



LEE'S SUMMIT
MISSOURI®

**Douglas Corporate Center
Preliminary Development Plan
PL2025-195**



Project Request

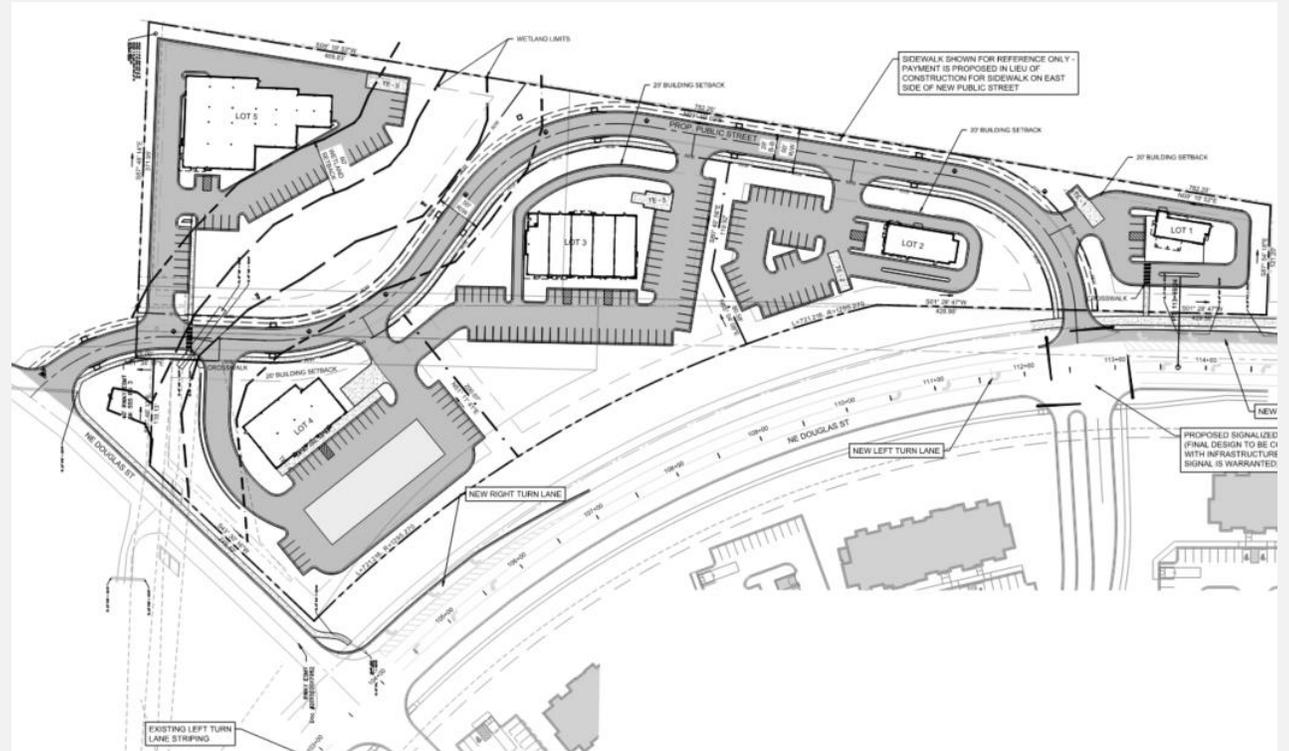
The applicant proposes:

- rezoning 3.25 acres from AG to CP-2; and
- preliminary development plan (PDP) for a 30,750 sq. ft. commercial development on 9.14 acres located at the southeast corner of NE Lee's Summit Rd and NE Douglas St.

