



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-009
File Name	FINAL PLAT – Discovery Park Crossing, Lots 1-9 and Tracts A & B
Applicant	Intrinsic Development, LLC, applicant
Property Address	1810 NE Douglas St and 101 NW Colbern Rd
Planning Commission Date	September 11, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: March 5, 2024
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

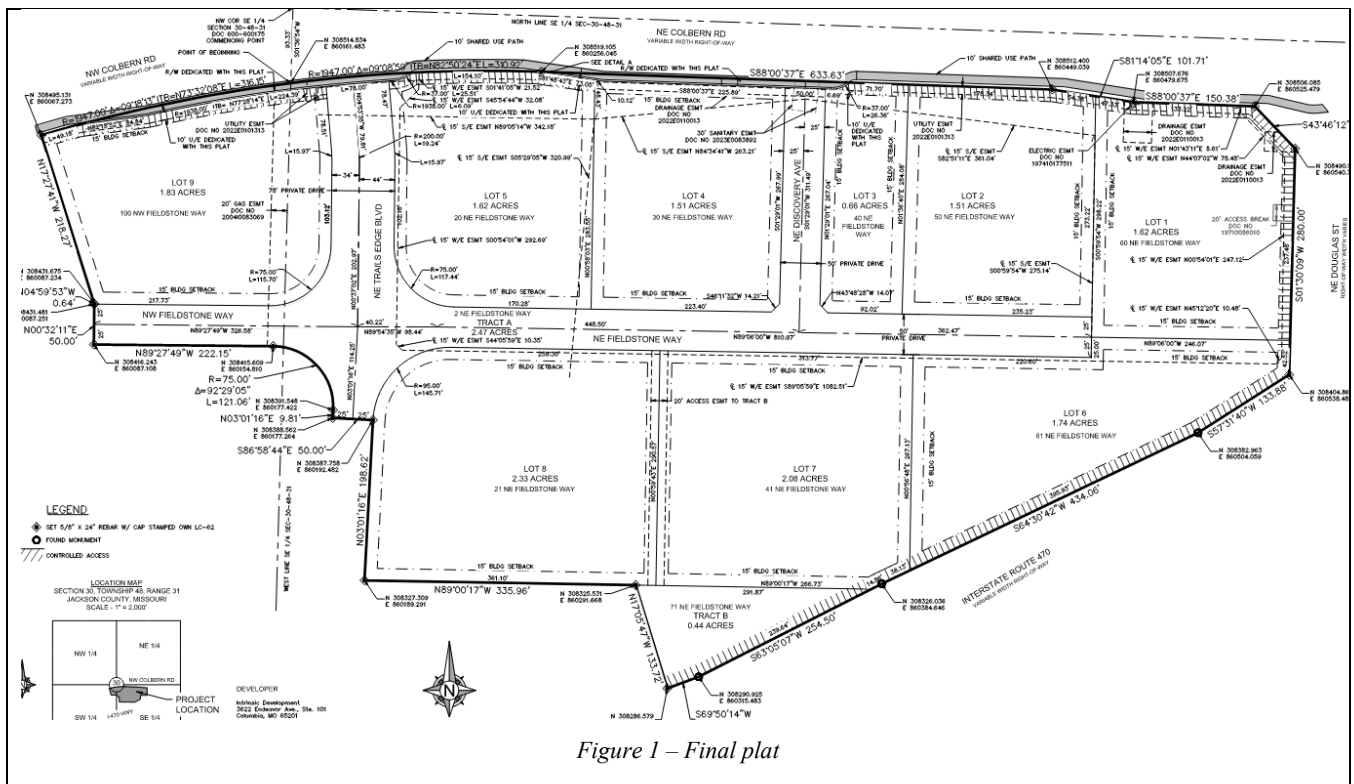
Final Plat, upload date August 27, 2025
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Intrinsic Development, LLC / Developer
Applicant's Representative	Brian Maener
Location of Property	1810 NE Douglas St and 101 NW Colbern Rd
Size of Property	±17.94 total acres (781,615 sq. ft.)
Number of Lots	9 lots and 2 common area tracts
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Mixed Use
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use
Vacant land that was the former site of a single-family residence and farm.

