

City Council Meeting: East Village Phase 2 – PL2025275 January 6, 2026

East Village Phase 2
PL2025275

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DEVELOPMENT

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Development Plan

Approximately 50 acres generally located at the Southeast Corner of 291 Hwy and Bailey Road, Lee's Summit, MO

-9 Mixed Use Lots

- Retail Space
- Sit Down Restaurants
- Drive Thru Restaurants
- Apartment
- Townhomes
- Recreational Area

-Traffic Signals

- M-291 Improvements
- Bailey Rd Improvements
- 16th Street Improvements
- Share Use Trail Extension
- Offsite Sanitary Sewer and Storm Improvements

EnVision LS Overlay

- Worked with staff to comply with plan
- Modifications to the Commercial Design Standards



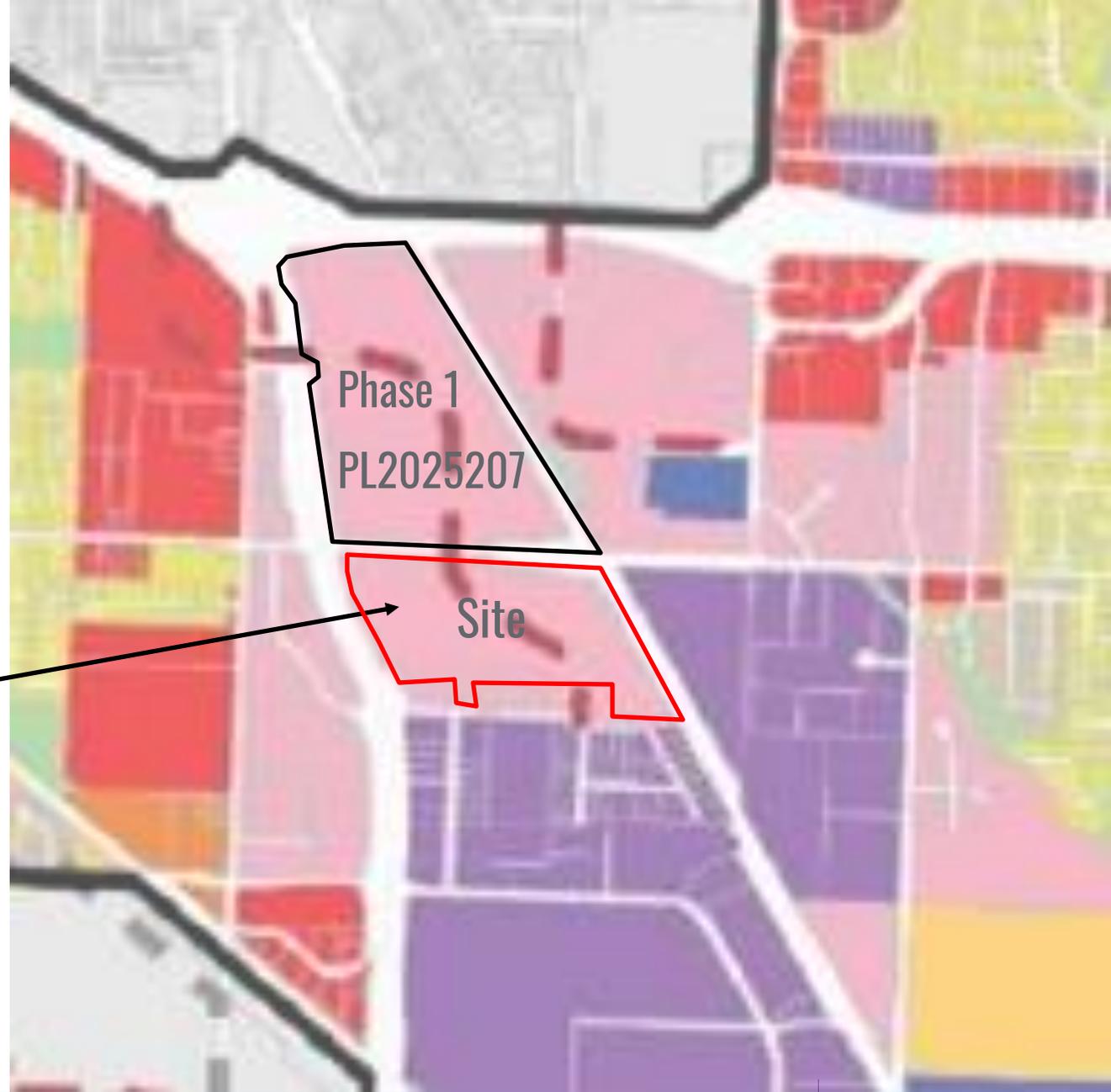
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Ignite Master Plan



Future Land Use Categories

	Residential, Category 1
	Residential, Category 2
	Residential, Category 3
	Commercial
	Office
	Mixed Use
	Activity Centers
	Industrial
	Civic
	Airport
	Infrastructure
	Parks / Open Space
	Water Bodies

--- Property Reserve, Inc. (PRI)

