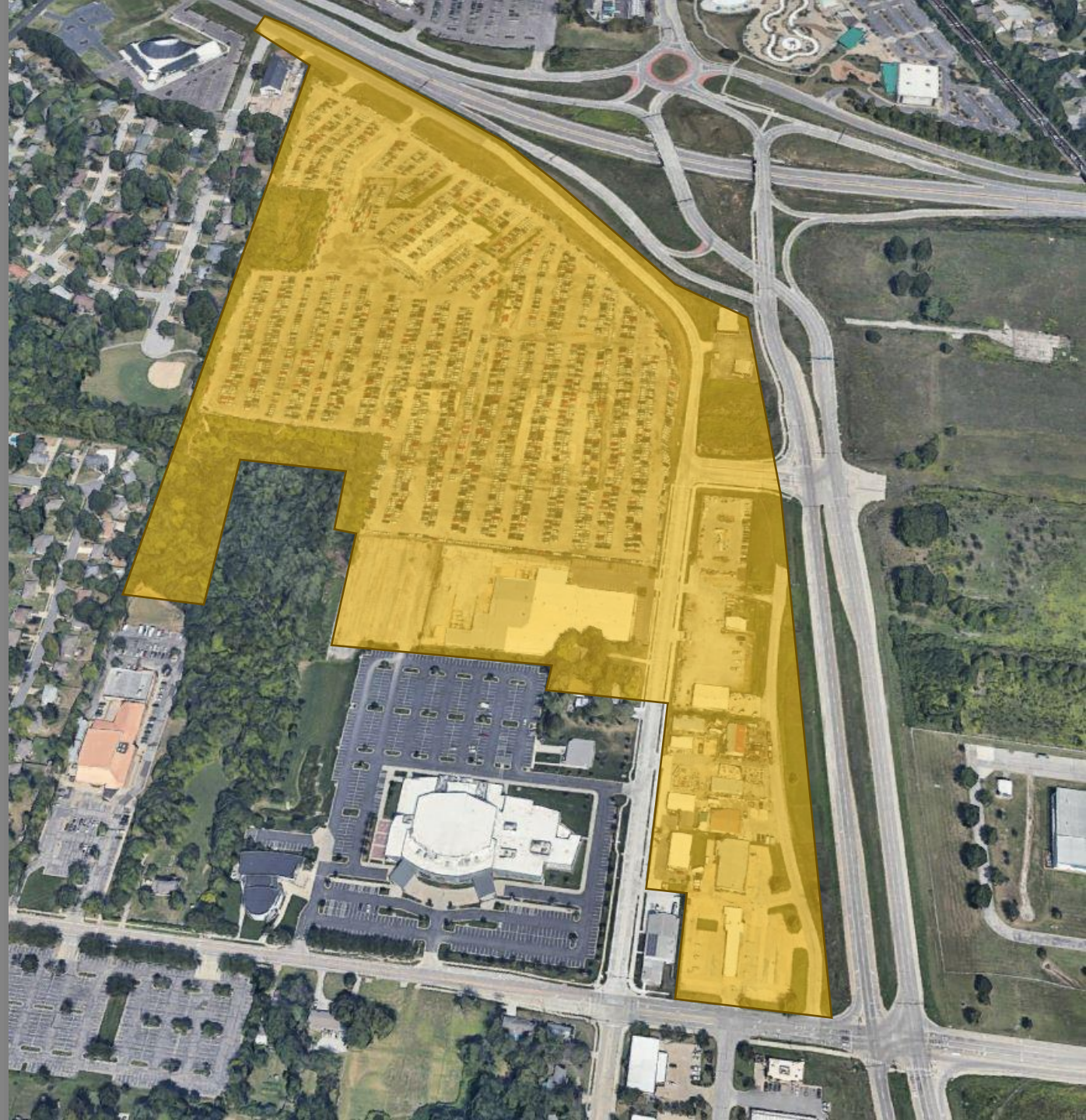


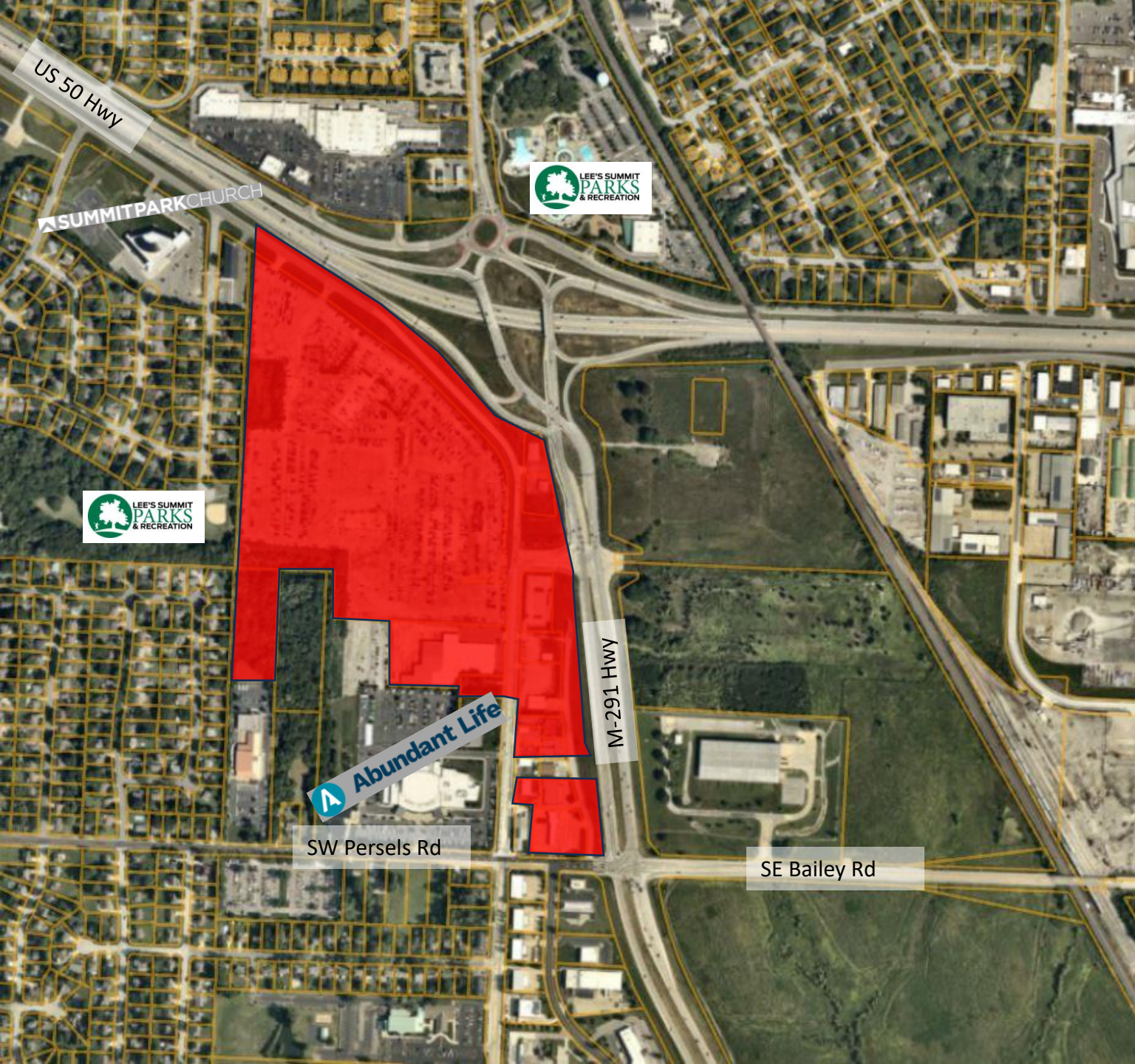
Oldham Village

Lee's Summit, MO
PL2023188 & PL2024015
Preliminary Development Plan
& Rezoning Plan



Lee's Summit Planning Commission
September 12, 2024





Project Location

Approximately 59.94 acres generally located at the Southwest Corner of 50 and 291 Hwy Lee's Summit, MO

-17 Mixed Use Lots

- Retail Space
- Sit Down Restaurants
- Drive Thru Restaurants
- Apartment
- Fieldhouse

-Realignment of Jefferson and Oldham Pkwy

