

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 3394 NW VILLAGE PARK DRIVE FOR EXPRESS STOP CONVENIENCE STORE, 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 #PL2024-302 submitted by Engineering Solutions, LLC, requesting approval of a preliminary development plan in District PMIX on land located at 3394 NW Village Park Dr. 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 January 23, 2025 and February 27, 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 March 25, 2025, 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:

All of lot 2B of, Minor Plat of Village at View High – Lots 2A & 2B, in Lee's Summit, Jackson County, Missouri, Recorded as Document Number 2017E0113945.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated January 3, 2025, uploaded February 5, 2025 and building elevations contained therein.
2. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated January 9, 2025.

SECTION 3. Development shall be in accordance with the preliminary development plan dated January 3, 2025, including the building elevations contained therein, appended hereto as Attachment A and the Transportation Impact Analysis dated January 9, 2025, appended hereto as Attachment B.

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 22nd day of April, 2025.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 24th day of April, 2025.

ATTEST:

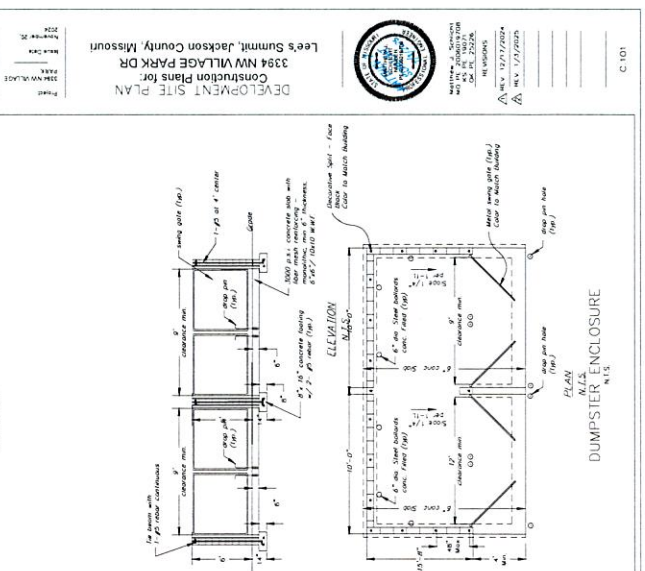
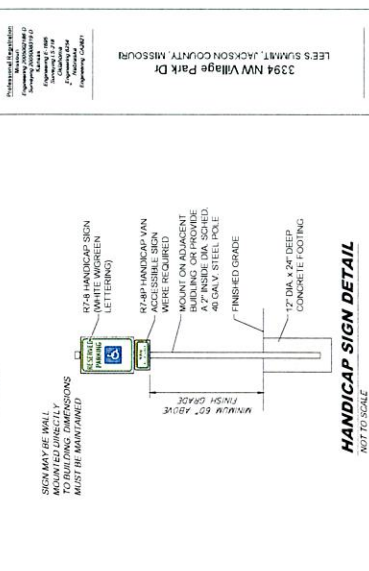
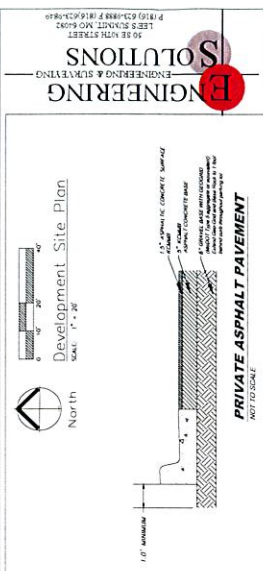
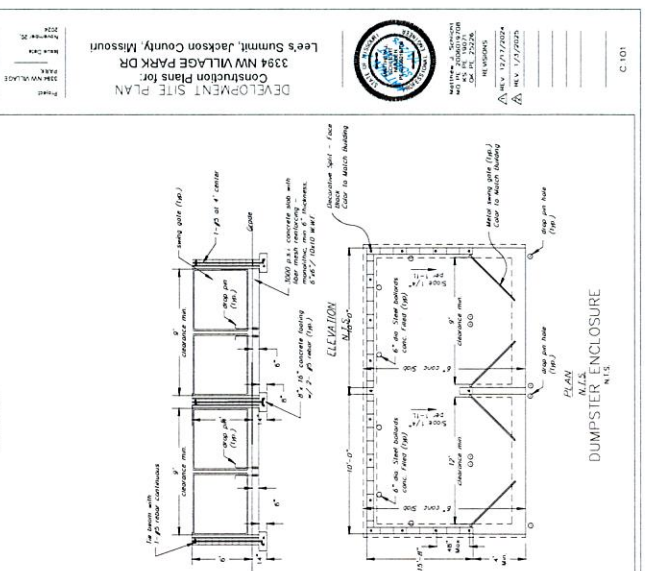
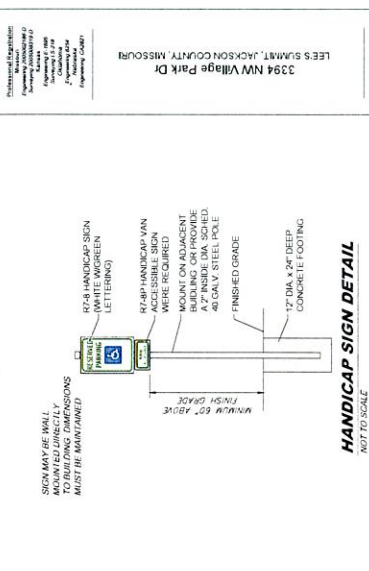
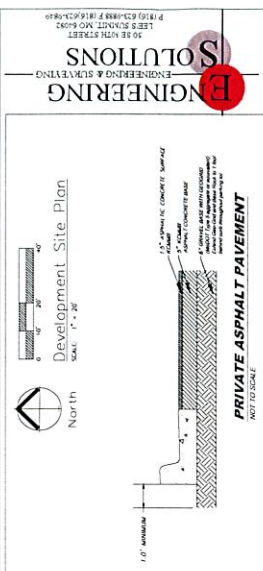
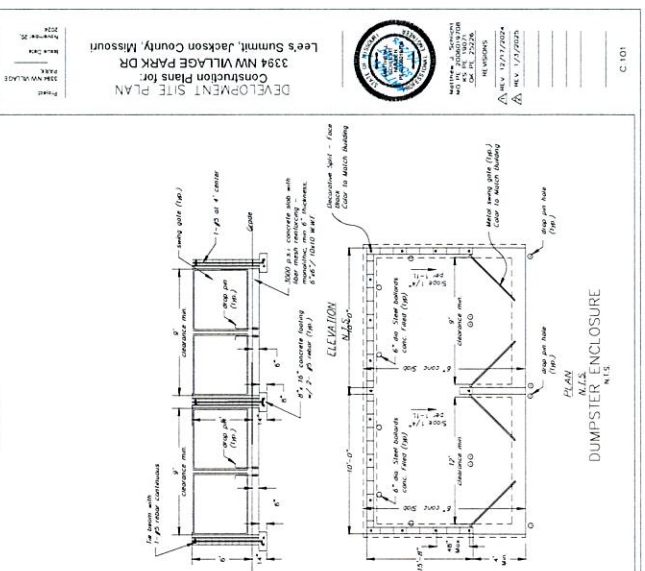
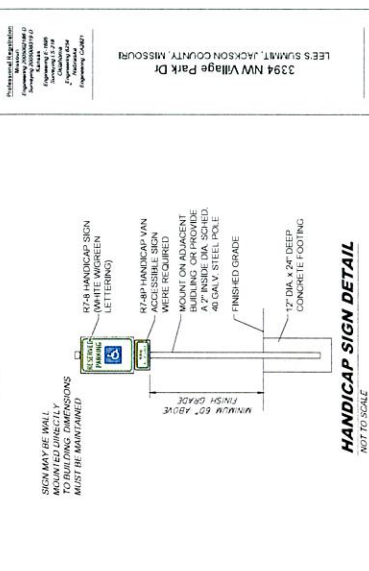
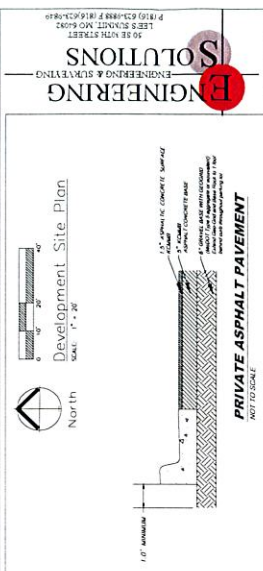
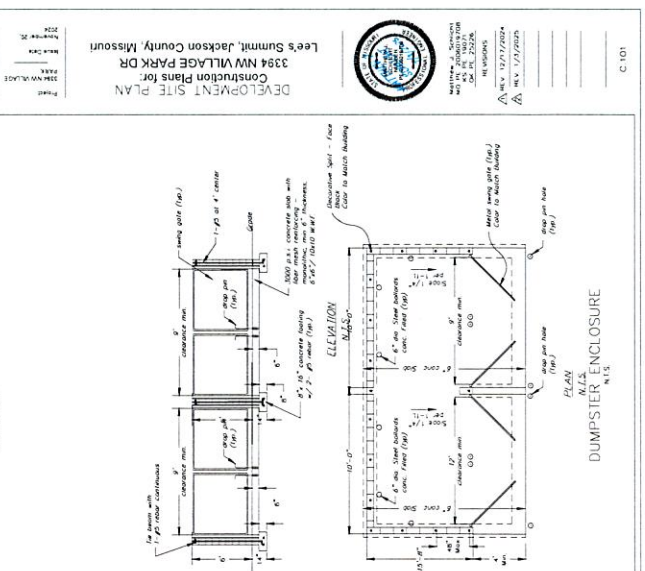
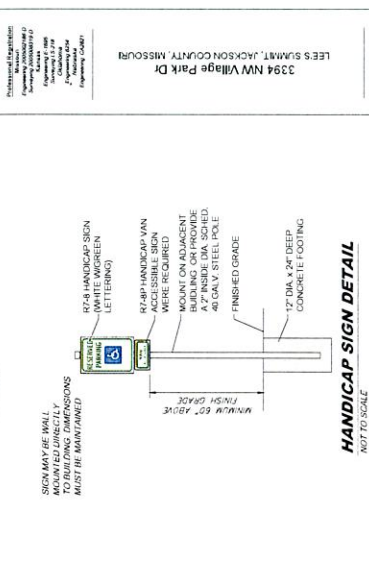
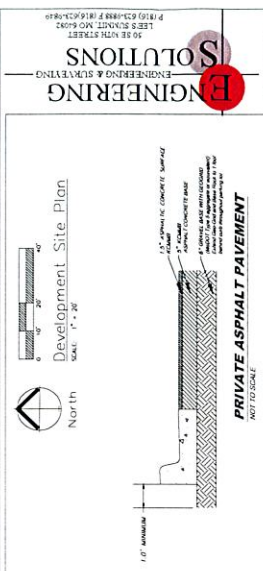
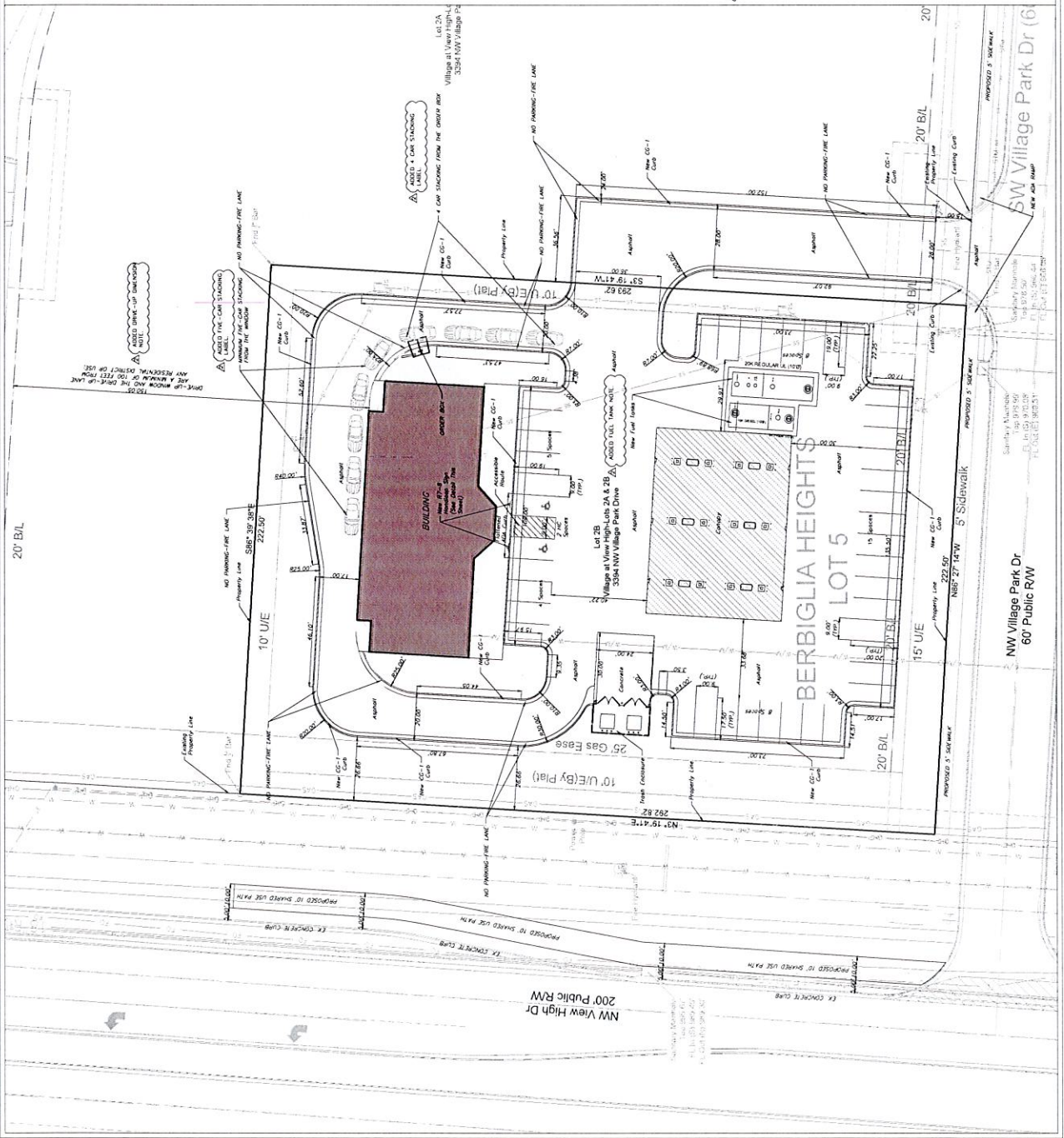
Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

