



The City of Lee's Summit

Final Agenda

Planning Commission

Thursday, December 11, 2025

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Public Comments

5. Approval of Consent Agenda

- A. [TMP-3552](#) Appl. #PL2025-246 - FINAL PLAT - Hearne's Addition, Lots 19A-19D, 7 NW Orchard St; Ryan Melvin, applicant

Presenter: Ryan Melvin, Applicant
Hector Soto, Jr., AICP, Senior Planner

- [2025-7356](#) Appl. #2025-317- SIGN APPLICATION - Do Drop Inn, 319 SE Main St.; Fossil Forge, applicant.

Presenter: Dave Eames, Applicant Representative
Pierce Pulliam, Planner

- C. [2025-7367](#) Approval of the November 13, 2025 Planning Commission Action Letter

6. Public Hearings

- A. [2025-7276](#) Appl. #PL2025-191 - SPECIAL USE PERMIT for rental and storage facility- U-haul, 1650 SW Market St.; Steve Lytle, applicant

Presenter: Steve Lytle, Applicant
Adair Bright, AICP, Senior Planner

- 1) [TMP-3499](#) An Ordinance granting a Special Use Permit renewal for Recreational Vehicle Rental, Equipment Rental, Truck Sales and Lease, and Mini Warehouse Facility in District PI (Planned Industrial) on land located at 1650 SW Market Street for a period of nineteen (19) years and twenty-five (25) days, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

Presenter: Adair Bright, AICP, Senior Planner

- B. [2025-7278](#) Appl. #PL2025-192 - SPECIAL USE PERMIT for mini-storage - Jefferson Street Storage, 1603 SW Jefferson St.; Steve Lytle, applicant
- Presenter: Steve Lytle, Applicant
Adair Bright, AICP, Senior Planner
- 1) [TMP-3500](#) An Ordinance granting a Special Use Permit renewal for a Mini-Warehouse Facility in District PI (Planned Industrial) on land located at 1603 SW Jefferson Street for a period of ten (10) years, two (2) months, and twenty-six (26) days, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.
- Presenter: Adair Bright, AICP, Senior Planner
- C. [2025-7360](#) Appl. #PL2025-276 - PRELIMINARY DEVELOPMENT PLAN - Dutch Bros, 10 SW Persels Rd; Engineering Solutions, LLC, applicant
- Presenter: Matt Schlicht, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- 1) [TMP-3554](#) An Ordinance approving a Preliminary Development Plan for Oldham Village Lot 18 and Tract E on approximately 2.99 acres of land generally located at the northwest intersection of SW Persels Rd and South M-291 Hwy, 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.
- Presenter: Matt Schlicht, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- D. [2025-7338](#) Appl. #PL2025-277 - PRELIMINARY DEVELOPMENT PLAN - Les Schwab Tire Center, 740 NW Ward Rd.; SFP-E, LLC, applicant
- Presenter: Dan McGhee, Applicant Representative
Adair Bright, AICP, Senior Planner
- 1) [TMP-3539](#) An Ordinance approving a Preliminary Development Plan for land located at 740 NW Ward Rd. for Les Schwab Tire Center, 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.
- Presenter: Adair Bright, AICP, Senior Planner
- E. [2025-7358](#) Appl. #PL2025-275 - REZONING from PI to PMIX and PRELIMINARY DEVELOPMENT PLAN - East Village Phase 2, approximately 50 acres generally located at the SE corner of South M-291 Hwy and SE Bailey Rd; East Village Investors, LLC
- Presenter: Matt Pennington, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [TMP-3553](#) An Ordinance approving rezoning from District PI (Planned Industrial District) to District PMIX (Planned Mixed Use District) and Preliminary Development Plan for East Village Phase 2 on approximately 50 acres of land generally located at the southeast intersection of SE Bailey Rd and South M-291 Hwy, 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.

Presenter: Matt Pennington, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- F. [2025-7339](#) Appl. #PL2025-274 - RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN - 150 & Ward Apartments, 3620 SW Ward Rd; Milhaus Development, applicant

Presenter: Devon Coffey, Applicant's Representative
Adair Bright, AICP, Senior Planner

- 1) [TMP-3540](#) An Ordinance approving a Residential Preliminary Development Plan for land located at 3620 SW Ward Road for 150 & Ward Apartments, 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.

Presenter: Adair Bright, AICP, Senior Planner

7. Roundtable

8. Adjournment

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