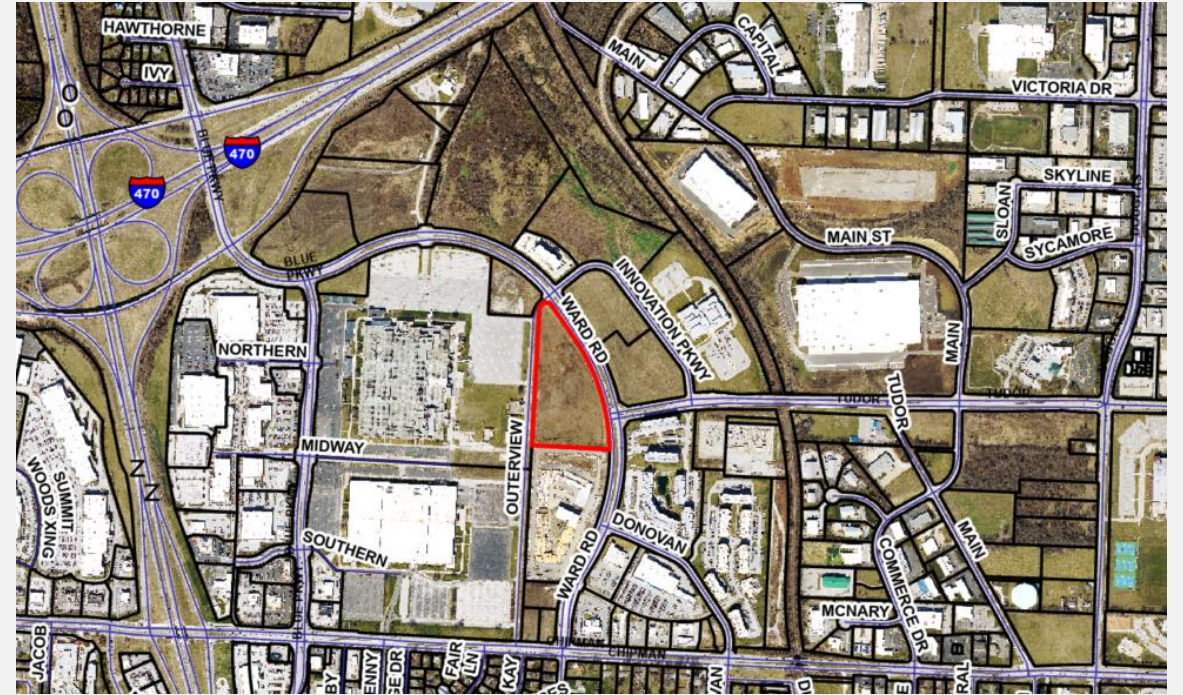
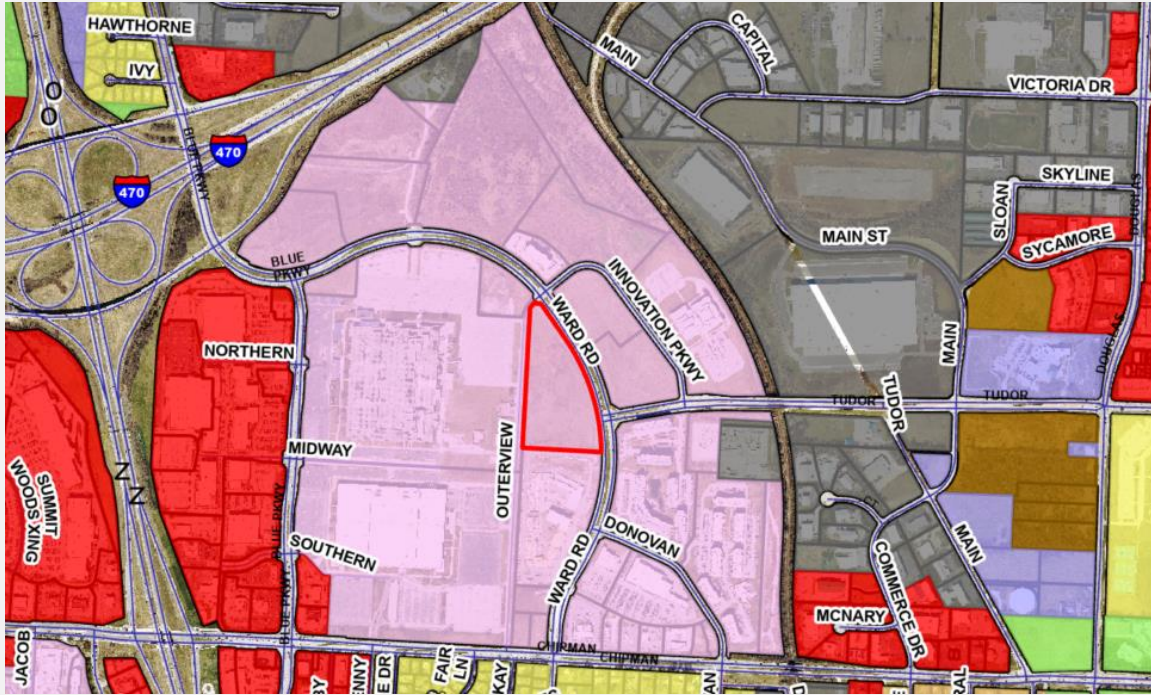