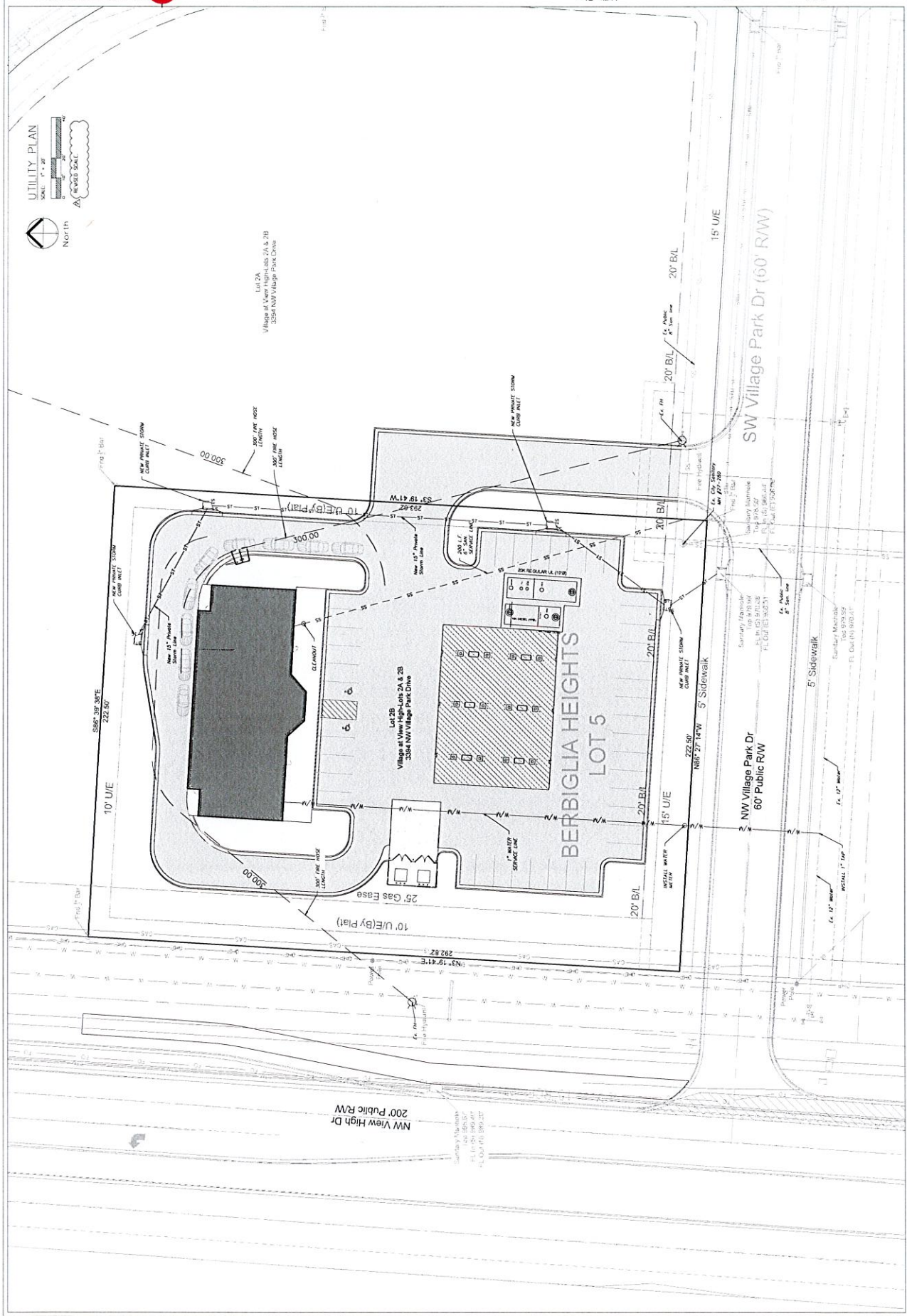
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