



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-034
File Name	FINAL PLAT – Lakewood Business Park, Lot 47
Applicant	Ward Development
Property Address	2701 NE Hagan Rd
Planning Commission Date	April 9, 2026
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: November 5, 2025
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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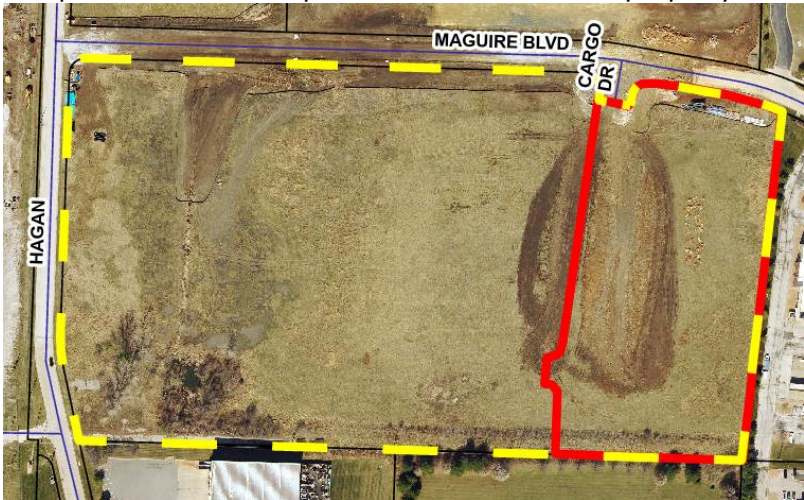
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Attachments

Final Plat, dated January 27, 2026
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Ward Development/Applicant
Applicant's Representative	Tony Ward
Location of Property	2701 NE Hagan Rd
Size of Property	±5.60 acres (243,936 sq. ft.)
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Industrial
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. 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
<p>The subject 5.60 acres is part of an undeveloped 22 acres of industrial property.</p>  <p><i>Figure 1 - Parent tract dashed in yellow. Subject plat site outlined in red.</i></p>

Description of Applicant's Request

The applicant proposes a final plat for the purpose of creating an industrial lot, extending NE Cargo Dr and establishing a street stub to the west to serve the remaining 16.4 acres of the parent tract as it is further subdivided in the future.

