



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-070
File Name	PRELIMINARY DEVELOPMENT PLAN – The Rush Funplex, Lots 1-3
Applicant	Rush Funplex
Property Address	900 NW Ward Rd
Planning Commission Date	May 14, 2026
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: March 31, 2026
Neighborhood meeting conducted: April 9, 2026
Newspaper notification published on: April 25, 2026
Radius notices mailed to properties within 300 feet on: April 23, 2026
Site posted notice on: April 23, 2026

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Attachments

Transportation Impact Analysis prepared by Erin Ralovo, dated April 27, 2026 – 3 pages
Traffic Impact Study prepared by McCurdy Engineers, dated April 7, 2026 – 101 pages
Preliminary Development Plan, revision date April 14, 2026 – 32 pages

Project Narrative prepared by the applicant, dated April 14, 2026 – 4 pages

Parking Statement, dated April 24, 2026 – 2 pages

Preliminary Storm Drainage Report, signed and sealed March 13, 2026 – 36 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Rush Funplex/Developer
Applicant's Representative	Dan Milich
Location of Property	900 NW Ward Rd
Size of Property	6.02 acres (262,105 sq. ft.) – Lot 1 2.05 acres (89,202 sq. ft.) – Lot 2 2.01 acres (87,625 sq. ft.) – Lot 3 ±10.08 total acres (438,938 sq. ft.)
Number of Lots	3
Building Area	77,225 sq. ft. – Lot 1 (Rush Funplex) 13,700 sq. ft. – Lot 2 (multi-tenant flex office) 11,735 sq. ft. – Lot 3 (multi-tenant flex office) 102,660 total sq. ft.
Floor Area Ratio (FAR)	0.29 FAR – Lot 1 0.15 FAR – Lot 2 0.13 FAR – Lot 3
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Summit Activity Center
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance. Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use

The subject 10.1-acre site is the remaining undeveloped property at the northern limits of the Summit Orchards West development. The subject property is platted as Summit Orchards West, Lot 10A.

The applicant proposes a preliminary development plan for a 3-lot, 102,660 total sq. ft. commercial development anchored by a 77,225 sq. ft. indoor entertainment center for The Rush Funplex. The remaining two (2) lots are proposed to be developed with a total of 25,435 sq. ft. of multi-tenant flex office space. The proposed architectural style and palette of exterior building materials are complementary and reflective of those found in the surrounding Summit Orchards and Summit Innovation Center developments. Proposed materials include tilt-up concrete, brick, architectural concrete masonry units (CMU) and exterior insulation finish system (EIFS).

The applicant requests one (1) modification as part of the application. The modification request is to the fenestration requirement for the street-facing façade (the east façade facing NW Ward Rd) of The Rush Funplex building on Lot 1.

