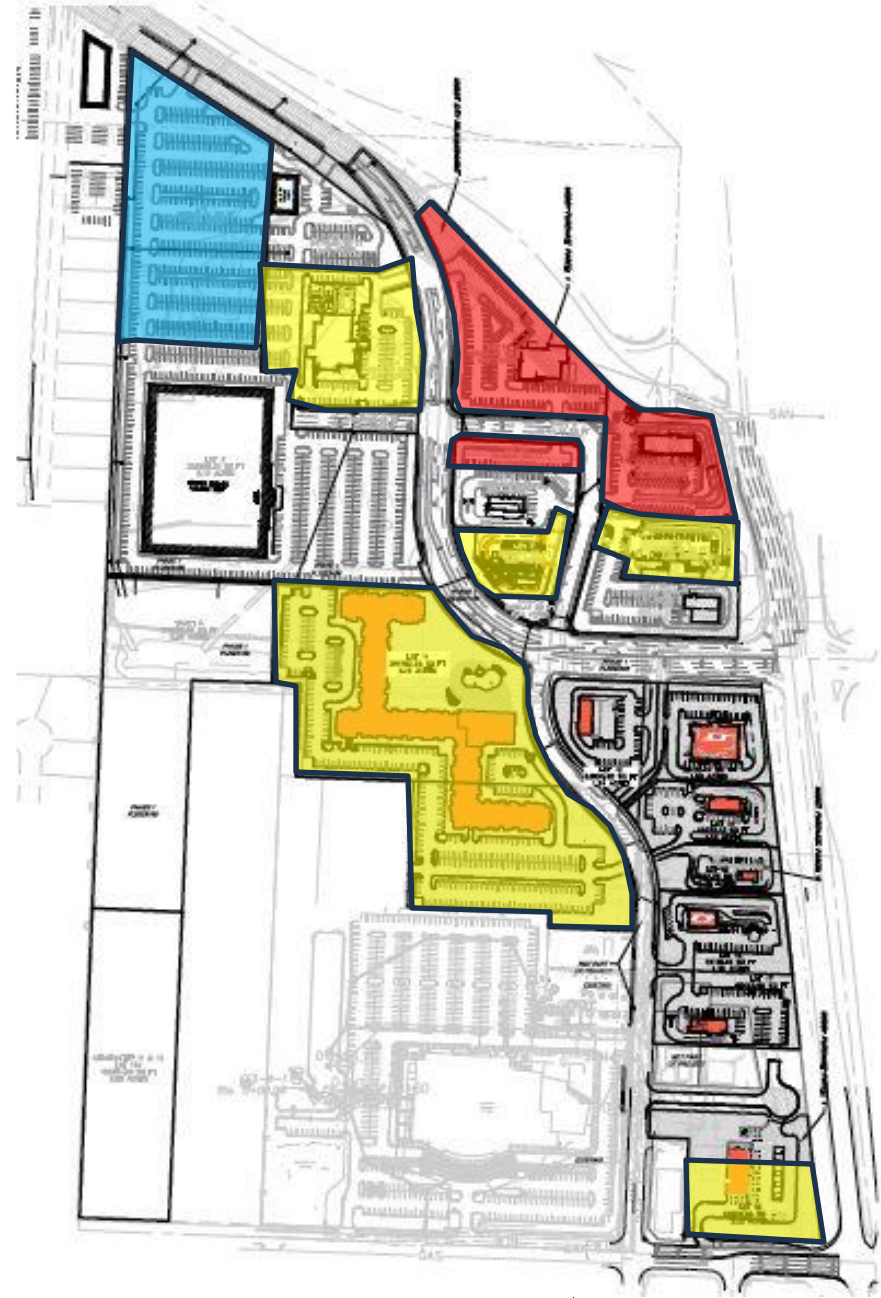
Lots 5, 5A and 6

Final Development Plans

Lots 4, 7, 9, 11 and 18

Preliminary Development Plan / Design

Lot 1



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Original Development Plan

