

BILL NO. 26-003

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR OLDHAM VILLAGE LOT 18 AND TRACT E ON APPROXIMATELY 2.99 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF SW PERSELS RD AND SOUTH M-291 HWY, 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 #PL2025-276 submitted by Engineering Solutions, LLC., requesting approval of a preliminary development plan on land generally located at the northwest intersection of SW Persels Rd and South M-291 Hwy 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 a public hearing 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:

ALL OF LOT 18 AND TRACT E, OLDHAM VILLAGE

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan revision and building elevations dated November 24, 2025.
2. Development shall be subject to the conditions of approval for Oldham Village Phase 2 approved by Ordinance No. 10050, inclusive of the required road improvements identified in the Traffic Impact Analysis (TIA) dated September 10, 2024. No Temporary Occupancy shall be issued prior to completion of the required Phase 2 road improvements.
3. Approval shall be granted to allow a maximum of four (4) wall signs, but no more than two (2) wall signs on a single building elevation.

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SECTION 3. That development shall be in accordance with the preliminary development plan dated November 24, 2025, appended hereto as Attachment A; building elevations dated November 24, 2025, appended hereto as Attachment B; and Oldham Village approval Ordinance No. 10050, appended hereto as Attachment C.

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 _____ day of _____, 2026.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2026.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*