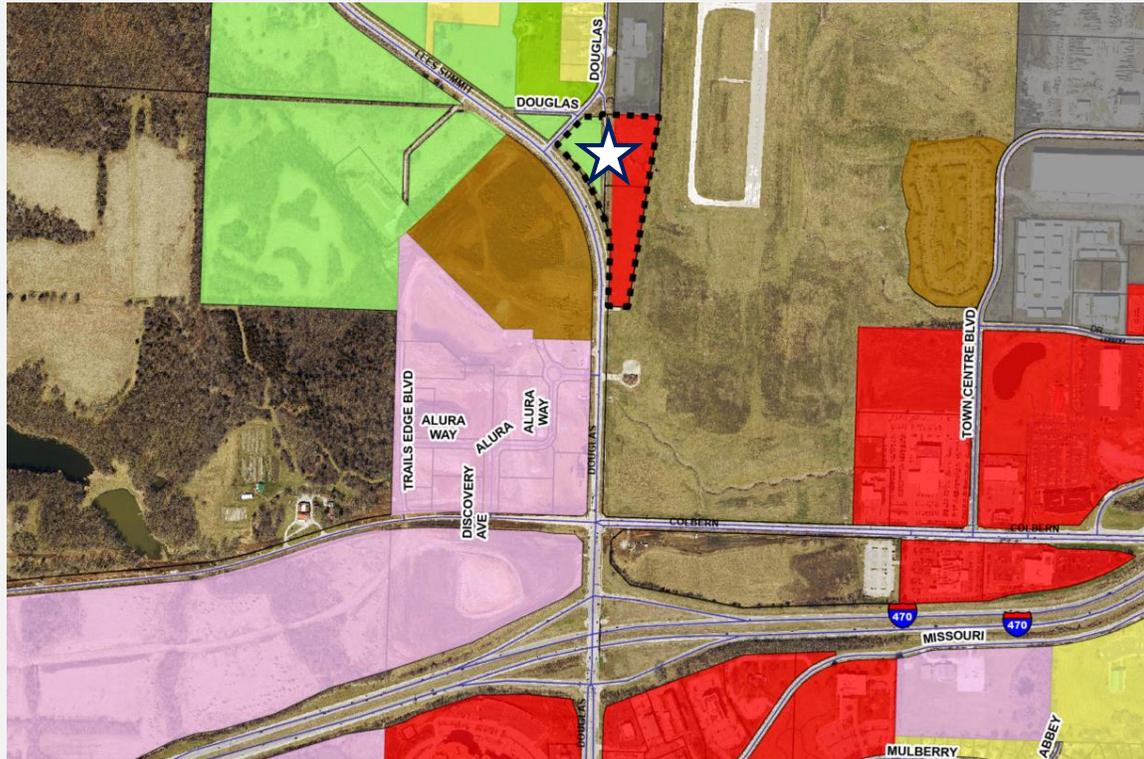
The applicant is currently not prepared to proceed with preliminary development plan and special use permit approval for Lot 5 and therefore only serves illustrative purposes.

A modification is requested for the following:

- Parking lot setback from right-of-way.