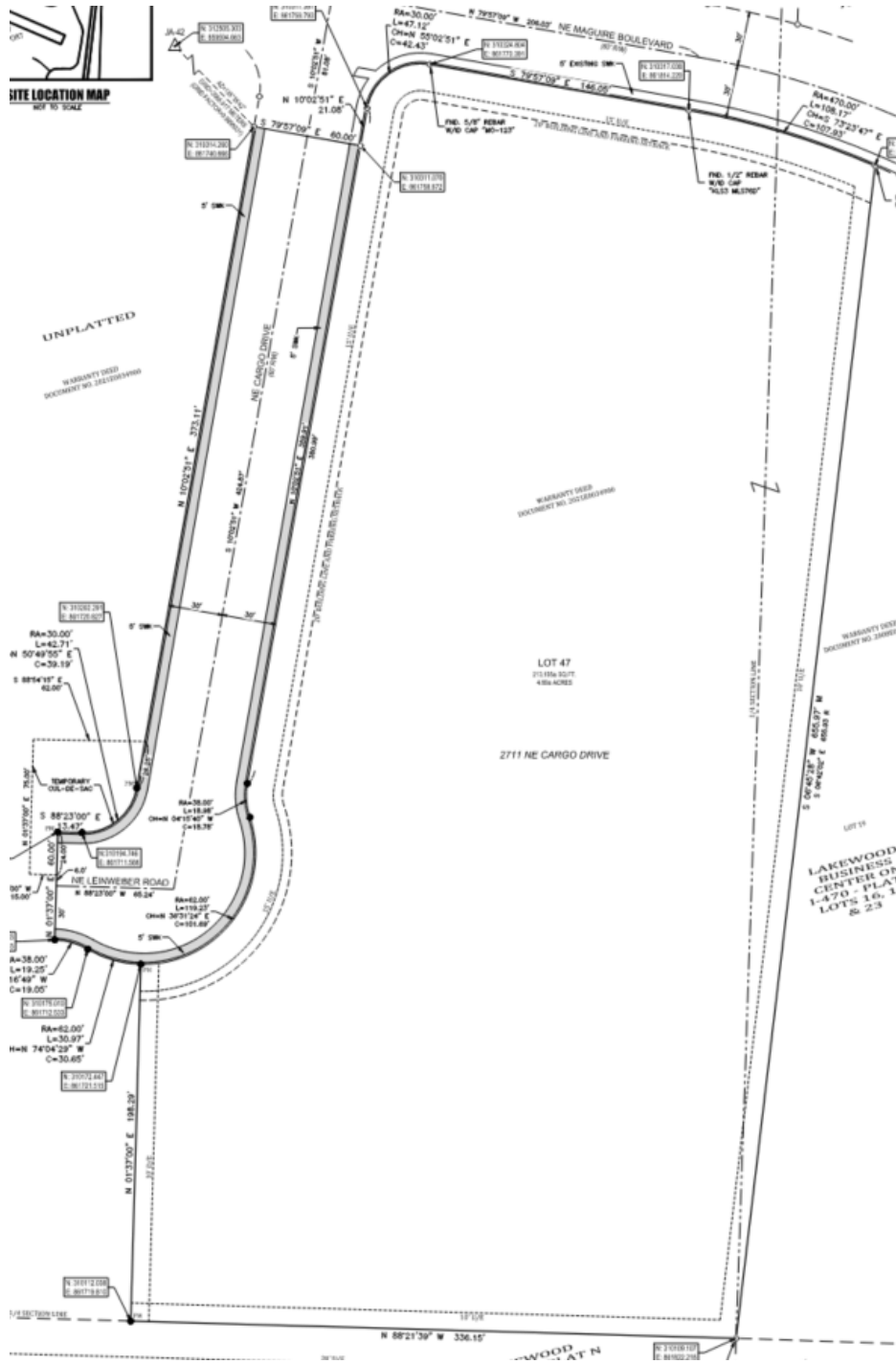


Figure 2 – Final Plat

2. Land Use

Description and Character of Surrounding Area

The subject site is generally located southwest of the NE Strother Rd/I-470 interchange. The surrounding area is generally characterized as industrial and is bordered on the west side by the municipal airport.



Figure 3 - Subject plat property outlined in red.

Adjacent Land Uses and Zoning

North:	Industrial / PI
South:	Industrial / PI
East:	Industrial and Flex-tech / CS (Commercial Services)
West:	Vacant industrial property / PI; and Airport / AZ (Airport Zone)

Site Characteristics

The project site is bordered by NE Maguire Blvd on the north, which connects to both NE Hagan Rd and

NE Independence Ave. Topographically, the project site generally slopes from south to north.