Description of Applicant's Request
This application is for the final plat of <i>Discovery Park Crossing, Lots 1-9 and Tracts A & B</i> . The proposed final plat consists of 9 lots and two (2) common area tracts on 17.9 acres. The proposed final plat is substantially consistent with the approved preliminary development plan that also served as the preliminary plat.



2. Land Use

Description and Character of Surrounding Area

The property across NE Colbern Rd to the north is being developed as a mixed-use residential/commercial development known as The Village at Discovery Park, which is the first phase of the larger Discovery Park development. The property to the west is vacant, undeveloped land that will house future phases of the Discovery Park development. The property to the east across NE Douglas St is undevelopable City-owned property located within the airport's runway protection zone (RPZ).

Adjacent Land Uses and Zoning

North (across NE Douglas St):	The Village at Discovery Park/PMIX
South:	I-470
East:	City of Lee's Summit Airport/AZ (Airport Zone)
West:	Undeveloped acreage (future Discovery Park)/PMIX

Site Characteristics

The subject property is the former site of a farm with a single-family residence. The residence no longer exists. The site has frontage along NE Colbern Rd, NE Douglas St and I-470 along the north, east and south, respectively. Vehicular access is only allowed along NE Colbern Rd. The property generally slopes to the north and to the south from its high point in the middle of the parcel.

Special Considerations

None

3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX (Planned Mixed Use District)
7.140, 7.150	Final Plats

The final plat represents the second phase of the larger Discovery Park development planned for approximately 118 acres located at the northwest corner of NE Douglas St and I-470. The proposed final plat is composed of 9 commercial lots for retail and service uses per the previously approved preliminary development plan.