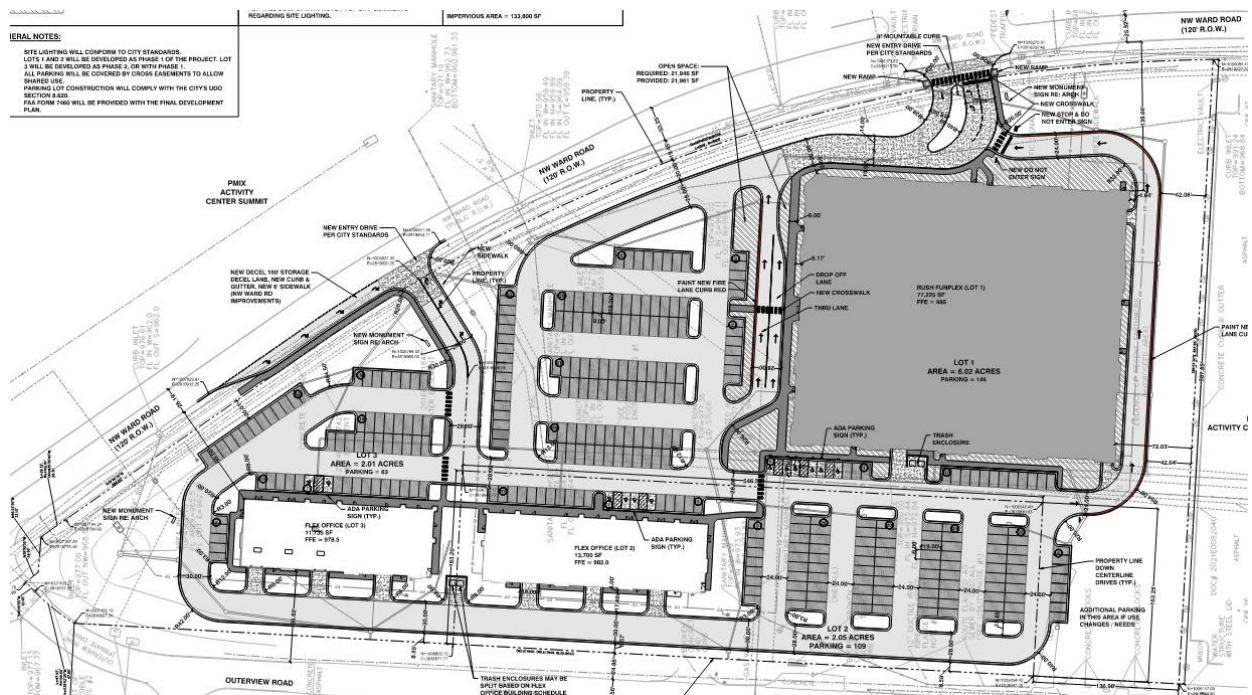


Figure 1 - Site Plan (plan north to the left)

2. Land Use

The subject site constitutes the northernmost 10.1 acres of the Summit Orchards West development. The site is located on the west side of NW Ward Rd at its intersection with NW Tudor Rd. The surrounding area is characterized by a mix of multi-family residential, commercial, industrial and institutional uses.

Adjacent Land Uses and Zoning

North (across NW Ward Rd):	Hotel and vacant, undeveloped acreage / PMIX (Planned Mixed Use)
South:	Multi-family residential / PMIX
East (across NW Ward Rd):	Institutional and undeveloped acreage / PMIX
West:	Summit Technology campus / PMIX

Site Characteristics

The 10.1-acre site is bordered by NW Ward Rd along the east and north; and a drive internal to the Summit Technology campus named NW Outerview Rd along the west. Vehicular access to the site will come via two driveways along NW Ward Rd, one of which is a signalized intersection at NW Tudor Rd. The site generally slopes from southwest to northeast.

Special Considerations

None.

3. Project Proposal**Site Design**

Land Use	
Impervious Coverage:	30%
Pervious:	70%
TOTAL	100%

Parking

Proposed		Required	
Standard parking spaces proposed:	306	Total parking spaces required:	256
Accessible spaces proposed:	12	Accessible spaces required:	11
Parking Reduction requested?	No	Off-site Parking requested?	No

The UDO allows for the number of required parking spaces to be provided for a particular use or development to be established by one of two methods. One method is to determine the minimum number of parking spaces using Table 8-1 (Minimum Parking by Use) from UDO Section 8.530. The second method is to establish the minimum number of parking spaces through an Alternate Parking Plan. Use of an Alternate Parking Plan is encouraged to tailor parking to the particular needs of the use or development and to allow introduction of operational solutions such as shared parking.