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**The Rush Funplex – Summit Orchards West
Preliminary Development Plan
PL2026-070**

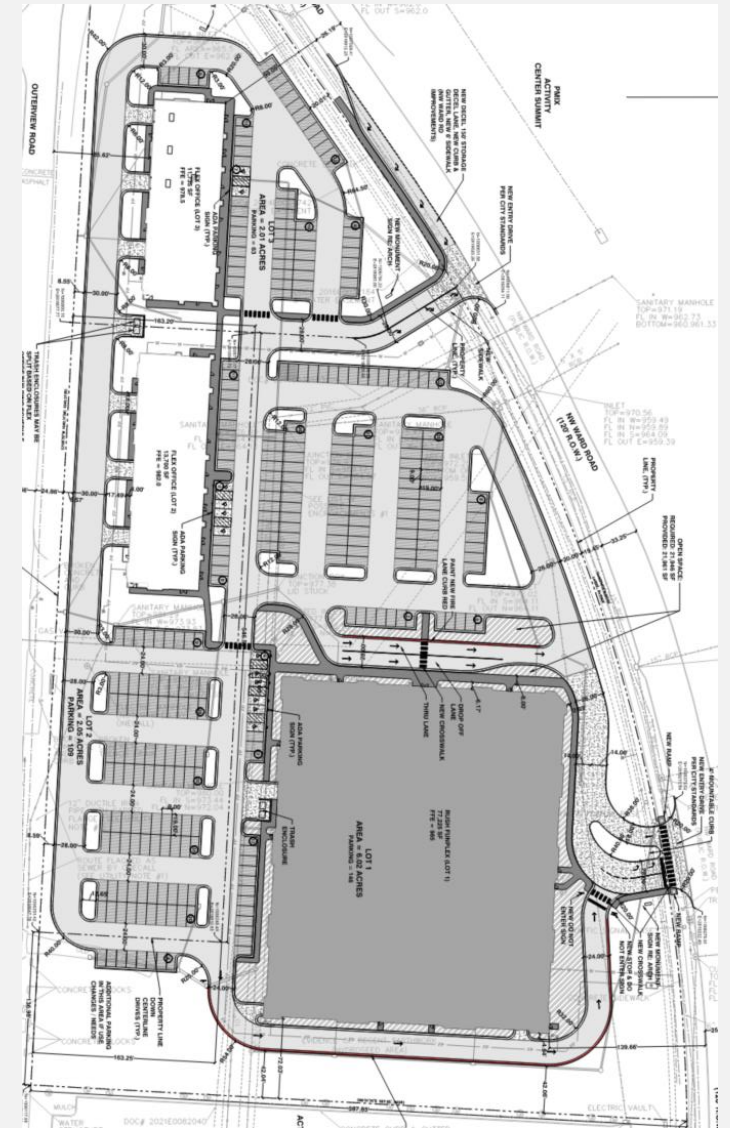
Zoning and Land Use Information



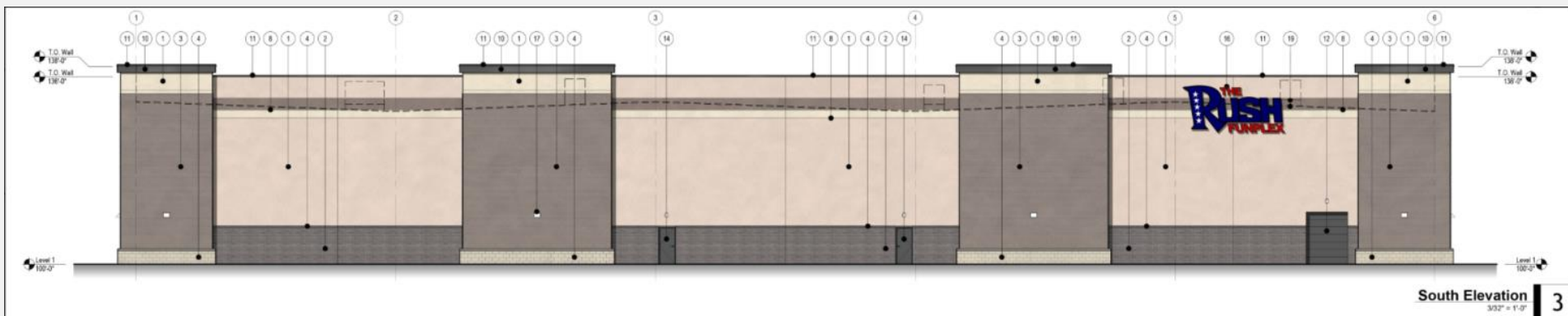
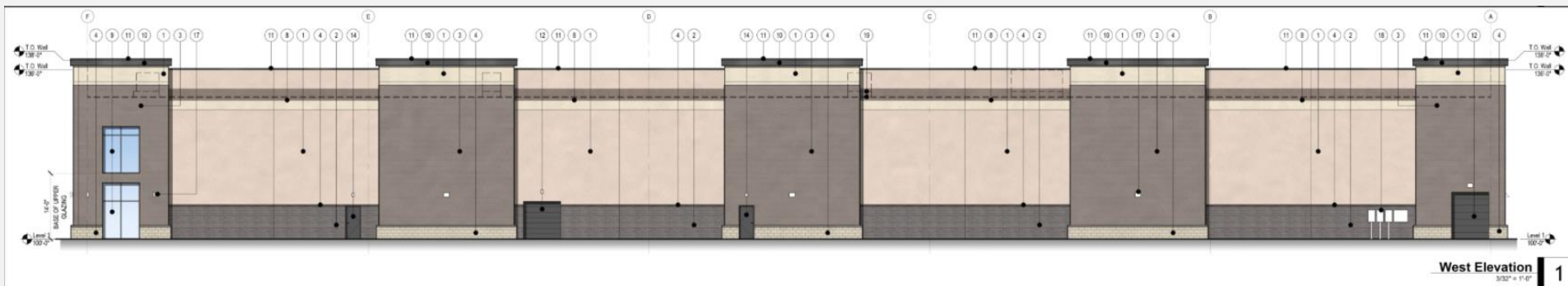
Project Request

The applicant proposes preliminary development plan (PDP) approval for a 3-lot, 102,660 sq. ft. commercial development anchored by a 77,225 sq. ft. indoor entertainment center.

A modification is requested for to the fenestration requirement for the street-facing façade of The Rush Funplex building on Lot 1.