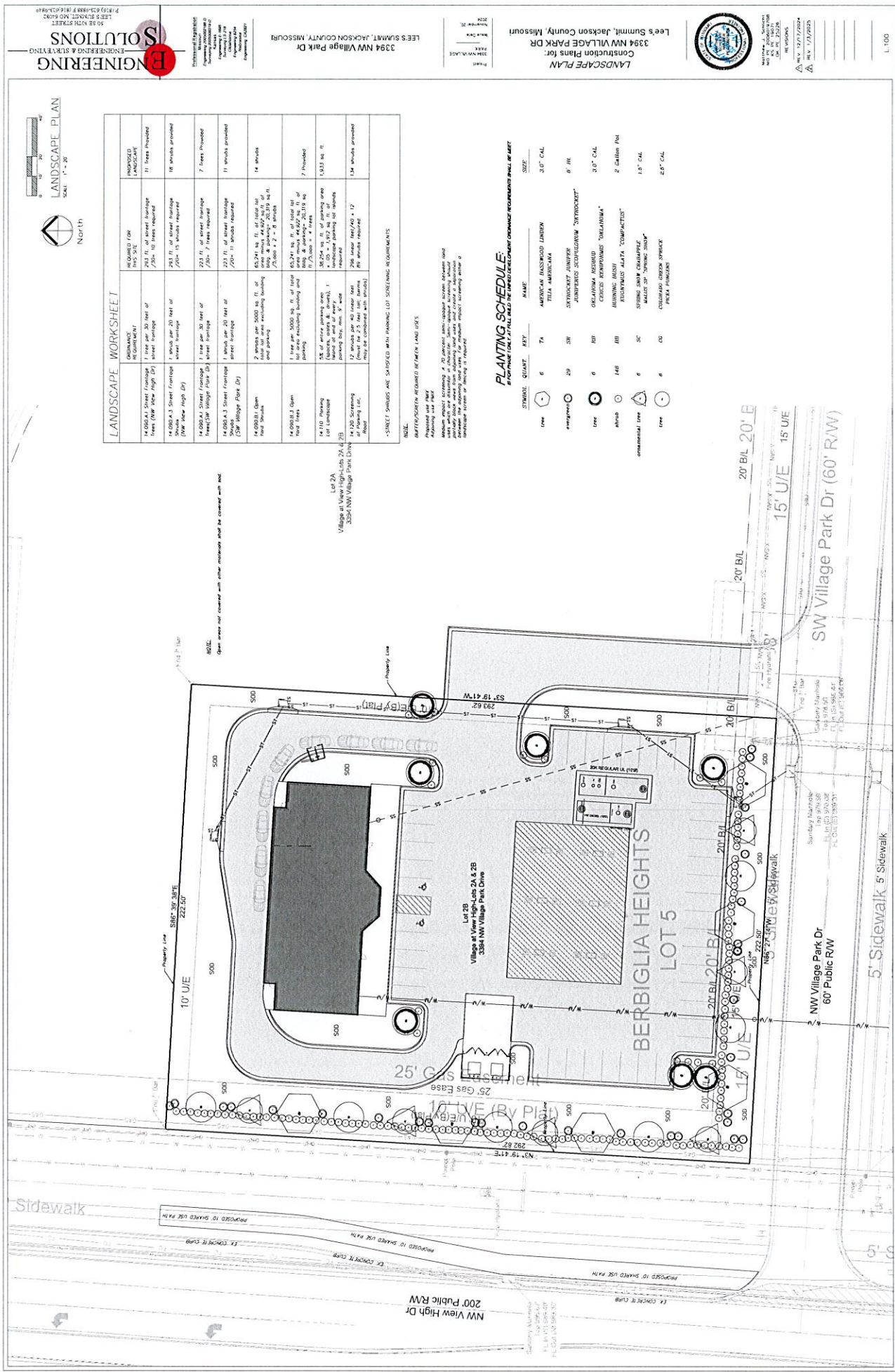
Brian W. Head
FOR City Attorney Brian W. Head



