

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 610 NW CHIPMAN ROAD FOR VALVOLINE OIL, 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 #PL2025-038 submitted by WSO Partners, LLC, requesting approval of a preliminary development plan in District PMIX on land located at 610 NW Chipman Road. 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 April 24, 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 May 20, 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:

Summit Fair, Lots 10D, 10E and 10F, a subdivision in the City of Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan with an upload date of March 25, 2025.

SECTION 3. Development shall be in accordance with the preliminary development plan submitted March 25, 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.

**BILL NO. 25-096****ORDINANCE NO. 10141**

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 3<sup>rd</sup> day of June, 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 4<sup>th</sup> day of June, 2025.

William A. Baird  
Mayor William A. Baird

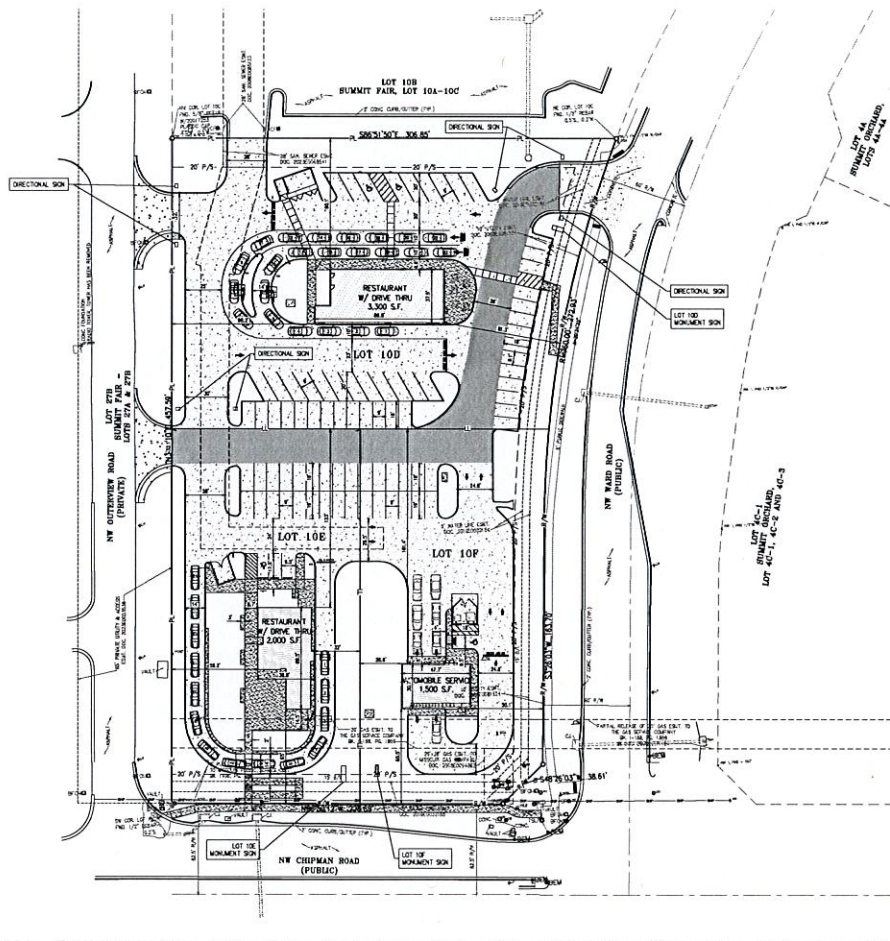
ATTEST:

Trisha Fowler Arcuri  
City Clerk Trisha Fowler Arcuri



APPROVED AS TO FORM:

Brian W. Head  
City Attorney Brian W. Head



# LEGAL DESCRIPTION:

NAME FOR LOT 10A-10C OF A SUBDIVISION IN THE CITY OF LEES SUMMIT, ANDERSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

## LOT DATA TABLE

Lot	Area (S.F.)
LOT 10A	2,384 S.F.
LOT 10B	2,384 S.F.
LOT 10C	2,384 S.F.
LOT 10D	2,384 S.F.

## BUILDING SUMMARY TABLE

Lot	Building Name	Area (S.F.)
LOT 10A	Restaurant & Drive Thru	3,300 S.F.
LOT 10B	Restaurant & Drive Thru	3,300 S.F.
LOT 10C	Restaurant & Drive Thru	3,300 S.F.
LOT 10D	Restaurant & Drive Thru	3,300 S.F.
LOT 10E	Restaurant & Drive Thru	3,300 S.F.
LOT 10F	Restaurant & Drive Thru	3,300 S.F.
LOT 10G	Restaurant & Drive Thru	3,300 S.F.
LOT 10H	Restaurant & Drive Thru	3,300 S.F.
LOT 10I	Restaurant & Drive Thru	3,300 S.F.
LOT 10J	Restaurant & Drive Thru	3,300 S.F.
LOT 10K	Restaurant & Drive Thru	3,300 S.F.
LOT 10L	Restaurant & Drive Thru	3,300 S.F.
LOT 10M	Restaurant & Drive Thru	3,300 S.F.
LOT 10N	Restaurant & Drive Thru	3,300 S.F.
LOT 10O	Restaurant & Drive Thru	3,300 S.F.
LOT 10P	Restaurant & Drive Thru	3,300 S.F.
LOT 10Q	Restaurant & Drive Thru	3,300 S.F.
LOT 10R	Restaurant & Drive Thru	3,300 S.F.
LOT 10S	Restaurant & Drive Thru	3,300 S.F.
LOT 10T	Restaurant & Drive Thru	3,300 S.F.
LOT 10U	Restaurant & Drive Thru	3,300 S.F.
LOT 10V	Restaurant & Drive Thru	3,300 S.F.
LOT 10W	Restaurant & Drive Thru	3,300 S.F.
LOT 10X	Restaurant & Drive Thru	3,300 S.F.
LOT 10Y	Restaurant & Drive Thru	3,300 S.F.
LOT 10Z	Restaurant & Drive Thru	3,300 S.F.

