

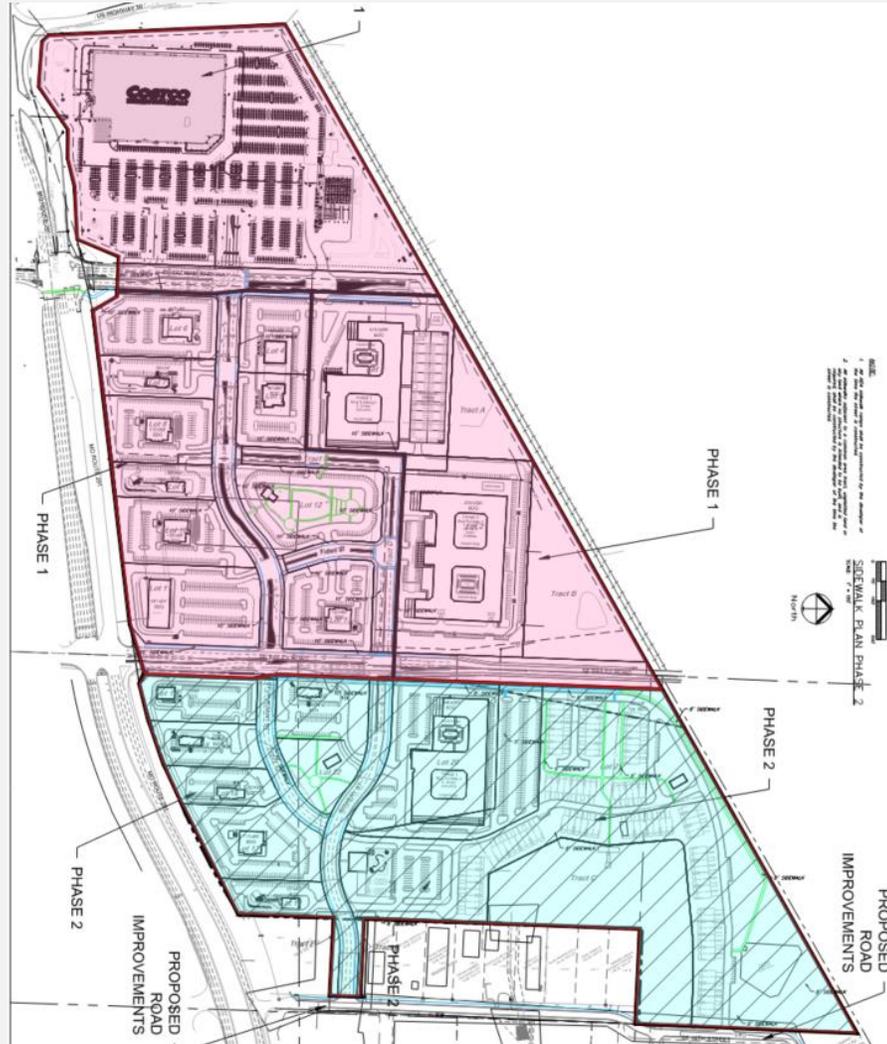


**LEE'S SUMMIT**  
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**East Village Phase 2  
Rezoning from PI to PMIX and  
Preliminary Development Plan  
PL2025-275**