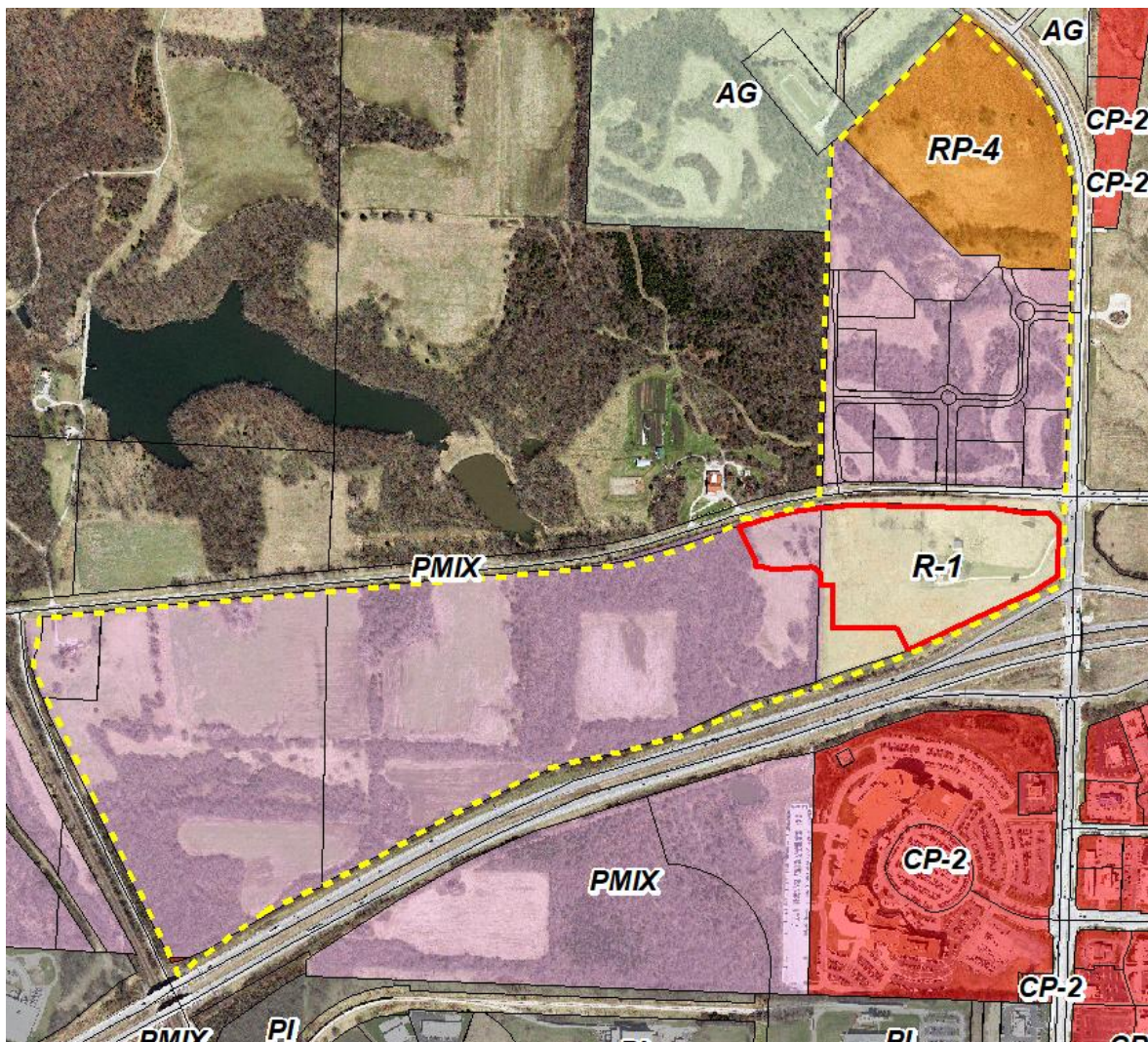


Figure 2 - Conceptual Discovery Park boundary outlined in yellow. Subject final plat area outlined in red.

4. Comprehensive Plan

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

The proposed final plat does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite Comprehensive Plan to accommodate low-rise buildings housing a mix of retail, office and service uses to complement the retail/service, office, hotel and apartments uses that make up the previously approved first phase of Discovery Park across the street to the north.

5. 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.
- December 15, 2011 – The City Council approved an annexation of approximately 313 acres from Unity Village by Ordinance No. 7130. Approximately 1.85 acres of the proposed Lot 9 of the subject application were included in the annexation.
- December 20, 2012 – The City Council approved an application (Appl. #PL2012-124) establishing PMIX zoning on the 313 acres annexed from Unity Village in the previous year by Ordinance No. 7270.
- July 18, 2019 – The City Council approved a rezoning (Appl. #PL2019-075) for the northwest corner of NE Colbern Rd and NE Douglas St (located north across NE Colbern Rd from the subject property) from AG (Agricultural) to RP-4 (Planned Apartment Residential) and CP-2 (Planned Community Commercial), preliminary development plan for a 22.5-acre apartment development (Aria Apartments) and conceptual plan for a 39.4-acre commercial development (Summit Village North) on the subject property by Ordinance No. 8674.
- July 25, 2023 – The City Council approved a rezoning (Appl. #PL2023-011) from CP-2 to PMIX and preliminary development plan for the 39.4-acre mixed use Discovery Park – Zone 1 at the northwest corner of NE Colbern Rd and NE Douglas St, located north across NE Colbern Rd from the subject property.
- November 14, 2023 – The City Council approved the final plat (Appl. #PL2023-142) of *The Village at Discovery Park, Lots 1 thru 13 inclusive and Tracts A & B* by Ordinance No. 9785.

Compatibility

The proposed final plat is the continuation of the Discovery Park mixed-use development generally located at the northwest quadrant of the I-470/NE Douglas St interchange. The proposed commercial lots are consistent with the previously approved preliminary development plan that showed an equal number of lots for retail and service uses for the subject property.

Adverse Impacts

The proposed final plat will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The subject application constitutes the second phase of the Discovery Park master plan. The subject development is not expected to create excessive storm water runoff for the area. Two (2) detention basins located at the south and east ends of the subject phase will serve the development.

Public Services

The proposed final plat will not impede the normal and orderly development and improvement of the surrounding property. Public infrastructure will be constructed and made available as part of the plan to meet the demand for services generated by the proposed development.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

Recommendation

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

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. 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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. 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).
3. 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.

4. 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.
5. 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.
6. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
7. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 7.340.