

# EnVision LS Area Development Plan (ADP)

Appeal to Allow Prohibited Uses Outlined in Section 5.650  
in the LS Arts and Entertainment Center Specific Area

May 2025





## Property Area

- Applicant is seeking relief on use restrictions within the confines of the development area “LS Arts & Entertainment Area”
  - Such subsection includes the former Calmar Property



# Applicant Properties

- Oldham East Investors, LLC, an affiliate of Drake Development, LLC, have contractual ownership of the property shown
- Under Contract 
- LS Arts & Entertainment Area Boundary 



OLDHAM  
VILLAGE

# Property History

The subject property was developed with a rural residential property sometime prior to 1936. The subject property was redeveloped in the late 1960's with an industrial facility and was occupied by Cook Chemical Company, Bakan Plastics (plastic manufacturer), Realex Corporation (packaging), and St. Gobain/Calmar (plastics manufacturing). The building was demolished in 2014 and has been vacant since.



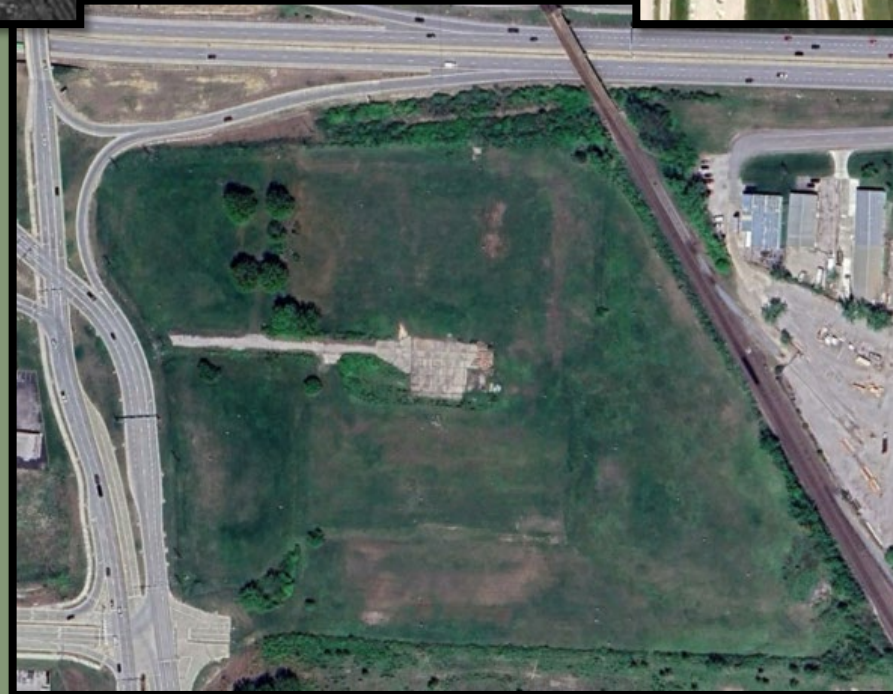
FEBRUARY 1990



AUGUST 2009



TODAY



# Subject Property – Current Approved Uses

A. ADP permitted uses. The following uses are permitted throughout the ADP unless further modified in each "Specific Area" below or listed under "E. ADP Prohibited Uses":

1. CP-2 office and retail uses permitted by right (P) in Table 6-1 of the Unified Development Ordinance.
2. Loft dwellings.
3. Multi-family residential apartments, market rate, age restricted and senior.
4. Drug store including drive-up window.
5. Financial services, including drive-up window and drive-through facility, as a "C" use such as banks and credit unions.
6. Bars and taverns as a "C" use.
7. Hotel.
8. Massage therapy as a "C" use.
9. Restaurant, general as a "C" use.
10. Civic or fraternal organization as a "C" use.
11. Research, design, marketing and production needs of the general business community.
12. Other uses specifically approved as part of a Preliminary Development Plan or further modified from the "Specific Area Uses" or "Prohibited Uses".
  - Uses shown as "C" uses must comply with the conditions established in UDO [Article 6](#), Division II unless further modified through the approval process.

