

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 740 NW WARD ROAD FOR LES SCHWAB TIRE CENTER, 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 #PL2025-277 submitted SFP-E, LLC, requesting approval of a preliminary development plan in District PMIX on land located at 740 NW Ward Rd. 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 public hearings for the consideration of the preliminary development plan on December 11, 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 January 6, 2026, 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 10D, Summit Fair, Lots 10D-10F, a subdivision in Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. The development shall occur in accordance with the Preliminary Development Plan with a revision date of November 10, 2025.
2. A modification shall be granted to allow for the western building façade to be exempt from the fenestration within the pedestrian view zone requirement.
3. A modification shall be granted to allow for the light poles to be 18' tall from grade inclusive of the concrete base.
4. The sidewalk connection on the west side shall either extend further to the north and terminate with a ramp at the entrance to the apartments on Outerview Dr. or connect on the east side of the existing stub.

SECTION 3. Development shall be in accordance with the preliminary development plan submitted November 10, 2025, including the building elevations contained therein, appended hereto as Attachment A.

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 20th day of January, 2026.

ATTEST:

Trisha Fowler Arcuri
City Clerk *Trisha Fowler Arcuri*



William A. Baird
Mayor *William A. Baird*

Beto Lopez, MPT

APPROVED by the Mayor of said city this 22nd day of January, 2026.

ATTEST:

Trisha Fowler Arcuri
City Clerk *Trisha Fowler Arcuri*



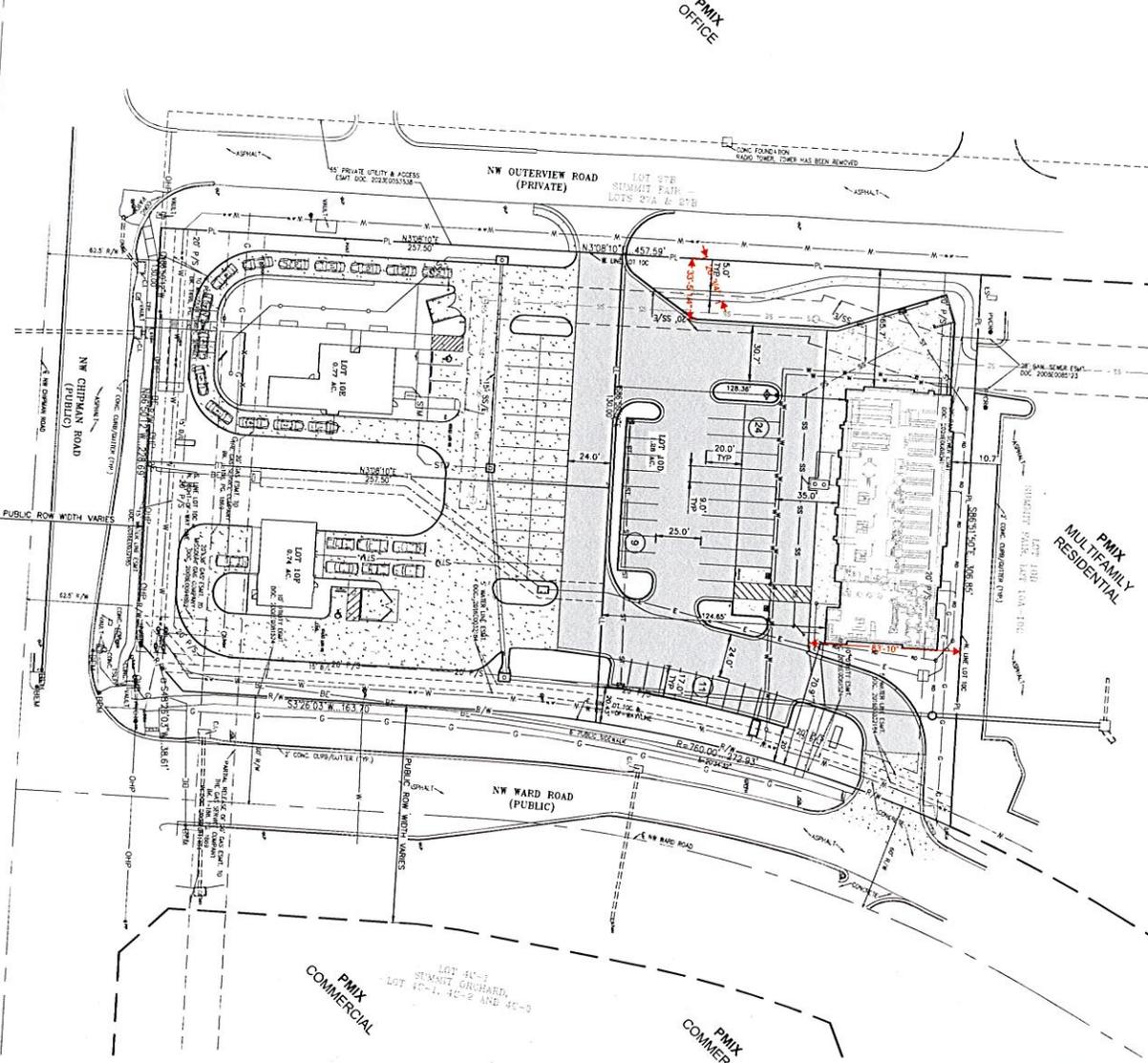
William A. Baird
Mayor *William A. Baird*

