



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-105
File Name	FINAL PLAT – Oldham Parkway Shopping Center, Lots 3A thru 3E
Applicant	R.H. Johnson Company
Property Address	172 NW Oldham Pkwy
Planning Commission Date	July 10, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: March 11, 2025
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 – revision dated June 9, 2025
Location Map

1. Project Data and Facts

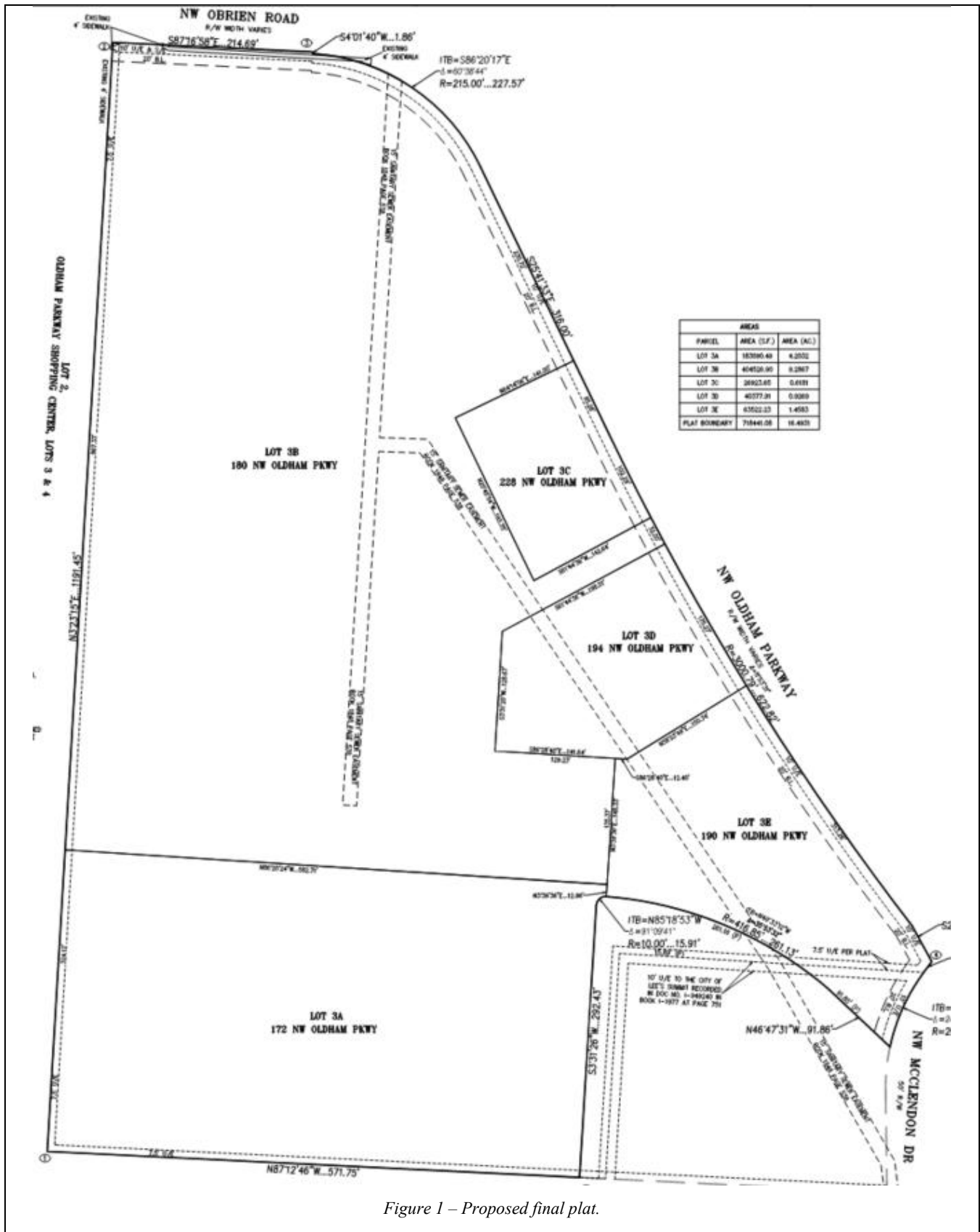
Project Data	
Applicant/Status	R.H. Johnson Company / Applicant
Applicant's Representative	Randi Lefko
Location of Property	172 NW Oldham Pkwy
Size of Property	Lot 3A – 4.20 acres (183,090 sq. ft.) Lot 3B – 9.29 acres (404,527 sq. ft.) Lot 3C – 0.62 acres (26,924 sq. ft.) Lot 3D – 0.93 acres (40,378 sq. ft.) <u>Lot 3E – 1.46 acres (63,522 sq. ft.)</u> ±16.49 total acres (718,441 sq. ft.)
Number of Lots	5 lots
Zoning	CP-2 (Planned Community Commercial)
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>Duration of Validity: 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.</p> <p>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 16.49-acre property is the site of the Summit Shopping Center that is composed of an in-line multi-tenant commercial building and three smaller, single-tenant, free-standing commercial buildings along the site's SW Oldham Pkwy frontage. The entire development currently sits on a single lot owned by a single entity.

