

BILL NO. 25-

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR SMALLS SLIDERS ON APPROXIMATELY 0.88 ACRES OF LAND LOCATED AT 101 SW OLDHAM PKWY, 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 #PL2025-116 submitted by Paxvesta, LLC., requesting approval of a preliminary development plan on land located at 101 SW Oldham Pkwy 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 August 28, 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 September 23, 2025, 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:

Lot 7, Oldham Village, 1st Plat

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to UDO Section 8.170 to allow 100% metal on all building facades, in lieu of the maximum of 40% metal on any façade allowed by right.
2. Development shall be in accordance with the preliminary development plan dated July 29, 2025.
3. Approval shall be granted for four (4) primary identification wall signs as depicted on the sign package dated July 22, 2025.

SECTION 3. That development shall be in accordance with the preliminary development plan revision dated July 29, 2025, appended hereto as Attachment A; building elevations uploaded July 29, 2025, appended hereto as Attachment B; and the sign package dated July 22, 2025, 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

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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 _____, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2025.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*