# Project Overview



PL2025-207

Phase 1 (in rose) - north of  
SE Bailey Rd

Lots 1-13

**\*\*\*on a previous agenda\*\*\***

PL2025-275

Phase 2 (in cyan) - south of  
SE Bailey Rd

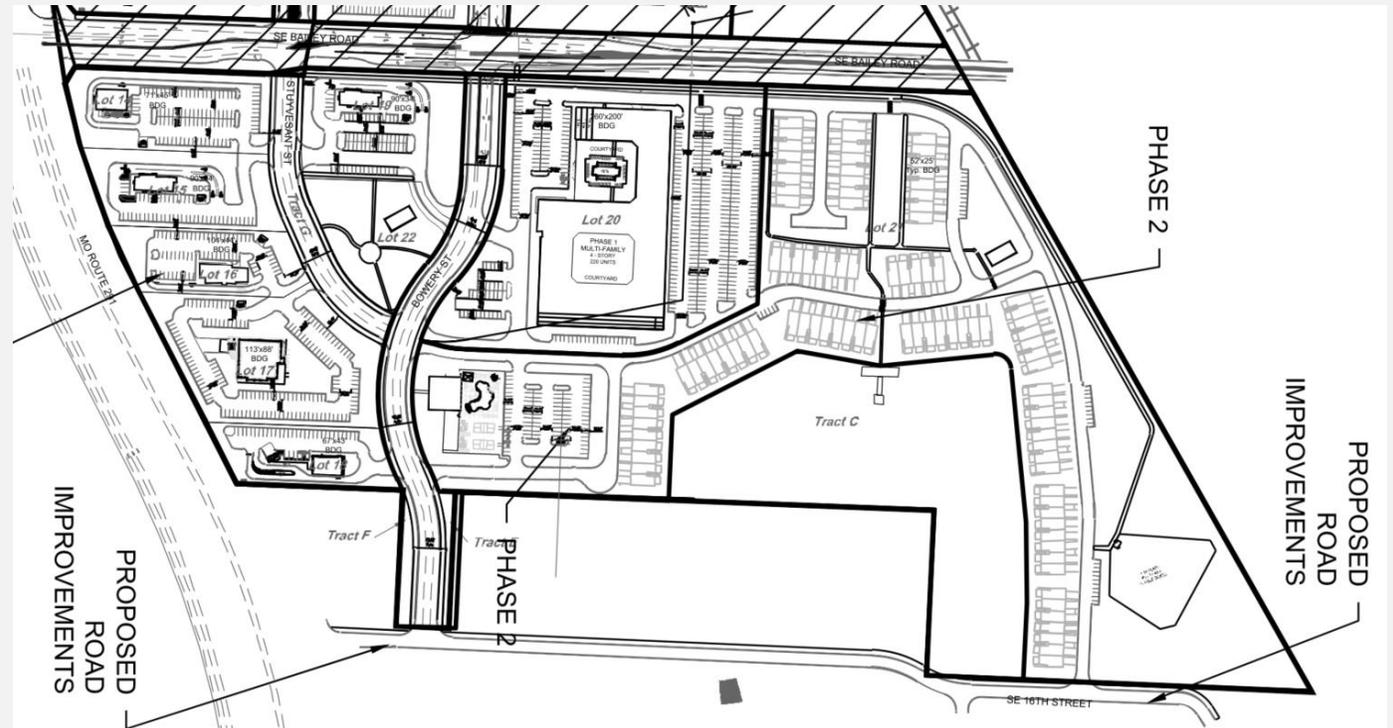
Lots 14-21

# Project Request

The applicant requests a rezoning from PI to PMIX and preliminary development plan approval of East Village Phase 2, consisting of 21,420 sq. ft. of commercial space and 320 multi-family residential units on a total of 9 lots and 4 common area tracts

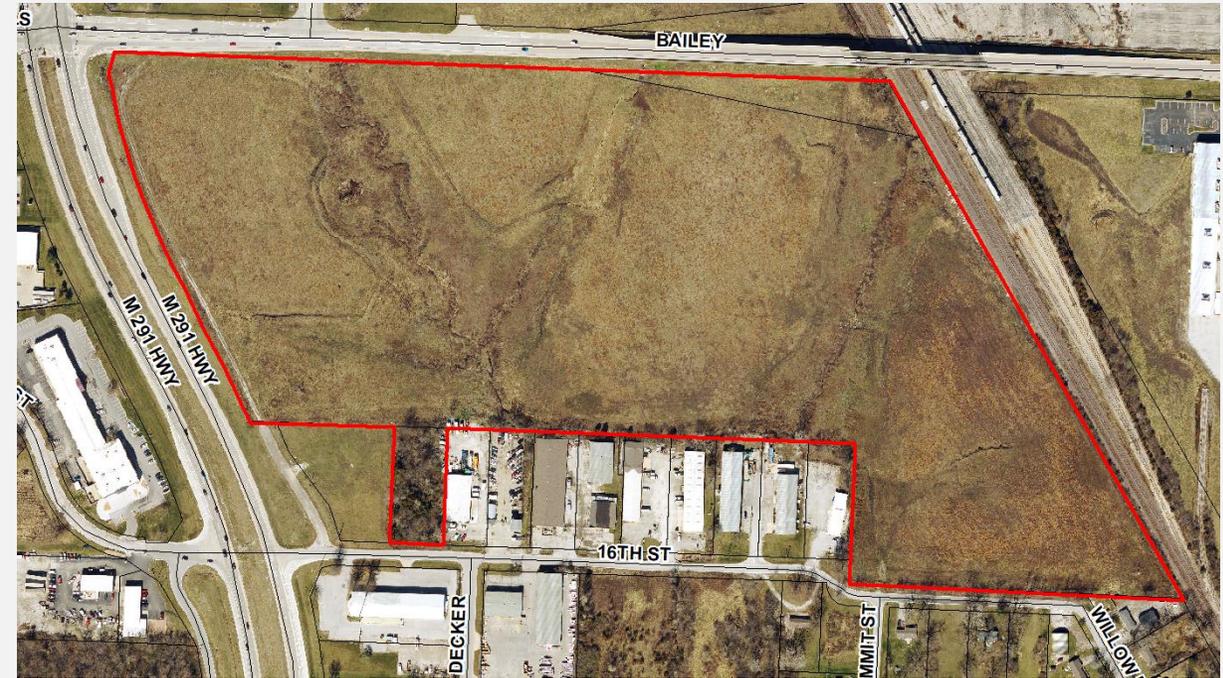
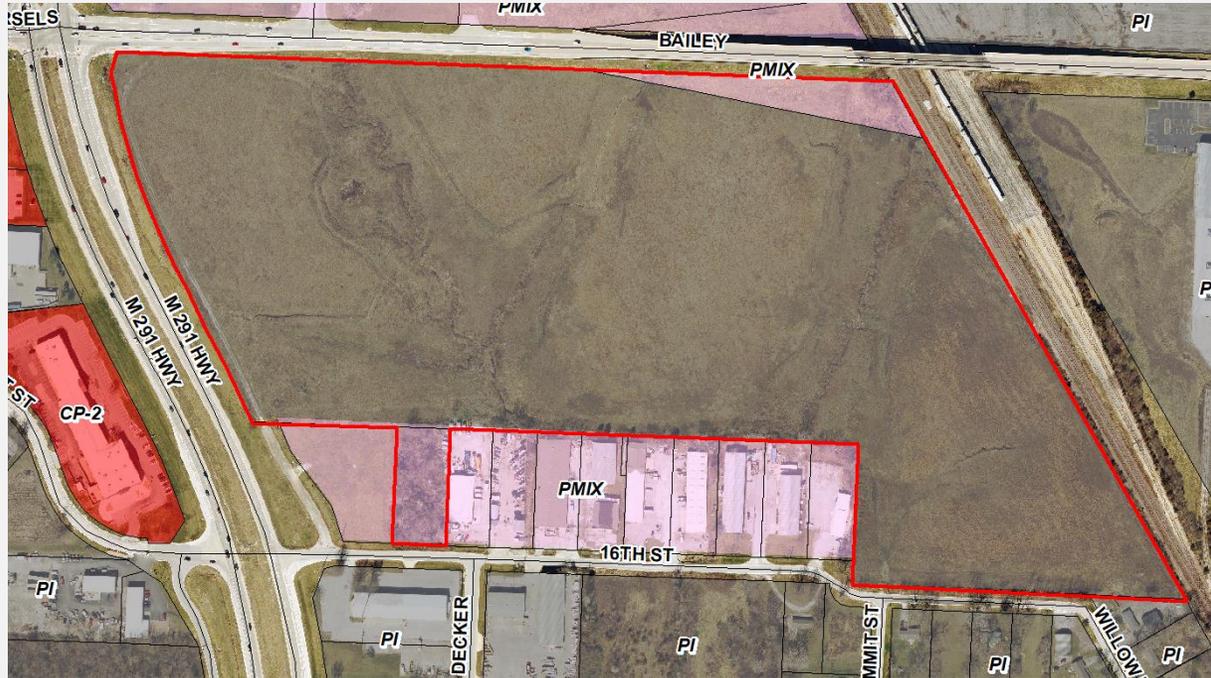
Modification are requested for the following:

- Parking lot setback from South M-291 Hwy; and
- EnVision LS development standards.