William A. Baird
Mayor William A. Baird







LANDSCAPE WORKSHEET			
EXISTING LANDSCAPE	REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14,000 S. Street Frontage (from NW side high 2A)	1 tree per 20 feet of street frontage	293 trees	11 trees provided
14,000 S. Street Frontage (from NW side high 2B)	1 tree per 20 feet of street frontage	293 trees	18 shrubs provided
14,000 S. Street Frontage (from NW side high 2C)	1 tree per 20 feet of street frontage	293 trees	7 trees provided
14,000 S. Street Frontage (from NW side high 2D)	1 tree per 20 feet of street frontage	293 trees	11 shrubs provided
14,000 S. Street Frontage (from NW side high 2E)	1 tree per 20 feet of street frontage	293 trees	14 shrubs
14,000 S. Street Frontage (from NW side high 2F)	1 tree per 20 feet of street frontage	293 trees	7 trees provided
14,000 S. Street Frontage (from NW side high 2G)	1 tree per 20 feet of street frontage	293 trees	11 shrubs provided
14,000 S. Street Frontage (from NW side high 2H)	1 tree per 20 feet of street frontage	293 trees	14 shrubs
14,000 S. Street Frontage (from NW side high 2I)	1 tree per 20 feet of street frontage	293 trees	7 trees provided
14,000 S. Street Frontage (from NW side high 2J)	1 tree per 20 feet of street frontage	293 trees	11 shrubs provided
14,000 S. Street Frontage (from NW side high 2K)	1 tree per 20 feet of street frontage	293 trees	14 shrubs
14,000 S. Street Frontage (from NW side high 2L)	1 tree per 20 feet of street frontage	293 trees	7 trees provided
14,000 S. Street Frontage (from NW side high 2M)	1 tree per 20 feet of street frontage	293 trees	11 shrubs provided
14,000 S. Street Frontage (from NW side high 2N)	1 tree per 20 feet of street frontage	293 trees	14 shrubs
14,000 S. Street Frontage (from NW side high 2O)	1 tree per 20 feet of street frontage	293 trees	7 trees provided
14,000 S. Street Frontage (from NW side high 2P)	1 tree per 20 feet of street frontage	293 trees	11 shrubs provided
14,000 S. Street Frontage (from NW side high 2Q)	1 tree per 20 feet of street frontage	293 trees	14 shrubs
14,000 S. Street Frontage (from NW side high 2R)	1 tree per 20 feet of street frontage	293 trees	7 trees provided
14,000 S. Street Frontage (from NW side high 2S)	1 tree per 20 feet of street frontage	293 trees	11 shrubs provided
14,000 S. Street Frontage (from NW side high 2T)	1 tree per 20 feet of street frontage	293 trees	14 shrubs
14,000 S. Street Frontage (from NW side high 2U)	1 tree per 20 feet of street frontage	293 trees	7 trees provided
14,000 S. Street Frontage (from NW side high 2V)	1 tree per 20 feet of street frontage	293 trees	11 shrubs provided
14,000 S. Street Frontage (from NW side high 2W)	1 tree per 20 feet of street frontage	293 trees	14 shrubs
14,000 S. Street Frontage (from NW side high 2X)	1 tree per 20 feet of street frontage	293 trees	7 trees provided
14,000 S. Street Frontage (from NW side high 2Y)	1 tree per 20 feet of street frontage	293 trees	11 shrubs provided
14,000 S. Street Frontage (from NW side high 2Z)	1 tree per 20 feet of street frontage	293 trees	14 shrubs