Original Building Elevations – The Rush Funplex



- Material Palette:
- Tilt-up/precast concrete
 - Architectural masonry units
 - Brick
 - Glass

Revised East Elevation Rendering– The Rush Funplex

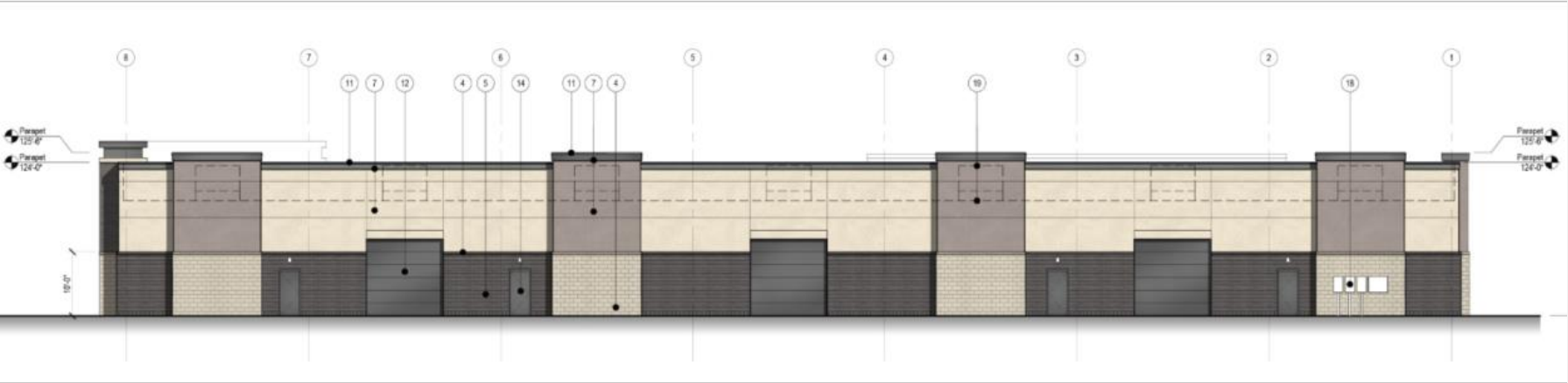


Material

Palette:

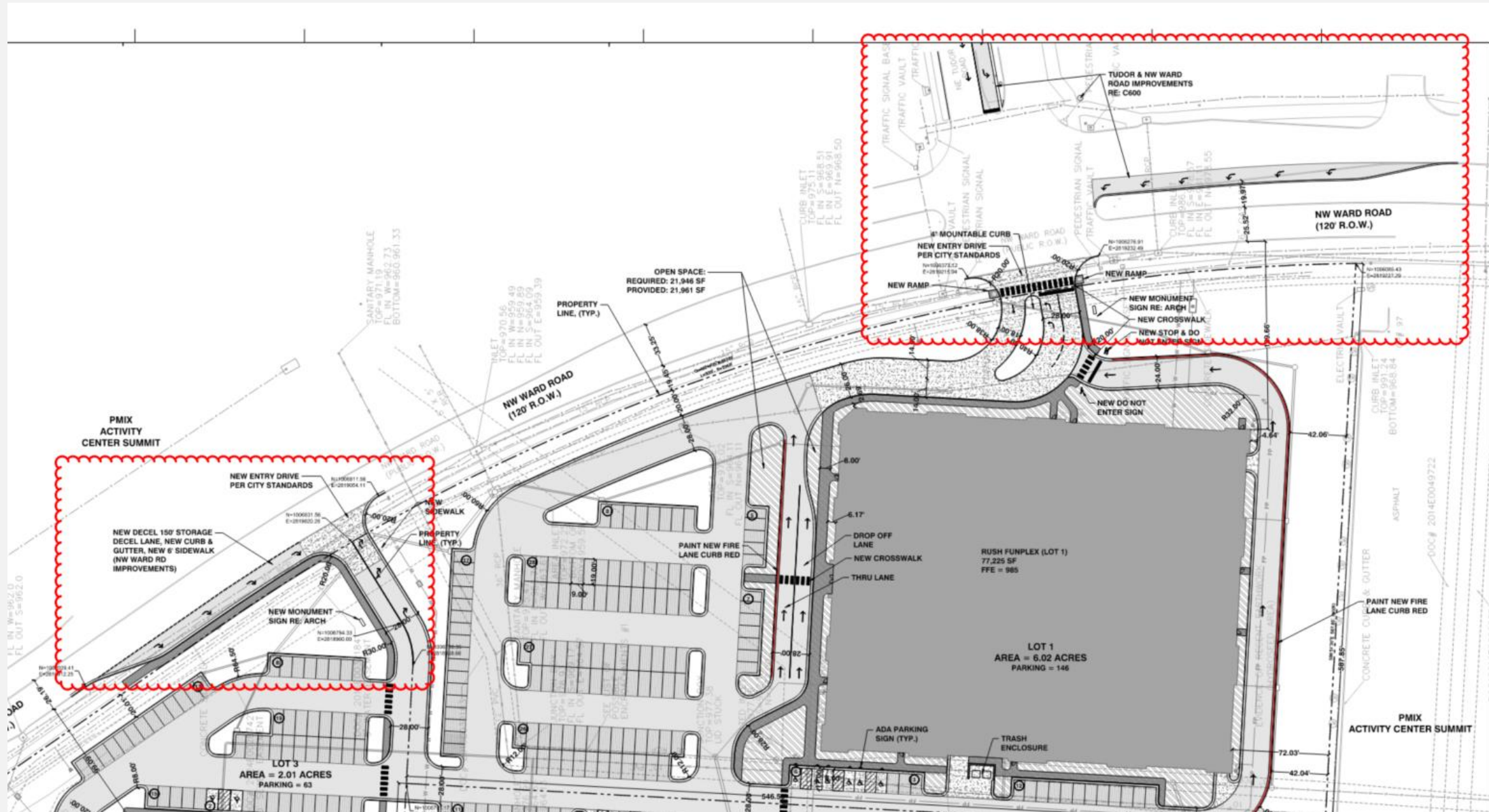
- Tilt-up/precast concrete
- Architectural masonry units
- Brick
- Glass

Building Elevations – Multi-tenant



- Material Palette:
- EIFS
 - Architectural masonry units
 - Brick
 - Glass

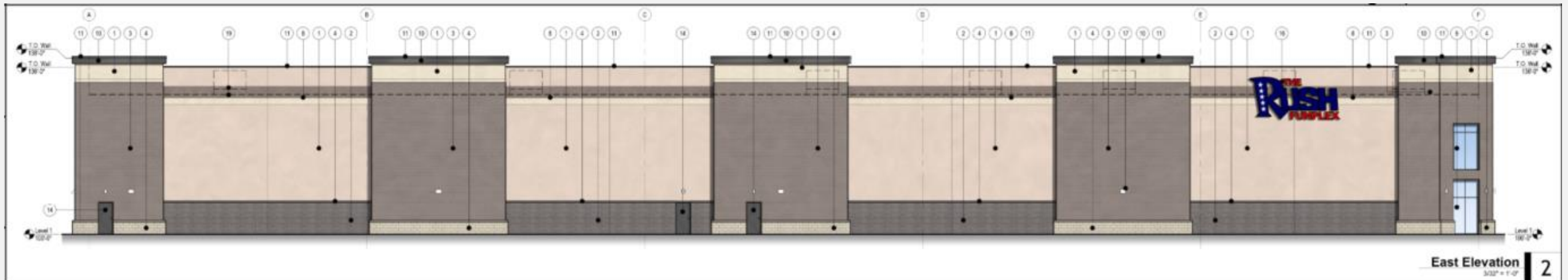
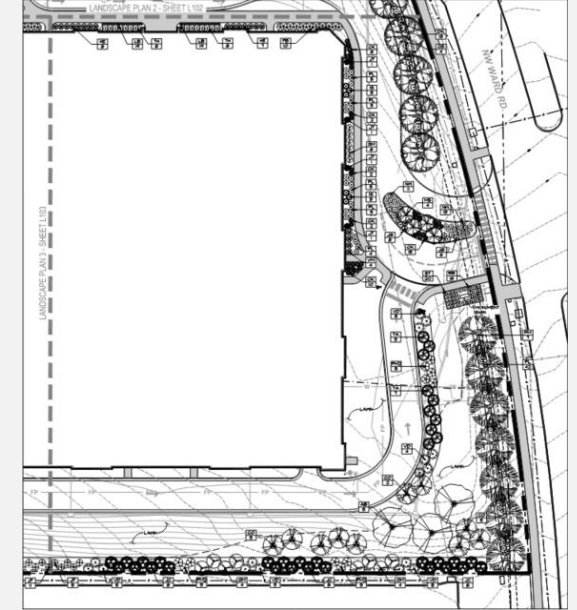
Road Improvements