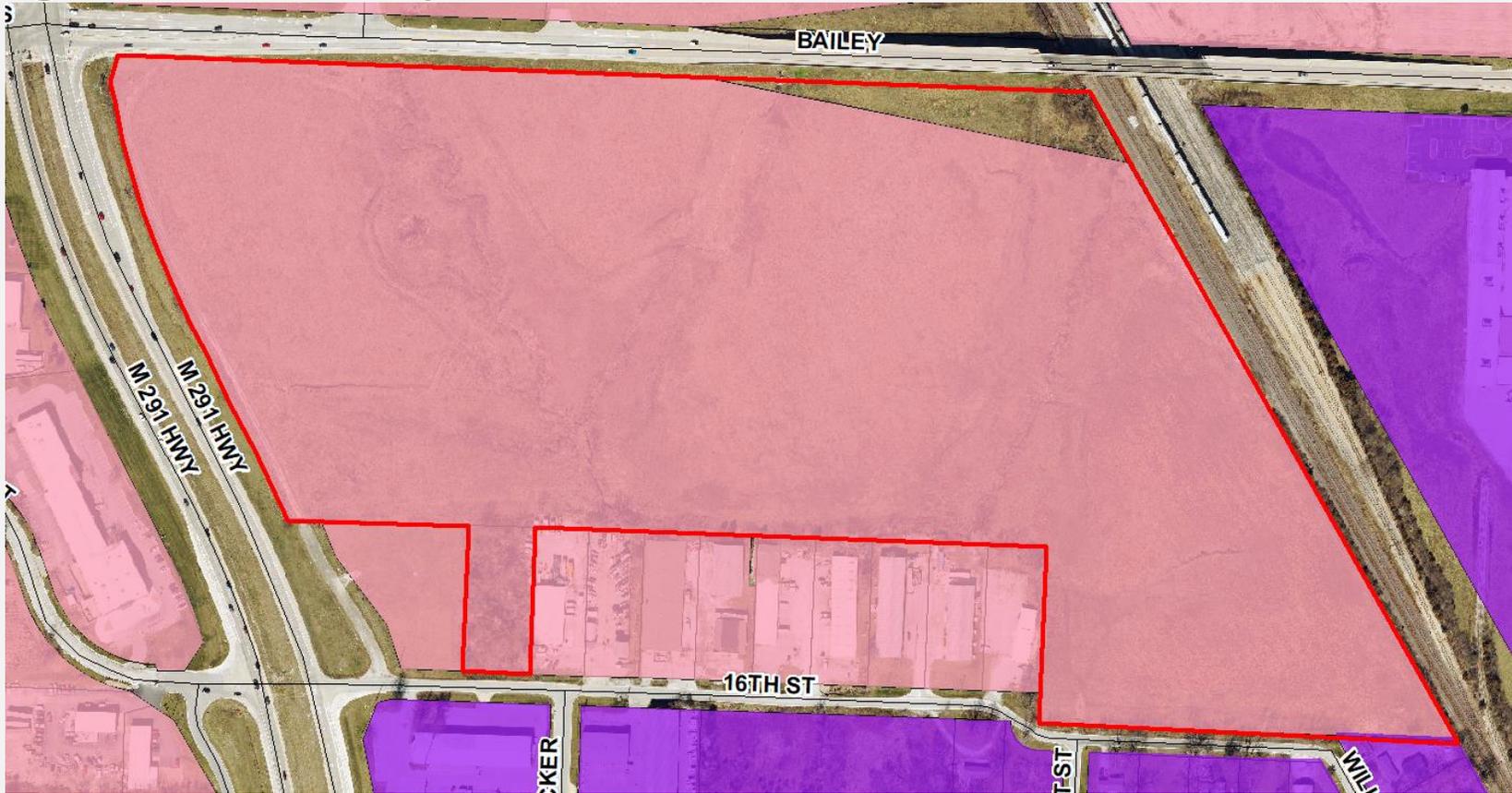


# Zoning and Land Use Information

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# Ignite! Comprehensive Plan