## PARKING SUMMARY

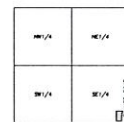
Lot	Parking Type	Area (S.F.)
LOT 10A	Surface	1,192 S.F.
LOT 10B	Surface	1,192 S.F.
LOT 10C	Surface	1,192 S.F.
LOT 10D	Surface	1,192 S.F.
LOT 10E	Surface	1,192 S.F.
LOT 10F	Surface	1,192 S.F.
LOT 10G	Surface	1,192 S.F.
LOT 10H	Surface	1,192 S.F.
LOT 10I	Surface	1,192 S.F.
LOT 10J	Surface	1,192 S.F.
LOT 10K	Surface	1,192 S.F.
LOT 10L	Surface	1,192 S.F.
LOT 10M	Surface	1,192 S.F.
LOT 10N	Surface	1,192 S.F.
LOT 10O	Surface	1,192 S.F.
LOT 10P	Surface	1,192 S.F.
LOT 10Q	Surface	1,192 S.F.
LOT 10R	Surface	1,192 S.F.
LOT 10S	Surface	1,192 S.F.
LOT 10T	Surface	1,192 S.F.
LOT 10U	Surface	1,192 S.F.
LOT 10V	Surface	1,192 S.F.
LOT 10W	Surface	1,192 S.F.
LOT 10X	Surface	1,192 S.F.
LOT 10Y	Surface	1,192 S.F.
LOT 10Z	Surface	1,192 S.F.

## IMPERVIOUS AREA SUMMARY

Lot	Impervious Area (S.F.)
LOT 10A	1,192 S.F.
LOT 10B	1,192 S.F.
LOT 10C	1,192 S.F.
LOT 10D	1,192 S.F.
LOT 10E	1,192 S.F.
LOT 10F	1,192 S.F.
LOT 10G	1,192 S.F.
LOT 10H	1,192 S.F.
LOT 10I	1,192 S.F.
LOT 10J	1,192 S.F.
LOT 10K	1,192 S.F.
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LOT 10Q	1,192 S.F.
LOT 10R	1,192 S.F.
LOT 10S	1,192 S.F.
LOT 10T	1,192 S.F.
LOT 10U	1,192 S.F.
LOT 10V	1,192 S.F.
LOT 10W	1,192 S.F.
LOT 10X	1,192 S.F.
LOT 10Y	1,192 S.F.
LOT 10Z	1,192 S.F.

## PERMITTED USES SUMMARY

Lot	Permitted Uses
LOT 10A	Restaurant & Drive Thru
LOT 10B	Restaurant & Drive Thru
LOT 10C	Restaurant & Drive Thru
LOT 10D	Restaurant & Drive Thru
LOT 10E	Restaurant & Drive Thru
LOT 10F	Restaurant & Drive Thru
LOT 10G	Restaurant & Drive Thru
LOT 10H	Restaurant & Drive Thru
LOT 10I	Restaurant & Drive Thru
LOT 10J	Restaurant & Drive Thru
LOT 10K	Restaurant & Drive Thru
LOT 10L	Restaurant & Drive Thru
LOT 10M	Restaurant & Drive Thru
LOT 10N	Restaurant & Drive Thru
LOT 10O	Restaurant & Drive Thru
LOT 10P	Restaurant & Drive Thru
LOT 10Q	Restaurant & Drive Thru
LOT 10R	Restaurant & Drive Thru
LOT 10S	Restaurant & Drive Thru
LOT 10T	Restaurant & Drive Thru
LOT 10U	Restaurant & Drive Thru
LOT 10V	Restaurant & Drive Thru
LOT 10W	Restaurant & Drive Thru
LOT 10X	Restaurant & Drive Thru
LOT 10Y	Restaurant & Drive Thru
LOT 10Z	Restaurant & Drive Thru



SCALE: 1"=30'



## OVERALL SITE PLAN FOR REVISED PRELIMINARY DEVELOPMENT PLAN FOR SUMMIT PARK LOTS 10A-10Z LEES SUMMIT, MISSOURI

SHEET  
C1

[illegible][illegible]

Know what's below.  
Call before you dig.

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 2905000417E, AND DATED JANUARY 30, 2017.

NE1/4	NE1/4
SW1/4	SE1/4

CHINA ROAD  
VICINITY MAP  
SEC. 36-48-3

## GRADING PLAN

[illegible]

SHEET  
C2







