



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

|                                 |                                                                                                                            |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>File Number</b>              | PL2024-251                                                                                                                 |
| <b>File Name</b>                | FINAL PLAT – Oldham Village, 2 <sup>nd</sup> Plat, Lots 12A-18 & Tract E                                                   |
| <b>Applicant</b>                | Engineering Solutions, LLC                                                                                                 |
| <b>Property Address</b>         | 101 SW Oldham Pkwy, 1051 SW Jefferson St, 1206 SW Market St,<br>1210 SW Market St, 1306 SW Market St and 1310 SW Market St |
| <b>Planning Commission Date</b> | January 9, 2025                                                                                                            |
| <b>Heard by</b>                 | Planning Commission and City Council                                                                                       |
| <b>Analyst</b>                  | Hector Soto, Jr., AICP, Senior Planner                                                                                     |

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### Public Notification

Pre-application held: January 24, 2023, and June 13, 2023  
Neighborhood meeting conducted: N/A  
Newspaper notification published on: N/A  
Radius notices mailed to properties within 300 feet on: N/A  
Site posted notice on: N/A

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### Attachments

Final Plat, upload date December 20, 2024  
Location Map

## 1. Project Data and Facts

| Project Data                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant/Status               | Engineering Solutions, LLC/Applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Applicant's Representative     | Matt Schlicht, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Location of Property           | 101 SW Oldham Pkwy, 1051 SW Jefferson St, 1206 SW Market St, 1210 SW Market St, 1306 SW Market St and 1310 SW Market St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Size of Property               | 1.23 acres (53,789 sq. ft.) – Lot 12A<br>1.50 acres (65,087 sq. ft.) – Lot 13<br>1.15 acres (50,225 sq. ft.) – Lot 14<br>0.76 acres (33,035 sq. ft.) – Lot 15<br>1.36 acres (59,135 sq. ft.) – Lot 16<br>1.39 acres (60,461 sq. ft.) – Lot 17<br>2.22 acres (96,801 sq. ft.) – Lot 18<br>0.77 acres (33,898 sq. ft.) – Tract E<br><b>±11.82 total net acres (514,705 sq. ft.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Number of Lots                 | 7 lots and 1 common area tracts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Zoning                         | PMIX (Planned Mixed Use)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Comprehensive Plan Designation | Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Procedure                      | <p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p><b>Duration of Validity:</b> Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval. The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p> |

### Current Land Use

The subject approximately 12 acres is composed of a portion of the former Adesa Auto Auction site plus industrial building sites bounded by SW Jefferson St on the west, South M-291 Hwy on the west, SW Oldham Pkwy on the north and SW Persels Rd on the south.

### Description of Applicant's Request

The applicant proposes a final plat composed of 7 lots and one (1) common area tract on approximately 12 acres. The proposed final plat is consistent with the second phase of the proposed Oldham Village development (Appl. #PL2024-015).

