



LEE'S SUMMIT
MISSOURI®

Smalls Sliders

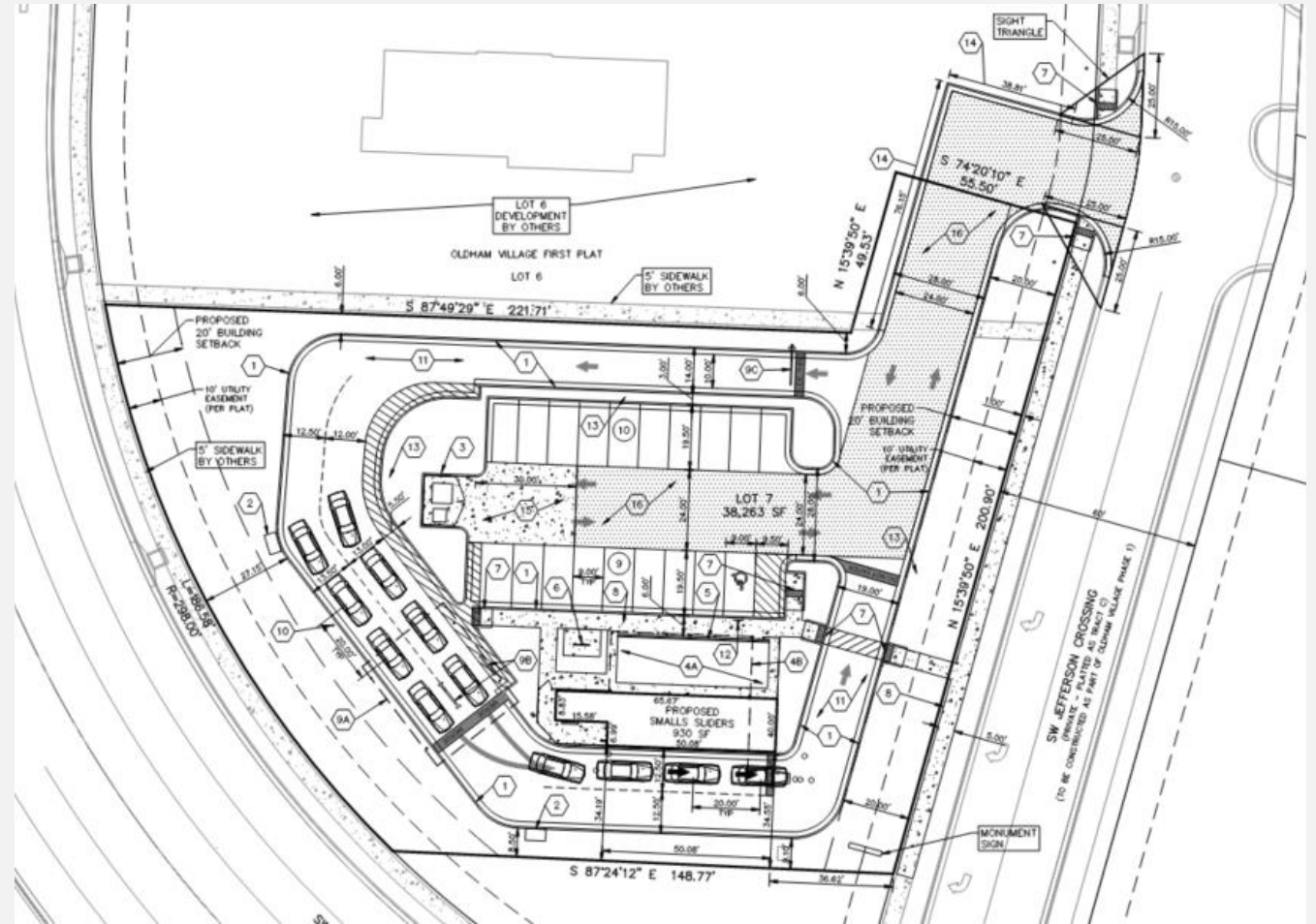
Preliminary Development Plan

PL2025-116

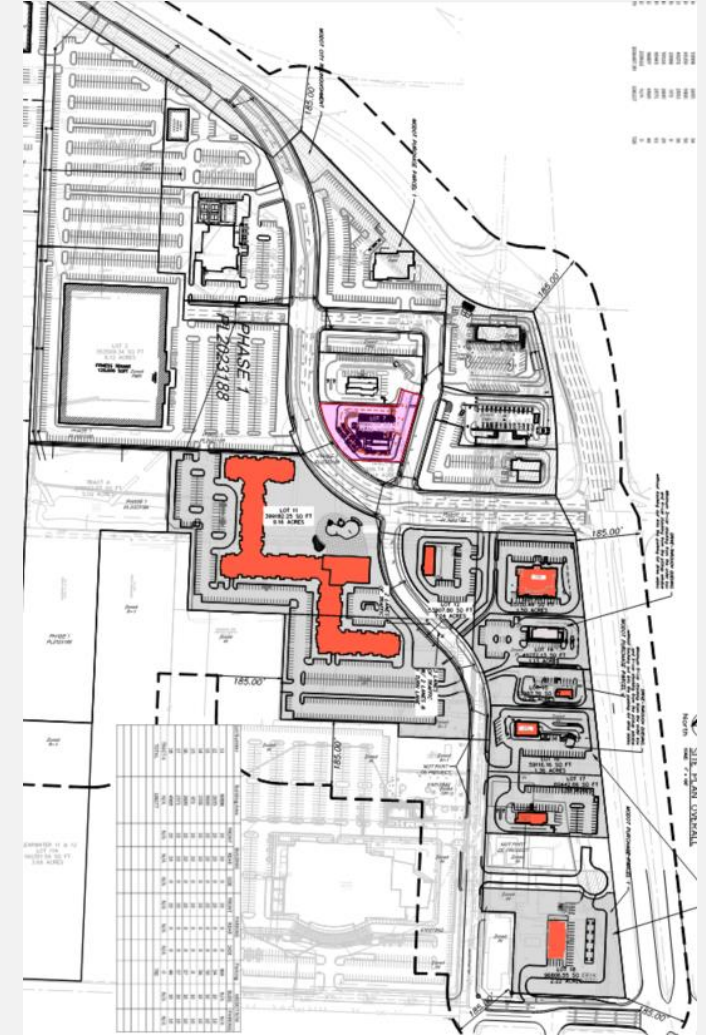


Project Request

The applicant requests preliminary development plan approval of a 930 sq. ft. walk-up and drive-through restaurant on Lot 7 of Oldham Village. A modification is requested to allow a 100% metal building exterior.