The applicant proposes to establish the minimum parking requirement for the subject development via an Alternate Parking Plan based on documented parking generation information from other Rush Funplex sites. The subject development proposes 318 parking spaces for the total project; the Rush Funplex and the two (2) flex office buildings. A shared parking arrangement shall be employed among all uses. The majority of Rush Funplex customers are not of driving age, so they are dropped off or carpool to the facilities. Rush Funplex developments are parked at 1/500 square feet of "usable building area". Parked at 1 space / 500 sq. ft. of gross building area, the Rush Funplex use requires 154 parking spaces. This leaves 164 spaces for the

two (2) flex office buildings totaling 25,435 sq. ft., which yields a parking ratio of 6.4 parking spaces per 1,000 sq. ft. of building area. For comparison, Table 8-1 of the UDO requires a minimum of 4 parking spaces per 1,000 sq. ft. for office uses, while a minimum of 5 parking spaces per 1,000 sq. ft. are required for retail uses. The proposed Alternate Parking Plan is expected to satisfy the parking demands of the development based on the information provided by the applicant. It should be noted that the “Additional Parking” area noted on the site plan in the SW corner of the development site could support an additional 20+ parking spaces should parking become an issue in the future.

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front (NW Ward Rd)	15' (Building) / 20' (Parking)	54' (Building) / 20' (Parking)
Side	10' (Building) / 6' (Parking)	72' (Building) / 42' (Parking)
Rear (NW Outerview Rd)	20' (Building) / 6' (Parking)	60' (Building) / 8.5' (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 building – Lot 1 (The Rush Funplex)
1 building – Lot 2 (Multi-tenant flex office)
1 building – Lot 3 (Multi-tenant flex office)
Building Height
38' – Lot 1 (The Rush Funplex)
27'-4" – Lot 2 (Multi-tenant flex office)
27'-4" – Lot 3 (Multi-tenant flex office)
Number of Stories
1 story – Lot 1 (The Rush Funplex)
1 story – Lot 2 (Multi-tenant flex office)
1 story – Lot 3 (Multi-tenant flex office)

4. Unified Development Ordinance (UDO)

Section	Description
2.040, 2.260, 2.300, 2.320	Preliminary Development Plans
4.240	Zoning Districts (PMIX)

Unified Development Ordinance

The proposed commercial uses on the PMIX property are allowed by right “per approved plan” under the UDO. The PMIX District is intended to permit a mixture of uses which, with property design and planning,

will be compatible with each other and with surrounding uses or zoning districts and will permit a finer-grained and more comprehensive response to market demand. As the last undeveloped lot in the Summit Orchards West development, the proposed uses are compatible with and complementary to area multi-family residential, commercial and institutional uses that comprise the larger surrounding Summit Orchards and Summit Technology developments.

Neighborhood Meeting

The applicant hosted a neighborhood meeting on April 9, 2026, from 6:30 PM to 7:30 PM at the University of Central Missouri's Summit Innovation Center. No members of the public attended.

5. 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. Objective: Increase business retention and grow business activity.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The proposed uses are consistent with the Summit Activity Center land use designation under the Ignite Comprehensive Plan. The Summit Activity Center includes a range of commercial, industrial and residential development options. The Activity Center will continue to serve as a regional retail destination with the potential to serve as a community mobility hub, ensuring increased connectivity to all parts of Lee's Summit, as well as Interstate 470 and Highway 50.