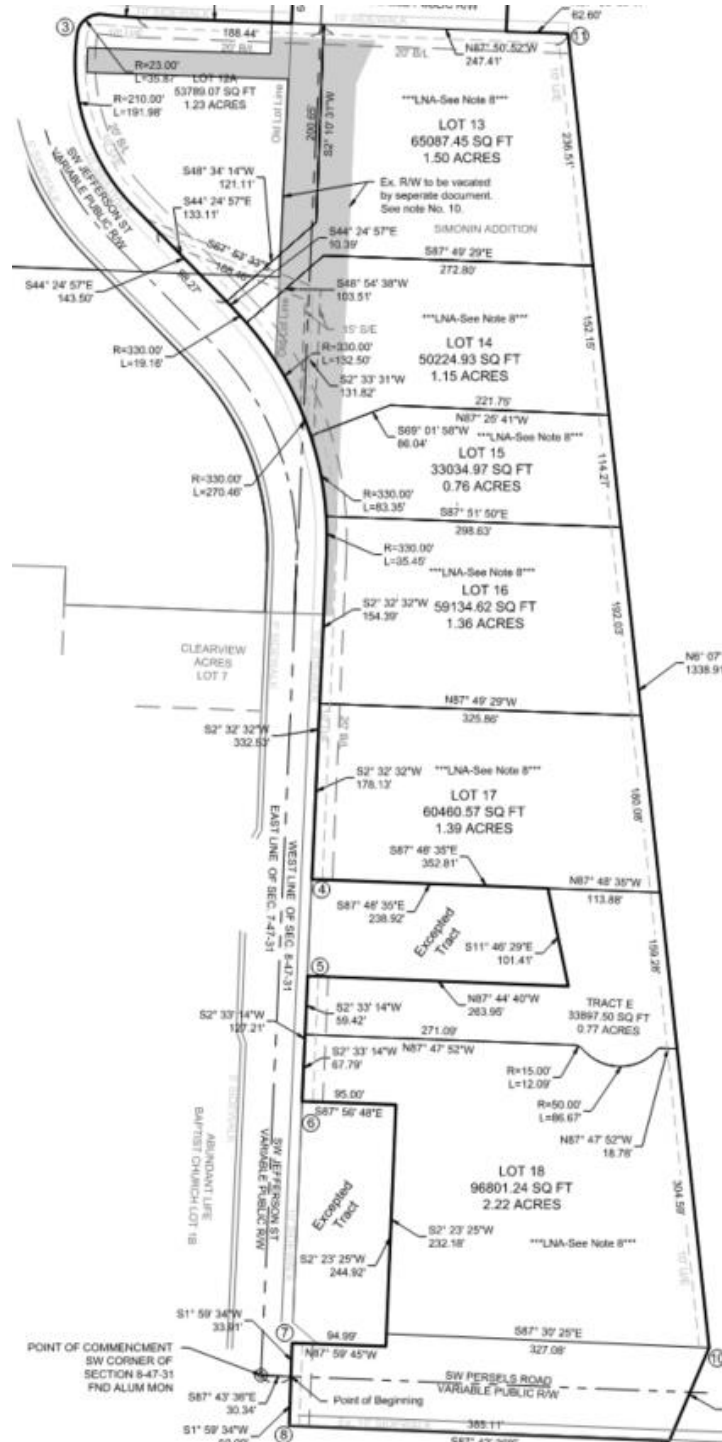


Figure 1 – Final Plat

## 2. Land Use

### Description and Character of Surrounding Area

The subject site constitutes approximately 12 acres generally bounded by SW Oldham Pkwy to the north; South M-291 Hwy to the east; Abundant Life Baptist Church campus and SW Persels Rd to the south; and Abundant Life Baptist Church campus and a large-acreage residential site to the west. The surrounding area is generally characterized by a transition of industrial uses along South M-291 Hwy to single-family residential west of the project site. Along the SW Oldham Pkwy/US 50 Hwy frontage, the mix of churches, office, multi-family and commercial buffer the transition from the highway to single-family residential to the south.