Beto Lopez, MPT

APPROVED AS TO FORM:

Brian W. Head
City Attorney *Brian W. Head*

VILLAGE FAIR
R-1
SINGLE FAMILY RESIDENTIAL



PREPARED AND SUBMITTED BY:
ENGINEER:
3001 STATE STREET, SUITE 200
JACKSON, MO 64414
(816) 261-4440
lmp@lmpinc.com

LEGEND
 [Symbol] PROPOSED OR EXISTING
 [Symbol] EXISTING
 [Symbol] DEFINITIVE PAVEMENT
 [Symbol] CONCRETE PAVEMENT

LEGAL DESCRIPTION:
SUMMIT FAIR, LOTS 100-10F, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAN THEREOF.

LOT DATA TABLE

LOT	AREA	ACRES
LOT 100	55,798 S.F.	1.28 AC
LOT 101	33,475 S.F.	0.77 AC
LOT 102	32,209 S.F.	0.74 AC
TOTAL	121,482 S.F.	2.79 AC

BUILDING SUMMARY TABLE

LOT	USE	AREA (S.F.)	APPROX. GROSS VOLUME (CU FT)
LOT 100	RESTAURANT	8,400 S.F.	0.1541
LOT 101	RESTAURANT W/ DRIVE THRU	2,000 S.F.	0.0397
LOT 102	AUTOMOBILE SERVICE	1,500 S.F.	0.0274
TOTAL	APPROX. NET SIGNA	200 S.F.	
TOTAL APPROX. BUILDING S.F.		12,900 S.F.	

PARKING SUMMARY

LOT	USE	REQUIRED SPACES	PROVIDED SPACES
LOT 100	BUILDING S.F. - 8,400 S.F.	18	50
LOT 101	BUILDING S.F. - 2,000 S.F.	10	21
LOT 102	BUILDING S.F. - 1,500 S.F.	3	13
TOTAL		31	84

INTERIORS AREA SUMMARY

LOT	AREA	AREA (S.F.)
LOT 100	INTERIORS AREA	41,337 S.F. (74%)
LOT 101	INTERIORS AREA	14,441 S.F. (50%)
LOT 102	INTERIORS AREA	22,228 S.F. (68%)
TOTAL	INTERIORS AREA	78,006 S.F. (64%)

PERMITTED USES SUMMARY

USE	AREA (S.F.)
RESTAURANT (TYPE A, B, AND DRIVE THRU)	10,400 S.F.
COMMERCIAL (INCLUDING AUTOMOBILE SERVICE USES)	1,500 S.F.