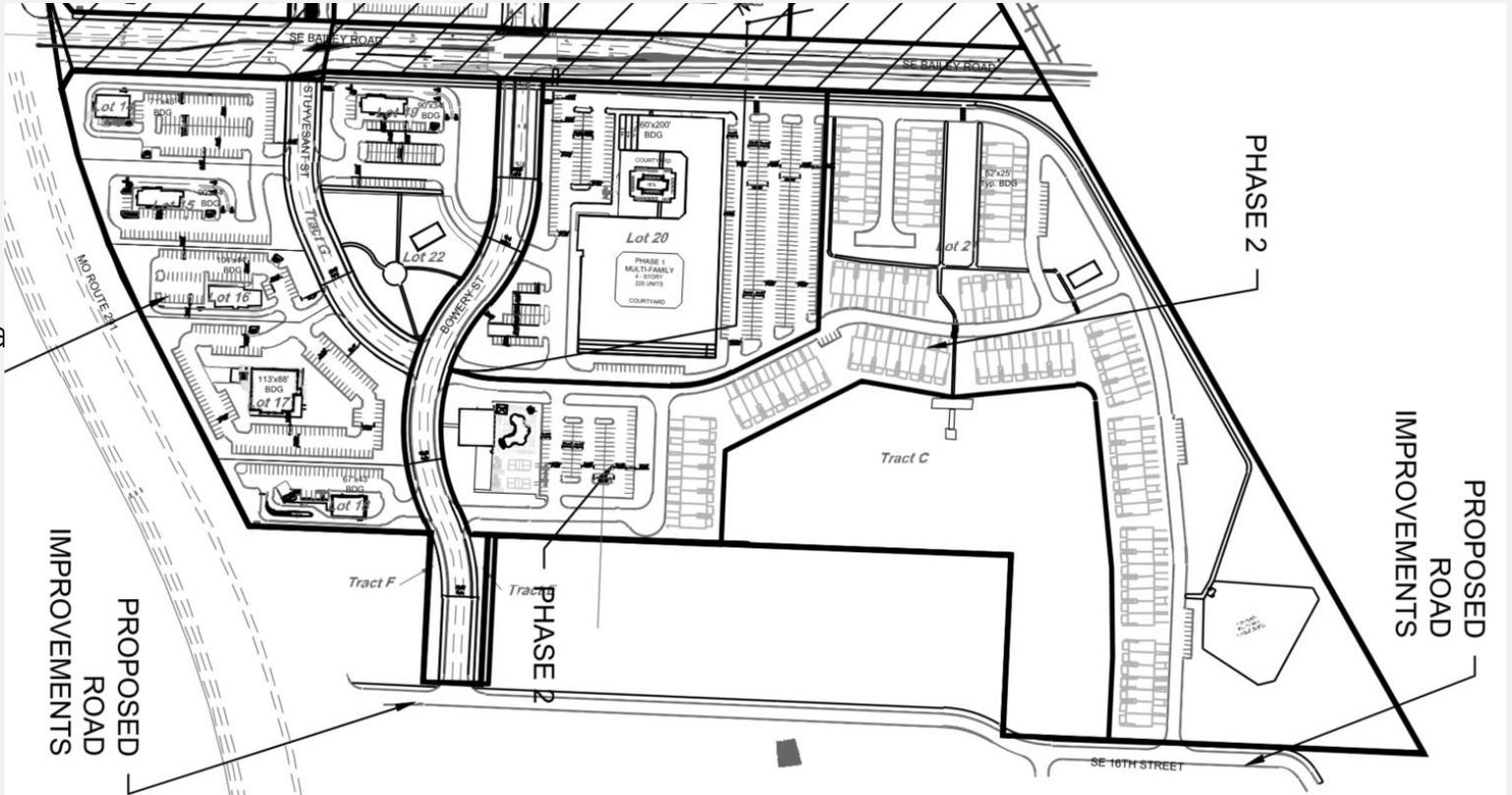


- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