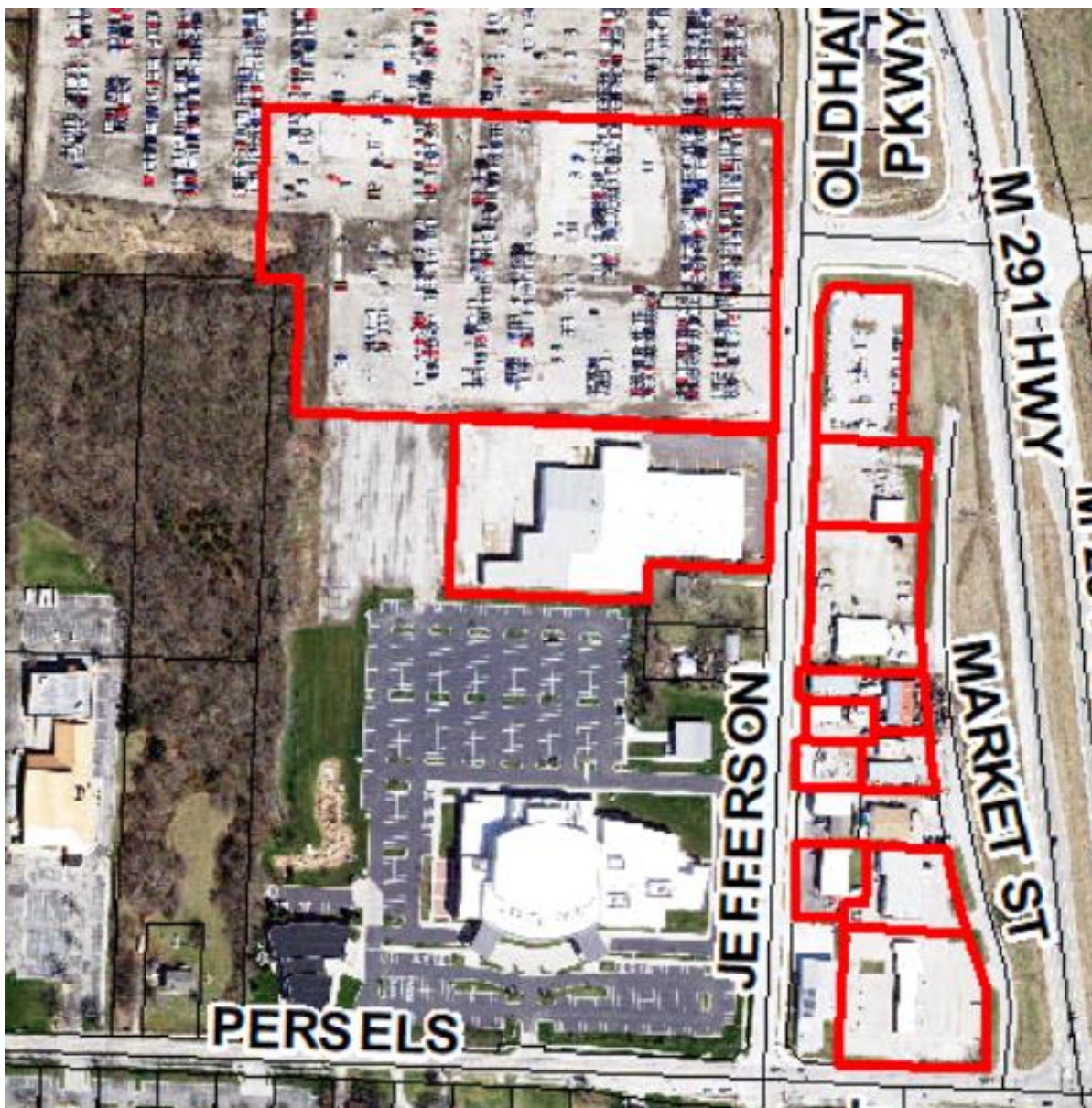


Figure 2 - Subject property shown in red.



**Adjacent Land Uses and Zoning**

|               |                                                                                                                                                                                                     |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>North:</b> | Former Adesa Auto Auction site and vacant commercial pad sites / PMIX                                                                                                                               |
| <b>South:</b> | Abundant Life Baptist Church / PI (Planned Industrial);<br>Single-family residential / R-1 (Single-family Residential);<br>Commercial / CP-2 (Planned Community Commercial); and<br>Industrial / PI |
| <b>East:</b>  | South M-291 Hwy                                                                                                                                                                                     |
| <b>West:</b>  | Abundant Life Baptist Church / PI; and<br>Large-acreage residential parcel / R-1                                                                                                                    |

**Site Characteristics**

The project site has frontage along SW Oldham Pkwy to the north, SW Jefferson St to the west, SW Market St/South M-291 Hwy to the east and SW Persels Rd to the south. The portion of the site composed of the former Adesa Auto Auction is mostly covered in pavement that was used for vehicle storage and continues to serve as vehicle storage as an interim use under a special use permit that was approved earlier this year. The parcels located between South M-291 Hwy and SW Jefferson St are composed of industrial buildings. Topographically, the project site generally slopes from east to west.

**Special Considerations**

The project site is located within the boundaries of the LS Mixed Uses Area of the EnVision LS overlay district. The EnVision LS overlay does not impact the platting process.