- Traffic Signal
- M-291 Improvements
- Persels Rd Improvements
- Share Use Trail Extension
- Offsite Sanitary Sewer Upgrades to 7,500 feet of sanitary sewer main

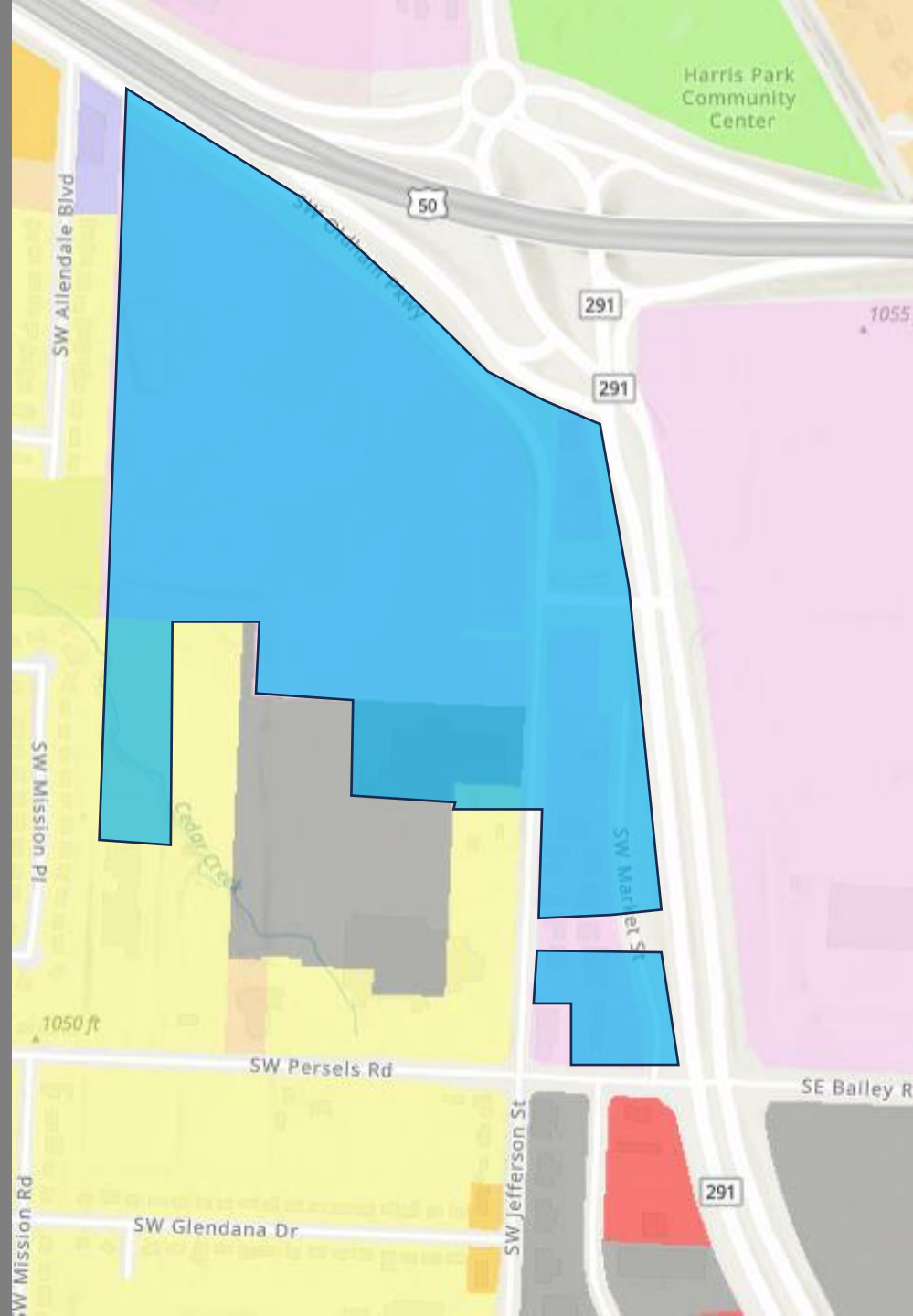
EnVision LS Overlay

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

Zoning Map

Current Zoning

PMIX (Planned Mixed Use)
PI – Industrial
R1-Residential



Comprehensive Plan

2021 IGNITE COMP PLAN

Site



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)