Zoning and Land Use Information

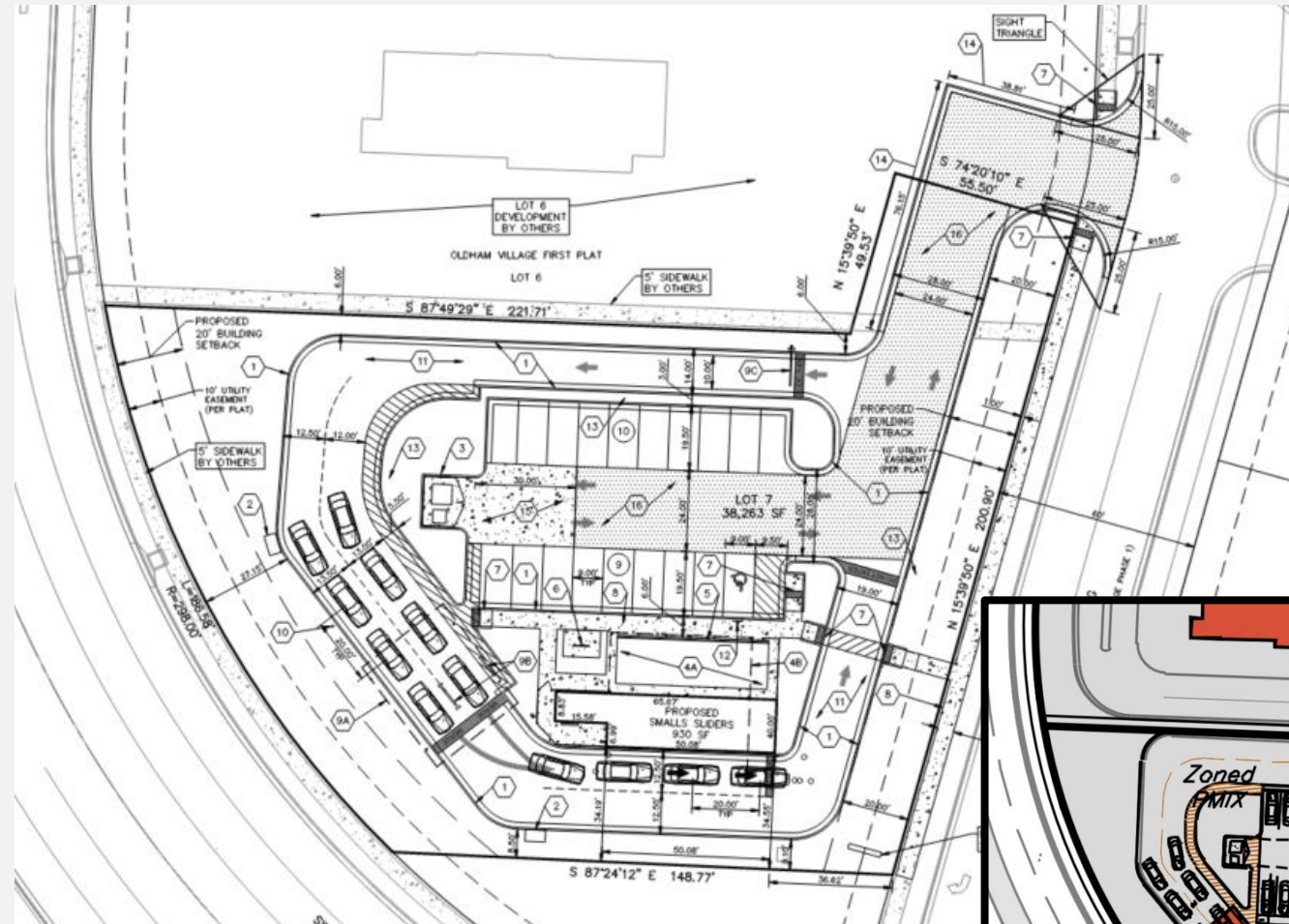


Oldham Village Plan -
January 2025

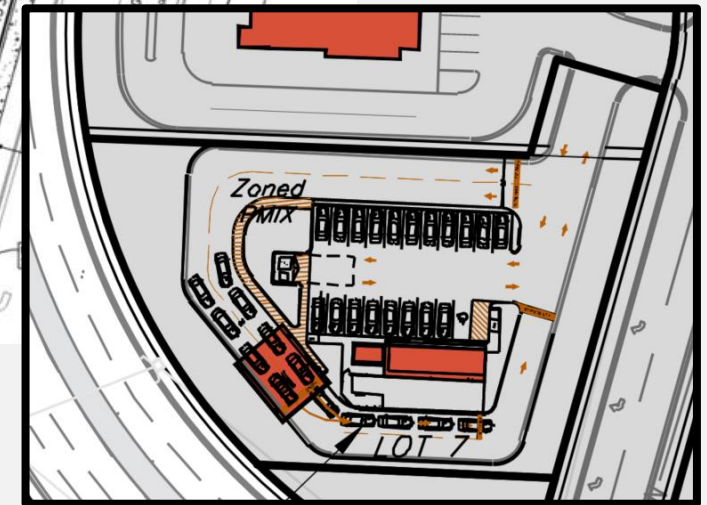
Site Plan

Proposed

- 0.88 acres
- 930 sq. ft. walk-up and drive-through restaurant
- Parking
 - 12 parking spaces required
 - 19 parking spaces provided
- 100% metal building exterior



Proposed
Plan



Oldham Village Plan -
January 2025

Driveway Access Points

- Lot 5 (Q39)* -- shown in green
- Lot 6 (TBD development)
- Lot 7 (Smalls Sliders) -- shown in yellow
- Lot 8 (Chick-fil-A)* -- shown in green
- Lot 9 (Club Car Wash)* -- shown in green
- Lot 10 (TDB development)
- * Denotes approved FDP status