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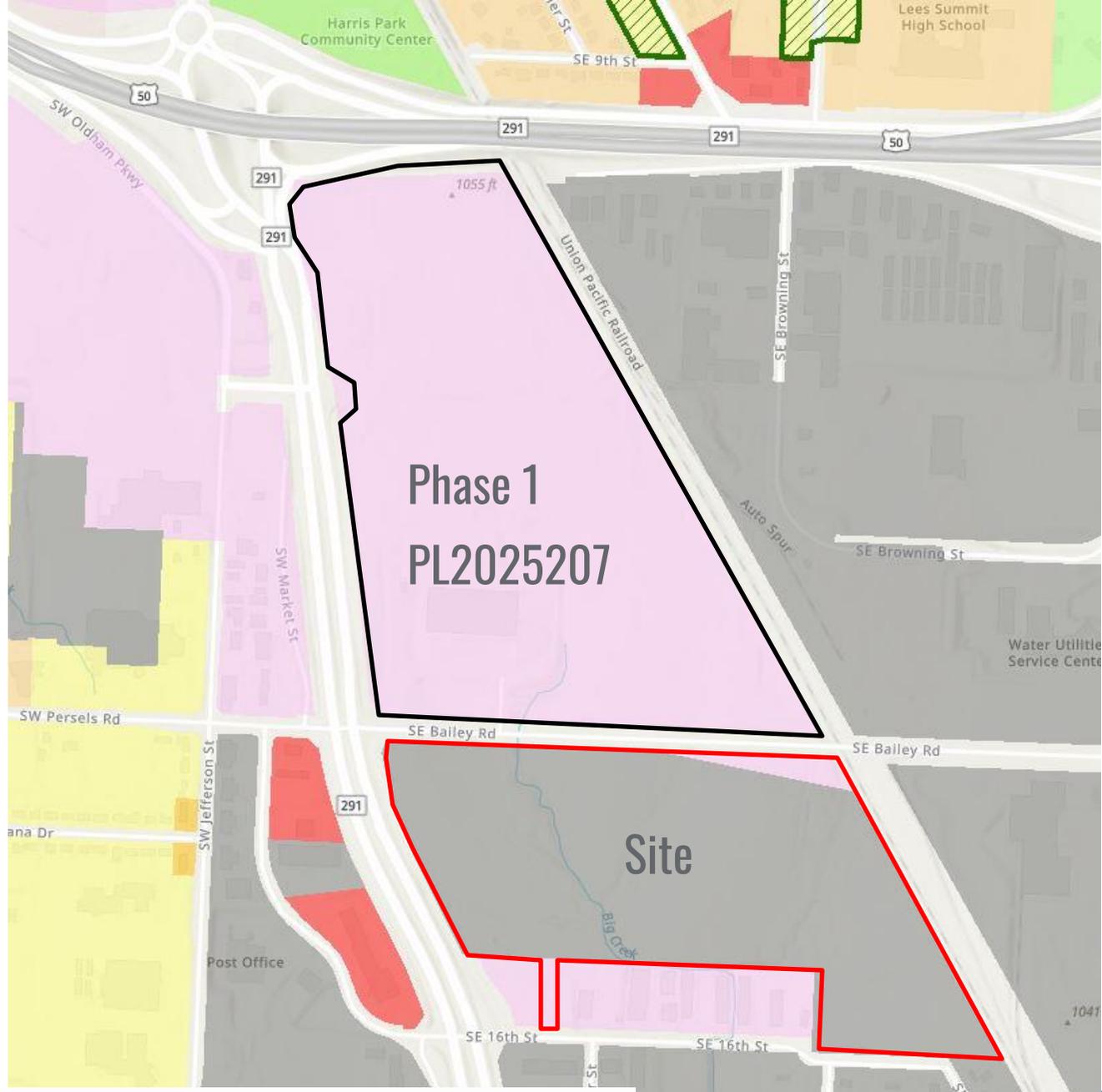
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Zoning Map

Current Zoning
-PMIX & PI

Proposed Zoning
-PMIX



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Southwest View



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Southeast View



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Northeast View



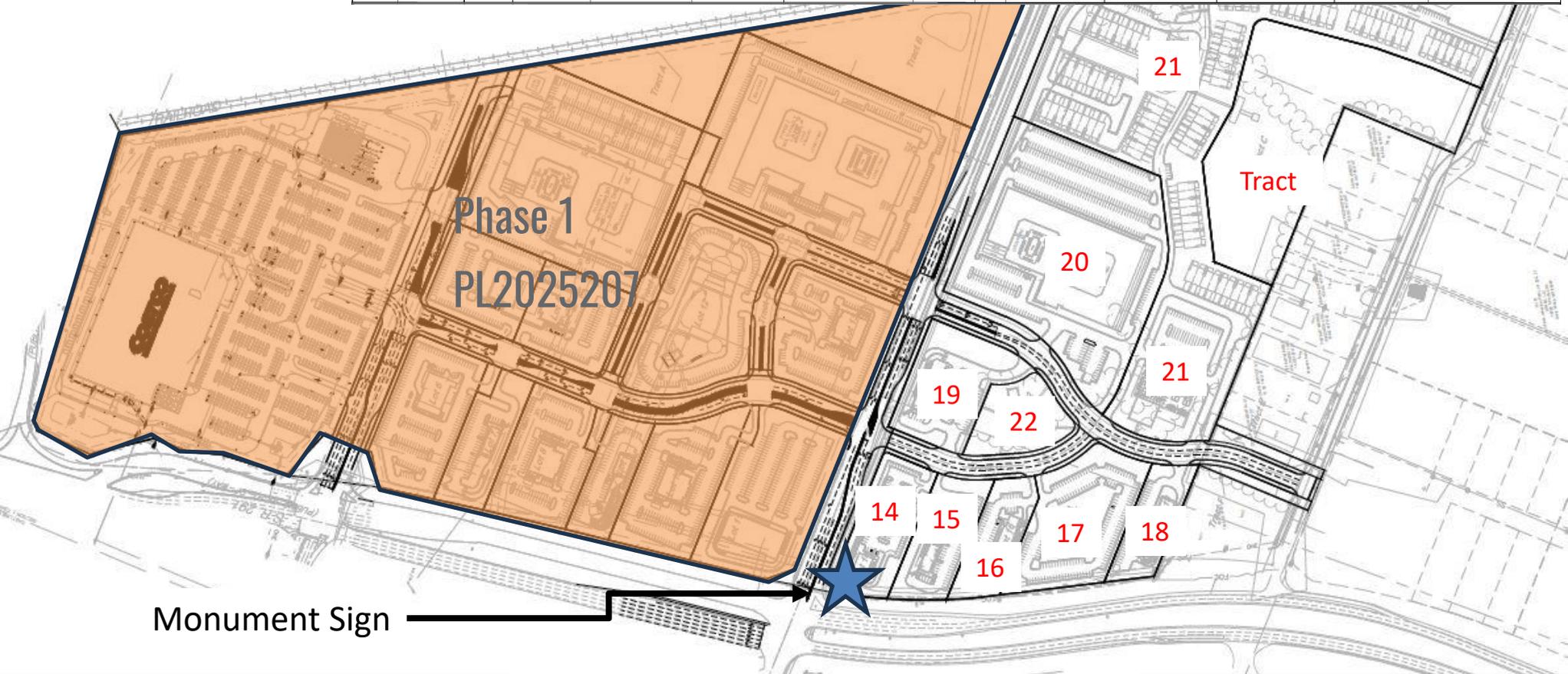
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Development Plan