Modifications

Fenestration

- Required - A minimum 50% composition of clear glass of the pedestrian view zone along the street-facing facades of commercial buildings
- Proposed - 1.67% fenestration along street-facing (east) facade



Site Plan – Proposed v. Original (2022)

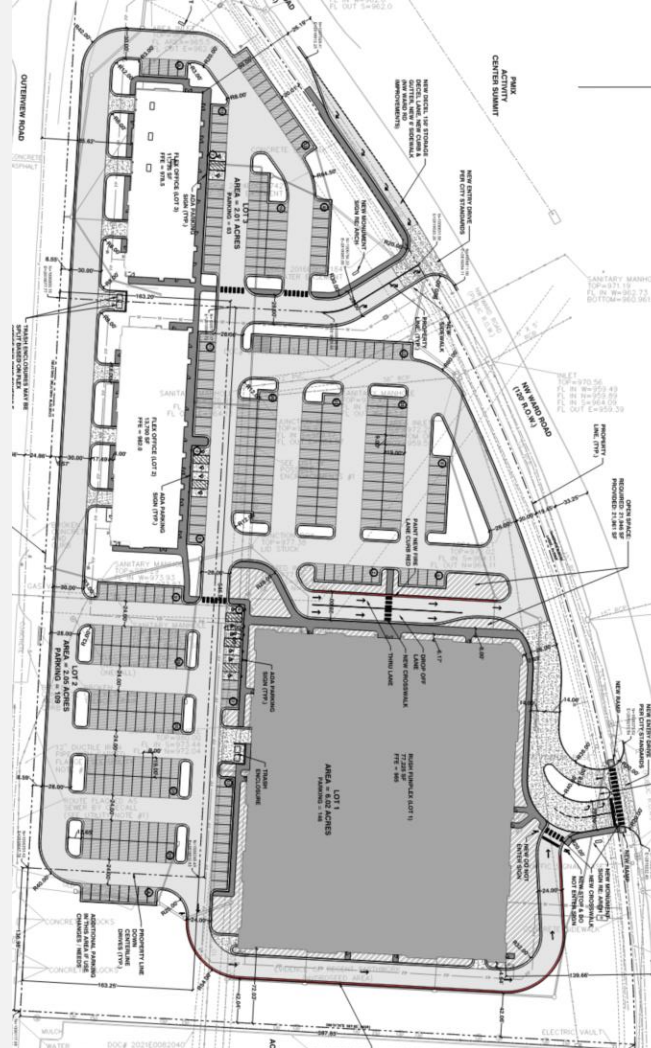
Overview

Proposed

- 102,660 sq. ft. total building area
 - 77,225 sq. ft. – The Rush Funplex
 - 13,700 sq. ft. – Lot 2 multi-tenant
 - 11,735 sq. ft. – Lot 3 multi-tenant
- 0.23 overall FAR (0.55 FAR max allowed)
- 306 parking spaces proposed (256 required)