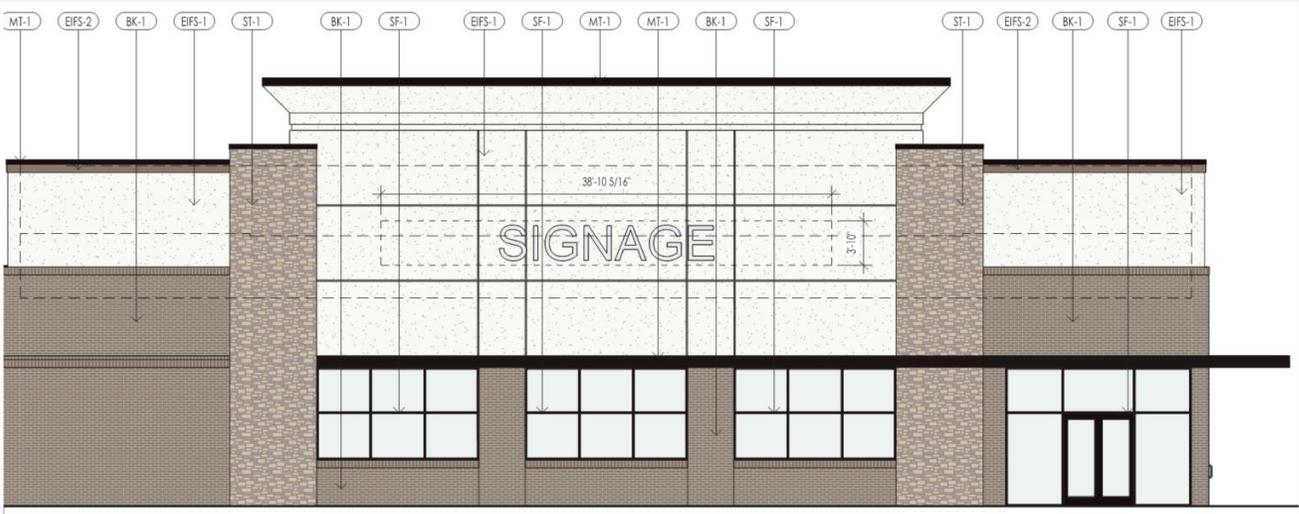
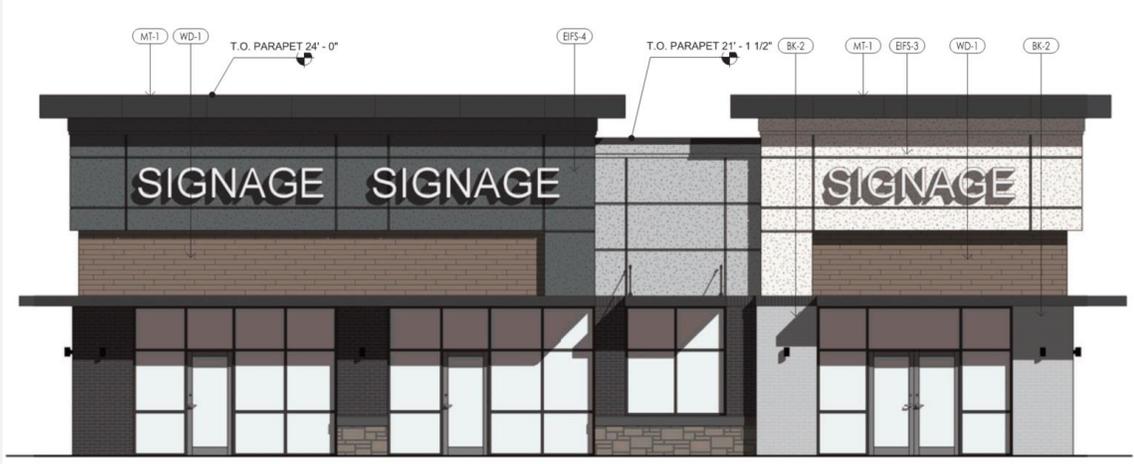
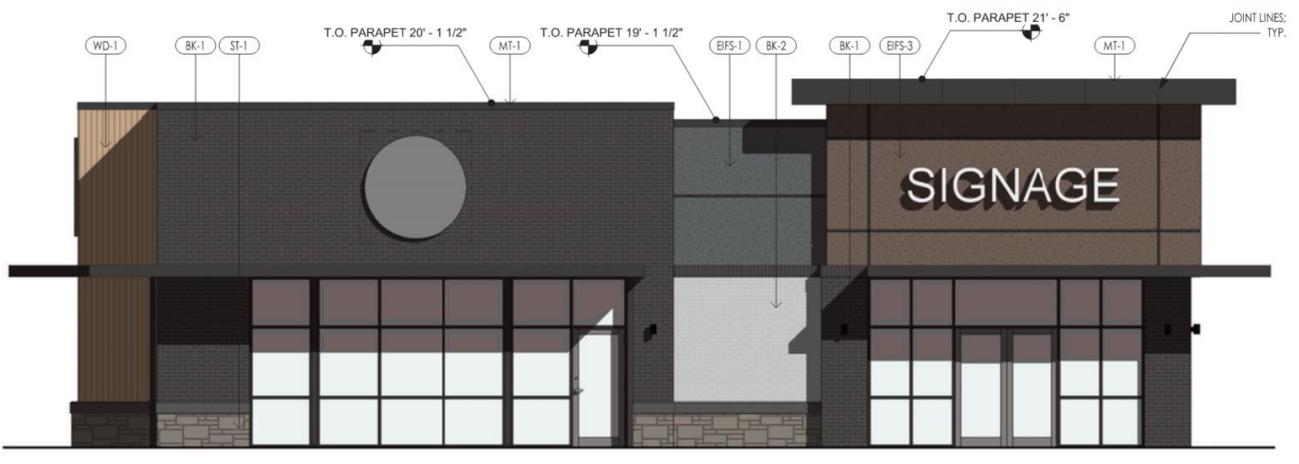
# Site Plan