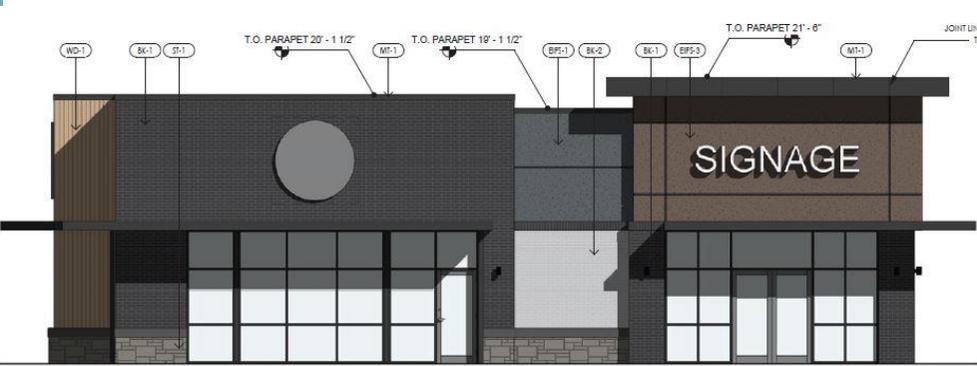
14	PMX	1.70	FAST FOOD W/ DRIVETHRU	1	3,000	NA	4.1%	14:1	42.0	100	33.3	80%MAX
15	PMX	1.48	FAST FOOD W/ DRIVETHRU	1	3,000	NA	4.6%	14:1	37.8	46	15.3	80%MAX
16	PMX	1.24	FAST FOOD W/ DRIVETHRU	1	2,700	NA	4.9%	14:1	37.8	27	10	80%MAX
17	PMX	2.72	FAST CASUAL RESTAURANT	1	7,020	NA	6.6%	14:1	96.3	84	12	80%MAX
18	PMX	1.11	FAST FOOD W/ DRIVETHRU	1	2,700	NA	6.6%	14:1	37.8	37	13.7	80%MAX
19	PMX	2.00	FAST FOOD W/ DRIVETHRU	1	3,000	NA	3.3%	14:1	42.0	65	15.3	80%MAX
20	PMX	7.96	RESIDENTIAL	1	220 UNITS	27.6	NA	1.5 PER UNIT	375	408	1.7	70%MAX
21	PMX	19.63	RESIDENTIAL	1	100 UNITS	4.9	NA	1.5 PER UNIT	150	300	3	70%MAX
22	PMX	1.31	PARK	N/A	N/A	NA	NA	N/A	NA	10	N/A	NA



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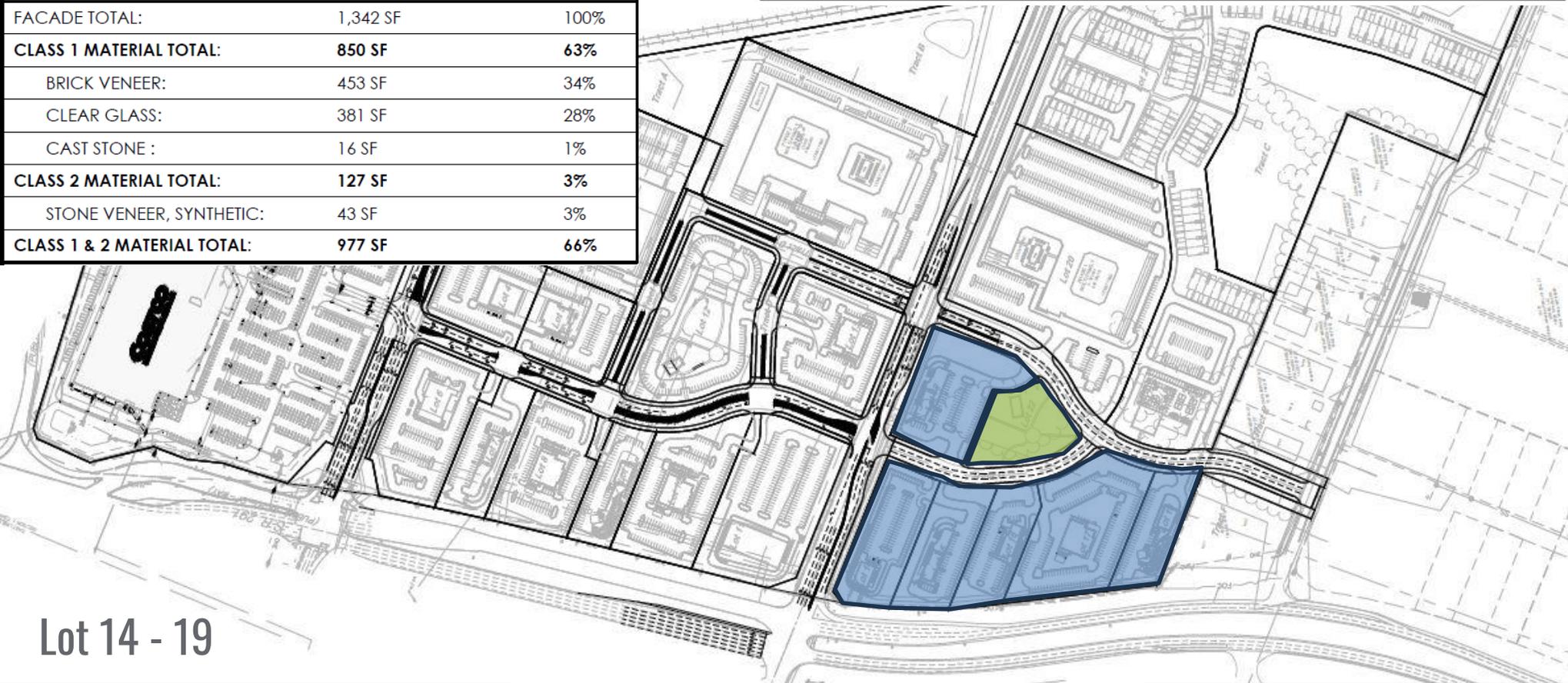
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EXTERIOR FINISH LEGEND				
MARK	DESCRIPTION	MANUFACTURER	MODEL/COLOR	COMMENTS
BK-1	FULL BRICK	MUTUAL MATERIALS	COAL CREEK	SABLE MORTAR 770
BK-2	FULL BRICK	INTERSTATE BRICK	PEWTER	---
CMU-1	CONCRETE MASONRY UNIT	---	COLOR TO MATCH BLDG	INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
CS-1	CAST STONE TRIM UNIT	MIDWEST CAST STONE	6A	---
EIFS-1	EIFS	DRYVIT	GRANITE GRAY	---
EIFS-3	EIFS	DRYVIT	COLOR TO MATCH	MATCH NICHHA VINTAGEWOOD AWP-1818 "CEDAR" #EPC762F
MT-1	METAL	---	FLAT BLACK	---
ST-1	STONE	LAMINA STONE	SHELBY	---
WD-1	VERTICAL SIDING	IDENTITY WOOD	EXTRA CRISPY	5/8" THICK X 7 1/4" WIDE