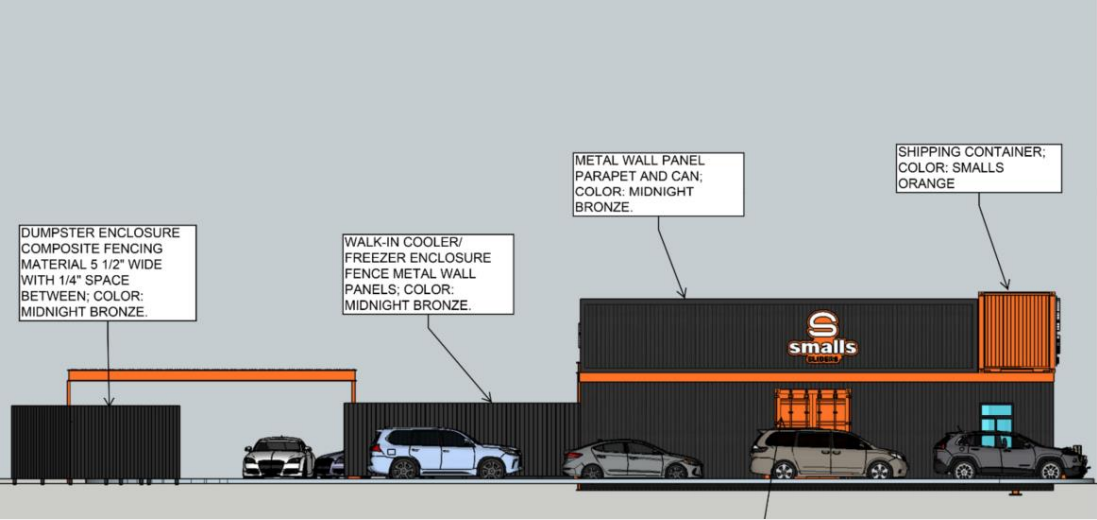


Oldham Village Plan -
January 2025

Building Elevations



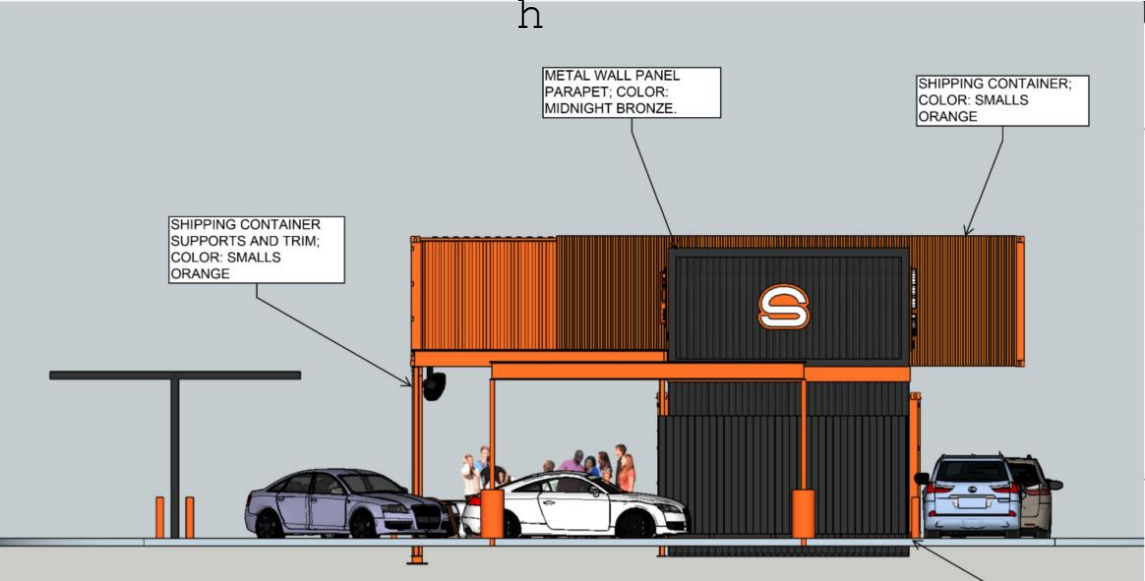
North



South



East



West

Modifications

Exterior Materials

- Required – max. 40% metal on any façade by right
- Proposed – 100% metal building exterior