## Proposed

- Approx. 50 acres
- 9 total lots
  - 6 commercial
  - 2 multi-family residential
  - 1 open space/park
- 21,420 sq. ft. - commercial
- 320 multi-family dwelling units
  - 220 units - Lot 20
  - 100 units - Lot 21
- 1,077 total parking spaces proposed;
  - 821 total parking spaces required



# Building Elevations - Commercial



Material Palette:

- Brick
- Stone
- EIFS
- Wood composite
- Metal

# Building Elevations - Residential

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## Apartment Material

### Palette:

- Brick
- CMU
- Stone
- Fiber cement panel
- Metal

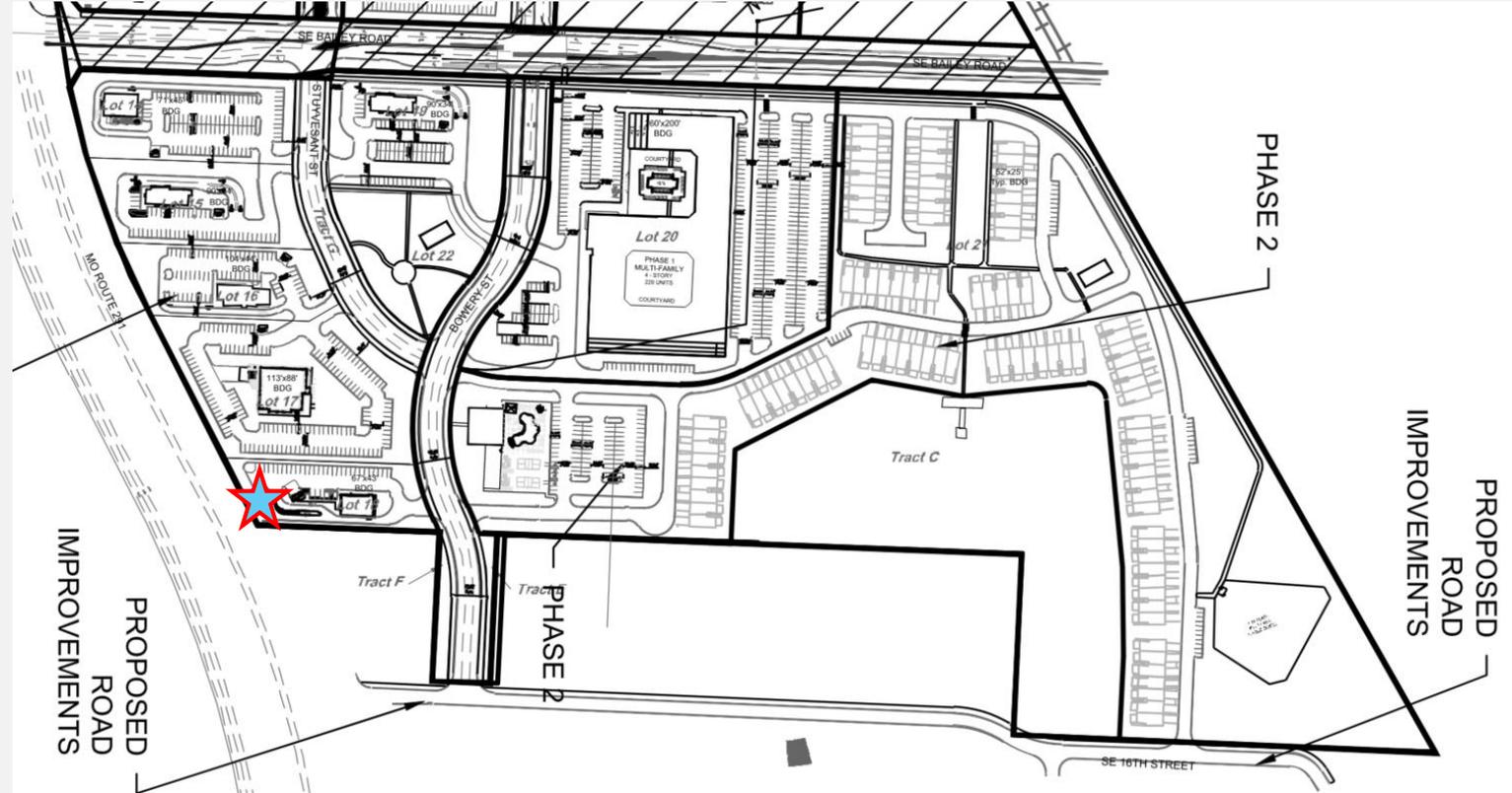
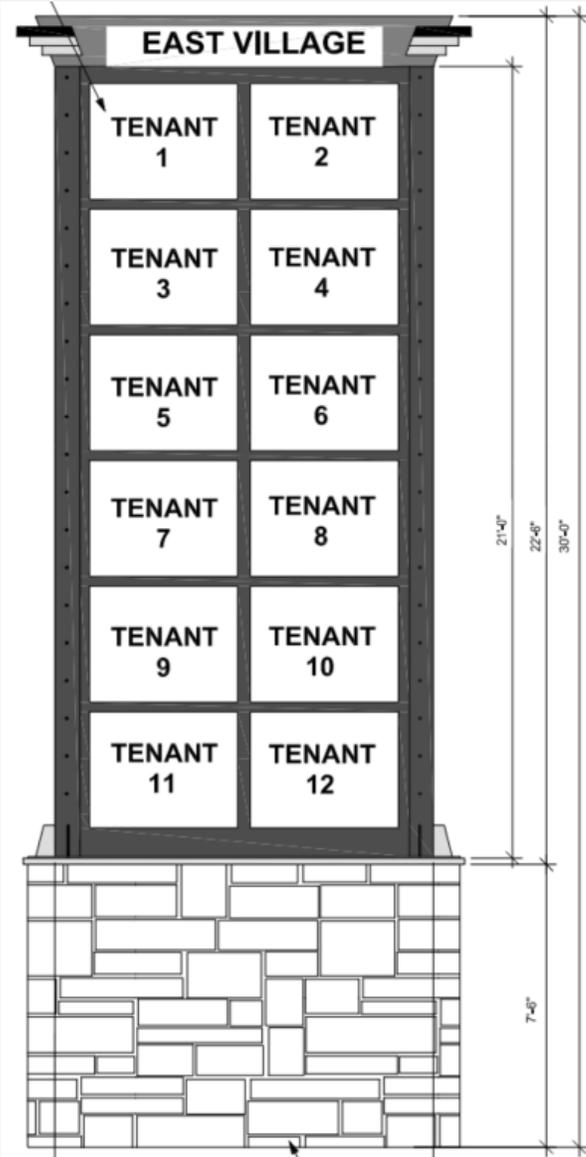
## Townhome Material