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

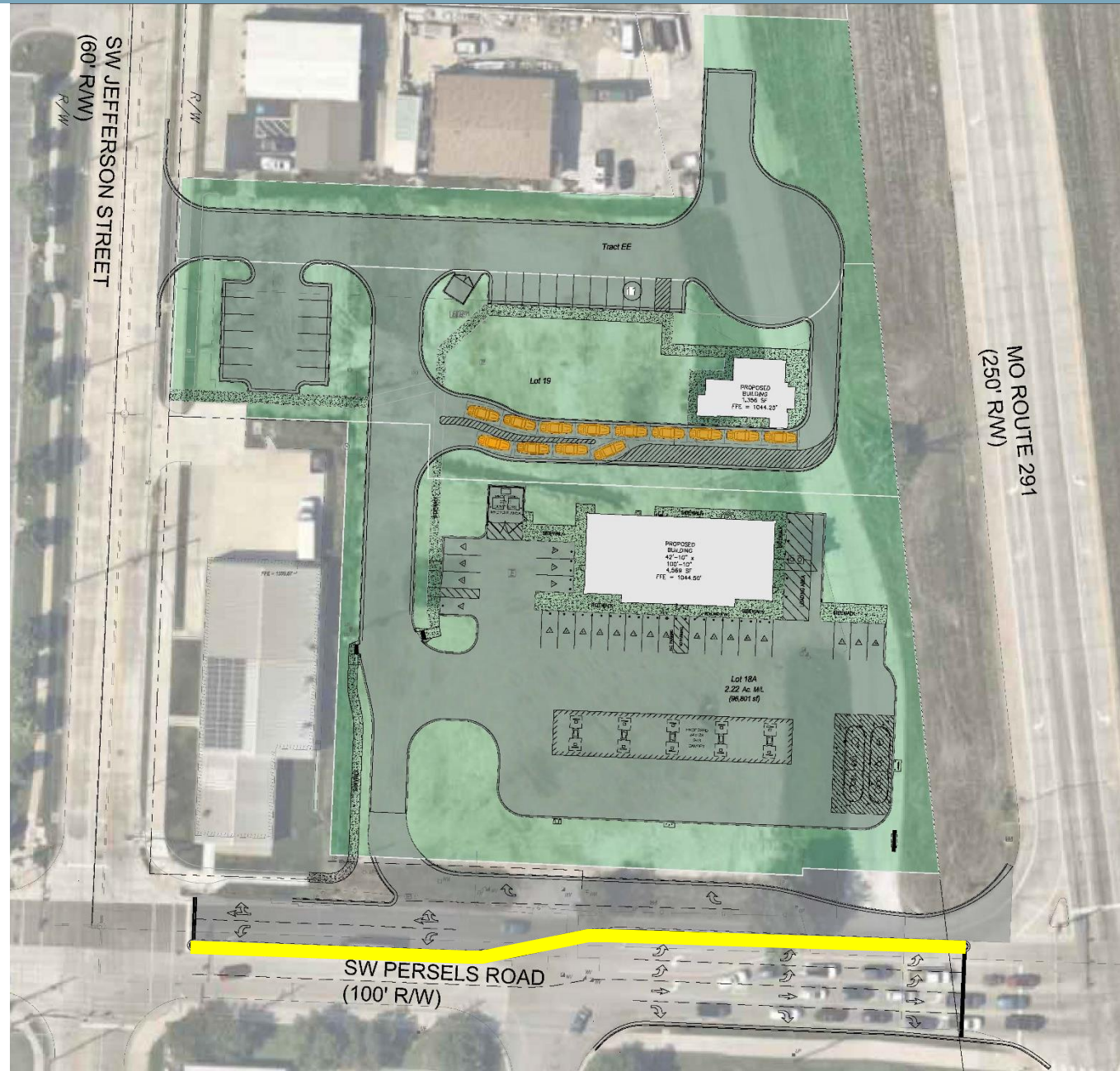
SW Persels Road Improvements

-Median on SW Persels Rd

-Additional SW Persels Left Turn

