



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-195
File Name	REZONING from AG to CP-2 and PRELIMINARY DEVELOPMENT PLAN – Douglas Corporate Center
Applicant	Dahmer Brothers Investments, LLC, applicant
Property Address	Approximately 9 acres located at the southeast corner of NE Lee's Summit Rd and NE Douglas St
Planning Commission Date	February 26, 2026
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: March 5, 2024, and August 22, 2024
Neighborhood meeting conducted: August 21, 2025
Newspaper notification published on: February 7, 2026
Radius notices mailed to properties within 300 feet on: February 6, 2026
Site posted notice on: February 5, 2026

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Attachments

Transportation Impact Analysis prepared by Erin Ralovo, P.E., dated February 12, 2026 – 3 pages
Traffic Impact Study prepared by McCurdy Engineers, dated January 27, 2026 – 59 pages
Rezoning Legal Description and Exhibit, dated December 9, 2025 – 2 pages

Rezoning & Preliminary Development Plan, dated January 27, 2026 – 6 pages

Preliminary Plat, dated December 9, 2025

Landscape Plan, dated December 9, 2025 – 3 pages

Design Criteria Handbook, dated December 2, 2025 – 37 pages

Architectural Renderings and Elevations, dated December 9, 2025 – 17 pages

Preliminary Stormwater Management & Drainage Report prepared by OWN, dated July 24, 2025 – 34 pages

Neighborhood Meeting Minutes, dated August 22, 2025

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Dahmer Brothers Investments, LLC / Developer
Applicant's Representative	Doug Dahmer
Location of Property	Approximately 9 acres located at the southeast corner of NE Lee's Summit Rd and NE Douglas St
Size of Property	Lot 1 – 0.69 acres (30,196 sq. ft.) Lot 2 – 1.11 acres (48,293 sq. ft.) Lot 3 – 1.85 acres (36,010 sq. ft.) Lot 4 – 1.78 acres (43,790 sq. ft.) <u>Lot 5 – 2.24 acres (97,618 sq. ft.)</u> ±9.14 total gross acres (398,138 sq. ft.)
Number of Lots	5 total lots
Building Area	Lot 1 – 1,440 sq. ft. Lot 2 – 2,710 sq. ft. Lot 3 – 8,300 sq. ft. Lot 4 – 5,800 sq. ft. <u>Lot 5 – 12,500 sq. ft.</u> 30,750 total sq. ft
Floor Area Ratio (FAR)	Lot 1 – 0.05 Lot 2 – 0.06 Lot 3 – 0.04 Lot 4 – 0.10 <u>Lot 5 – 0.38</u> 0.09 total FAR
Zoning (Existing)	AG (Agricultural) and CP-2 (Planned Community Commercial)
Zoning (Proposed)	CP-2
Comprehensive Plan Designation	Commercial and Civic
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on

the rezoning and preliminary development plan in the form of an ordinance.

Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no expiration.

Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use



The subject 9-acre project site is undeveloped property abutting the municipal airport and located across NE Douglas St from the Village at Discovery Park mixed-use development that is currently under construction.

Description of Applicant's Request

The applicant proposes a rezoning from AG to CP-2 and preliminary development plan (PDP) for a 30,750 sq. ft. commercial development on 9.14 acres located at the southeast corner of NE Lee's Summit Rd and NE Douglas St. From an architectural perspective, buildings are primarily proposed as 1-story structures. The proposed exterior material palette includes stone, brick, EIFS, aluminum composite metal panels and cementitious panels.

Please note that the plan depicts a total of five (5) lots. Lot 5 is shown as the site of an indoor, climate-controlled storage facility. The applicant is currently not prepared to proceed with preliminary development plan and special use permit approval for Lot 5 and therefore only serves illustrative purposes.

Preliminary development plan and special use permit consideration for a storage facility on Lot 5 shall be required under a separate future application.

The applicant requests a modification to the parking lot setback requirement from the public right-of-way. Staff supports the requested modification and additional information on this is provided later in this report.