### Palette:

- Brick
- Stone
- Fiber cement panel



# Monument Signage - Primary

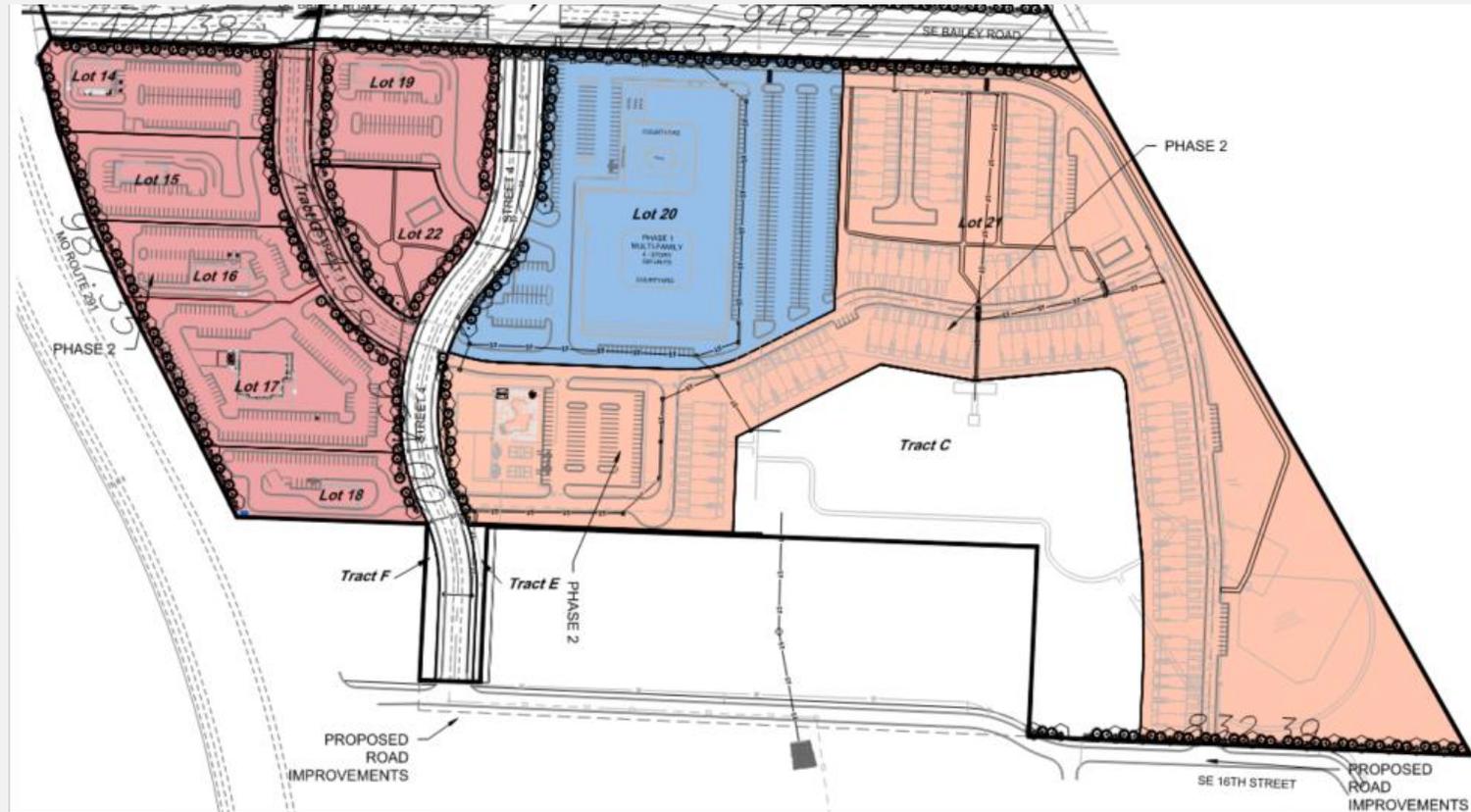


Proposed Monument Signs – Primary Shopping Center Identification

Sign Type	Number of Signs	Sign Area	Sign Location	Max. Letter Height
Primary Identification Monument Sign	1	224 sq. ft. sign face area; and 312 sq. ft. overall sign structure area	Southwestern project boundary along South M-291 Hwy	30' (Structure Height)



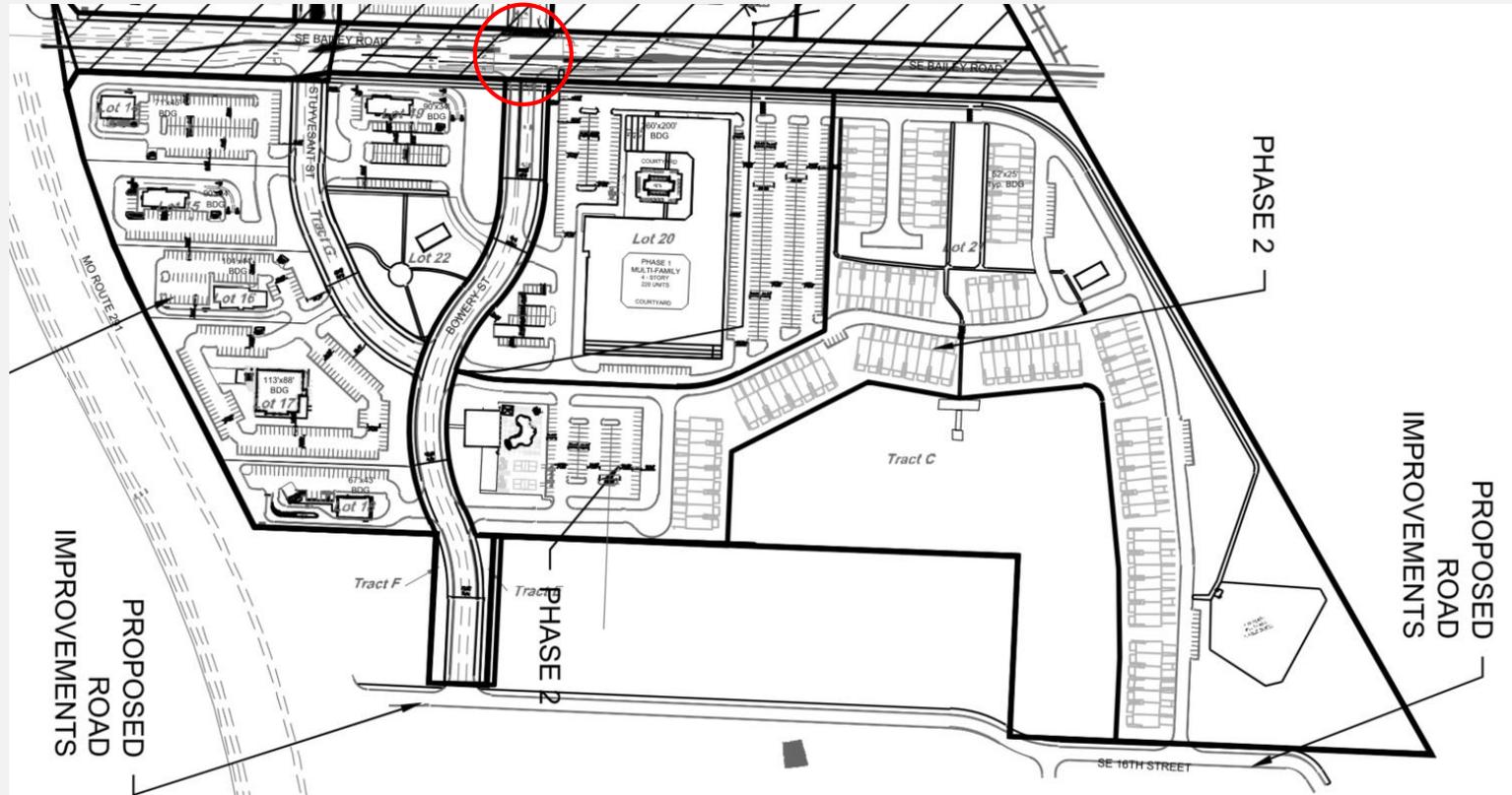
# Modifications



	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (HWY 291)	1 tree per 30 feet of street frontage	2267 ft. of street frontage /30= 75 trees required	125 Trees Provided
14.090.A.3 Street Frontage Shrubs (HWY 291)	1 shrub per 20 feet of street frontage	2267 ft. of street frontage /20= 114 shrubs required	175 shrubs provided

