

BILL NO.

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 2661 SE BLUE 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 #PL2026-078 submitted by KDP Hospitality, LLC, requesting approval of a preliminary development plan in District CP-2 on land located at 2661 SE Blue 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 public hearings for the consideration of the preliminary development plan on July 9, 2026, 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 August 4, 2026, 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:

ALL THAT PART OF LOT 2B, CHARLESTON PARK, LOTS 1B & 2B, A SUBDIVISION, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 10 AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 02 DEGREES 32 MINUTES 12 SECONDS WEST, WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2478.31 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 161.58 FEET TO THE INTERSECTION OF THE WEST LINE OF AFORESAID LOT 2B AND THE NORTH LINE OF U.S. HIGHWAY 50, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 19 MINUTES 04 SECONDS EAST, WITH THE WEST LINE OF LOT 2B, A DISTANCE OF 228.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BLUE PARKWAY; THENCE (THE FOLLOWING 10 COURSES ALL BEING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE PARKWAY) ON A CURVE TO THE LEFT HAVING A RADIUS OF 492.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 50 MINUTES 49 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 20 DEGREES 18 MINUTES 16 SECONDS EAST, AN ARC DISTANCE OF 75.97 FEET; THENCE NORTH

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42 DEGREES 21 MINUTES 24 SECONDS EAST, A DISTANCE OF 139.03 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 50 MINUTES 45 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 89 DEGREES 57 MINUTES 57 SECONDS EAST, AN ARC DISTANCE OF 22.64 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 18 SECONDS EAST, A DISTANCE OF 60.14 FEET; THENCE NORTH 20 DEGREES 45 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.92 FEET; THENCE NORTH 34 DEGREES 42 MINUTES 19 SECONDS WEST, A DISTANCE OF 97.33 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE OF 51 DEGREES 19 MINUTES 56 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 03 DEGREES 24 MINUTES 54 SECONDS EAST, AN ARC DISTANCE OF 166.64 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 478.00 FEET, A CENTRAL ANGLE OF 50 DEGREES 48 MINUTES 05 SECONDS, AN ARC DISTANCE OF 423.82 FEET; THENCE SOUTH 74 DEGREES 27 MINUTES 05 SECONDS EAST, A DISTANCE OF 40.46 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SE BLUE PARKWAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 986.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 40 MINUTES 27 SECONDS, WITH AN INITIAL TANGENT BEARING OF SOUTH 72 DEGREES 24 MINUTES 29 SECONDS EAST, AN ARC DISTANCE OF 46.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.50 FEET, A CENTRAL ANGLE OF 53 DEGREES 08 MINUTES 52 SECONDS, AN ARC DISTANCE OF 56.12 FEET; THENCE SOUTH 16 DEGREES 35 MINUTES 01 SECOND EAST, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD, A DISTANCE OF 16.76 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 45 SECONDS, AN ARC DISTANCE OF 37.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING WITH THE WESTERLY TIGHT-OF-WAY LINE OF SE BLACKWELL ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 336.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 57 SECONDS, AN ARC DISTANCE OF 143.28 FEET; THENCE SOUTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD, A DISTANCE OF 137.94 FEET; THENCE SOUTH 10 DEGREES 11 MINUTES 55 SECONDS EAST, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD, A DISTANCE OF 72.45 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SE BLACKWELL ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 19 MINUTES 35 SECONDS, AN ARC DISTANCE OF 38.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 50 HIGHWAY; THENCE SOUTH 41 DEGREES 08 MINUTES 40 SECONDS

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WEST, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 50 HIGHWAY, A DISTANCE OF 159.57 FEET; THENCE SOUTH 80 DEGREES 46 MINUTES 00 SECONDS WEST, CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50, A DISTANCE OF 781.36 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED TRACT CONTAINS 473,367 SQUARE FEET, OR 10.87 ACRES.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the minimum 50% clear glass fenestration requirement for the pedestrian view zone along the street-facing facade of a building, to allow 0% clear glass fenestration for the pedestrian view zone along the east building façade facing SE Blackwell Rd.
2. Development shall be in accordance with the preliminary development plan uploaded June 9, 2026; and architectural renderings and elevations depicting shed roof design uploaded June 9, 2026.
3. Development of Lot 1, Lot 2, and Lot 3 concept commercial and office buildings shall require separate preliminary development plan approval under a future application.
4. Development shall be in accordance with the recommended road improvements included in the TIA dated June 30, 2026, prepared by Erin Ralovo, P.E., Senior Staff Engineer.

SECTION 3. Development shall be in accordance with the preliminary development plan uploaded June 9, 2026, appended hereto as Attachment A; the architectural renderings and elevations uploaded June 9, 2026, appended hereto as Attachment B; and recommended road improvements in the Transportation Impact Analysis dated June 30, 2026, appended 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 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 _____, 2026.

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ATTEST:

Mayor J. Beto Lopez

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2026.

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Mayor J. Beto Lopez

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian Head*