FRONT FACADE (SOUTH ELEVATION): CLASS 1 & 2 MATERIAL CALCULATIONS		
FACADE TOTAL:	1,342 SF	100%
CLASS 1 MATERIAL TOTAL:	850 SF	63%
BRICK VENEER:	453 SF	34%
CLEAR GLASS:	381 SF	28%
CAST STONE :	16 SF	1%
CLASS 2 MATERIAL TOTAL:	127 SF	3%
STONE VENEER, SYNTHETIC:	43 SF	3%
CLASS 1 & 2 MATERIAL TOTAL:	977 SF	66%



Lot 14 - 19

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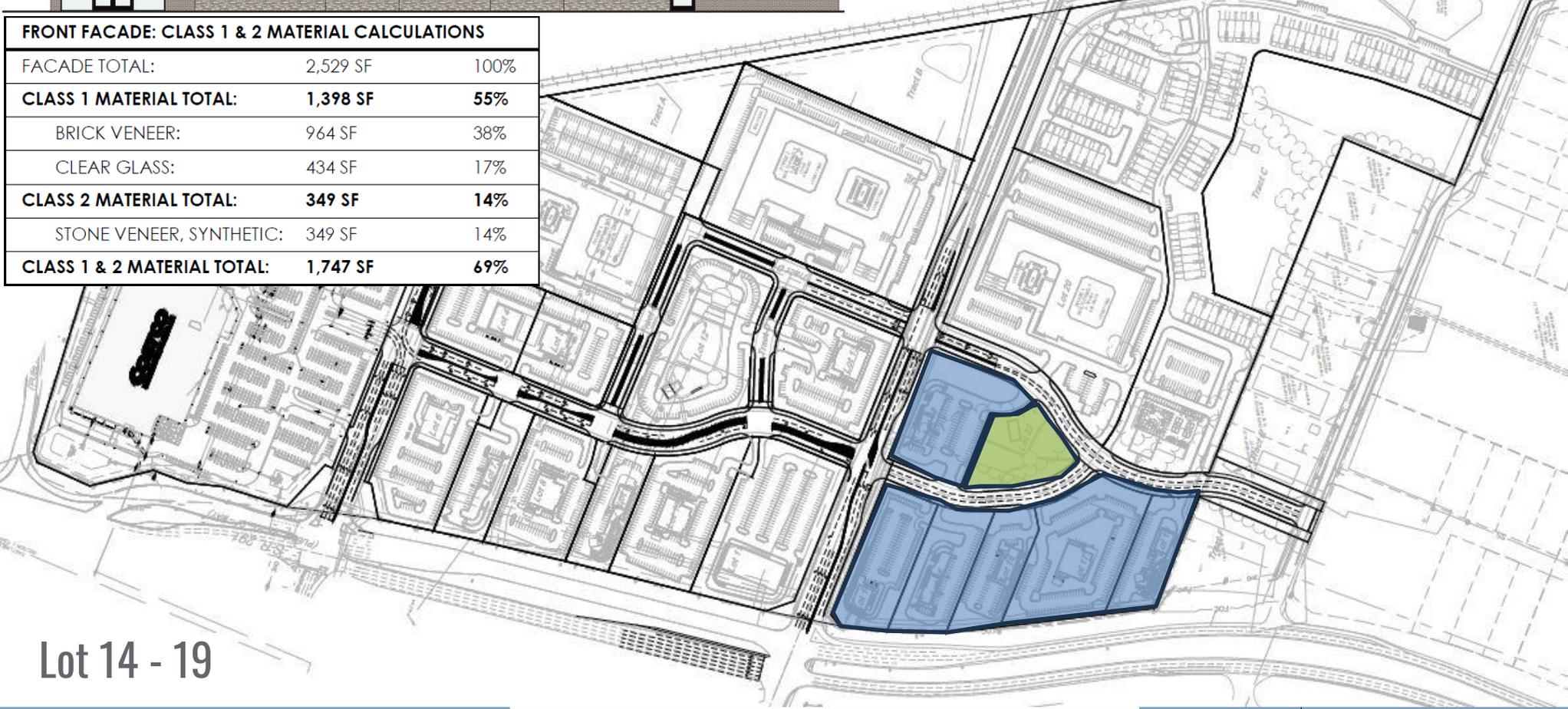
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EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL	MANUFACTURER	COLOR
BK-1	FULL BRICK	BELDEN BRICK	LANDMARK GRAY SMOOTH
EFS-1	EIFS	DRYVIT	HIGH REFLECTIVE WHITE
EFS-2	EIFS	DRYVIT	COLOR TO MATCH BK-1
EFS-3	EIFS	DRYVIT	COLOR TO MATCH MT-1
MT-1	METAL	TBD	BLACK
SF-1	STOREFRONT	KAWNEER OR EQ	BLACK
ST-1	STONE	INDUSTRIAL LEDGE	OAKBROOK