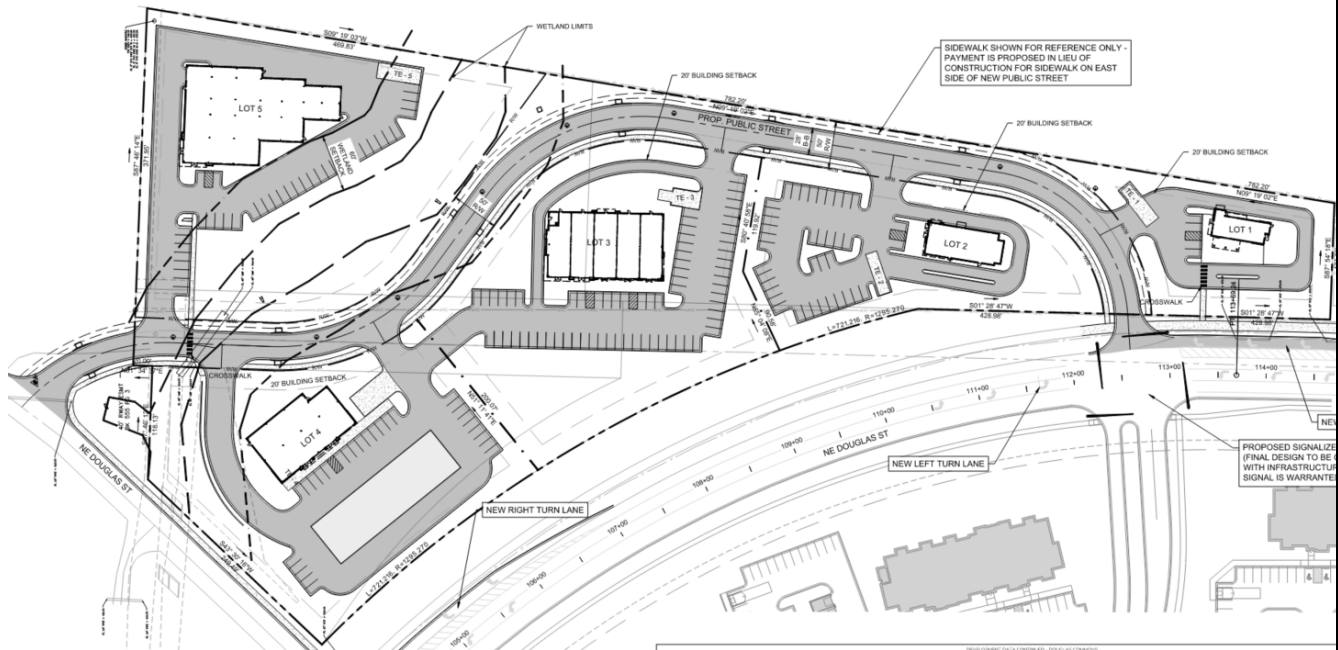


Figure 1 - Site Plan (North is plan left)

2. Land Use

Description and Character of Surrounding Area

The subject property is generally located north of the I-470 and NE Colbern Rd intersections with NE Douglas St. The character of development around said intersections is primarily characterized by existing commercial development (south of I-470) and future commercial-dominant mixed use (north of I-470). NE Douglas St transitions to NE Lee's Summit Rd in the vicinity of the subject development; NE Lee's Summit Rd is primarily characterized by single-family development on large-acreage lots. The subject development backs up to the municipal airport to the east.

Adjacent Land Uses and Zoning

North:	Church and office/warehouses/PI (Planned Industrial); and Single-family residential/RDR (Rural Density Residential) and R-1 (Single-family Residential)
South:	City of Lee's Summit Airport/AZ (Airport Zone)
East:	City of Lee's Summit Airport/AZ
West (across NE Douglas St):	Future apartments (Alura)/RP-4 (Planned Apartment Residential); and The Village at Discovery Park (under construction)/PMIX (Planned Mixed Use)

Site Characteristics

The site has frontage along NE Douglas St along the west and northwest sides. NE Douglas St transitions to NE Lee's Summit Rd to the immediate north of the site. The property generally slopes from south to north. A meandering natural drainage channel runs through the northern portion of the site.

Special Considerations

None

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	41%
Pervious:	59%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	181	Total parking spaces required:	179
Accessible spaces proposed:	12	Accessible spaces required:	10
Parking Reduction requested?	No	Off-site Parking requested?	No

Structure(s) Design

Lot #	Use	Square Footage	FAR/Density	Height
1	Restaurant, Drive-through	1,440	0.05	1 story
2	Restaurant	2,710	0.06	1 story
3	Retail/Restaurant	8,300	0.04	1 story
4	Gas Station	5,800	0.10	1 story
5	Storage ¹	12,500	0.38	2 story

¹ – Lot 5 use is illustrative only, to be considered under a separate future application.

4. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.260	Rezoning
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.190	Zoning Districts (CP-2)
2.320	Modifications

The proposed rezoning from AG to CP-2 is only for an approximately 3.25-acre area at the north end of the proposed project site. The remaining approximately 6 acres of the project site has existing CP-2 zoning. The CP-2 district was established to provide a location for a full-range of retail and office development serving the general needs of the community. The requested rezoning to a commercial zoning district is compatible with commercial-dominant mixed uses to be housed within the adjacent Discovery Park development and allows the subject site to maximize its economic potential. The proposed development's range of uses include restaurants, general retail and gas station.



Figure 2 - Existing Area Zoning

Neighborhood Meeting

The applicant hosted a neighborhood meeting on August 21, 2025, at 6:00 pm. Three (3) members of the public attended the meeting.

Questions/topics of discussion included:

- Proposed land uses;
- Concerns regarding proposed convenience store;

- Questions about changes to the creek; and
- Traffic.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choices	Objective: Increase business activity by designing mutually supportive neighborhoods.
Resilient Economy	Objective: Diversify Lee's Summit economy. Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base.
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The Ignite Comprehensive Plan identifies Commercial and Civic as the recommended future land use category for the subject property. According to the Ignite Comprehensive Plan, the Commercial land use designation includes all kinds of retail uses that accommodates the full range of uses proposed as part of the Douglas Corporate Center development. The Civic land use designation is intended to include all public, semi-public and institutional uses. It should be noted that the Civic land use designation was only given for the existing AG portion of the subject site because the City owns a portion of property in the immediate area that was acquired circa 2016 as part of area road realignment and improvements for the segment of NE Douglas St that provides access to the airport.

Several objectives identified in the Ignite Comprehensive Plan center around the importance of diverse and mutually supportive neighborhoods achieved through purposeful growth. The proposed Douglas Corporate Center development complements area Discovery Park development (currently under construction) by adding to the mix of retail and service uses that are appropriate for a commercial node around the intersection of the I-470 and NE Douglas St interchange.

6. Analysis

Background and History

- September 15, 1959 – The subject property was part of a 9,757-acre annexation into the City by Ordinance No. 584.
- March 1, 1988 – The City Council approved a rezoning (Appl. #1987-064) of approximately 132 acres from AG to CP-2 and PI by Ordinance No. 3114. The subject property was part of the rezoned property.
- August 19, 1998 – The minor plat (Appl. #1998-245) for Douglas Corporate Center, Lot 4 was recorded by the Jackson County Recorder of Deeds office by Document #1998-I-0064967.
- April 5, 2007 – The City Council approved a rezoning (Appl. #2006-186) from PI and CP-2 to CP-2 and preliminary development plan (Appl. #2006-187) for Douglas Corporate Center by Ordinance No. 6367.

Compatibility

The site is located approximately 0.4 miles north of the I-470/NE Douglas St interchange. The general character of existing development surrounding the interchange is a mix of public, semi-public and commercial uses. The northeast quadrant of the interchange area, where the subject property is generally located, is anchored by the municipal airport on property that is zoned AZ (Airport Zone). The southeast quadrant of the interchange area is developed with a mix of office, retail and service uses on property that is zoned CP-2. The southwest quadrant of the interchange area is developed with the Saint Luke's Hospital campus on property that is zoned CP-2. The northwest quadrant of the interchange area is the site of the commercial-dominant Discovery Park development that is currently under construction. Discovery Park includes multi-family residential above first-floor commercial. To the north of Discovery Park and immediately west across NE Douglas St is the site of an approved 485-unit apartment development known as Aria.

The proposed development is not expected to negatively affect the aesthetics of the subject project area and or neighboring properties. The developer has crafted design guidelines that will govern architecture and establish a cohesive theme that will carry through the development. The proposed exterior material palette includes stone, brick, EIFS, aluminum composite metal panels and cementitious panels.



Figure 3 - Typical drive-through restaurant building



Figure 4 - Typical multi-tenant commercial building



Figure 5 - Typical convenience store building

Adverse Impacts

The proposed development will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. The subject property is the remaining developable assemblage of property in the northeast quadrant of the I-470/NE Douglas St interchange. The service and retail nature of the proposed development complements area commercial development and expands available commercial options to area residents and travelers.

The subject development is not expected to create excessive storm water runoff for the area. Storm water runoff generated by the proposed development will be piped to the creek located in the northern part of the development that ultimately drains to a lake/pond on Unity Village property.