Key: What's below:
 [Symbol] EXISTING
 [Symbol] PROPOSED
 [Symbol] CONCRETE PAVEMENT

DATE PLOTTED: 10/20/2011 10:45:00 AM PROJECT: SUMMIT FAIR LOTS 100-10F LEE'S SUMMIT, MO

OVERALL SITE PLAN
REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 100-10F
LEE'S SUMMIT, JACKSON COUNTY, MO

PRELIMINARY

DATE PLOTTED: 10/20/2011 10:45:00 AM PROJECT: SUMMIT FAIR LOTS 100-10F LEE'S SUMMIT, MO

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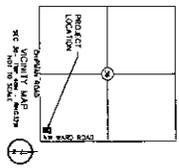
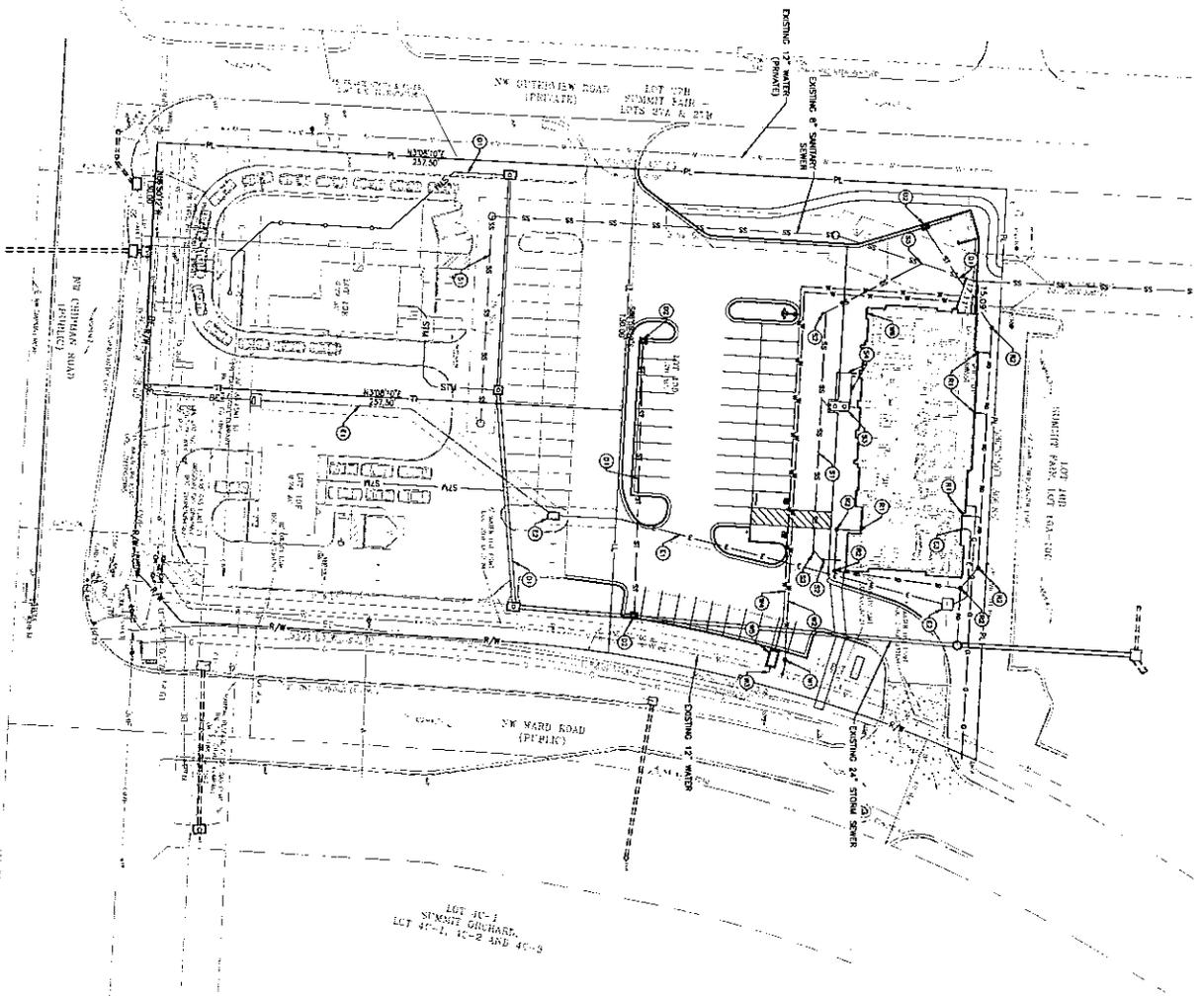
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- LEGEND**
- P.L. — PROPERTY LINE
 - L.L. — LOT LINE
 - S.L. — SECTION LINE
 - D.S. — DESCENDANT WAY
 - S.S. — SANITARY SEWER
 - S.S. — STORM SEWER
 - R.D. — ROOF DRAIN
 - E.L. — ELECTRIC LINE
 - C.L. — GAS LINE
 - W.L. — WATER LINE