-Dedicated Right Turn off SW Persels Rd

150' plus taper



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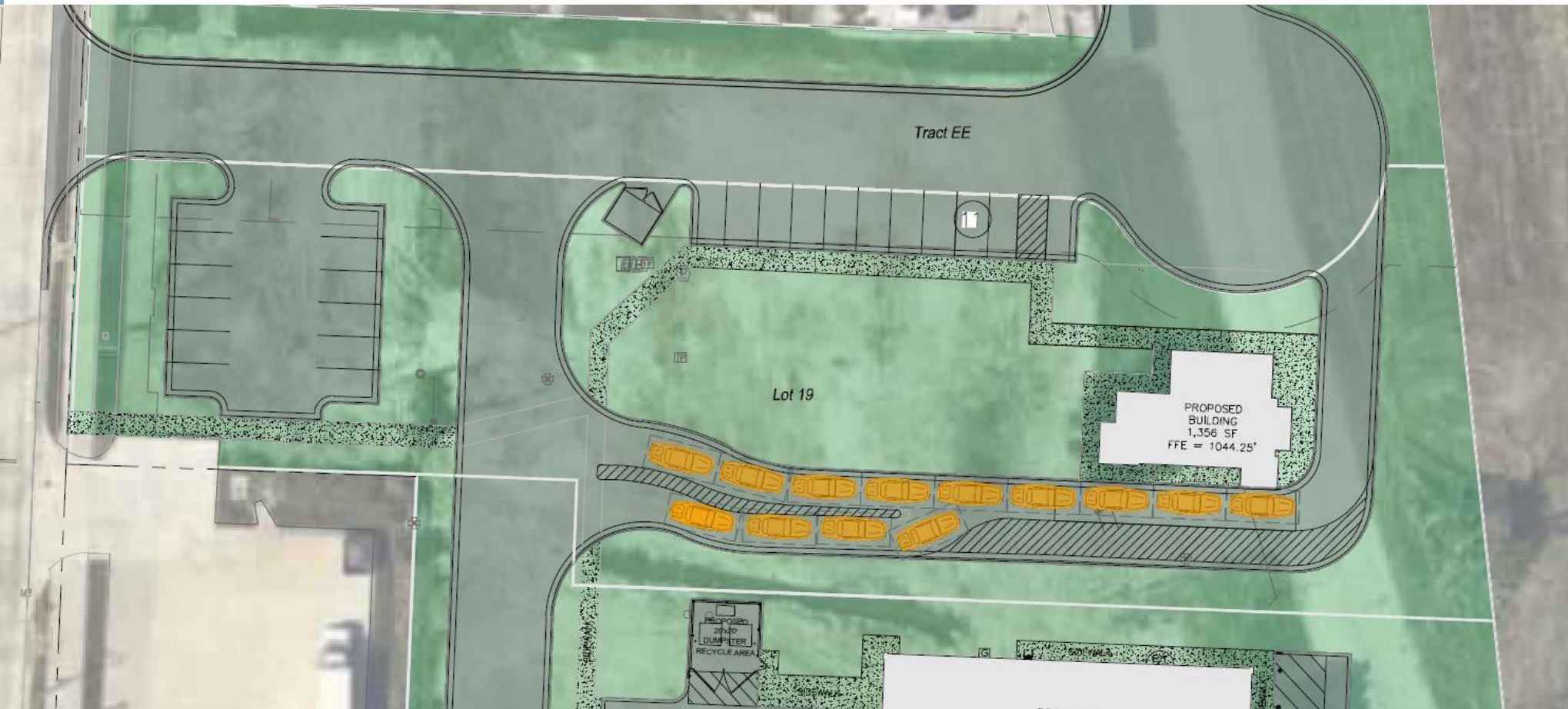
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Proposed Development Plan

