

EnVision LS Area Development Plan (ADP)

Appeal to Allow Prohibited Uses Outlined in Section 5.650

December 19, 2023



Property Area

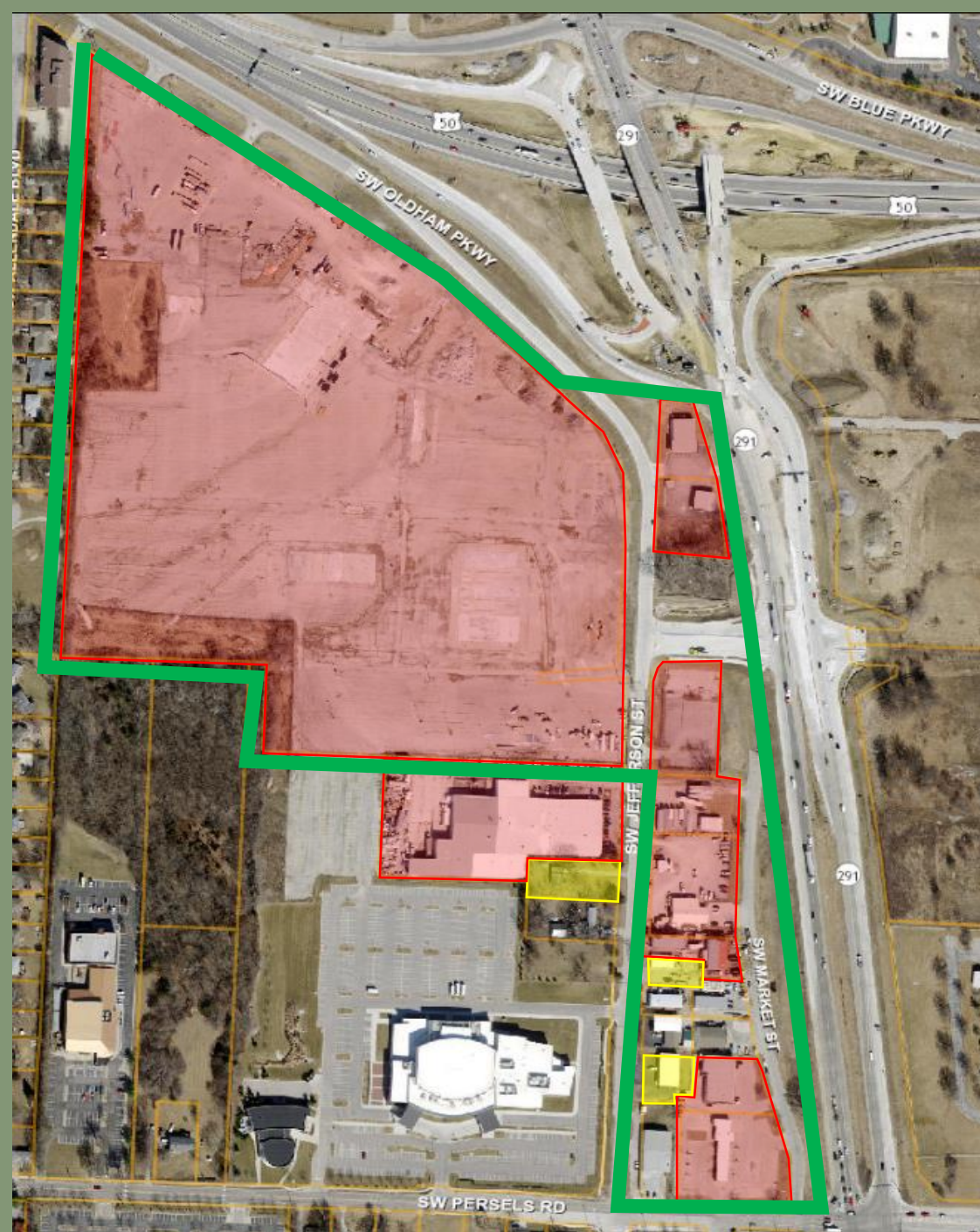
- Applicant is seeking relief on use restrictions within the confines of the development area “LS Mixed Uses Area”
 - Such subsection includes the former Adesa property and properties adjacent to M-291 north of Persels

Applicant Properties

- Oldham Investors, LLC & Market Street Investors, LLC, affiliates of Drake Development, LLC, own or have contractual ownership on the properties shown

- Own Fee Title 
- Under Contract 
- ADP Boundary 

*Applicant Owns or will own properties that are outside the confines of the ADP that will be a part of Oldham Village (“the Development”)



Property History

The (ADESA) property was developed in 1952 by Jam, Inc. as the Terrace Drive In Theater having a capacity of 300 to 350 cars. By 1970 the drive-in theater had closed and was utilized by the Missouri Department of Transportation as a staging area for equipment and supplies for the construction of Missouri 291 Highway leading south from U.S. 50 Highway. The property was redeveloped circa 1975 as an auto auction facility, Metro Auto Auction (acquired by ADESA in 2000), featuring auction buildings and offices, vehicle cleaning and detailing facilities, a car wash building, reception building, body and paint shop, mechanic and fueling facilities and a salvage yard. In 2008 the operations ceased and relocated to a new location in southeast Kansas City and the property sat vacant. The improvements were later demolished in 2016 and 2017.