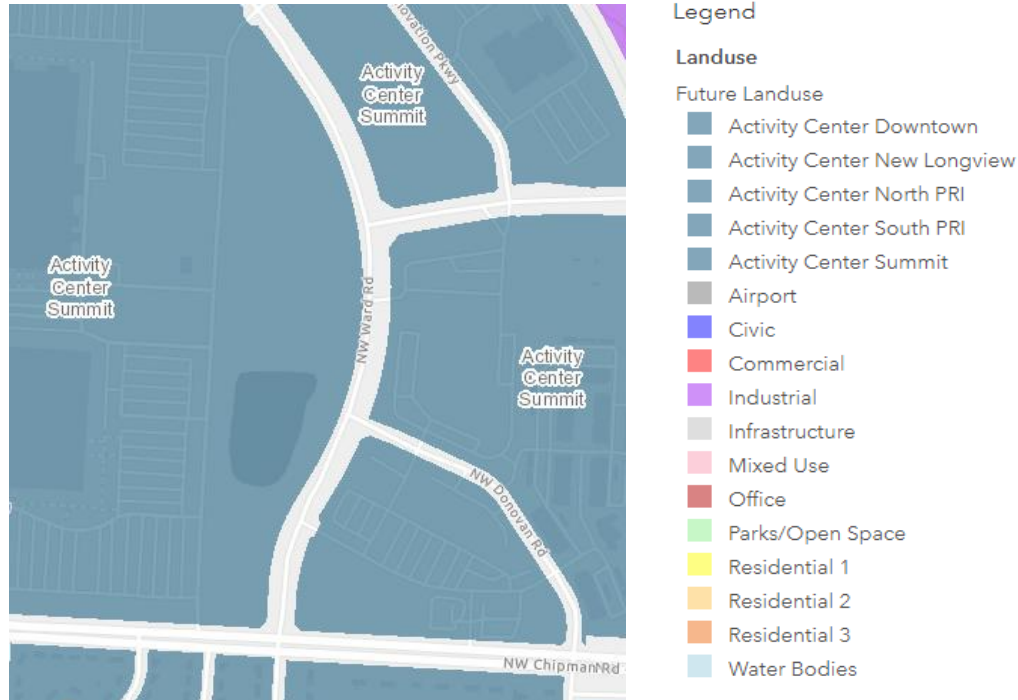


Figure 2 - Ignite Comprehensive Plan Future Land Use Map

6. Analysis

Background and History

- May 20, 1999 – The City Council approved the rezoning from PI (then M-1) to PMIX (then PUD) and the preliminary development plan (Appl. #1999-014) for the 333-acre Summit Technology Campus by Ordinance No. 4793. The plan included the site of the Summit Technology Campus, portions of Summit Fair, Summit Place, Summit Innovation Center, and the proposed Summit Orchards.
- August 24, 2006 – The City Council approved a rezoning (Appl. #2005-271) from CP-2 (Planned Community Commercial) and PMIX to PMIX and a preliminary development plan (Appl. #2005-272) for the Summit Fair shopping center by Ordinance No. 6262. The site encompasses 58.7 acres generally bounded by Chipman Road on the south, US 50 Hwy on the west and Blue Parkway on the east and north.
- December 12, 2006 – The Planning Commission approved the preliminary plat (Appl. #2006-230) of *Summit Fair, Lots 1-13 and Tracts A-F*.
- April 13, 2007 – A preliminary development plan application (Appl. #2007-073) was submitted to the Planning and Development Department for the proposed 725,240 sq. ft. Summit Fair Phase II shopping center development. The proposed Summit Fair Phase II site encompassed approximately 90 acres generally bounded by I-470 on the north, Ward Road on the south, Blue Parkway on the west and railroad right-of-way on the east. The application was withdrawn by the applicant prior to the application being considered by the Planning Commission or City Council.
- May 1, 2008 – The City Council approved the final plat (Appl. #2007-243) of *Summit Fair, 2nd Plat, Lots 8, 10-14 and Tract C* by Ordinance No. 6622.

- January 30, 2009 – The minor plat (Appl. #2008-181) of *Fleck, Lucy and Lilly, Lots 1 & 2* was recorded with Jackson County. Lot 1 is a 4.5-acre parcel that is the existing site of a KCP&L operations facility. Lot 2 is an undeveloped 1.0-acre parcel that will be incorporated into the Summit Place development.
- July 10, 2014 – The City Council approved a rezoning from PI to PMIX and preliminary development plan (Appl. #PL2011-119) by Ord. #7496. The Summit Place development is located on the west 43 acres of the 90-acre site previously proposed for Summit Fair Phase II.
- June 4, 2015 – The City Council approved a preliminary development plan (Appl. #PL2015-034) for approximately 38 acres comprising the Summit Innovation Center development, located at the northeast corner of NW Ward Road and the future NW Tudor Road extension, by Ord. #7637.
- May 19, 2016 – The City Council approved a preliminary development plan (Appl. #PL2016-039) for the 46-acre Summit Orchards mixed use development located at the northeast corner of NW Chipman Rd and NW Ward Rd by Ordinance No. 7885.
- December 6, 2022 – The City Council approved a preliminary development plan (Appl. #PL2022-311) for the 25-acre Summit Orchards West mixed use development located at the northwest corner of NW Chipman Rd and NW Ward by Ordinance No. 9551.