Looking East at Northeast Corner



Looking East at Oldham



Looking West on Market

Looking East at Persels





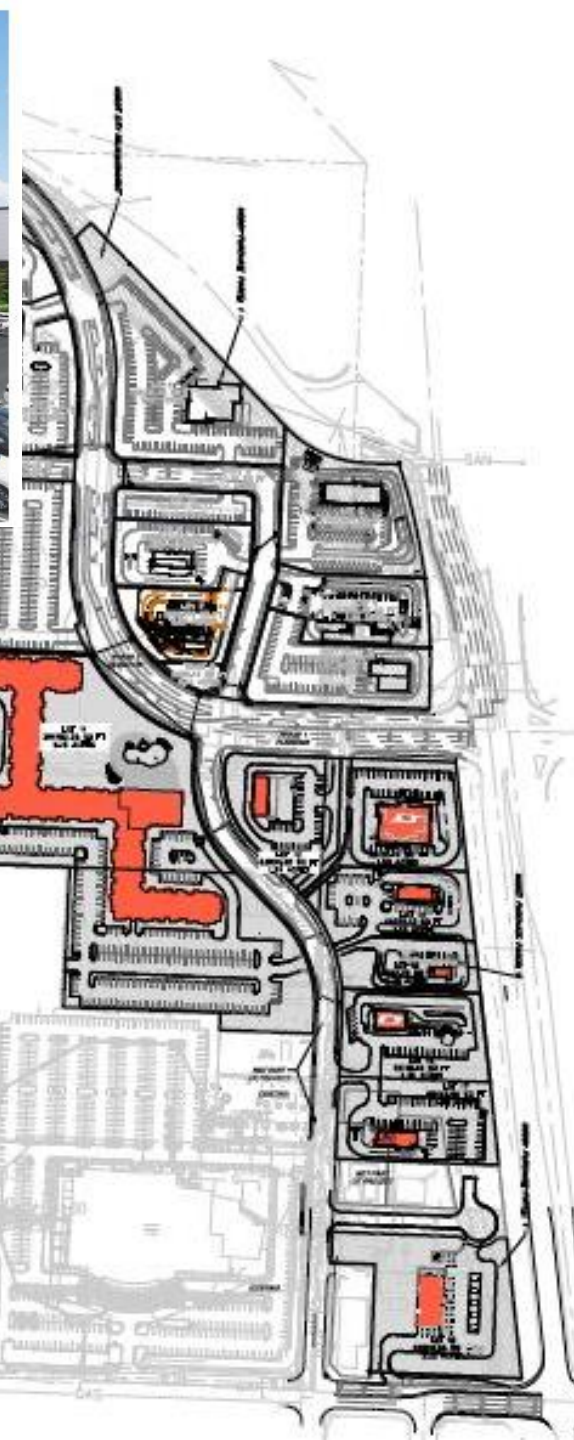
Looking Northwest at Oldham





Lot #	Use	Elevation Provided	Concept Only	Use Approval
1	Parking Lot	N/A		Yes
2	Fieldhouse	No		Yes
3	Drive Thru	Typical		Yes
4	Restaurant	Yes		Yes
5	Restaurant	Yes		Yes
6	Drive Thru	Typical		Yes
7	Drive Thru	Rendering	Yes	
8	Drive Thru	Yes		Yes
9	Car Wash	Yes		Yes
10	Coffee/Retail	Yes		Yes
11	Apartment	Yes		Yes
12	Drive Thru	Typical		Yes
13	Grocery	No	Yes	
14	Drive Thru	No	Yes	
15	Drive Thru	No	Yes	
16	Drive Thru	Yes		Yes
17	Drive Thru	No	Yes	
18	Gas Station	Yes		Yes





Type	# Units
Studio	25 Units
1Br	164 Units
1Br + Den	12 Units
2 Br	102 Units
3 Br	4 Units
Total Units	307

Units Sizes 567 sf to 1,197 sf

Parking Ratio 1.7
522 Spaces Provided

Amenities

- Pool
- Clubhouse
- Fitness Center





MATERIAL LEGEND



LAP SIDING
SW SNOWBOUND 7004



LAP SIDING
SW JOGGING PATH 7638



LAP SIDING
SW URBANE BRONZE 7048



LAP SIDING
WOOD-LOOK



STONE VENEER



BRICK VENEER
ENDICOTT - SIENNA IRONSPOT



TRIM
SW URBANE BRONZE 7048



FIBER CEMENT PANELS



EXTERIOR FINISH LEGEND		
1	Dark Grey	Exterior Wall
2	Light Grey	Exterior Wall
3	Dark Grey	Exterior Wall
4	Dark Grey	Exterior Wall
5	Dark Grey	Exterior Wall
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8	Dark Grey	Exterior Wall
9	Dark Grey	Exterior Wall
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99	Dark Grey	Exterior Wall
100	Dark Grey	Exterior Wall



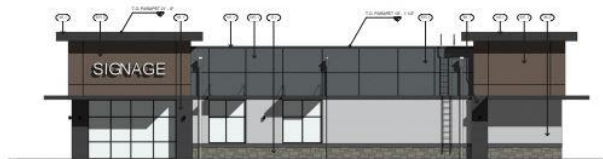
WEST ELEVATION ③



SOUTH ELEVATION ④



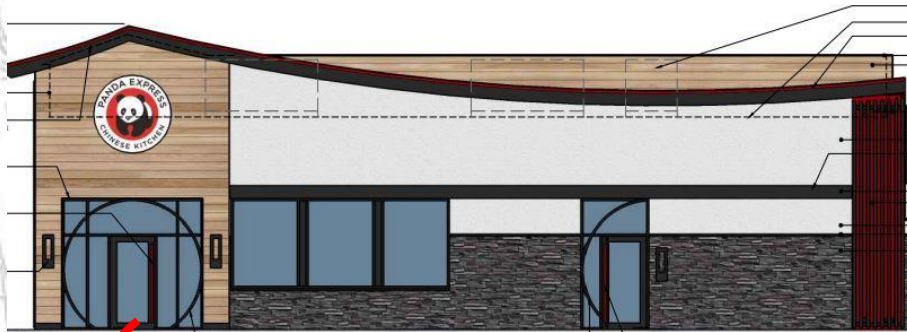
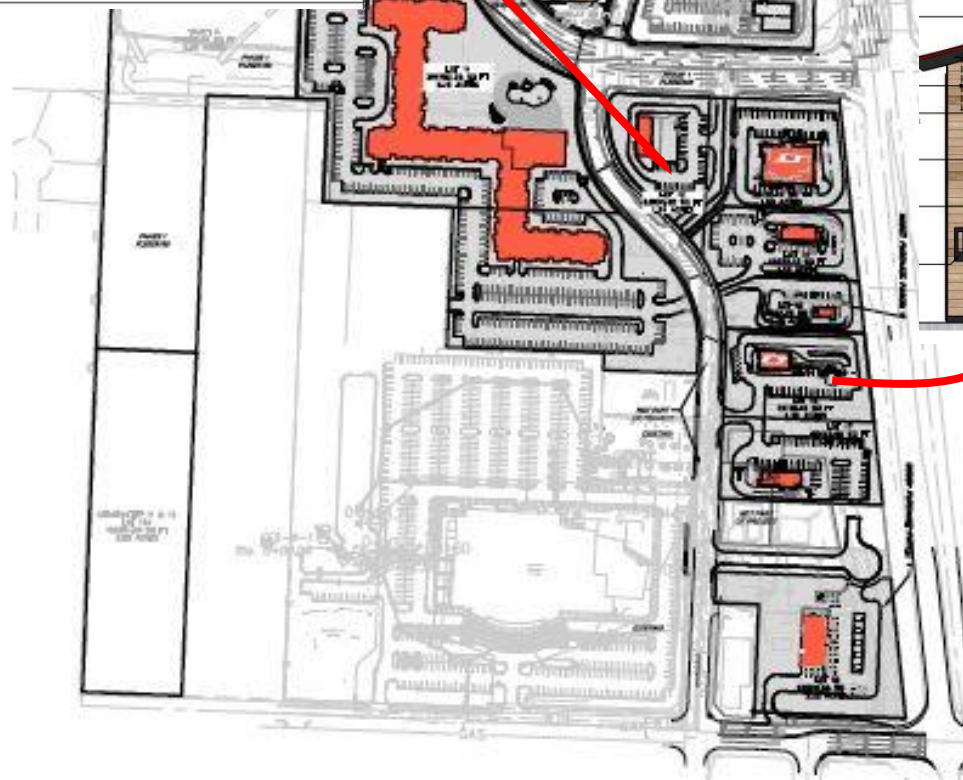
NORTH ELEVATION ②



