



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-084
File Name	FINAL PLAT – Lemone-Smith Business & Rail Center, Tract A
Applicant	Engineering Solutions, LLC
Property Address	450 SE Thompson Rd
Planning Commission Date	June 11, 2026
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: July 22, 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 May 5, 2026
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC/Applicant
Applicant's Representative	Matt Schlicht, P.E.
Location of Property	450 SE Thompson Rd
Size of Property	±13.49 acres (587,402 sq. ft.)
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Industrial
Procedure	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. 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. 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. 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.

Current Land Use

The subject 13.49 acres is part of an undeveloped 102 acres of industrial property.



Figure 1 - Parent tract dashed in yellow. Subject plat site outlined in red.

Description of Applicant's Request

The applicant proposes a final plat for the purpose of establishing a common area tract to house stormwater infrastructure improvements associated with a building expansion project on the adjacent property to the east at 420 SE Thompson Dr.

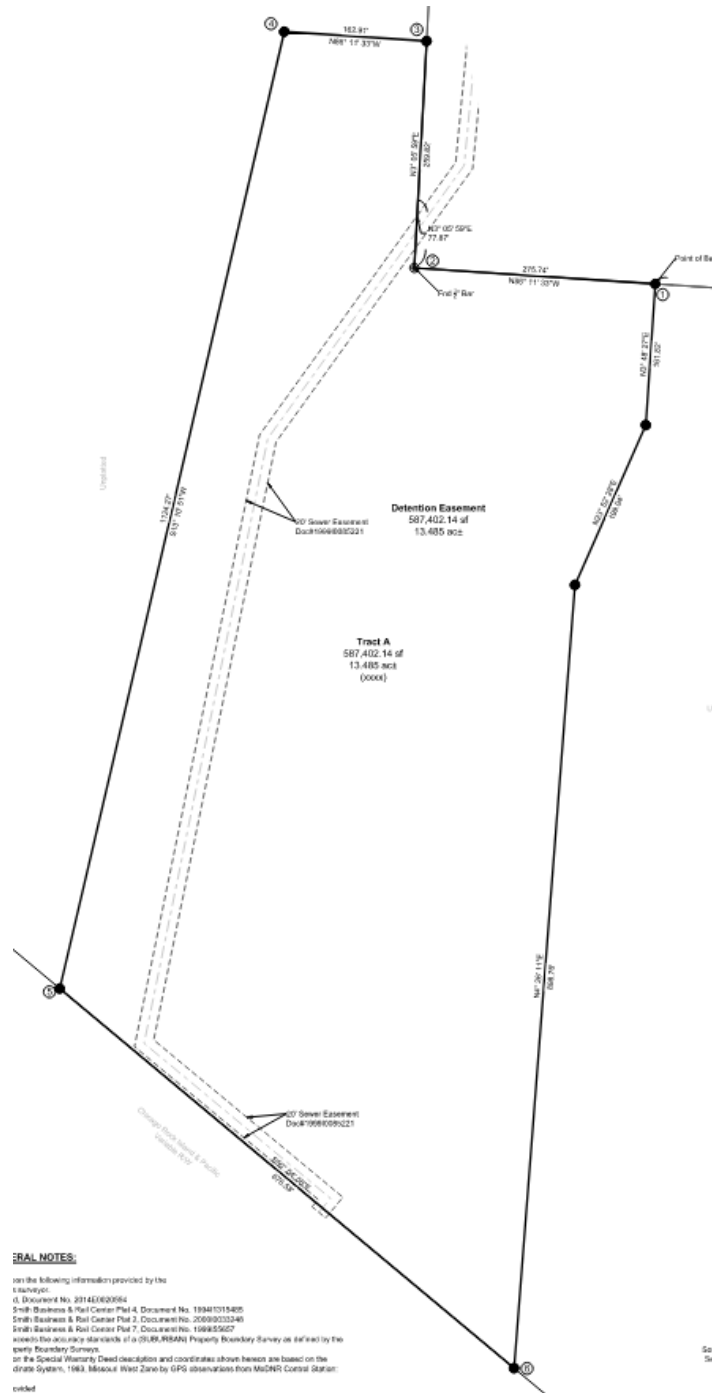


Figure 2 – Final Plat

2. Land Use

Description and Character of Surrounding Area

The subject site is generally located at the southeast intersection of M-291 Hwy South and SE Thompson Dr. The surrounding area is generally characterized as industrial.



Figure 3 - Subject plat boundary outlined in red.