Development Standards

Because the PMIX zoning district is a customizable zoning district intended to allow the greatest flexibility to accommodate a mix uses and development concepts, the governing development standards are established at the time of preliminary development approval based on the specifics of the proposed plan. The previously approved preliminary development plan from 2022 for Summit Orchards West established the CP-2 (Planned Community Commercial) zoning district development standards (e.g. building setbacks, floor area ratio, building height, etc.) as the governing standards. The subject application makes no change to those established development standards and complies with said standards.

Compatibility

The property is located on the west side of the intersection of NW Ward Rd and NW Tudor Rd. This is an intersection of arterial streets serving the eastern area of the largest commercial node in the city comprised of the Summit Orchards, Summit Technology and Summit Fair developments.

The proposed commercial uses are compatible to existing development found in the initial phases of the Summit Orchards development along NW Chipman Rd and NW Ward Rd, as well as existing office and industrial-related uses found within the abutting Summit Technology campus, all of which is developed under PMIX zoning.

From an aesthetic standpoint, the proposed development will complement the existing architectural styles and material palette found in the existing Summit Orchards development. The proposed buildings will also complement the existing Summit Technology campus and the nearby Summit Innovation Center. The material palette for the development includes: tilt-up concrete, brick, architectural CMU, EIFS and glass.



Figure 3 – The Rush Funplex (front elevation)



Figure 4 – Lot 2 Multi-tenant flex office (front elevation)



Figure 5- Lot 3 Multi-tenant flex office (front elevation)

Adverse Impacts

The proposed development is not expected to detrimentally impact the surrounding area. The proposed project develops a vacant property at the west corner of two arterial streets (NW Ward Rd and NW Tudor Rd) at a major commercial node.

Public and Private Infrastructure Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The subject property is a vacant site, but has access to existing water, sanitary sewer and storm sewer that serves existing area development. Water service will come from an existing 12" main along the west side of NW Ward Rd. Sanitary sewer service to all three lots will connect to an existing 10"/12" main that runs through the site. Stormwater from the proposed development will be regionally managed by connecting to the public system along NW Ward Rd, which ultimately drains to a creek located to the northeast which runs parallel to the Union Pacific railroad tracks.

Traffic

The proposed development likely will generate more than 100 peak hour trips, a minimum condition in the Access Management Code for traffic impact studies. A Traffic Impact Study was prepared by McCurdy Engineers dated April 7, 2026, to assess the traffic impacts of the development on the existing infrastructure and provide public improvement recommendations for the subject development. The study made the recommendations listed below for the development. The Traffic Impact Analysis prepared by City staff concurs with the listed public improvement recommendations, the construction of which are conditions of approval of the subject application.

1. Construct a southbound right turn lane with a minimum storage Length of 150 feet plus taper on NW Ward Road at the right-in/right-out access. Maintain a minimum driveway throat length of 75 feet.
2. Lengthen the northbound left turn lane on NW Ward Road at NW Tudor Road to provide a minimum of 200 feet of storage plus taper. Maintain a minimum driveway throat length of 75 feet.
3. Construct a westbound left-turn Lane on NW Tudor Road with minimum length of 250 feet plus taper.
4. Convert the existing east leg of the NW Tudor Road intersection to three lanes, a left, through, and right.
5. The west leg of the NW Tudor Road intersection should be configured with one receiving lane and two exiting lanes consisting of a left-turn lane and a shared through/right turn lane.

Modifications

Fenestration (UDO Section 8.050.B.4.i). The applicant requests a modification. Staff supports the request.