- SITE UTILITIES:**
1. ALL UTILITIES SHALL MEET THE DESIGN AND CONSTRUCTION STANDARDS FOR THE CITY OF LEE'S SUMMIT.
 2. PROPOSED BUILDINGS SHALL BE AT LEAST 15'-0" FROM SANITARY SEWER MAINS.
 3. WATER AND SEWER LINES SHALL MAINTAIN AT LEAST 10'-0" OF CLEAR SEPARATION AT CROSSINGS AND 15' OF CLEAR SEPARATION AT CROSSINGS.

- UTILITY CALLOUTS:**
- ① SANITARY SEWER SERVICE
 - ② SANITARY SEWER CLEANOUT
 - ③ OIL/GREASE SEPARATOR
 - ④ OIL/GREASE SEPARATOR VENT(S)
 - ⑤ CONNECT SANITARY SEWER SERVICE TO EXISTING MAIN 10" DIA. IN THE SHED
 - ⑥ 1-1/2" WATER METER
 - ⑦ 2" WATER SERVICE
 - ⑧ CONNECT TO EXISTING WATER
 - ⑨ 8" P.C. CROWN PIPE LINE
 - ⑩ TRIPLE LINE INLET AT ROOF CHECK VALVE CONNECTION
 - ⑪ UNDERGROUND ELECTRIC SERVICE
 - ⑫ CONCRETE BRIDGE/GRINDER PAD
 - ⑬ ELECTRIC ENTRY INTO BUILDING
 - ⑭ GAS ENTRY INTO BUILDING WITH METER
 - ⑮ ROOF DRAIN CLEANOUT
 - ⑯ STORM SEWER
 - ⑰ STORM SEWER CURB INLET

	<p>UTILITY PLAN</p> <p>REVISED PRELIMINARY DEVELOPMENT PLAN</p> <p>SUMMIT FAIR LOTS 100-10F LEE'S SUMMIT, JACKSON COUNTY, MO</p>	<p>PRELIMINARY</p>	<p>SCALE: AS SHOWN</p>
<p>DATE: 10/20/2010</p> <p>PROJECT: SUMMIT FAIR LOTS 100-10F</p> <p>DESIGNER: LAMP RYANERSON</p> <p>CHECKED: LAMP RYANERSON</p>	<p>3</p>		

PROPOSED LEE'S SUMMIT TIER CENTER LOT 100

LANDSCAPE CODE REVIEW - FAIR DEVELOPMENT ZONING			
REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	NOTES & RECOMMENDATIONS
A. STREET FRONTAGE (SEE 3.1.1)	MINIMUM FRONT SETBACK 20'	MINIMUM FRONT SETBACK 20'	
B. PLANTING	MINIMUM FRONT SETBACK 20'	MINIMUM FRONT SETBACK 20'	
C. SCREENING (SEE 3.4.1)	MINIMUM FRONT SETBACK 20'	MINIMUM FRONT SETBACK 20'	