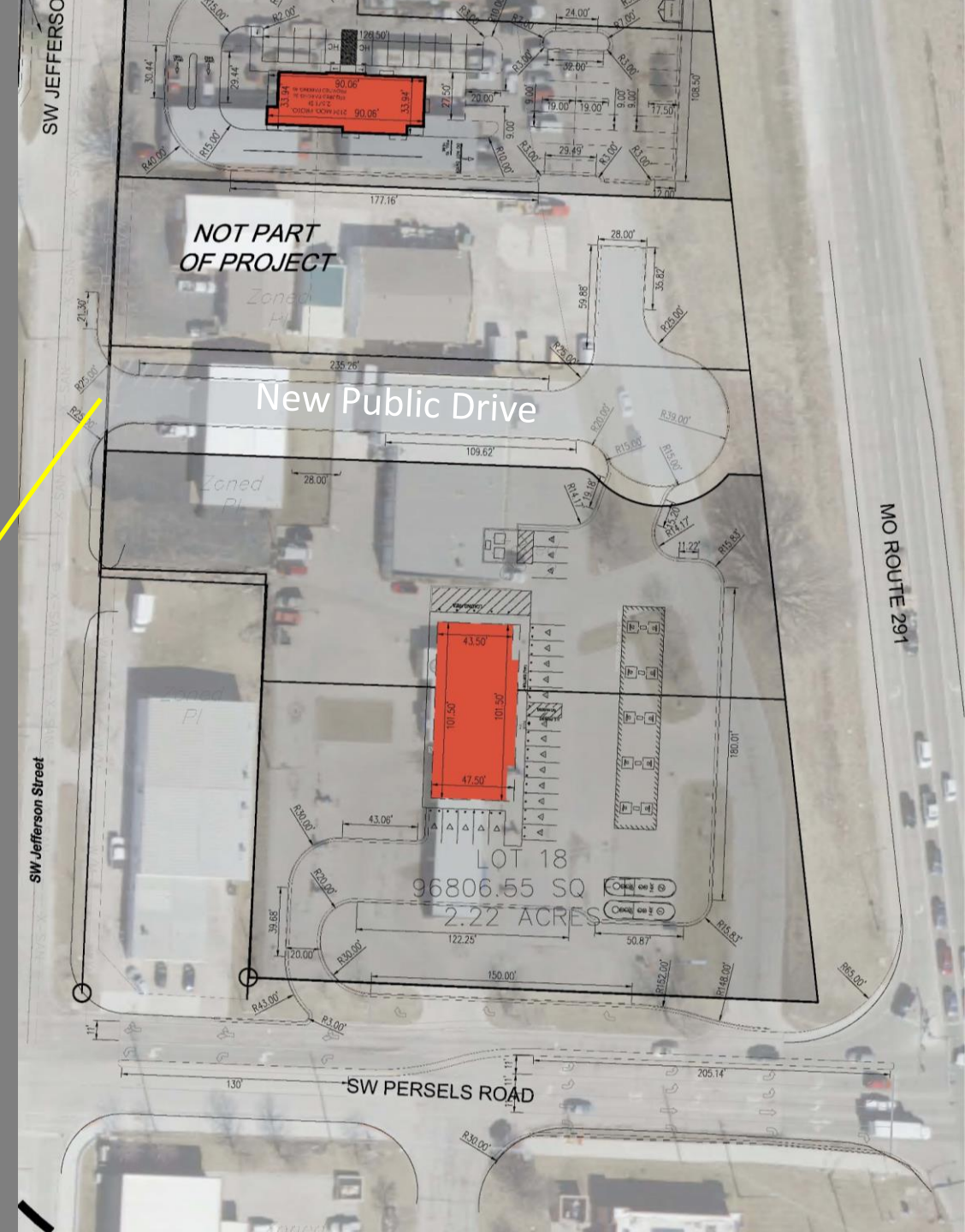
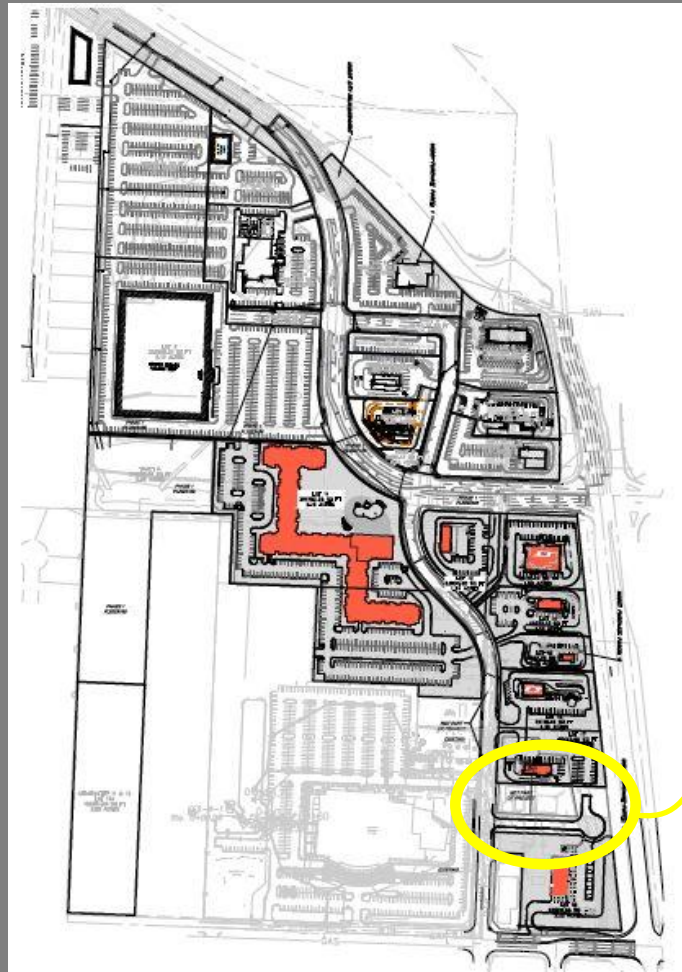
EAST ELEVATION ①