FRONT FACADE: CLASS 1 & 2 MATERIAL CALCULATIONS		
FACADE TOTAL:	2,529 SF	100%
CLASS 1 MATERIAL TOTAL:	1,398 SF	55%
BRICK VENEER:	964 SF	38%
CLEAR GLASS:	434 SF	17%
CLASS 2 MATERIAL TOTAL:	349 SF	14%
STONE VENEER, SYNTHETIC:	349 SF	14%
CLASS 1 & 2 MATERIAL TOTAL:	1,747 SF	69%



Lot 14 - 19

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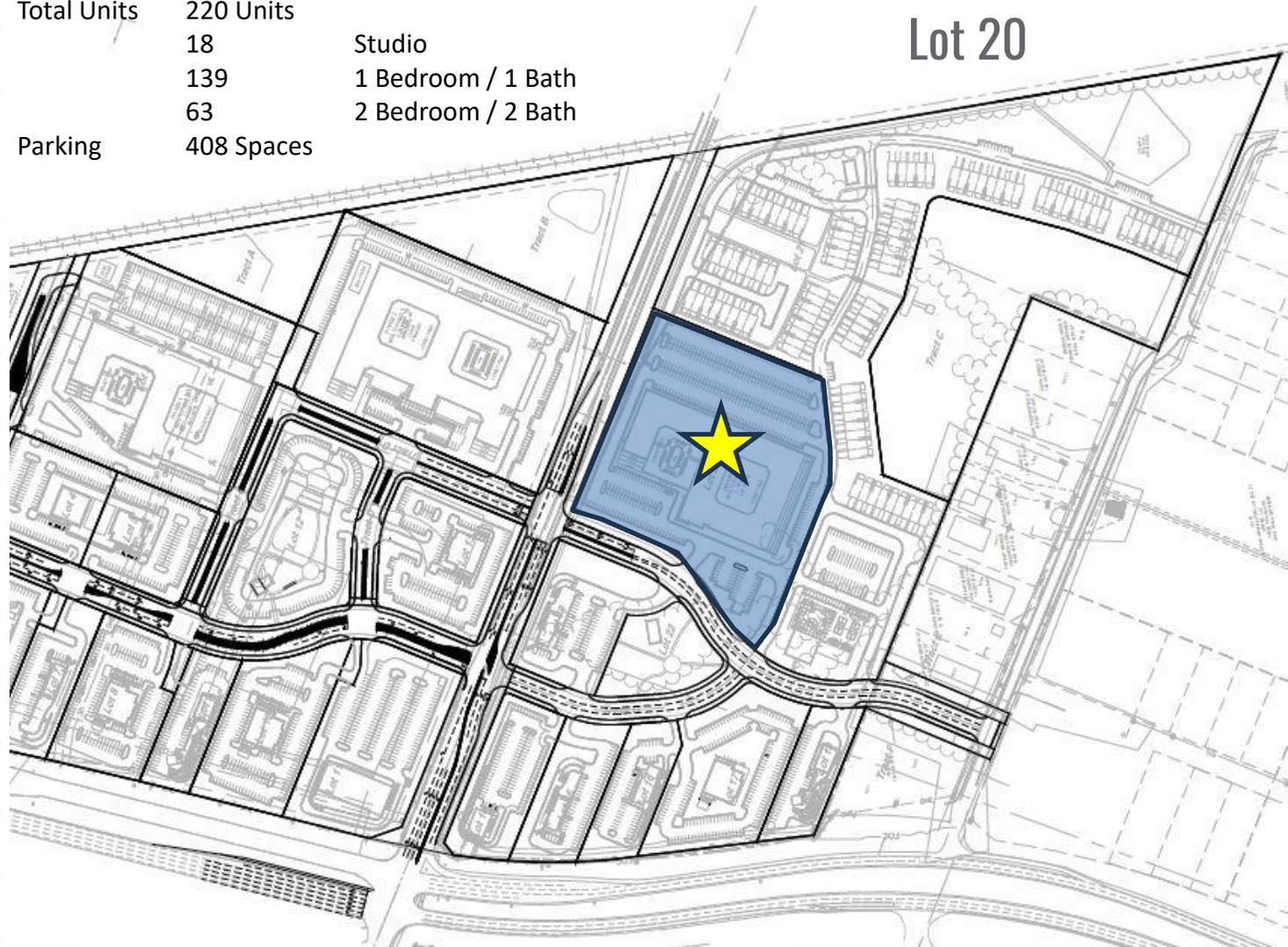
EXTERIOR MATERIALS LIST

BR-1	FACE BRICK	GLEN GERY COLOR: OLDE CITY SIZE: MODULAR
CST-1	CULTURED STONE	CULTURED STONE SERIES: COUNTRY LEDGESTONE COLOR: ASHFALL
FCS-1	FIBER CEMENT SIDING	JAMES HARDIE SIDING - 5 1/4" COLOR: ARCTIC WHITE FINISH: CEDAR MILL
FCP-1	FIBER CEMENT PANEL - BOARD & BATTEN	JAMES HARDIE SIDING - BOARD & BATTEN COLOR: ARCTIC WHITE FINISH: RUSTIC GRAIN
FCP-2	FIBER CEMENT PANEL - BOARD & BATTEN	JAMES HARDIE SIDING - BOARD & BATTEN COLOR: IRON GRAY FINISH: RUSTIC GRAIN
FCT-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE TRIM COLOR: ARCTIC WHITE FINISH: SMOOTH
GR-1	METAL GUARDRAIL	PRE-MANUFACTURED METAL GUARDRAIL SYSTEM W/ METAL MESH IN-FILL PANEL COLOR: BLACK
LVR-1	LOUVER	PRE-MANUFACTURED METAL LOUVER COLOR: WHITE
MP-1	COMPOSITE METAL PANEL	COLOR: BLACK
PT-1	PAINT	PAINT EXPOSED STRUCTURE COLOR: BLACK
PT-2	PAINT	PRE-CAST CONCRETE PANEL SHERWIN WILLIAMS COLOR: SW 7017 DORIAN GRAY
SF-1	ALUMINUM STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED CLEAR GLASS W/ LOW-E COATING - COLOR: BLACK
WS-1	RESIDENTIAL WINDOW SYSTEM	FIBERGLASS WINDOW SYSTEM W/ INSULATED LOW-E GLASS COLOR: BLACK