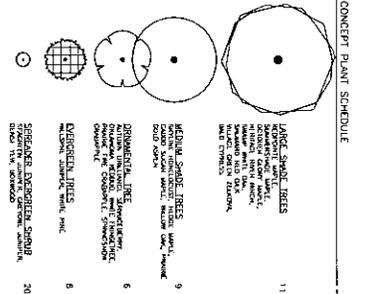
PLANT SCHEDULE

SYMBOL	CODE	DESCRIPTION	COMMON NAME	PLANT SIZE	CONT.	HEIGHT	WIDTH
1	1	ACER 3' FREEMAN HYBRID	WATERFRONT HYBRID	2.5' DIA.	8-8	40-50'	30-40'
2	2	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
3	3	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
4	4	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
5	5	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
6	6	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
7	7	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
8	8	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
9	9	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
10	10	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
11	11	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
12	12	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
13	13	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
14	14	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
15	15	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
16	16	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
17	17	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
18	18	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
19	19	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'
20	20	DOGWOOD	DOGWOOD	2.5' DIA.	8-8	30-40'	30-40'

LANDSCAPE SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	QUANTITY/PRICE	DATE
1	1	ACER 3' FREEMAN HYBRID	ACER 3' FREEMAN HYBRID	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
2	2	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
3	3	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
4	4	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
5	5	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
6	6	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
7	7	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
8	8	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
9	9	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
10	10	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
11	11	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
12	12	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
13	13	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
14	14	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
15	15	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
16	16	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
17	17	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
18	18	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
19	19	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W
20	20	DOGWOOD	DOGWOOD	WWW.ALSHAW.COM	WWW.ALSHAW.COM	1 DIA.	3-5' W

OTHER PLOT SITES



CONCEPT PLANT SCHEDULE

1	LARGE SHADE TREES
2	ORNAMENTAL TREES
3	SPECIMEN TREES
4	SMALL TREES
5	SHRUBS
6	PERENNIALS
7	ANNUALS
8	GRASSES
9	GROUND COVERS
10	ROCKS
11	WATER FEATURES
12	PAVING
13	SEATING
14	SCREENING
15	WALLS
16	STAIRS
17	DRIVEWAYS
18	POLES
19	UTILITIES
20	LANDSCAPE LIGHTING

PRELIMINARY LANDSCAPE SCHEDULES
REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 10D-10F
LEE'S SUMMIT, JACKSON COUNTY, MO



LANDSCAPE ARCHITECTS
LAMP RYNEARSON
1111 W. GARDEN DRIVE, SUITE 100
JACKSON, MISSOURI 64501
PHONE: 816.251.1313
WWW.LAMP-RYNEARSON.COM