-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

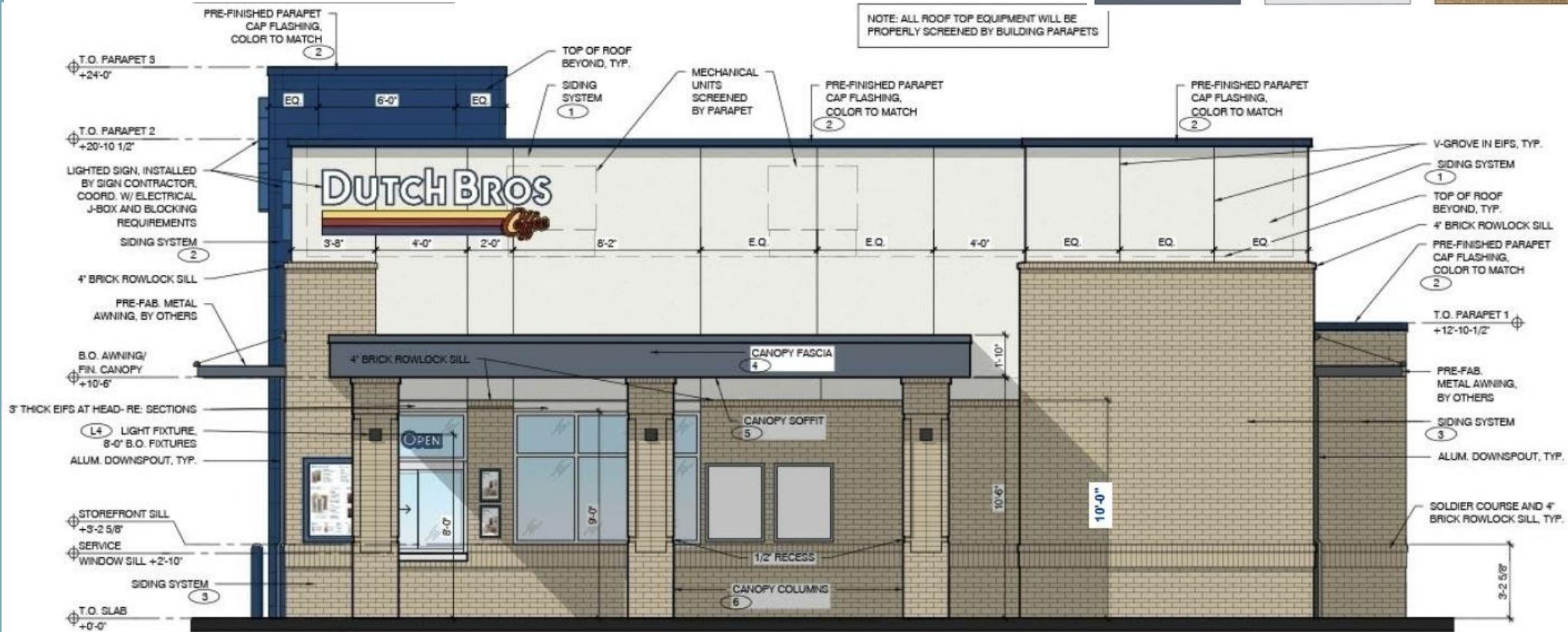
-1,443 Trips

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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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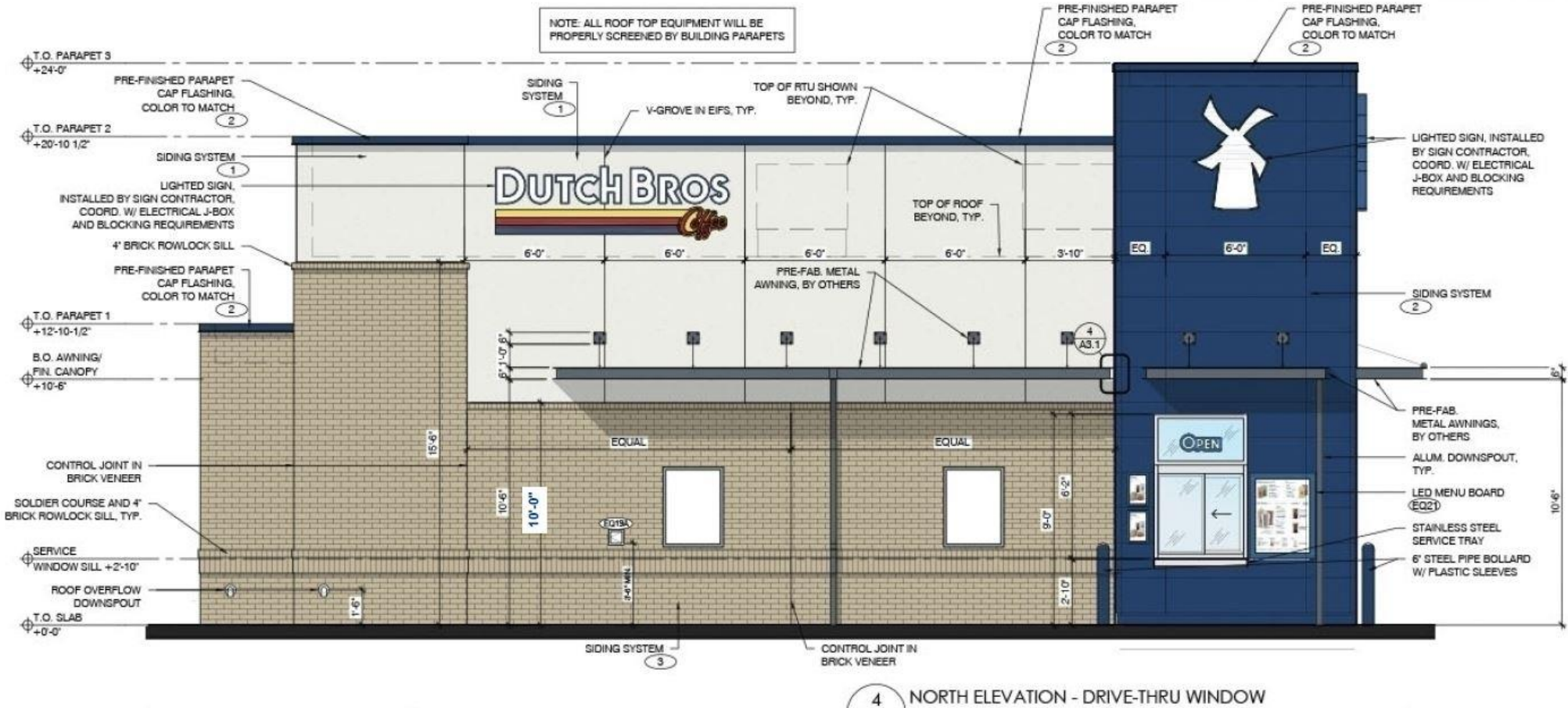
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Proposed Elevation

EXTERIOR FINISH SQUARE FOOTAGE SCHEDULE				
BRICK	EIFS	NICHIHA	GLASS	FACADE
NORTH ELEVATION				
428.19 SF 42% OF FACADE	342.1 SF 34% OF FACADE	219.64 SF 22% OF FACADE	24.7 SF 2% OF FACADE	1014.54 SF
EAST ELEVATION				
328.06 SF 55% OF FACADE	113.38 SF 18% OF FACADE	106.88 SF 18% OF FACADE	0 SF 0% OF FACADE	601.55 SF
SOUTH ELEVATION				
573.23 SF 56% OF FACADE	318.64 SF 31% OF FACADE	45.75 SF 5% OF FACADE	74.3 SF 7% OF FACADE	1016.4 SF
WEST ELEVATION				
271.87 SF 46% OF FACADE	80.42 SF 14% OF FACADE	220.60 SF 37% OF FACADE	57.81 SF 9% OF FACADE	594.1 SF

EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	EIFS	DRYVIT	OUTSLATING EIF SYSTEM	COLOR: WHITE SAND SW9582
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	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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The logo for Engineering Solutions features a large, stylized 'E' in a red circle and a large, stylized 'S' in a grey circle. The word 'ENGINEERING' is in black, 'SOLUTIONS' is in black, and 'ENGINEERING & SURVEYING' is in red. The address '50 S.E. 30th Street Lee's Summit, MO 64086' and phone number '816.623.9888' are listed below the company name, along with the website 'www.engineeringsolutionsks.com'.

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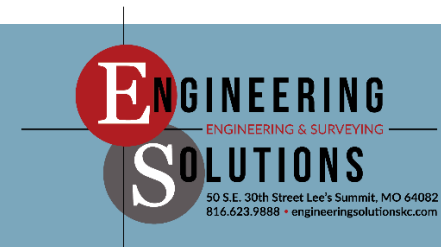
Neighborhood Meeting – Held November 5, 2025

- 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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