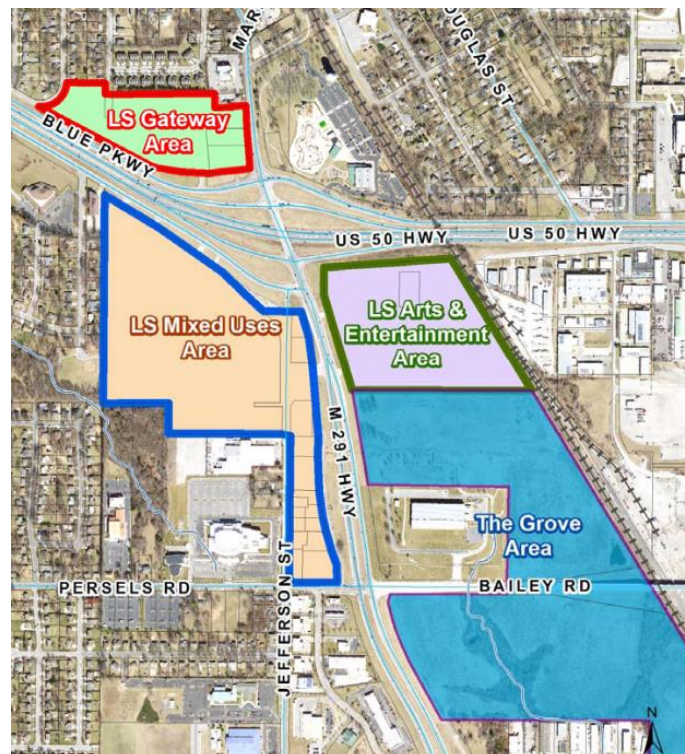


Figure 3 - EnVision LS overlay boundaries (The Grove Area is not included in the overlay boundaries.)

**Setbacks (Perimeter)<sup>1</sup>**

| Yard  | Building / Parking Proposed                                                 |
|-------|-----------------------------------------------------------------------------|
| Front | 20' (Building) / 0' (Parking)                                               |
| Side  | 0' (Building) / 0' (Parking – interconnected); 6' (Parking – disconnected)  |
| Rear  | 10' (Building) / 0' (Parking – interconnected); 6' (Parking – disconnected) |

<sup>1</sup> – PMIX setback standards are established per approved plan.

**3. Unified Development Ordinance (UDO)**

| Section      | Description             |
|--------------|-------------------------|
| 4.240        | Zoning Districts (PMIX) |
| 7.140, 7.150 | Final Plat              |

The subject site is the location of the proposed Oldham Village development composed of office/retail/service uses, along with multi-family residential and a fitness/recreational center. This proposed plat constitutes the second phase of said project.

**4. Comprehensive Plan**

| Focus Areas                           | Goals, Objectives & Policies                                                                                     |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Strong Neighborhoods & Housing Choice | Objective: Increase business activity by designing mutually supportive neighborhoods.                            |
| Resilient Economy                     | Objective: Diversity Lee's Summit economy.<br>Objective: Increase business retention and grow business activity. |
| Land Use & Community Design           | Objective: Plan for purposeful growth, revitalization and redevelopment.                                         |