NOTES:
1. STREET SHALLOWS ARE SHOWN WITH FINISHING LOT SCHEDULING REQUIREMENTS.
2. PLANTING SCHEDULE REQUIRED IN THESE AREAS:
a. 20' B/L 20' B/E
b. 15' U/E 15' U/E
c. 15' U/E 15' U/E
d. 15' U/E 15' U/E
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t. 15' U/E 15' U/E
u. 15' U/E 15' U/E
v. 15' U/E 15' U/E
w. 15' U/E 15' U/E
x. 15' U/E 15' U/E
y. 15' U/E 15' U/E
z. 15' U/E 15' U/E

SYMBOL	QUANT	KEY	NAME	SIZE
tree	6	7A	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	29	2N	SYMPLECTIC JUNIPER	4" BL
tree	6	6B	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	148	6B	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6C	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6D	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6E	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6F	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6G	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6H	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6I	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6J	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6K	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6L	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6M	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6N	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6O	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6P	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6Q	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6R	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6S	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6T	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6U	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6V	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6W	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6X	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6Y	AMERICAN REDWOOD LARSEN	3.0" CAL
tree	6	6Z	AMERICAN REDWOOD LARSEN	3.0" CAL

PLANTING SCHEDULE:
a. 20' B/L 20' B/E
b. 15' U/E 15' U/E
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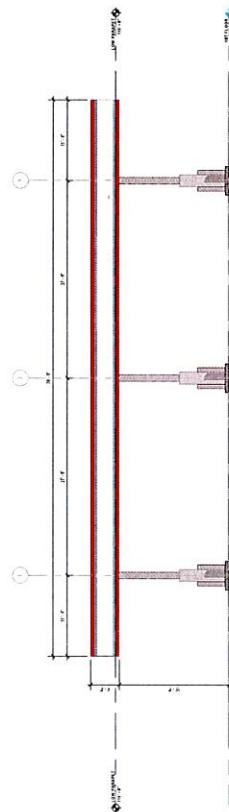
9 TRASH ENCLOSURE - REAR
1/8" = 1'-0"



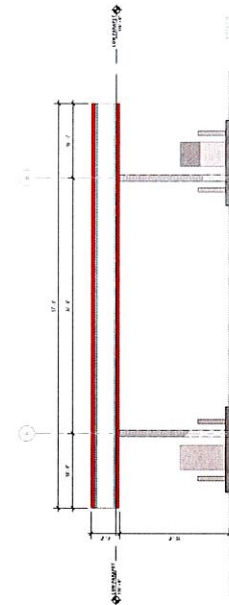
8 TRASH ENCLOSURE - SIDE
1/8" = 1'-0"