# Road Improvements – Phase 2

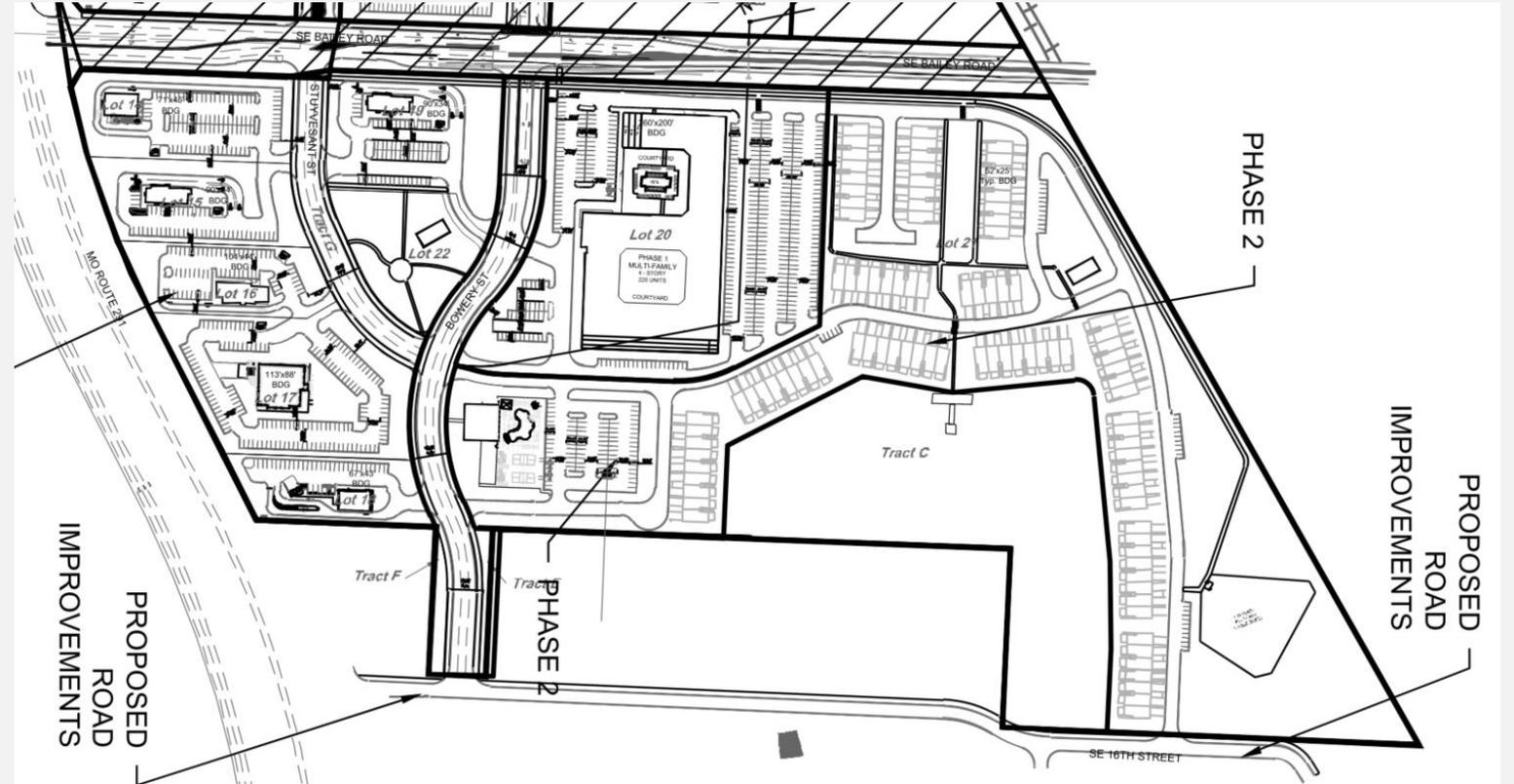
- **Signalized intersection (in red)**
  - SE Bailey Rd (eastern intersection)
- **Turn lane improvements**
  - M-291 Hwy/SE Bailey Rd
- **Road improvements**
  - 16<sup>th</sup> St - upgrade to full urban standard



# Application Information

Neighborhood meeting held on September 18, 2025.

Six (6) members of the public attending the meeting, who discussed the following: existing Zoetis facility; project timeline; infrastructure improvements to SE 16<sup>th</sup> St; and impact on schools.



# Approval Conditions

1. A modification shall be granted to the minimum 20' parking lot setback from the South M-291 Hwy right-of-way, to allow parking lot setbacks of 10' along South M-291 Hwy for Lots 14-18.
2. Development of East Village Phase 2 shall be in accordance with the preliminary development plan dated November 24, 2025; typical commercial building elevations dated November 24, 2025; apartment elevations dated August 8, 2025; and townhome elevations dated November 24, 2025.
3. Road improvements for East Village Phase 2 shall be constructed as recommended in the Transportation Impact Analysis prepared by City staff dated October 30, 2025.
4. To remain consistent with the associated East Village Phase 1, allowable land uses on the subject East Village Phase 2 property shall follow the EnVision LS permitted uses listed under UDO Section 5.560.A, 5.560.D (which include all office and retail uses permitted by right in the CP-2 zoning district under Table 6-1 of the UDO), and the following additional land uses for which an appeal to the EnVision LS land use regulations was previously granted by the City Council: automotive/truck-related uses; retail--big box in excess of 80,000 sq. ft. on one level; car washes; daycares; and drive-through restaurants.
5. Approval shall be granted for one (1) oversized, primary identification monument sign in East Village Phase 2 with an overall height of 30', 224 sq. ft. sign face area and 312 sq. ft. overall sign structure area to be located at the southwest project site boundary along South M-291 Hwy as depicted on the preliminary development plan, November 24, 2025, and monument sign detail dated August 7, 2025.



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