- Required – All commercial and retail building façades that face a public or private street shall provide fenestrations with clear glass occupying no less than 50 percent (50%) of the pedestrian view zone. (The pedestrian view zone is defined as the 8'-tall of the building façade that is between 2' and 10' above the adjacent sidewalk or ground level.)
- Proposed – 1.67% of the pedestrian view zone along the east façade of the Rush Funplex building facing NW Ward Rd is occupied by clear glass.



Figure 6 - East facade of Rush Funplex building

- Recommended – The Rush Funplex is a purpose-built structure for an indoor entertainment center that houses bowling, billiards, go-carts, arcades, bumper cars, climbing walls foam pit, etc. The interior use of space to accommodate most of these uses prohibit exterior glass at the pedestrian level, thus the need for a modification to the fenestration requirement along the building's street-facing east façade.

The intent of the fenestration requirement along a building's street-facing façade is to help provide some pedestrian scale to commercial buildings, provide visual interest and break up the large wall planes. Architecturally, the east façade has a clearly defined base, middle and top by employing the use of contrasting materials, colors, projections and varying roofline to provide visual interest, break up the large wall planes and provide some pedestrian scale. An extensive amount of proposed landscaping along the east side of the building will also help soften the view of the building when viewed from NW Ward Rd. Staff supports the requested modification.

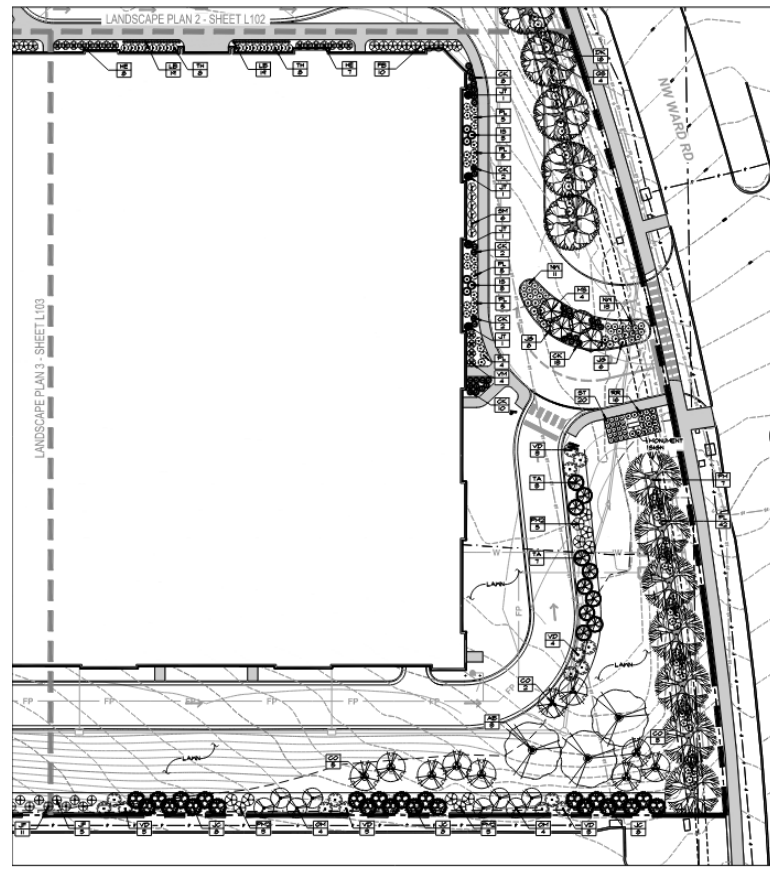


Figure 7 - Landscape Plan (east side of Rush Funplex building along NW Ward Rd)

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the minimum 50% clear glass fenestration requirement for the pedestrian view zone along the street-facing facade of a building, to allow 1.67% clear glass fenestration for the pedestrian view zone along the east building façade facing NW Ward Rd.
2. Development shall be in accordance with the preliminary development plan dated April 14, 2026, and building elevations contained therein.
3. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated April 27, 2026.

Standard Conditions of Approval

4. 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 development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
5. 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).
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. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
8. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
9. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.