MARCH 1990



Image US Geological Survey

OCTOBER 2010



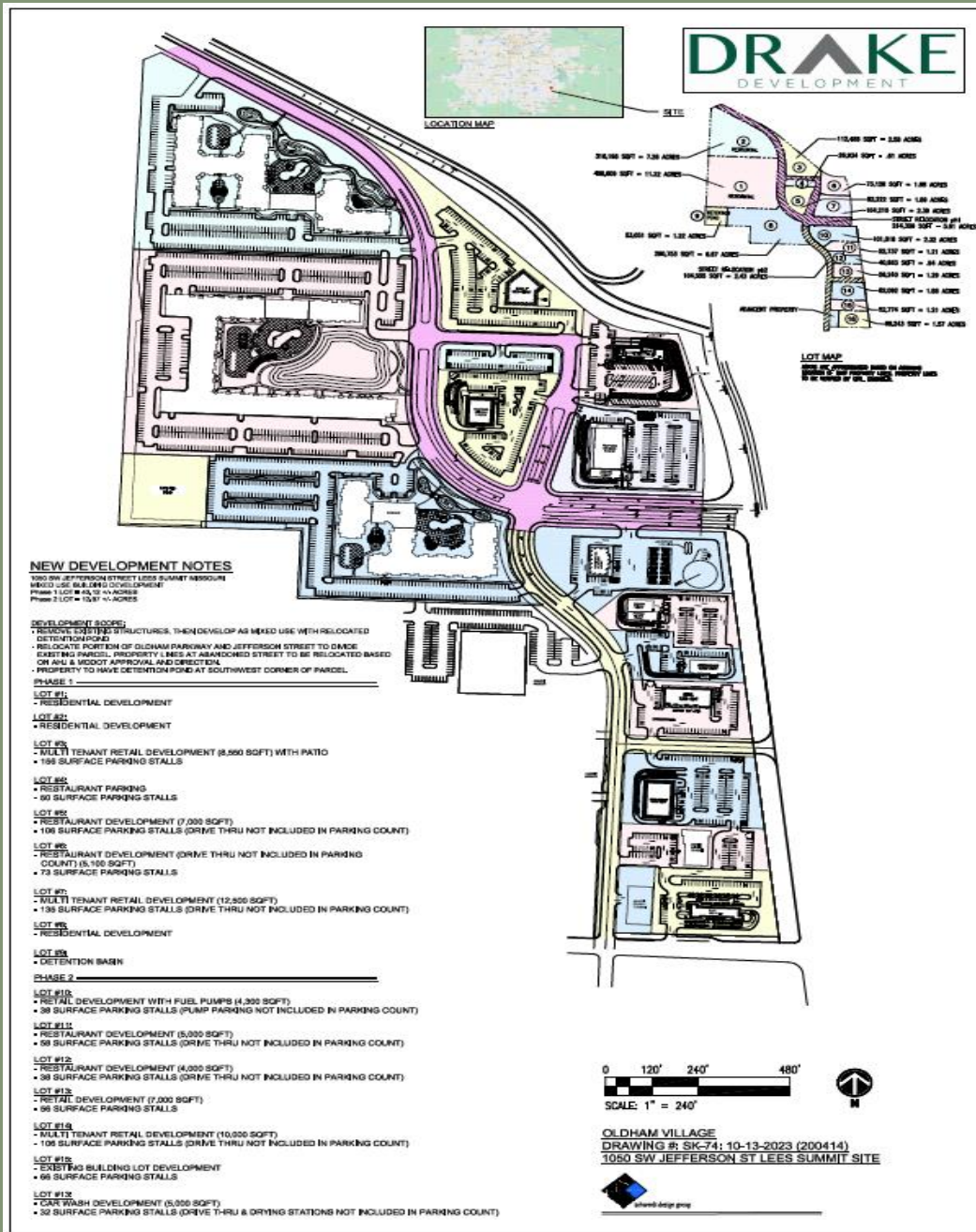
Image US ANTAARCE

TODAY



OLDHAM VILLAGE

- Mixed Use Development
- Oldham Parkway Relocation (per ADP)
- Market Rate Apartments
- Restaurants
- Service Retail
- Big Box Retail



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.

C. LS mixed use—Specific area uses.

1. Restaurants/coffee shops including drive-through.
2. Indoor fitness/recreation center.
3. Convenience store (C-Store).
4. Business and vocational schools.
5. Churches.

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 at Oldham Village

• “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 no longer an auto facility
- Site is too large for all residential; highway frontage is ideal for retail
- Bifurcation of the site with the relocation of Oldham Parkway creates a physical and natural transition from apartments to 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 outparcels due to their site requirements requiring high traffic counts, convenient ingress/egress and visibility
- The "Big Box" expansion is predominately driven by grocery, fitness and entertainment users. The soft good big box retail has slowed dramatically due to e-commerce and inflation.
- ***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 Investors, LLC & Market Street Investors, LLC
 - *7200 W. 132nd 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*