The proposed development site is located immediately west of the municipal airport, approximately 1/10th of a mile from the southern limits of the north-south runway. As such, it should be noted that any development within 1 mile from an airport should expect to periodically experience aircraft-related noise and vibration from the normal operation of the adjacent airport.

Infrastructure

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. Water service will connect to an existing 12" main located along the development's northern boundary, extend south along a spine road serving the development, and create a loop by connecting to a new 12" water line along the west side of NE Douglas St. Sanitary sewer service will connect to an existing 12" main along the development's northern boundary and be extended south along the same spine road in order to provide service to all proposed lots.

From a road infrastructure standpoint, the proposed development triggers improvements to NE Douglas St primarily in the form of turn lane construction, as well as traffic signal timing updates at the NE Colbern Rd/NE Douglas St intersection. The recommended road improvements are fully outlined in that Traffic Impact Analysis included as an attachment to this staff report. Access to the development will be provided via two (2) access points along NE Douglas St.

The UDO requires construction of sidewalks along both sides of all non-residential streets at the time the adjacent property is developed. Sidewalks will be constructed along the full length of the west side of the spine road that serves the development; sidewalks are proposed to be constructed only along a portion of the east side of the spine road in the vicinity of the entrance of Lot 5. The proposed partial sidewalk construction is attributed to the fact that only two (2) lots separated by approximately ¼ mile are proposed

on the east side of the spine. Sidewalk connectivity for Lot 1 at the south end of the development will be provided by the existing 10' multi-use trail along NE Douglas St, while sidewalk connectivity for Lot 5 at the north end of the development will be provided by a new 5' sidewalk connection to NE Douglas St. Crosswalks in the vicinity of both Lots 1 and 5 will allow for pedestrian crossings from the sidewalk that will line the west side of the spine road. The developer shall make payment in lieu of constructing the required sidewalk segment along the east side of the spine road, as allowed under UDO Section 7.370. In accordance with UDO Section 7.370.C.4, collected monies in lieu of sidewalk construction shall be used to construct sidewalks in the same address grid quadrant as the property from where the payment was collected (the NE address quadrant) if it is not used to construct sidewalk adjacent to said property. The request for payment in lieu of construction occurs at the platting stage. Requests are submitted to the Director of Development Services for their consideration based on criteria outlined under UDO Section 7.370.C.1.

Modifications

The applicant is seeking a modification to UDO Section 8.620 pertaining to the required 20' parking lot setback. Staff has reviewed the request and supports the requested modification for the reasons identified below.

- Required – minimum 20' setback from the right-of-way
- Proposed – 15.41' setback from the NE Douglas St right-of-way on Lot 2; and 14.14' setback from the NE Douglas St right-of-way on Lot 4
- Recommended – The areas with proposed reduced parking lot setbacks are along the NE Douglas St frontage where there is an abundance of right-of-way width that provides ample separation between the parking lot boundaries and adjacent travel lanes. More specifically, the parking lot boundaries will maintain approximately 70' of separation, compared to approximately 35' of separation between a parking lot boundary and the nearest edge of street pavement along a typical collector or arterial street. Staff supports the modification request.



Figure 6 - Proposed reduced parking lot setback area.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO, Ignite! Comprehensive Plan and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the minimum 20' parking lot setback from the right-of-way, to allow a minimum 15' parking lot setback for Lot 2 and a minimum 14' parking lot setback for Lot 4 along the NE Douglas St right-of-way.
2. Development shall be in accordance with the preliminary development plan dated January 27, 2026; landscape plan dated December 9, 2025; architectural renderings and elevations dated December 9, 2025; and design guidelines prepared by the developer dated December 2, 2025.
3. Development of Lot 5 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 February 12, 2026, prepared by Erin Ralovo, P.E., Senior Staff Engineer.

Standard Conditions of Approval

5. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
6. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
7. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
8. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
9. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
10. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
11. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum

depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

12. A US Army Corps of Engineers permit shall be obtained prior to issuance of any infrastructure or building permits.
13. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
14. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Provide a hydrant plan and public or private main placement that will provide coverage to all buildings. Contact the fire department to discuss placement.
15. IIFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4-inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Show the location of FDC's on sprinklered buildings and associated hydrant.
16. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.
17. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
18. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
19. A final plat shall be approved and recorded prior to issuance of any building permits.