KEY PLAN ⑤

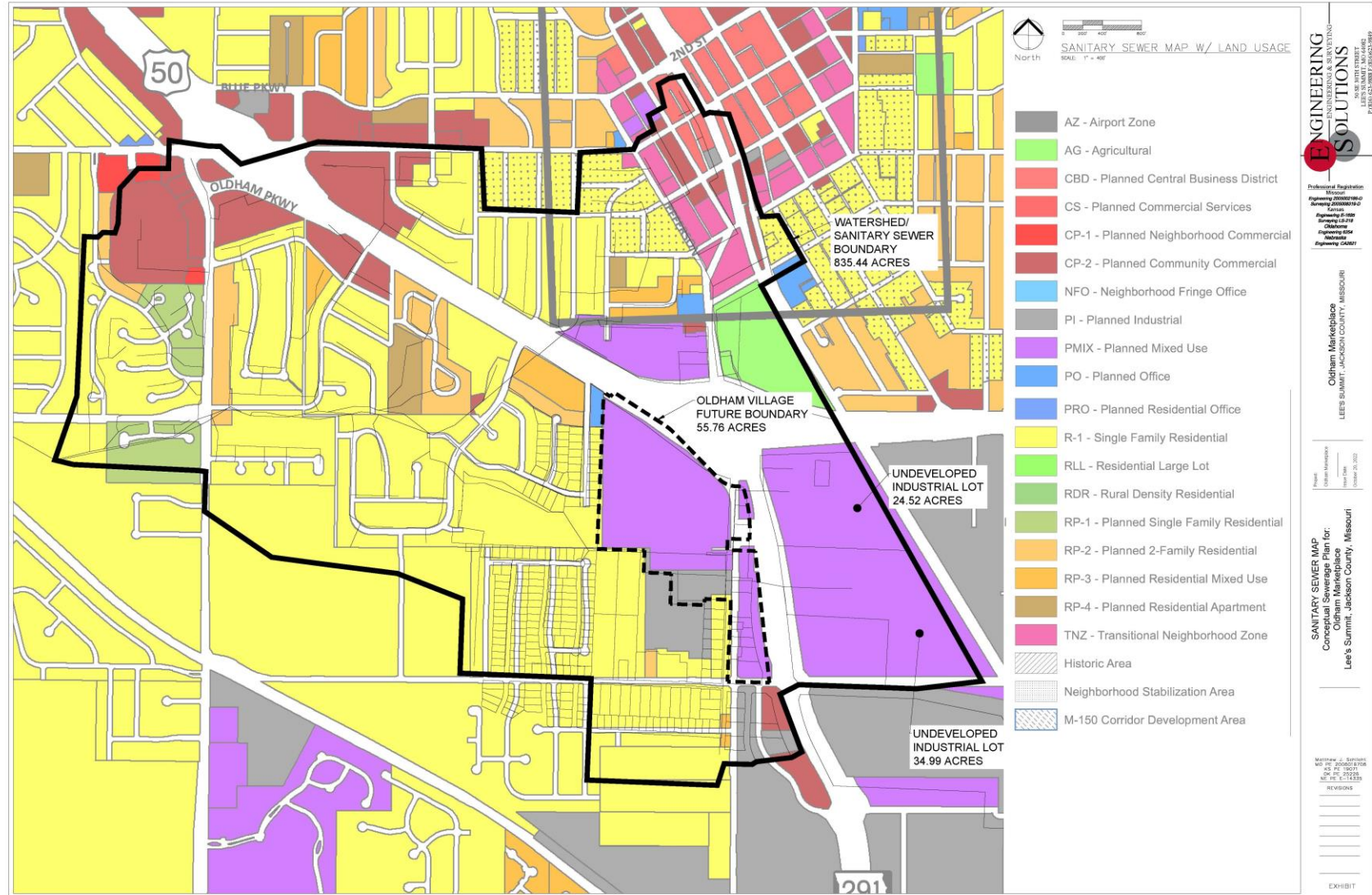


Access to Existing Site:

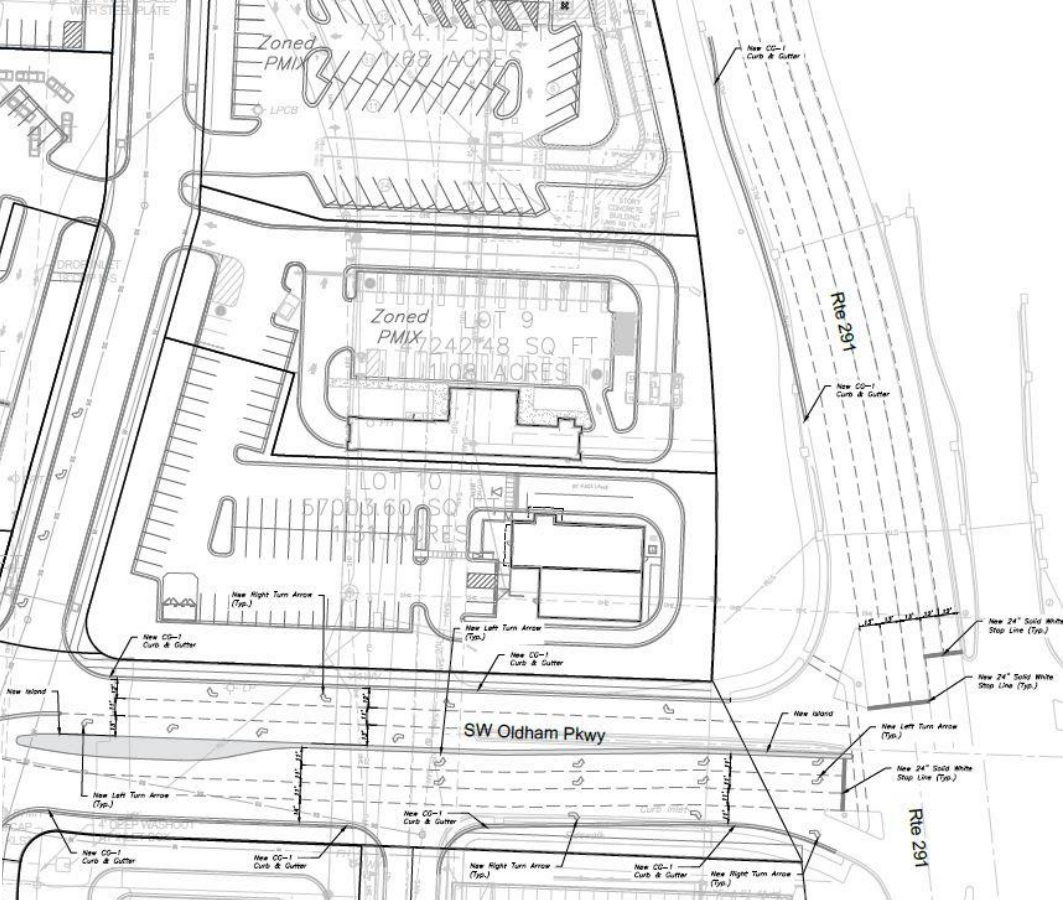
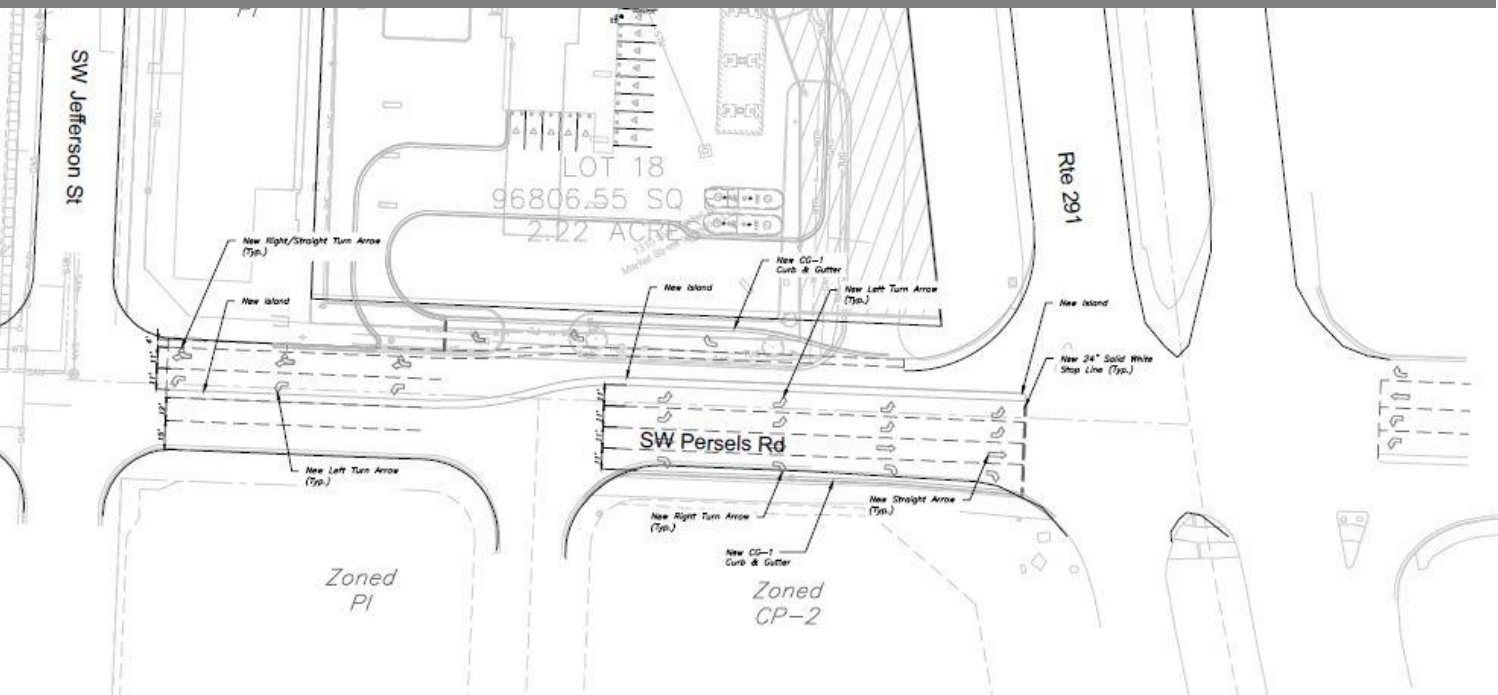


Offsite Project Improvements:

- 835 Acres Watershed
- Allows for development
- Improves current conditions



Offsite Project Improvements:



Modification Request

Lot Number	Building Area	BUILDING			PARKING			Parking	MODOT R/W	
		FRONT	REAR	SIDE	FRONT	REAR	SIDE		Building	Parking
1	N/A	20	20	0	0	0	0	529	N/A	5'
2	120000	20	20	0	0	0	0	519	N/A	5'
3	5500	20	20	0	0	0	0	94	N/A	5'
4	12411.38	20	20	0	20	0	0	152	N/A	5'
5	8000	20	10	0	20	0	0	156	10	5'
5A	N/A	N/A	N/A	N/A	10	0	0	26	N/A	5'
6	2715	20	20	0	20	0	0	38	N/A	5'
7	2064	20	20	0	20	0	0	20	N/A	5'
8	5400	20	10	0	10	0	0	67	10	5'
9	4000	20	20	0	10	0	0	30	10	5'
10	4600	20	20	0	10	0	0	67	10	5'
11	N/A	20	20	0	10	0	0	0	N/A	5'
11A	N/A	20	20	0	20	0	0	0	N/A	5'
TRACT A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A
TOTAL	164690.38							1698		