Total Units 220 Units
 18 Studio
 139 1 Bedroom / 1 Bath
 63 2 Bedroom / 2 Bath

Parking 408 Spaces

Lot 20



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1 FRONT ELEVATION

Scale: 3/16" = 1'-0"

Total Units
Parking

100 Units
300 Spaces (2 Garage / 2 Driveway)
40 Spaces Street
90 Spaces at Pool

Lot 21



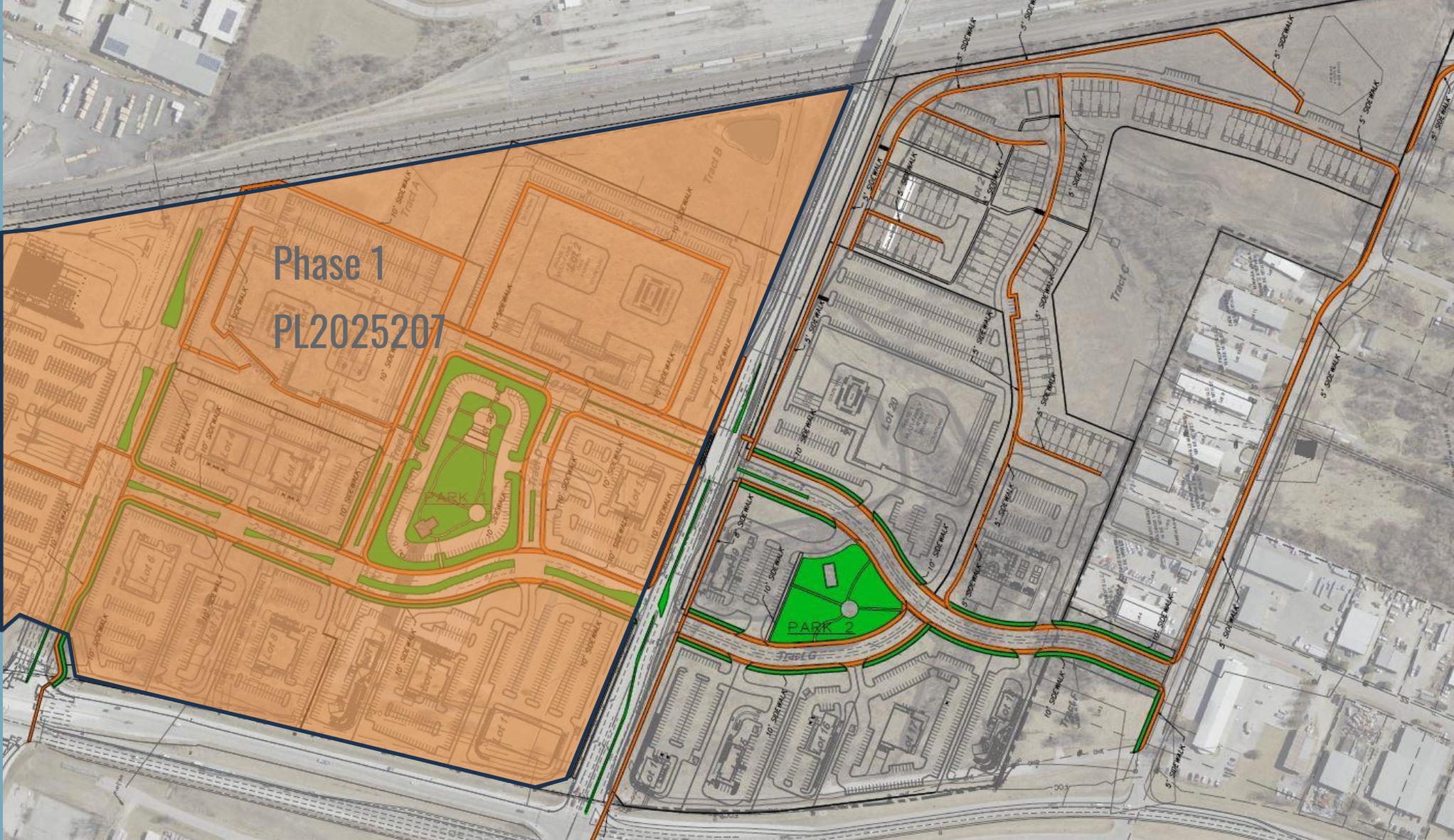
2 REAR ELEVATION

Scale: 3/16" = 1'-0"

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Phase 1
PL2025207

Sidewalk & Trail Plan

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PLANTING SCHEDULE:

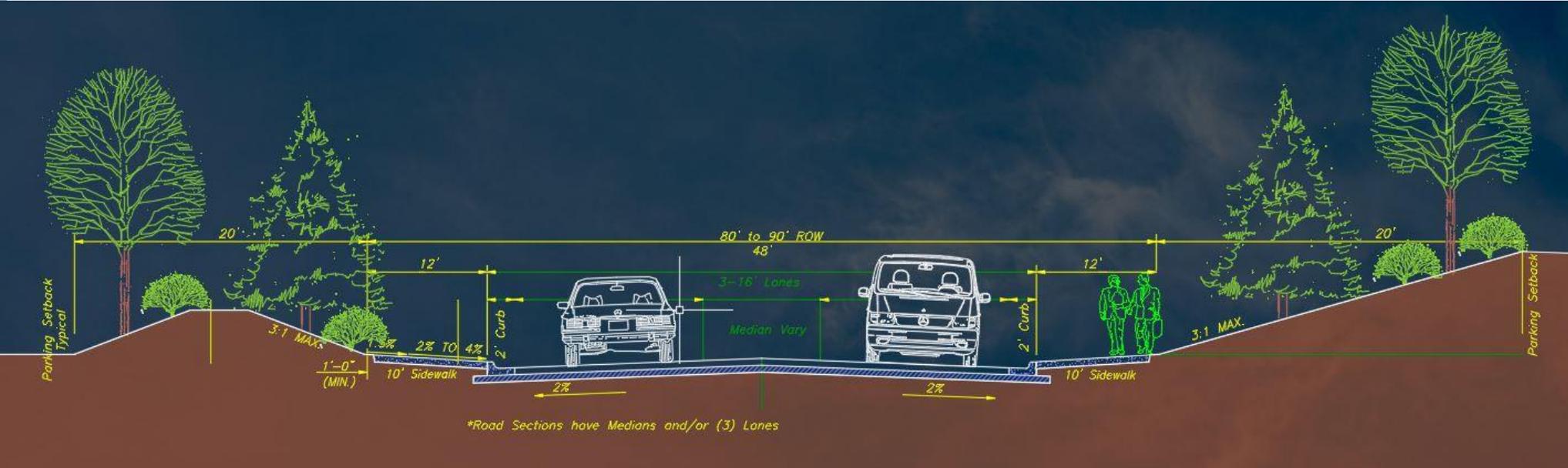
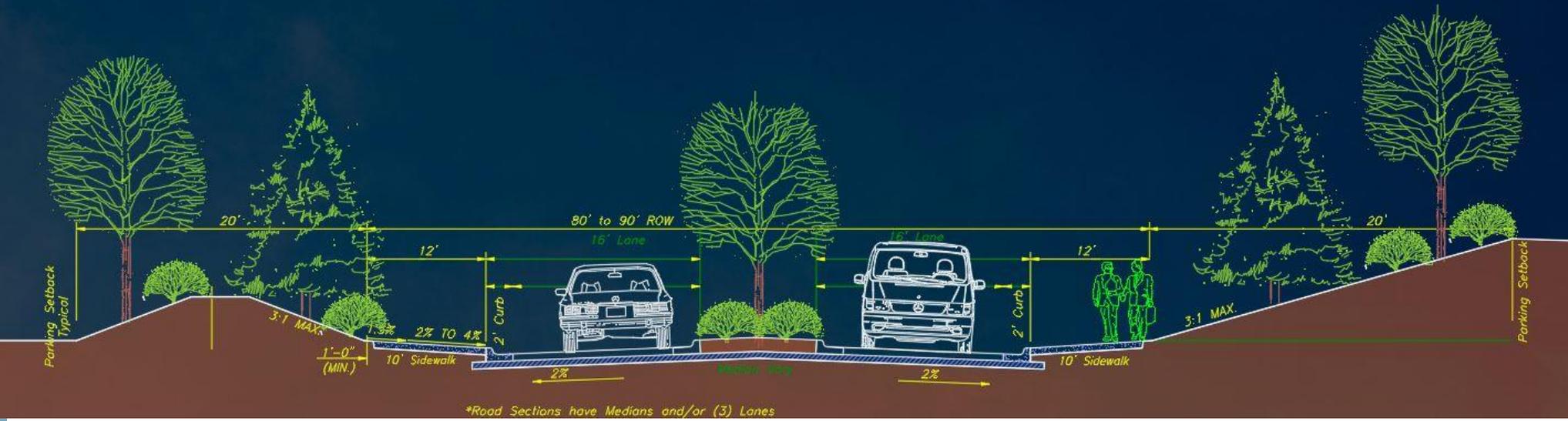
IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	278	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	275	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	553	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	875	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

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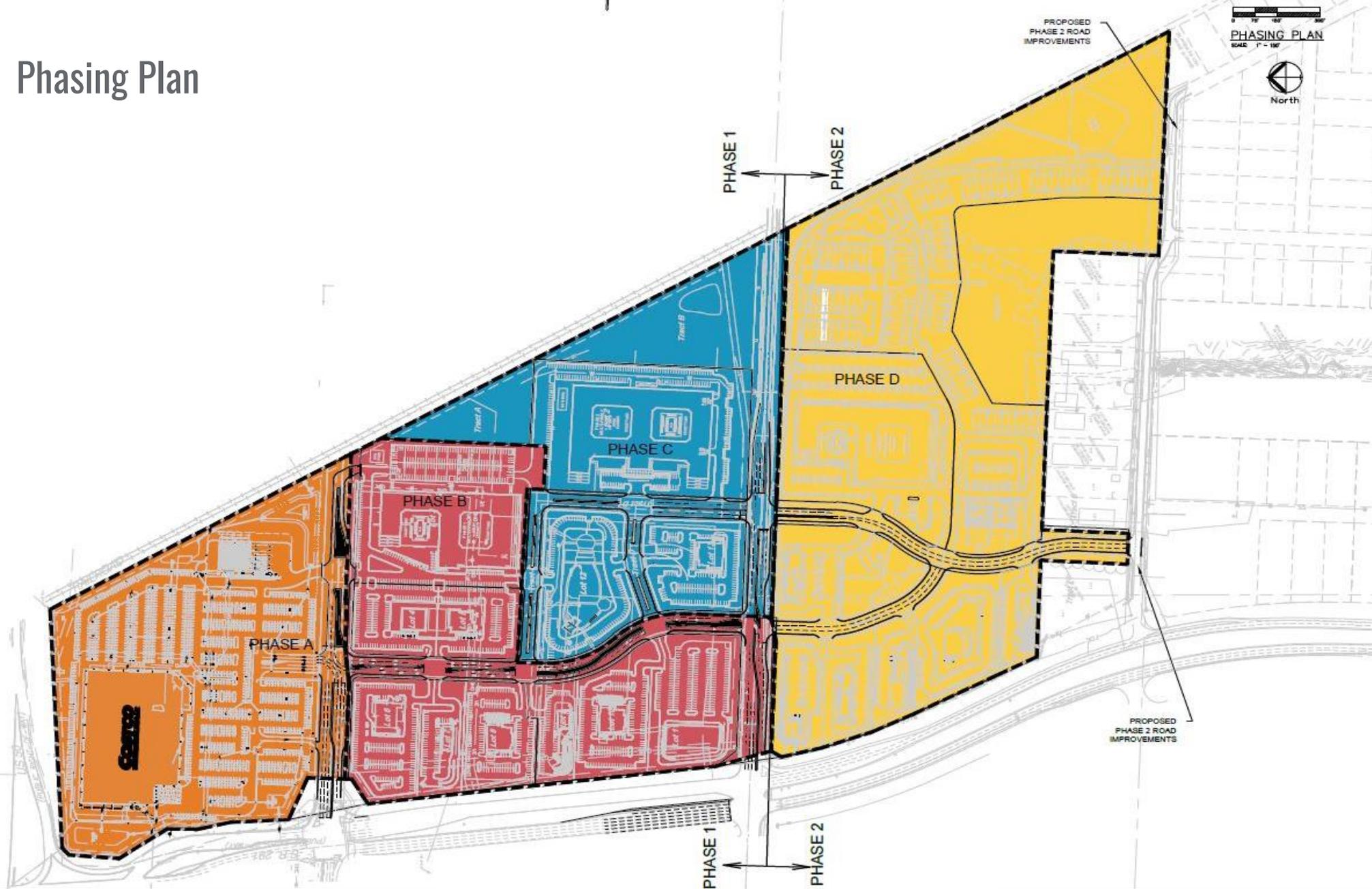