Description of Applicant's Request

The final plat application is for *Oldham Parkway Shopping Center, Lots 3A thru 3E*, consisting of 5 lots on 16.49 acres. The proposed plat divides the inline multi-tenant building into two (2) lots and creates three (3) pad site lots for each of the existing single-tenant, freestanding buildings along the site's SW Oldham Pkwy frontage.



2. Land Use

Description and Character of Surrounding Area

The subject commercial property is located along the SW Oldham Pkwy outer road serving the US 50 Hwy corridor. The commercial property serves as a transition between the abutting highway to the east and a mix of residential development to the west. The commercial property similarly serves as a transition between office/retail to the north and single-family residential to the south.

Adjacent Land Uses and Zoning

North:	Office and retail/CP-2
South:	Single-family residential/R-1 (Single-family Residential)
East:	US 50 Hwy
West:	Four-plexes/RP-3 (Planned Residential Mixed Use)

Site Characteristics

The subject property is composed of a single developed commercial lot. Access to the site is provided by a total of four (4) driveways. Three (3) driveways provide access from NW Oldham Pkwy; one (1) driveway provides access from SW McClendon Dr.

Special Considerations

None

3. Unified Development Ordinance (UDO)

Section	Description
4.190	Zoning Districts (CP-2)
7.140, 7.150	Final Plats

The proposed final plat consists of five (5) lots on 16.49 acres. The proposed lots comply with the minimum lot standards for the CP-2 zoning district.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The Ignite! Comprehensive Plan Land Use Map identifies the subject property as Commercial, which includes all kinds of retail uses. The existing shopping center offers a full range of office, retail and services that are consistent with Ignite! Comprehensive Plan land use designation.

5. Analysis

Background and History

- February 6, 1996 – The minor plat (Appl. #1996-XXX) titled *Summit Shopping Center, Lots 1 & 2* was recorded with the Jackson County Recorder of Deeds Office by Instrument #1996-I-0006748.
- August 15, 2022 – The minor plat (Appl. #PL2022-152) titled *Oldham Parkway Shopping Center, Lots 3 & 4* was recorded with the Jackson County Recorder of Deeds Office by Instrument #2022-E-0076114.

Compatibility

The existing shopping center was primarily constructed between 1961 and 1965. Two (2) standalone, single-tenant commercial buildings were later constructed in 2013. The subject final plat application allows the current property owner to subdivide the center from one (1) existing lot into a total of five (5) lots to allow the property owner the ability to convey the lots to new ownership.

Adverse Impacts

The proposed final plat 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 final plat simply subdivides the existing shopping center property for the purposes of conveying ownership of the center in whole or in part to a new entity or entities.

Infrastructure

The proposed final plat will not impede the normal and orderly development and improvement of the surrounding property. The existing shopping center will continue to be served by a combination of existing private and public infrastructure. Private stormwater and water lines serve the large inline building and proposed pad sites. An 8" public sanitary sewer main serves the large inline building and the proposed pad sites.

Recommendation

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

6. Conditions of Approval

Standard Conditions of Approval

1. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located with the easement.