Parking Lot Ratio

-Apartment Parking Ratio at 1.7

Lot Number	Building Area	BUILDING			PARKING			Parking	MODOT R/W	
		FRONT	REAR	SIDE	FRONT	REAR	SIDE		BLDG	PARKING
11	80896	20	20	0	20	0	0	464	N/A	N/A
12	2655	20	20	0	20	0	0	34	10	10
13	9300	20	20	0	20	0	0	50	10	10
14	2553	20	20	0	20	0	0	36	10	10
15	973	20	20	0	20	0	0	8	10	10
16	2600	20	20	0	20	0	0	37	10	10
17	2571	20	20	0	20	0	0	37	10	10
18	4569	20	20	0	20	0	0	46	10	10
TRACT A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A
TOTAL	106277							782		

Parking Lot Setback

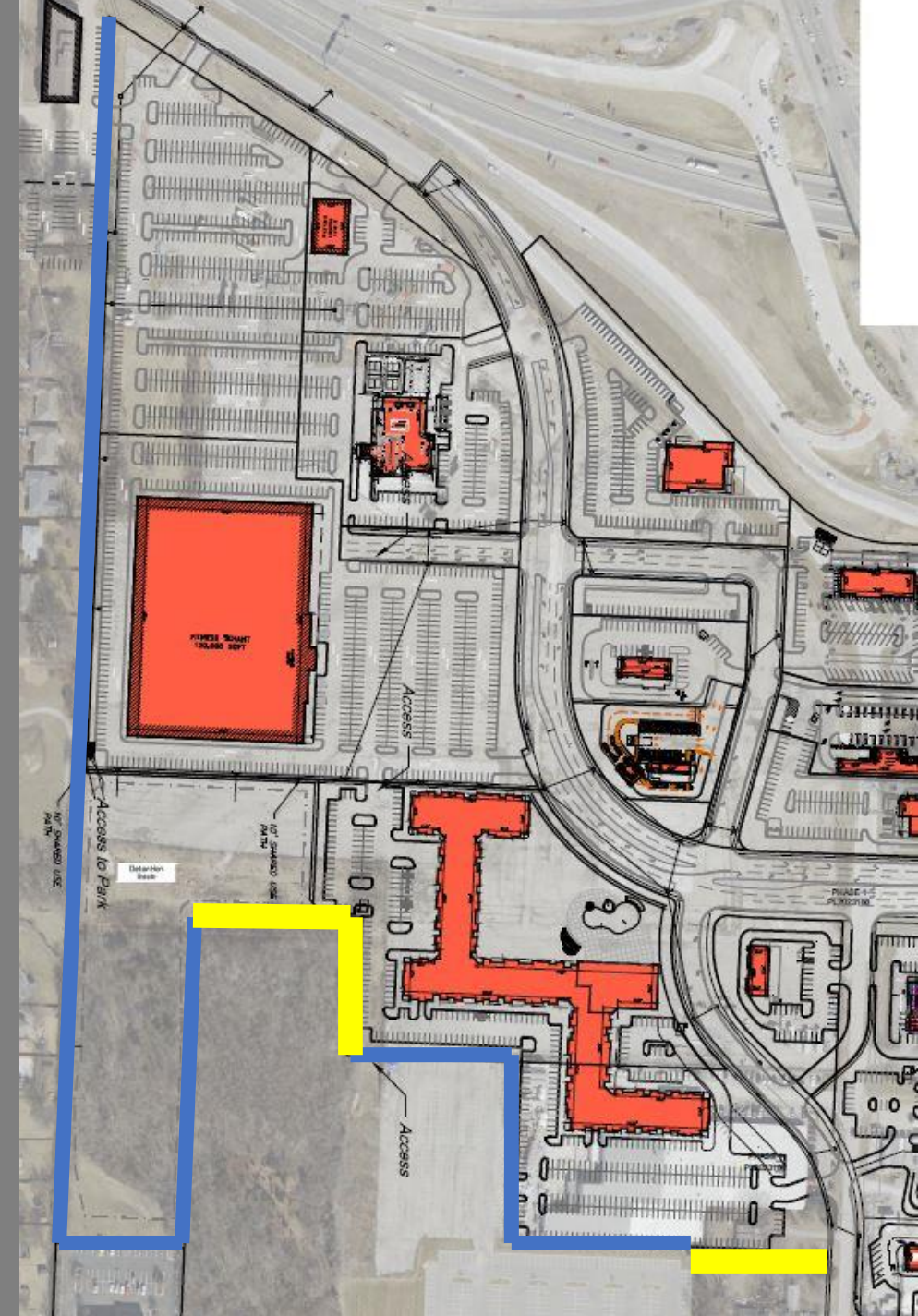
-Required 20 feet minimum setback from right-of-way

-Various Locations of setback modifications due to site layout, topography and utilities