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Phasing Plan



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RECOMMENDATION SUMMARY BY PHASE

PHASE 1 RECOMMENDATIONS

- Extend existing double SBLT on M-291 to a minimum of 430'
- Construct all of Oldham Parkway with traffic signal at collector street

PHASE 2 RECOMMENDATIONS

- Update Traffic Impact Study
- M-291 Corridor Improvements to construct third SB thru-lane from south of Oldham Parkway to (or through) Scherer Road. Removal of existing shoulder, new paved lane, new paved shoulder
- Median improvements to Bailey Road and collector street

PHASE 3 RECOMMENDATIONS

- Construct second SBLT on M-291 at Bailey to a minimum of 380'. With associated median modifications and eastbound receiving lane.
- Construct WBRT improvements for channelized turn.
- Construct traffic signal at Bailey Road at eastern access point



FIGURE 33

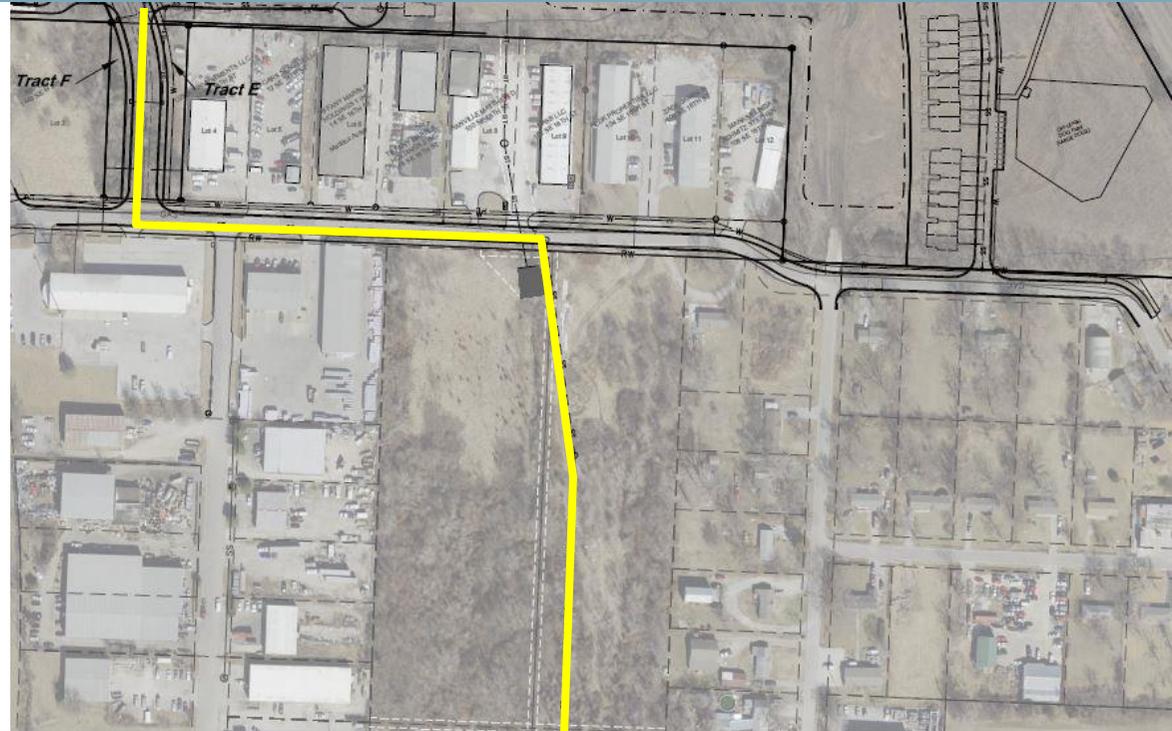
Offsite Sanitary Sewer

-2,250 Feet of 12" Main

-Provides new service businesses

16th Street Improvements

-1,925 Feet of Street, Storm and Water



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Modification Request – Parking Setback



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Neighborhood Meeting – Held September 23, 2025

-What happens to the old Pfizer building?

-Intended to be removed with phase 2 of the development

-What is the schedule for the project because we have sat through a lot of plans at this point for projects that never happened?

-Hoping to break ground in the spring of 2026

-With Lee's Summit Elementary closing how does the school handle this project?

-This project will help support the schools with taxes but should not have a big impact on the school capacity.

-Is the Developer getting incentives?

-Yes

-Does 16th and Summit Street get improved?

-16th is being improved to the eastern most entrance, likely in the last phase of development

-Do the utilities on 16th get improved?

-Yes Storm, water and sanitary improvements will accompany the road improvements

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Thank You

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