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

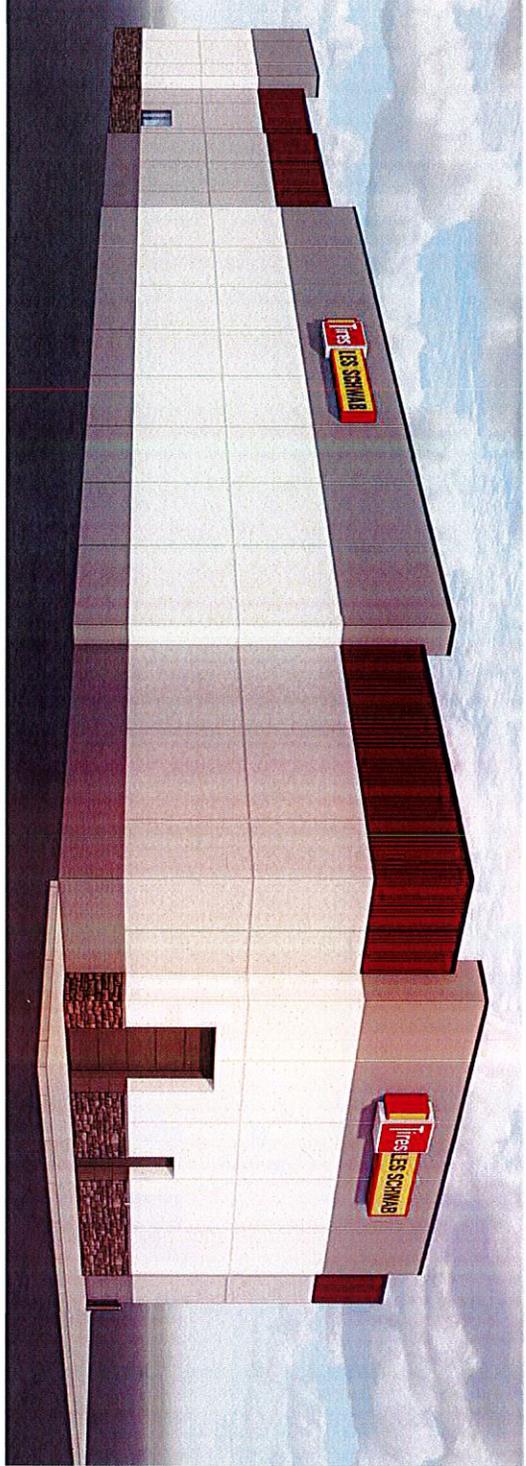


Call before you dig.

DATE	10/11/2011
PROJECT	SUMMIT FAIR LOTS 10D-10F
CLIENT	LEE'S SUMMIT, JACKSON COUNTY, MO
DESIGNER	LAMP RYNEARSON
SCALE	AS SHOWN
SHEET	5



1 BUILDING PERSPECTIVE



2 BUILDING PERSPECTIVE

740 NW WARD RD
 6 BAY RH MVP LINEAR STORE - PROTO Q3 2025
LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO

CONTRACTOR MATERIAL
 THIS ARCHITECTURAL RENDERING IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THIS RENDERING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THE ARCHITECT.

ARCHITECT FOR THE RENDERING:
 BARRISTER ARCHITECTURAL GROUP, LLC
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202



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 PROTO SET Q3 2025
 06.10.2024
 PROJECT NO. 24000007
 DESIGNED BY LLC
 CHICKENO BY I
 ARCHITECT

PERSPECTIVE VIEWS

MATERIAL LEGEND:

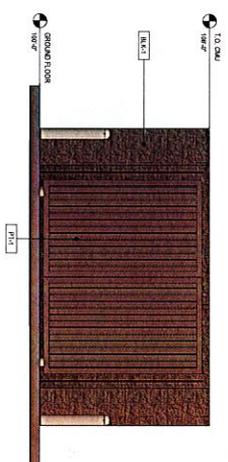
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TEXT	ANNELED GALV. STEEL PANEL (8'0")



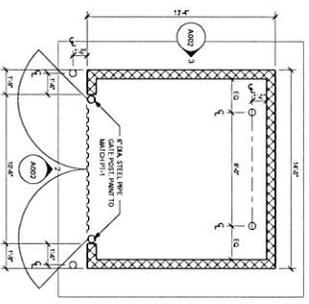
4 TRASH ENCLOSURE PERSPECTIVE



3 TRASH ENCLOSURE SIDE
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE - FRONT
SCALE: 3/8" = 1'-0"



1 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE
PLAN & DETAILS

740 NW WARD RD
6 BAY RH MVP LINEAR STORE - PROTO Q3 2025
**LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO**

CAPITANAL METAL
1100 S. SCHWAB BLVD.
LEE'S SUMMIT, MO 64086
PH: 816.488.8888
WWW.CAPITANALMETAL.COM

LES SCHWAB
TIRE CENTER
1100 S. SCHWAB BLVD.
LEE'S SUMMIT, MO 64086
PH: 816.488.8888
WWW.LES-SCHWAB.COM





Fixture	Beam Spread	Footcandle							
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

Figure 1: Photometric layout showing beam spread diagrams for various lighting fixtures across a grid of the site.