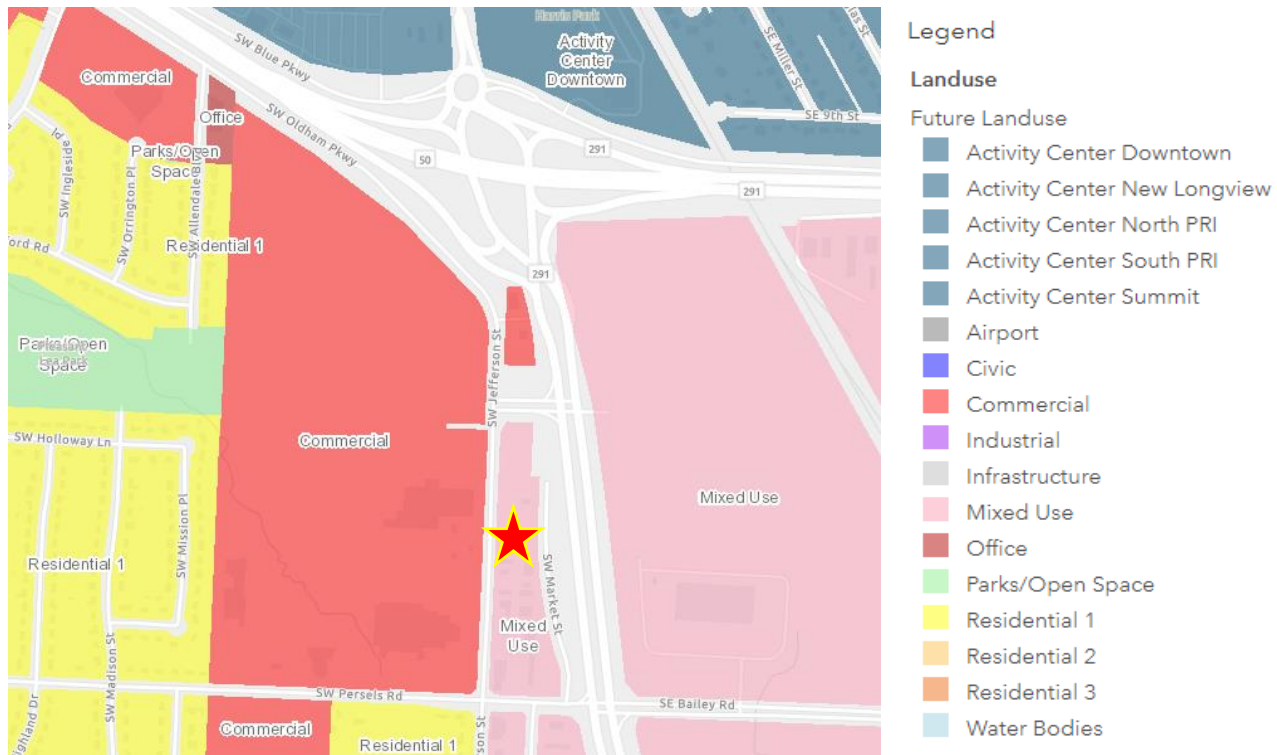
**Comprehensive Plan**

The proposed commercial uses are consistent with the Commercial land use designation under the Ignite Comprehensive Plan for the project site. The Commercial land use designation captures the full range of retail and service uses such as stand-alone commercial, medium to large scale commercial developments, and commercial recreation facilities. The proposed Oldham Village development will serve as a major commercial node at the intersection of US 50 Hwy and South M-291 Hwy to serve both area travelers and residents.

Redevelopment of the subject project site as proposed is consistent with the Commercial land use designation under the Ignite Comprehensive Plan. The location of the proposed commercial uses at the intersection of major highway and commercial corridors is appropriate and compatible with area uses.

Redevelopment of the site supports a healthy economic environment at a major commercial node by continuing to provide a needed service by area residents and travelers along both abutting highway corridors.

Redevelopment opportunities also support stated Ignite Comprehensive Plan goals and objectives that call for maximizing the use of existing infrastructure, services and amenities to increase efficiencies in said systems.



## 5. Analysis

### Background and History

- July 2, 1986 – The minor plat (Appl. #1986-183) titled *Metro Estates, Lot 1* was recorded by the Jackson County Recorder of Deeds office by Instrument #1986I700683.
- May 12, 2009 – The minor plat (Appl. #2009-017) titled *Adesa, Lots 1-3* was recorded by the Jackson County Recorder of Deeds office by Instrument #2009E0045659.
- November 3, 2016 – The City Council approved a City-initiated rezoning (Appl. #PL2016-158) from CP-2, PI and PMIX to PMIX and approved a conceptual development for approximately 237 acres generally bounded by the Pine Tree Plaza shopping center, US 50 Hwy, the former Adesa site, SW Jefferson St, SE 16<sup>th</sup> St, Union Pacific Railroad and South M-291 Hwy by Ordinance No. 8012.
- September 12, 2024 – The Planning Commission held public hearings and recommended approval of a preliminary development plan application (Appl. #PL2023-188) and a rezoning and preliminary

development plan (Appl. #PL2024-015) for the first and second phases of the proposed Oldham Village development. The City Council is scheduled to hear the applications on January 7, 2025.

**Compatibility**

The proposed lots and common area tracts are compatible with the proposed preliminary development plans for the Oldham Village development.

**Adverse Impacts**

The proposed development will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The proposed plat is consistent with the proposed Oldham Village development.

**Public Services**

The proposed final plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer, storm sewer and road improvements will be constructed to serve the proposed development and facilitate the provision of public infrastructure for the remaining phase of the Oldham Village development.

**Recommendation**

With the conditions of approval below, the application meets the Ignite! Comprehensive Plan and the requirements of the UDO and Design & Construction Manual.

## **6. Recommended Conditions of Approval**

### **Standard Conditions of Approval**

1. A minimum 5' sidewalk shall be required along the north side of SW Persels Rd.
2. Provide documentation confirming that all existing MoDOT right-of-way to be included within the boundaries of any proposed lot and/or any City right-of-way created by the subject plat has been conveyed to the developer. Said documentation shall be provided to the City prior to a second reading by City Council of the ordinance granting approval of the subject application.
3. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
5. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.



6. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
8. Prior to recording of the final plat, the following must be met:
  - a. A copy of the declaration of covenants and restrictions pertaining to common property as prepared in accordance with UDO Section 4.290 has been submitted for review and approval by the Director of Development Services and the City Attorney; and
  - b. The Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO; and
  - c. The approved Declaration of Covenants, Conditions and Restrictions will be recorded prior to the recording of the final plat.
9. A final plat shall be approved and recorded prior to issuance of any building permit.