D. LS arts and entertainment center—Specific area uses.

1. Rooftop restaurants.
2. Restaurants/coffee shops located within a larger building.
3. Artist studio, video production labs.
4. Performing arts.
5. Hospital, medical clinic prohibited.
6. Restaurant—Drive-up and drive-thru services prohibited.

E. ADP prohibited uses.

1. Automotive/truck related uses.
2. Retail—Big box in excess of 80,000 square feet on one level.
3. Call centers.
4. Industrial uses.
5. Outdoor storage.
6. Indoor storage facility.
7. Office warehouse.
8. Pet and animal hospitals.
9. Adult business, entertainment, personal services, bookstores, novelties and similar uses.
10. Title loan, check cashing and unsecured loan businesses.
11. Appliance repair unless accessory to the primary retail business, i.e., servicing what is being sold on the premises.
12. Construction material sales and service.
13. Car wash indoor or outdoor or automated.
14. Equipment rental/lease.
15. Building or ground maintenance.
16. Bus terminal.
17. Day care except as an accessory use located within a larger building complex for a permitted business use.
18. Exterminating service.
19. Martial arts studio except when associated with a fitness center.
20. Pet grooming/pet motel.
21. Plumbing and heating equipment dealers.
22. Radio and TV repair.
23. Repair services non-automotive.
24. Reupholstery or furniture repair.
25. Tattoo parlor, permanent cosmetic services, body piercing studio.
26. Used merchandise sales, including thrift stores, second hand sales, refurbished equipment etc.

# ADP Prohibited Uses

- Applicant is seeking approval of the uses outlined as prohibited to be approved uses on the Subject Property

# Specific Area Uses | Approvals

- Applicant is seeking approval that “Restaurant-Drive up and drive-thru services” be an approved use in the LS Arts and Entertainment Area

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- “1. Automotive/truck related uses”

- First Class Users in this category coexist in first class shopping center around the county
- Users can include but not be limited to oil change, and tire sales
- *\*Representative users for discussion purposes only*



- “2. Retail-Big box in excess of 80,000SF on one level”

- Users can include but not be limited to Grocery, entertainment and wholesale
- *\*Representative users for discussion purposes only*







- “13. Car wash indoor or outdoor or automated”

- Automated tunnel car washes are multi-million dollar investments driven by monthly members
- *\*Representative users for discussion purposes only*







- “17. Day care except as an accessory use located within a larger building complex for a permitted business use”

- Day Care’s want to be stand alone for security reasons
- Want to be located around thoroughfares in high growth areas where new families are residing
- *\*Representative users for discussion purposes only*



# Reasons Seeking Relief

- Maturing and growth of Lee's Summit to the south locates the Subject Property at the center of the City.
- Positioned along two major thoroughfares, the Subject Property's highest and best use is retail and mixed uses in conjunction with the development of Oldham Village to the west
- Site is too large for all residential; highway frontage is ideal for retail
- Post-COVID retail in an ecommerce world has rebounded but changed
- Outparcel expansion is being driven by "daily needs" retail including food, and service driven retail (car wash, convenience stores). These users are ideal for the MO 291 frontage due to their site requirements requiring high traffic counts, convenient ingress/egress and visibility
- The "Big Box" expansion is predominately driven by grocery, wholesale, soft goods, fitness and entertainment users.
- ***In conclusion consumers will seek and frequent conveniently located retail, experience and food users that provide experiences and products that can't be found online.***

# Applicant Information

- Oldham East Investors, LLC
  - *7200 W. 132<sup>nd</sup> Street, Suite 150, Overland Park, KS 66213*
  - *913-662-2630; matt@drakekc.com*
  - *Attention: Matt Pennington*

*Attachments to be provided:*

- *Legal Descriptions of the Subject Property*
- *Affidavit of Ownership*