Modification Request

High Impact Screening Buffer

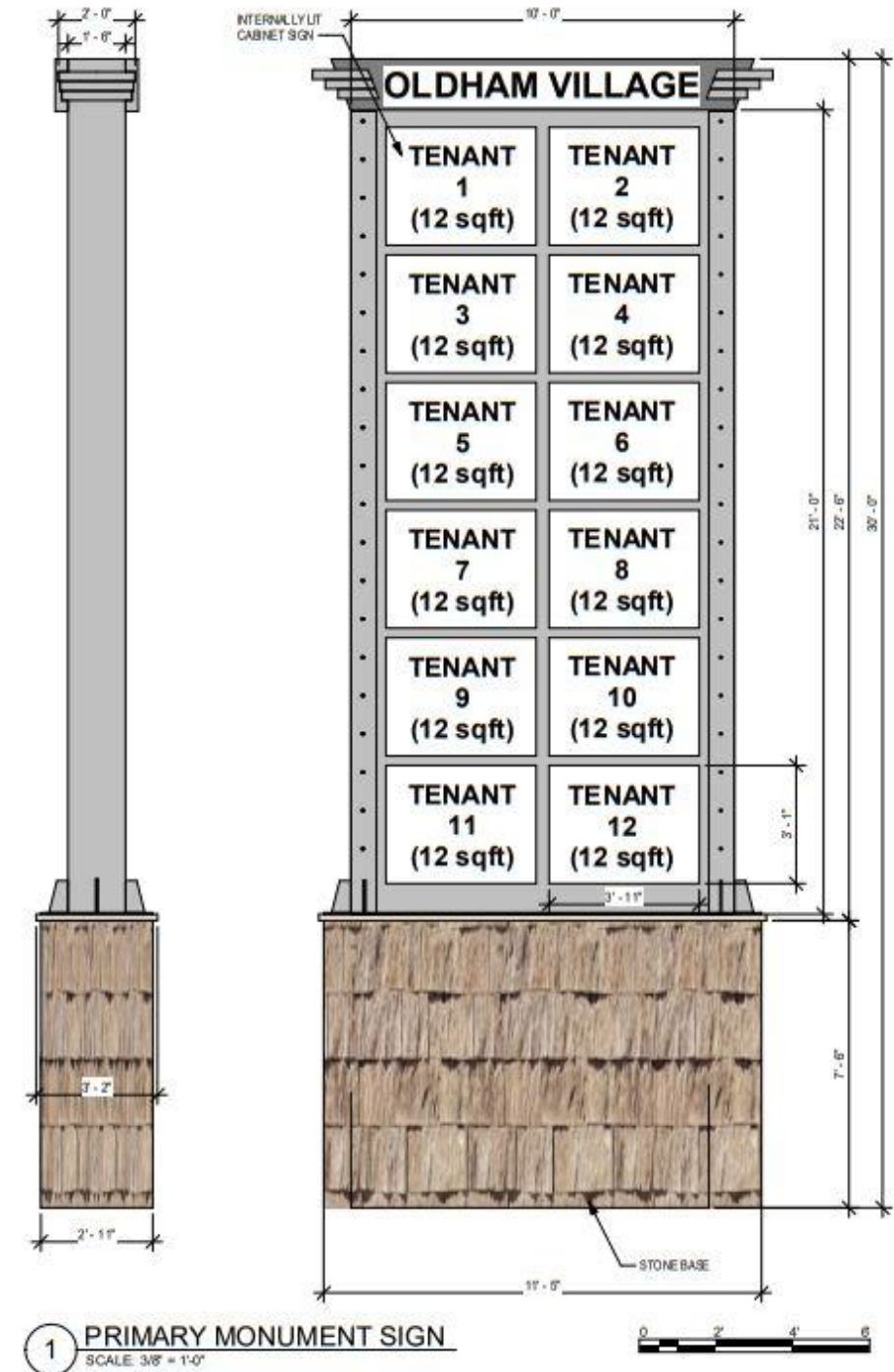
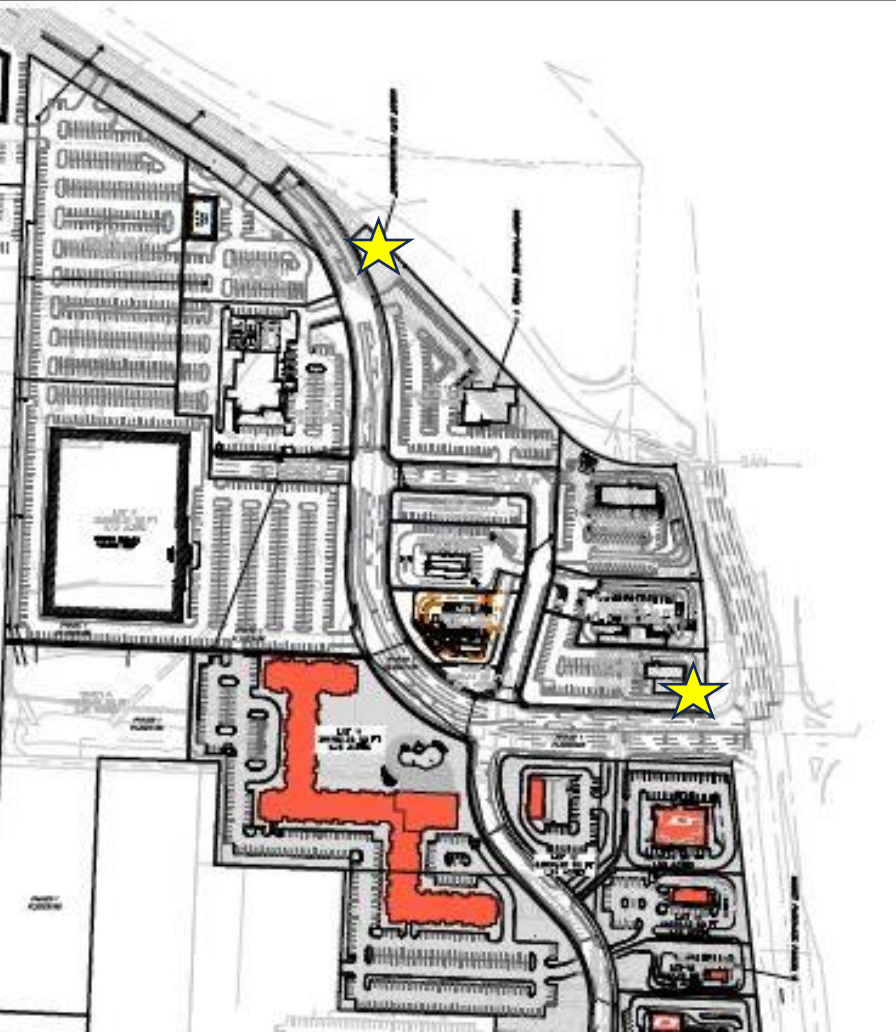
- West Side due to the installation of a 10+ foot tall retaining wall to preserve the existing trees
- South Side adjacent to the Abundant Life Parking area
 - High Impact buffer will be installed along the north and east side of the 406 SW Persels property adjacent to the Oldham Village development
 - High Impact buffer will be installed along the north side of 1210 SW Jefferson



Sign Request

Sign Request

- Two (2) Primary Monument Signs
- 30 Foot Total Height
- 7 Foot Base Height
- All lots will be allowed Two (2) Wall signs and One (1) Monument Sign that will meet UDO



Community Meeting Summary:

June 24, 2024

401 SW Oldham Pkwy, Lee's Summit, MO

Attendees

Representatives from 1 of the surrounding businesses and residences

Comments

- General discuss related to stormwater runoff and downstream storm water concerns
- Discussion related to the users and the size of the apartment building
- Discussion related to the landscaping and separation between development and existing residential
- Discussion with business owners near the development and the changes that will take place
- Discussion related to the traffic improvements that will take place

Staff's Recommendations

Preliminary Development Plan PL2023-188 – Oldham Village Phase 1

-Developer is in agreement with all 19 staff conditions, with the understanding that condition 5 will reference the updated Traffic Impact Analysis conducted by staff September 10, 2024

Rezoning and Preliminary Development Plan PL2024-015 – Oldham Village Phase 2

-Developer is in agreement with all 18 staff conditions, with the understanding that condition 5 will reference the updated Traffic Impact Analysis conducted by staff September 10, 2024

Questions?