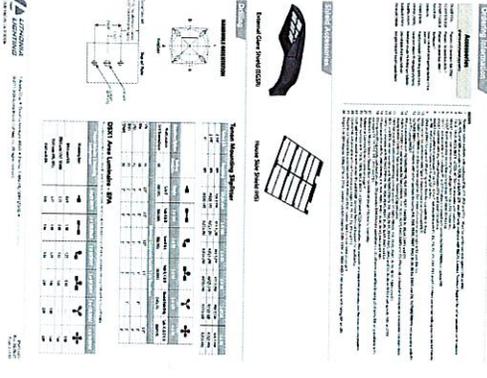


Figure 2: Photometric layout showing beam spread diagrams for various lighting fixtures across a grid of the site.

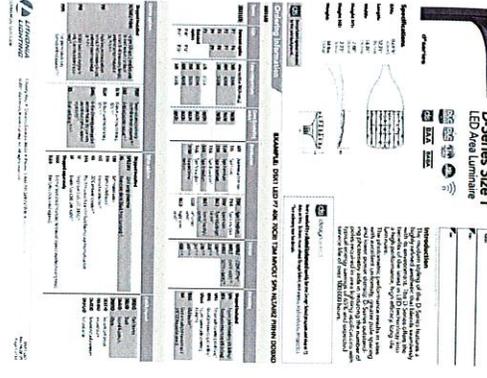


Figure 3: Photometric layout showing beam spread diagrams for various lighting fixtures across a grid of the site.

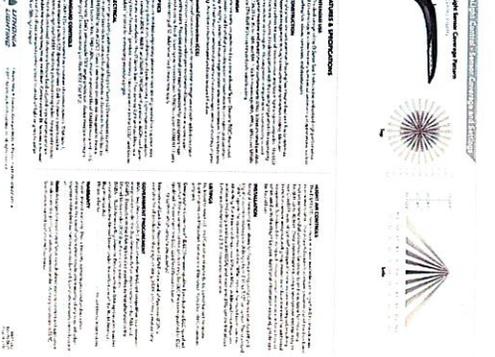


Figure 4: Photometric layout showing beam spread diagrams for various lighting fixtures across a grid of the site.

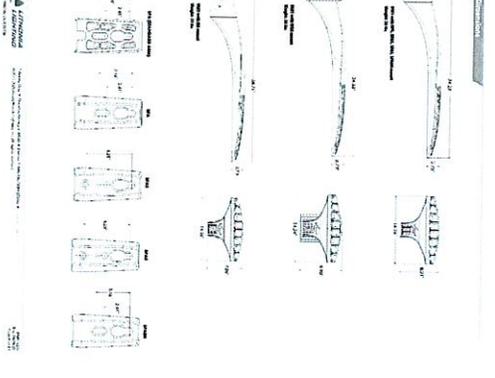


Figure 5: Photometric layout showing beam spread diagrams for various lighting fixtures across a grid of the site.

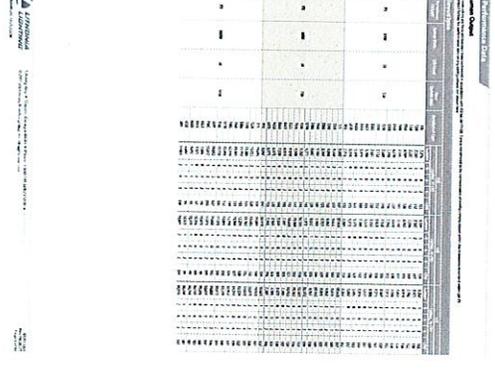


Figure 6: Photometric layout showing beam spread diagrams for various lighting fixtures across a grid of the site.

Lumark

CHROSTON MAXX LED

Product Specifications

Lighting Fixture Details

Product Certifications

COOPER

McGraw-Edison

BRTS Ballast

Product Specifications

Lighting Fixture Details

Product Certifications

COOPER

McGraw-Edison

BRTS Ballast

Product Specifications

Lighting Fixture Details

Product Certifications

COOPER

McGraw-Edison

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