Original

- 123,000 sq. ft. total building area
 - 51,000 sq. ft. – Lot 1



Proposed



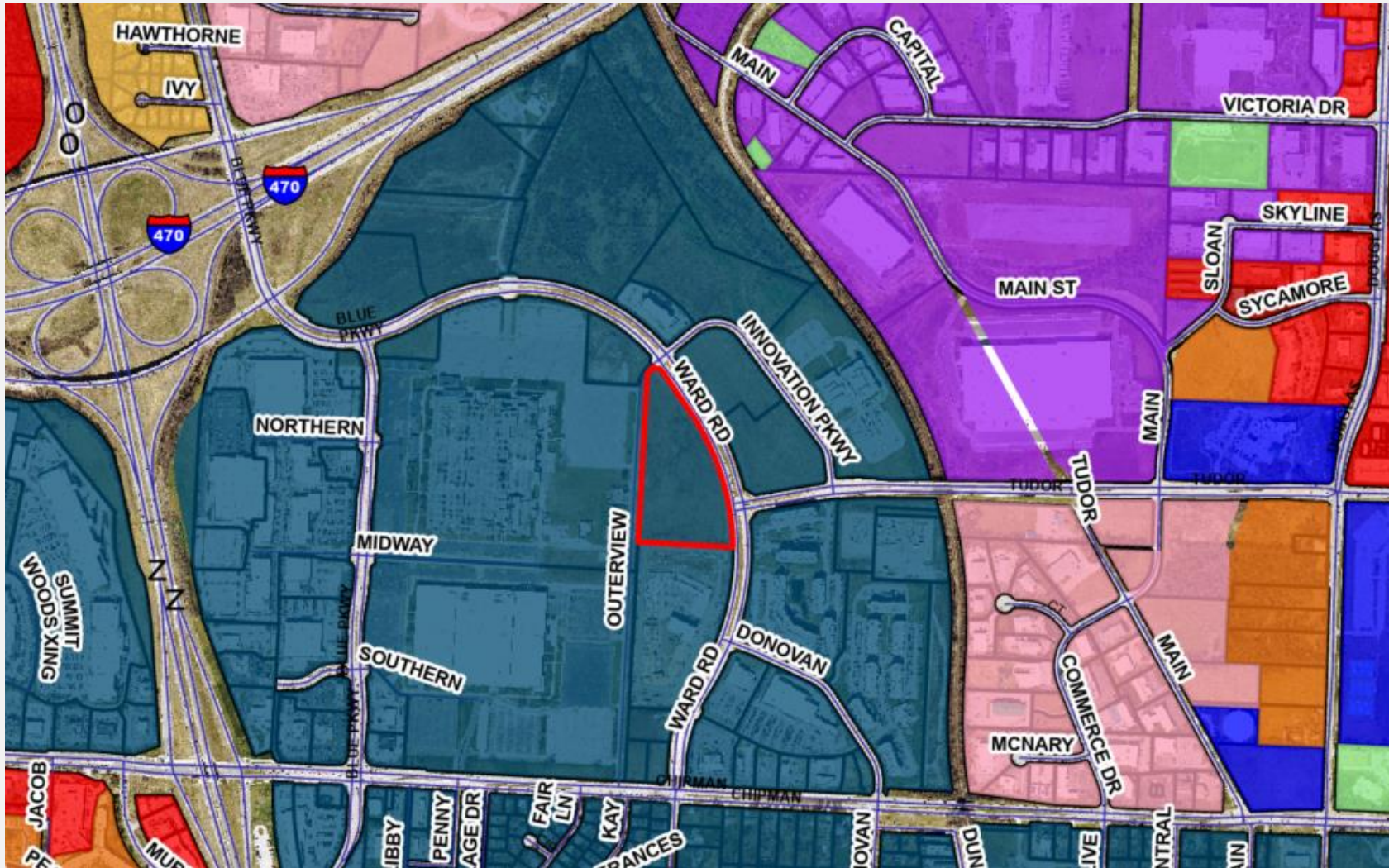
Original

Building Elevations – Original Plan



- Material
Palette:
- Metal
 - Stone
 - Brick
 - Glass

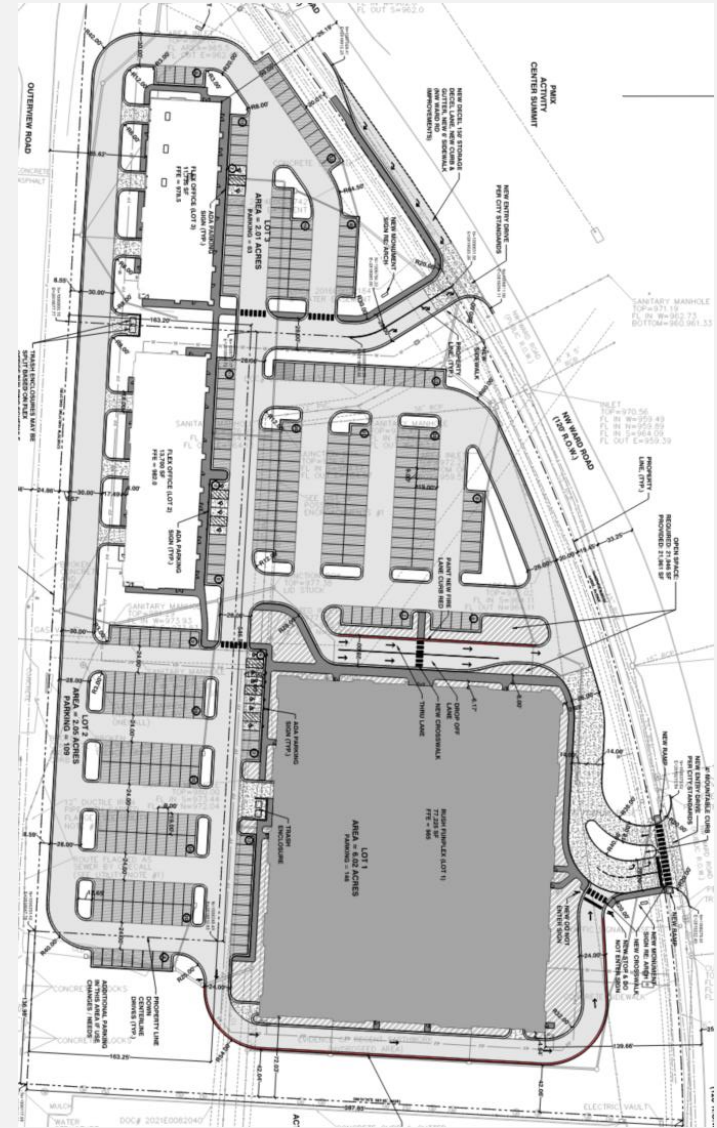
Ignite! Comprehensive Plan



- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Application Information

Neighborhood meeting held on April 9, 2026. No members of the public attended the meeting.



Approval Conditions

1. A modification shall be granted to the minimum 50% clear glass fenestration requirement for the pedestrian view zone along the street-facing facade of a building, to allow 1.67% clear glass fenestration for the pedestrian view zone along the east building façade facing NW Ward Rd.
2. Development shall be in accordance with the preliminary development plan dated April 14, 2026, and building elevations contained therein.
3. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated April 27, 2026.
4. The architect and staff will continue to work together to develop a cohesive building architecture on all sides of the building. **(added by Planning Commission)**

Should the City Council follow the Planning Commission's recommendation to require additional architectural treatment for The Rush Funplex building, staff proposes the following alternate language to Condition #2:

Alternate Condition #2: Development shall be in accordance with the preliminary development plan dated April 14, 2026, and the building elevations contained therein, except that the east façade of The Rush Funplex building shall follow the design alternate presented to City



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