7 TRASH ENCLOSURE - FRONT
1/8" = 1'-0"



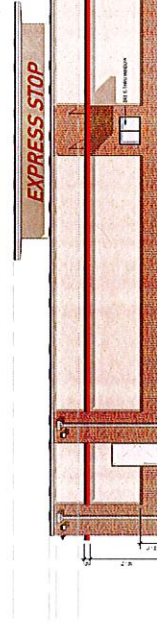
6 ELEVATION - CANOPY SIDE
1/8" = 1'-0"



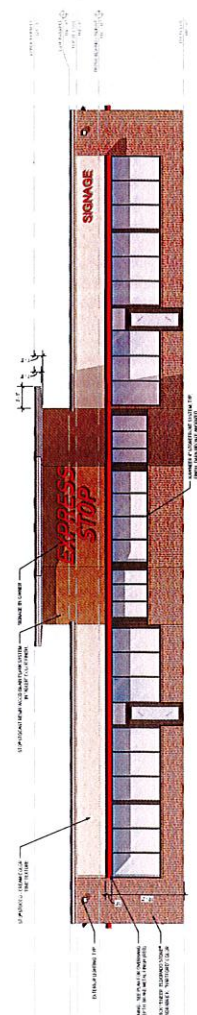
5 ELEVATION - CANOPY END
1/8" = 1'-0"



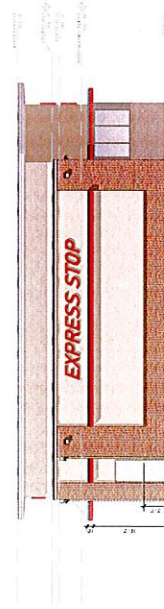
4 ELEVATION - EAST
1/8" = 1'-0"



3 ELEVATION - NORTH
1/8" = 1'-0"



1 ELEVATION - SOUTH
1/8" = 1'-0"



2 ELEVATION - WEST
1/8" = 1'-0"



LEE'S SUMMIT
MISSOURI

DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: January 9, 2025 **CONDUCTED BY:** Erin Ralovo, PE, PTOE
SUBMITTAL DATE: November 19, 2024 **PHONE:** 816.969.1800
APPLICATION #: PL2024302 **EMAIL:** Erin.Ralovo@cityofls.net
PROJECT NAME: VILLAGE AT VIEW HIGH C-STORE **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located along the east side of View High on the northeast corner of NW Village Park Drive. It is surrounded by residential development on the north, south and east side. To the west is KCMO and Fred Arbanas Golf Course.

ALLOWABLE ACCESS

The proposed development will be accessed from a drive off the east side of the property connecting to the south to NW Village Park Drive.

EXISTING STREET CHARACTERISTICS (*Lanes, Speed limits, Sight Distance, Medians*)

View High is generally a four-lane divided north-south arterial. View High has been developed to full urban standards with improvements including turn lanes, curb and gutter, sidewalks and continuous lighting. The speed limit on View High is 40 mph. Village Park Drive is a residential local with a speed limit of 25 mph. The intersection of View High and NW Village Park Drive is a right in right out intersection with a right turn lane on View High.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes ☒ No ☐

The intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied as shown on the development plans.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	3086	N/A	N/A
A.M. Peak Hour	324	162	162
P.M. Peak Hour	273	137	136

Trip generation shown was estimated for the proposed development based on ITE Code 945 - Gas Station with Convenience Store.

TRANSPORTATION IMPACT STUDY REQUIRED? Yes ☐ No ☒

A Traffic Impact Study was provided for the original development named 3rd Street and View High Traffic Impact Study and dated July of 2016. Kimley Horn has submitted a Traffic Memo Updating this report for this development. The memo shows a net decrease in trips for this site.

LIVABLE STREETS (*Resolution 10-17*) **COMPLIANT** ☒ **EXCEPTIONS** ☐

The proposed development is at the corner of View High Drive and Village Park Drive. View High Drive has an existing sidewalk along the property frontage. This sidewalk is required to be upgraded to a shared use path based on future development and upgrade of View High Drive.

Additionally, sidewalks will be constructed on the north side of Village Park Drive with this development.

RECOMMENDATION: **APPROVAL** ☒ **DENIAL** ☐ **N/A** ☐ **STIPULATIONS** ☒
Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed development with the following requirements/improvements.

1. A 10' Shared Use Path along View High Drive for the length of the development.
2. Sidewalk on the north side of Village Park Drive for the extent of the development.