Modifications - Comparables



Chipotle -- 48% - 54%
metal facades

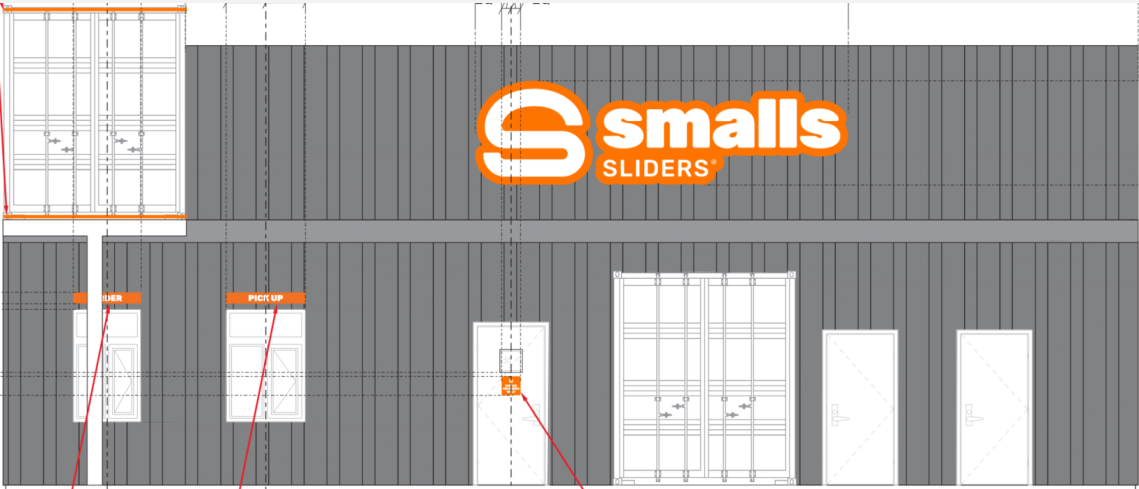


Shake Shack -- 20% - 72%
metal facades

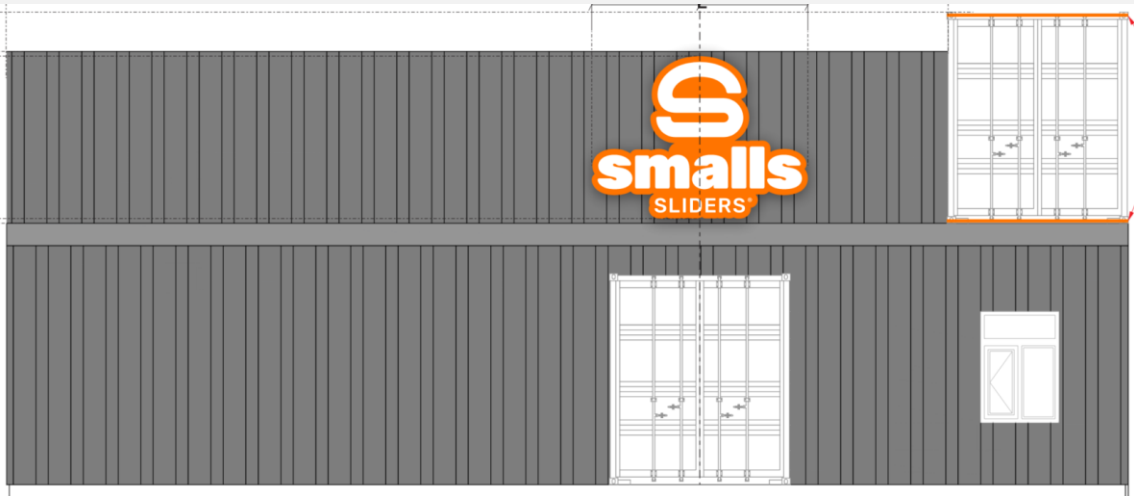


Golf Ranch -- 100% metal
facades

Sign Package



North
Facade



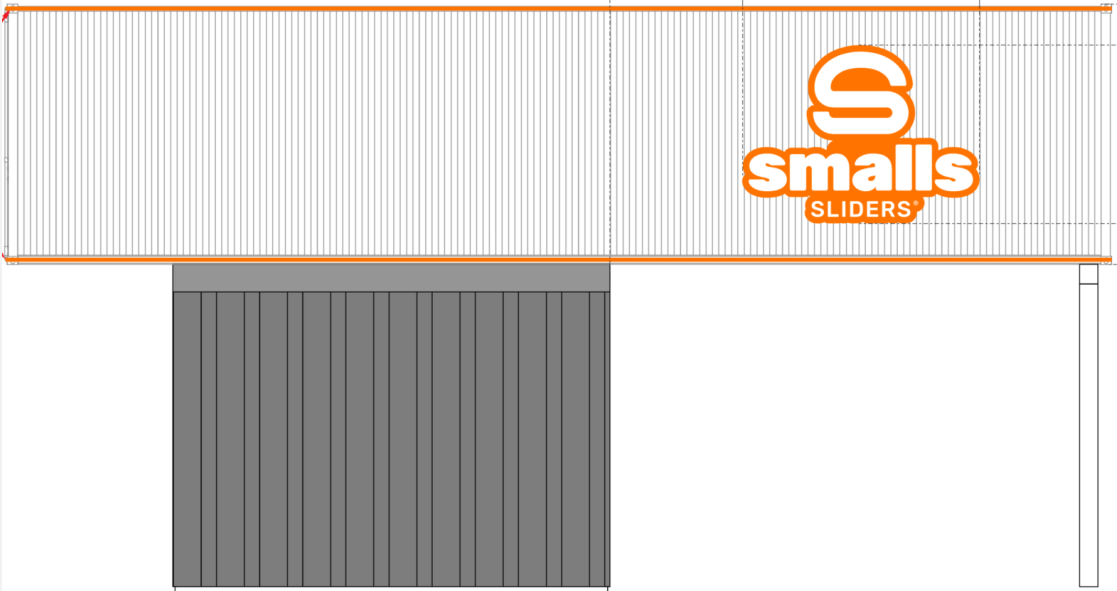
South
Facade

Proposed Wall Signs

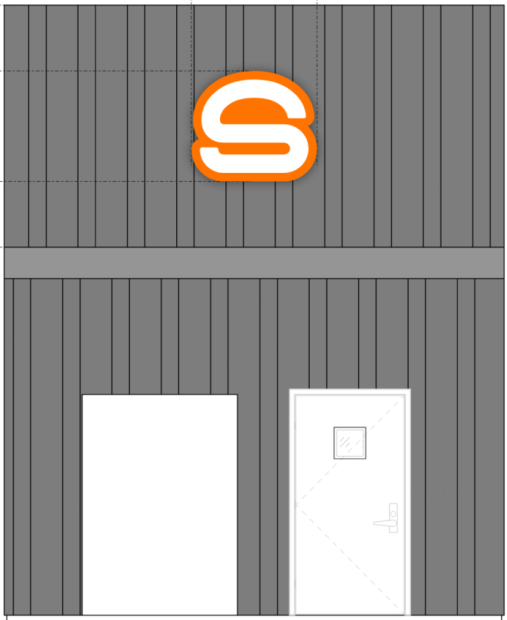
Sign Type	Number of Wall Signs	Sign Area (10% max. allowed)	Sign Location	Max. Letter Height
Wall signs	4 total	75.4 sq. ft. (8.4%)	North façade	4'-7" (55")
		69.8 sq. ft. (7.7%)	South façade	
		55.3 sq. ft. (10.0%)	East façade	
		13.9 sq. ft. (4.5%)	West façade	

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East Facade



West Facade

Approval Conditions

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.
4. The applicant shall review additional entrance options and improvements for the shared driveway serving Lots 6 and 7 of Oldham Village for the purpose of improving traffic circulation at the intersection of the shared private driveway and SW Jefferson Crossing. **(added by the Planning Commission)**



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