

April 14 2026

To: City of Lee's Summit

From: Dan Milich – VP of Development for Rush Funplex

Subject: Lee's Summit MO - Letter of Support / Project Narrative, for the Rush Funplex and in-line flex commercial building development

Location: 900 NW Ward Road, Lees's Summit MO; Lot 10 A of Summit Orchards West (10.08 acres)

The intent of this application is to gain entitlement approvals for: a new Rush Funplex building to house an indoor, family entertainment and recreational use (Lot 1); and 2 in-line flex-commercial buildings (Lots 2 and 3).

The approximately 10.08-acre development site is located immediately west of the NE Tudor and NW Ward Road intersection. NW Ward Road provides the eastern boundary of the subject site.

Upon obtaining required entitlement approvals, our goal is to immediately file for land development permits and building permits to allow the development of the subject site with a new Rush Funplex building on Lot 1, and the in-line flex commercial building on Lot 2. Rush Funplex is a Family Entertainment and Recreational use. The timing of the Lot 3 building development will be market driven.

All entertainment and recreational uses as a part of the Rush Funplex are conducted 100% indoors, and therefore available for year-round use.

The City's Unified Development Ordinance defines the Rush Funplex use as an Indoor Commercial Recreation Facility (Section 6.430). This use is consistent with and permitted within the PMIX zoning designation of this site. This use is also consistent with the "Activity Center" designation of the site.

To develop this site as proposed, we respectfully request approval of our Commercial Preliminary Development Plan.

We appreciate your support of this request.

Rush Funplex and Commercial Development – Lee’s Summit MO

Description and Justification Introduction:

The Rush Funplex is a proposed Family Entertainment Center to be located in a new building of approximately 77,225 square feet constructed on a new parcel located within the 6.02-acre Lot 1 of the Development site. Lot 2 of the development site is proposed as a 2.05-acre parcel for the development of a +/- 13,700 SF flex commercial building, and Lot 3 is proposed at 2.01 acres for the development of a +/- 11,735 SF flex commercial building.

This overall development site is intended to provide shared parking throughout. Required cross access and maintenance agreement documents, and shared parking agreements, will be provided as needed.

The Rush Funplex building is proposed as a single level structure, with a total gross building square footage of approximately 77,225 square feet. The building is proposed of tilt-up concrete construction and will be articulated in a manner to meet city development standards and requirements. Exterior materials include concrete walls with Formliner end caps with decorative cornice features at each corner, aluminum storefront entry on the north elevation and additional storefront features along this primary building entry, and metal wall cap. Building colors are all earth tones, including grays and charcoal.

The inline flex commercial buildings are proposed as single level structures, with respective total square footages of: Lot 2 building = 13,700 SF; and Lot 3 building = 11,735 SF. These buildings are proposed in a similar material and color palette to compliment the Rush Funplex development.

Rush Funplex: Proposed use; operating characteristics; number of employees; hours of operation, etc.

Rush Funplex is a family entertainment use, conducted 100% indoors.

Proposed activities within the building include: bowling; billiards; go-carts; arcades; bumper cars; climbing walls; foam pit and other similar indoor recreational uses; as well as party rooms, restaurant / food service areas, and building support service areas.

Proposed Hours of Operation are: 10am 8pm Sunday through Thursday; and 10am 11pm Friday and Saturday. This business will employ approximately 35 full and part-time employees.

Site Development: The development proposed includes significant landscaped setback areas and extensive landscaping along the NW Ward Avenue site frontage as well as on the north end of the site at the intersection of NW Ward Road and Outerview Road.

NW WARD Road provides the access to the development site, at two points. The most northern entry is a right in / right out access to the property that enters nearest the two side by side in-line flex retail commercial buildings. The primary, signalized project entry is

located farther south on NW Ward Road. This access location provides one entry lane into the site and two exit lanes from the site at this signalized intersection.

Per Article 2 of the UDO, listed below are the findings for the approval of a Commercial Preliminary Development Plan:

1. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

This application proposes a Rush Funplex and in-line flex commercial building uses as part of a coordinated site development plan. This use of this property is defined as a commercial use per the City and will be proposed in a manner that is compatible with and designed to meet or exceed all applicable provisions of city codes, ordinances and development requirements, including all city design and operational requirements, so that this development is built and operated in a manner that protects the public health, safety and general welfare to the greatest extent possible.

2. Development will not impede the normal and orderly development and improvement of the surrounding property.

This parcel is somewhat unique in that is surrounded on 3 sides by existing public right of way or improved access ways. The southern property line adjoins land that can be developed in the future with no issue from this subject development site. This subject site could not be found to impede the normal and orderly development of surrounding property in any way.

3. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.

This development site provides adequate ingress and egress and adequate internal circulation patterns for the operational efficiency of traffic into and out of this subject property. There is a signalized full access intersection that provides the primary ingress and egress to the site at the NW Ward Road and NE Tudor Road intersection. The secondary site access is farther north off of NW Ward Road that provides right in and right-out ingress and egress to the subject site.

We believe the proposed use of the site as a Rush Funplex and in-line flex-commercial development will be a compatible use to those existing in proximity to the site currently, and to those proposed potential uses on the surrounding commercially zoned properties.

This use is a commercial use that is permitted in the PMIX zone with the review and approval of a commercial preliminary development plan. We believe all applicable provisions of the development requirements and criteria are met by this proposed development.

We believe there is a lack of family-type entertainment facilities within this part of the city. As such, this use will fulfill an unmet or underserved need.

We believe the proposed use of this site will be compatible with adjacent uses in terms of scale, site design, operating characteristics, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts.

This new development will create local jobs and strengthen the tax base of the city. Parking, pedestrian access, and environmentally sensitive site design characters will be implemented as required and consistent with city standards and policies. This will be completed to derive a safe, efficient and harmonious development that is compatible with the location and surroundings, as well as the existing and planned development pattern in and around this development site. This development is proposed in a manner that adheres to or complies with all development and use related criteria of the city. The Rush Funplex portion of this development site will provide a family entertainment facility, all 100% indoors for the year-round enjoyment of residents and visitors alike.

This development is consistent with the city development standards and requirements. Landscaping will be provided as required by the city standards and requirements, and in a manner that enhances the building's character and features.

Conclusion:

As evidenced by the information provided herein, the Rush Funplex building and use, and the in-line flex commercial buildings are proposed in a manner that is compliant with applicable codes, development standards and requirements of the City of Lee's Summit.

We respectfully request your approval of the Commercial Preliminary Development Plan.

Thank you.

Dan Milich
VP of Development
Rush Funplex