Special Considerations
N/A

3. Unified Development Ordinance (UDO)

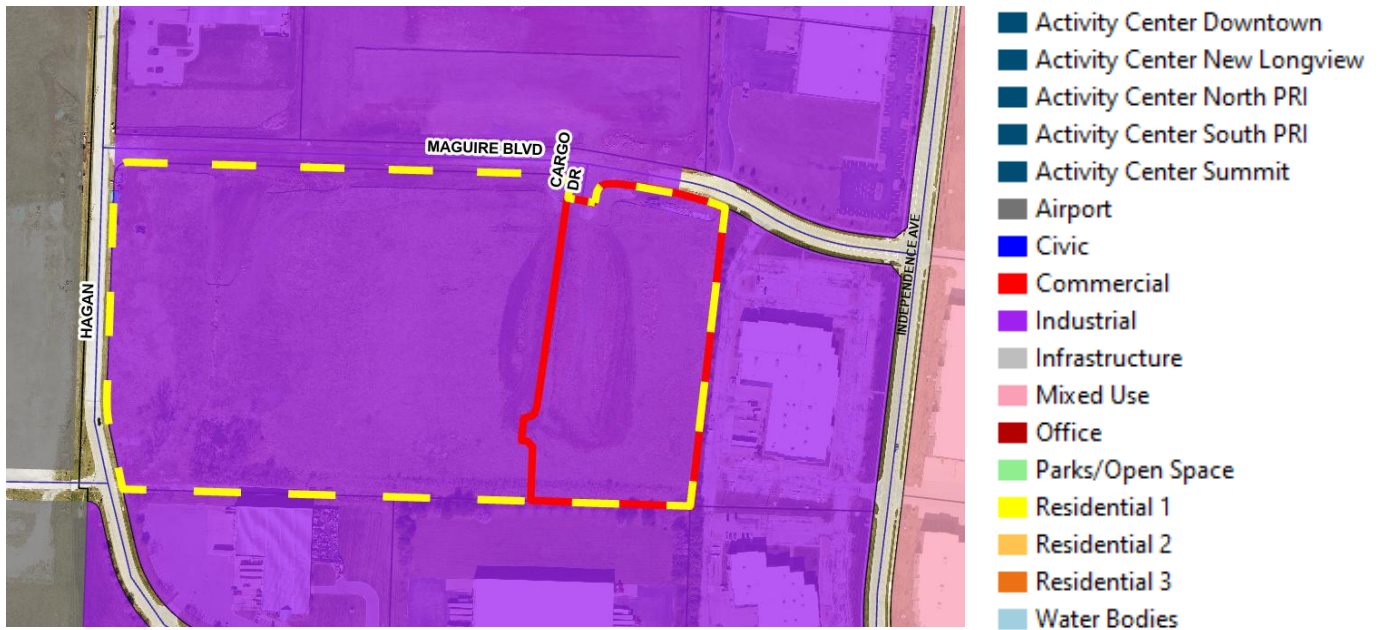
Section	Description
7.140, 7.150	Final Plat

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Increase business retention and grow business activity.
Facilities & Infrastructure	Goal: Plan and build City services and infrastructure to promote quality growth and resiliency. Objective: Maintain high-quality infrastructure that supports and entices quality growth and redevelopment.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The Ignite! Comprehensive Plan identifies the property surrounding the subject property as Industrial on the Future Land Use Map. The Industrial land use category is intended for areas accommodating light and heavy industrial uses, distribution and warehouse developments. The subject plat continues the phased development of industrial property in the area and extends the infrastructure necessary to facilitate additional development of the remaining 16.4-acre industrial property.



5. Analysis

Background and History

- October 13, 1987 – The City Council approved a rezoning (Appl. #1987-050) from AG to M-2 (now PI) for approximately 214 acres generally bounded by NE Strother Rd on the north, I-470 on the east and NE Hagan Rd on both the west and south by Ordinance No. 3058.
- February 11, 2025 – The City Council approved the final plat (Appl. #PL2024-297) titled *Lakewood Business Park – Maguire Boulevard* by Ordinance No. 10081. This plat established the right-of-way for NE Maguire Blvd to provide a connection between NE Hagan Rd and NE Independence Ave.

Compatibility

The proposed plat continues development of the subject industrial property in a manner consistent and compatible with existing industrial development in the surrounding area.

Adverse Impacts

The proposed 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 proposed plat positively impacts neighboring properties by extending access into the area that in turn facilitates additional future development opportunities.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The resulting extension of NE Cargo Dr and establishing a street stub to the west encourages development and improvement of the surrounding property by expanding the local street network to provide improved area access.

Recommendation

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

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 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.
3. A final plat shall be approved and recorded prior to issuance of any building permit.