Adjacent Land Uses and Zoning

North:	Undeveloped industrial property / PI
South:	Industrial / PI
East:	Industrial / PI
West:	Undeveloped industrial property / PI

Site Characteristics

The project site is bordered by SE Thompson Dr to the north and east; M-291 Hwy South to the west; and Rock Island Railroad right-of-way to the south. Topographically, the parent tract slopes from its periphery toward the middle and then south where the proposed common area tract plat boundary will serve to house a stormwater detention facility.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

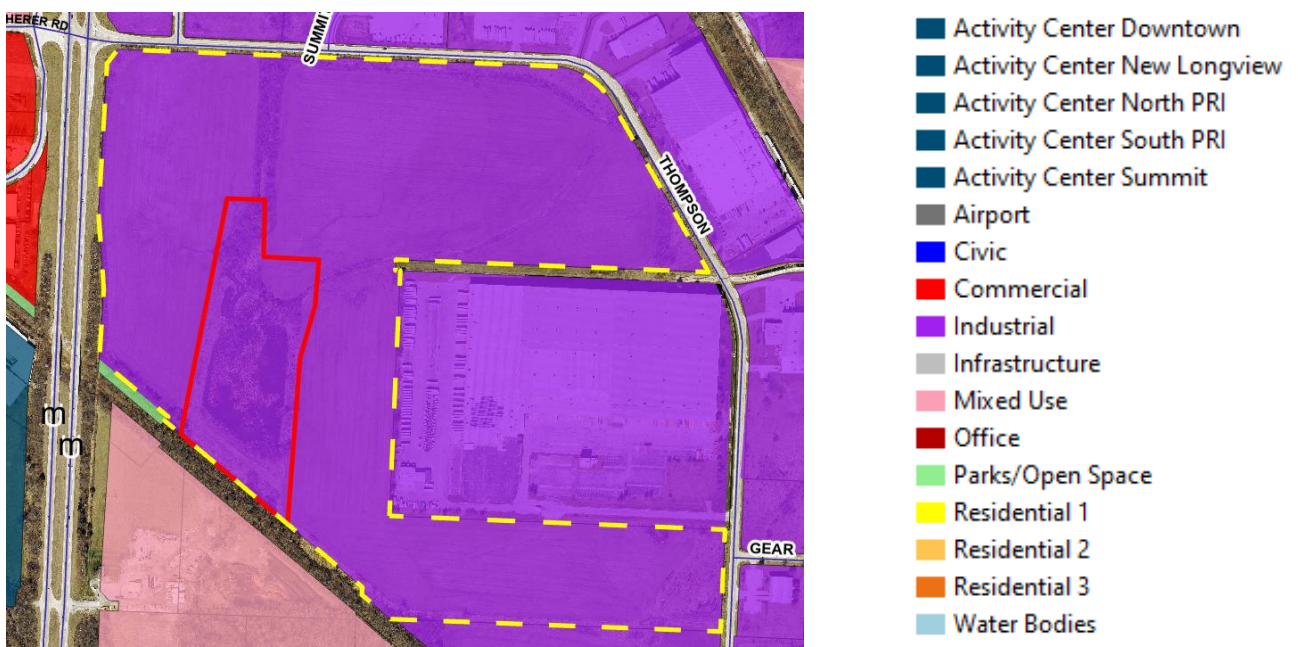
Section	Description
7.140, 7.150	Final Plat

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Facilities & Infrastructure	Goal: Plan and build City services and infrastructure to promote quality growth and resiliency. Objective: Maintain high-quality infrastructure that supports and entices quality growth and redevelopment.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The Ignite! Comprehensive Plan primarily identifies the property surrounding the subject property as Industrial on the Future Land Use Map. The Industrial land use category is intended for areas accommodating light and heavy industrial uses, distribution and warehouse developments. The subject plat is associated with infrastructure improvements to facilitate additional development of the remaining industrial property.



5. Analysis

Background and History

- July 26, 1993 – The Planning Commission approved a preliminary plat (Appl. #1993-167) for *Lemone-Smith Business & Rail Center*.

Compatibility

The proposed plat facilitates continued development of the industrial area in a manner consistent and compatible with existing area industrial development.

Adverse Impacts

The proposed 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 plat positively impacts neighboring properties by establishing a common area tract for the purpose of constructing regional stormwater improvements.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The proposed plat is associated with stormwater infrastructure improvements that will allow for the continued development of the surrounding industrial property.

Recommendation

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

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. 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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
3. A final plat shall be approved and recorded prior to issuance of any building permit.