Zoning and Land Use Information



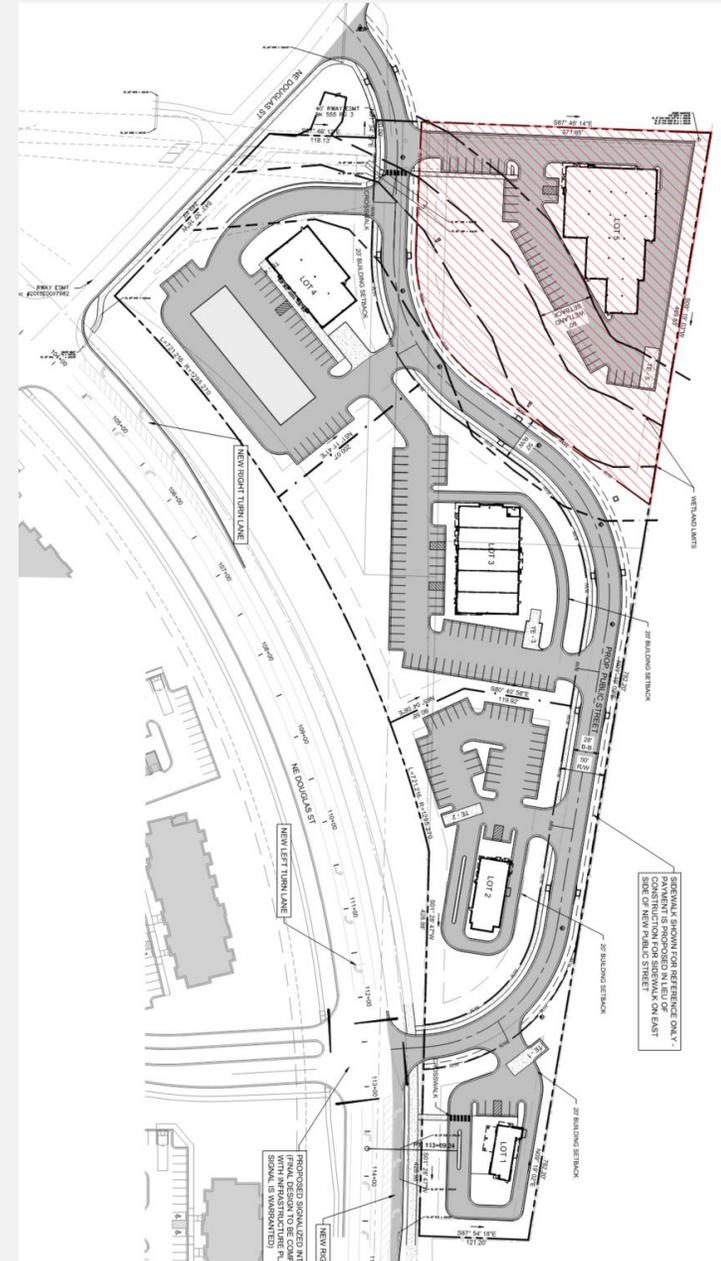
Site Plan

Overview

- 9.14 acres overall
- 3.25 acres rezoning from AG to CP-2
- 30,750 total sq. ft. (Lots 1-5)
 - 18,250 sq. ft. (Lots 1-4)
 - 12,500 sq. ft. (Lot 5) -- **illustrative only (not included in PDP)**



9 required)



Building Elevations

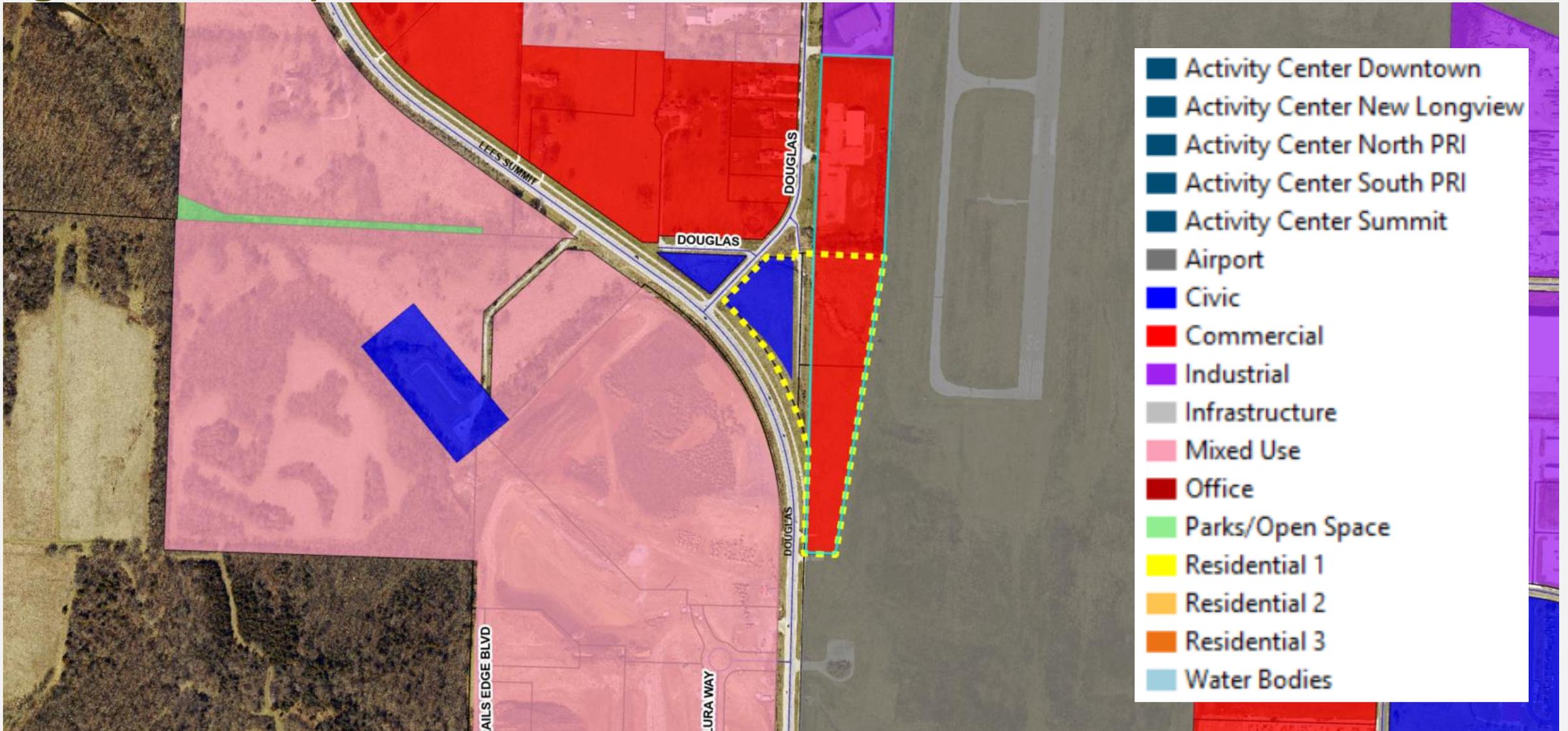


Material Palette:

- Cementitious panel
- Brick
- EIFS
- Metal panel
- Glass



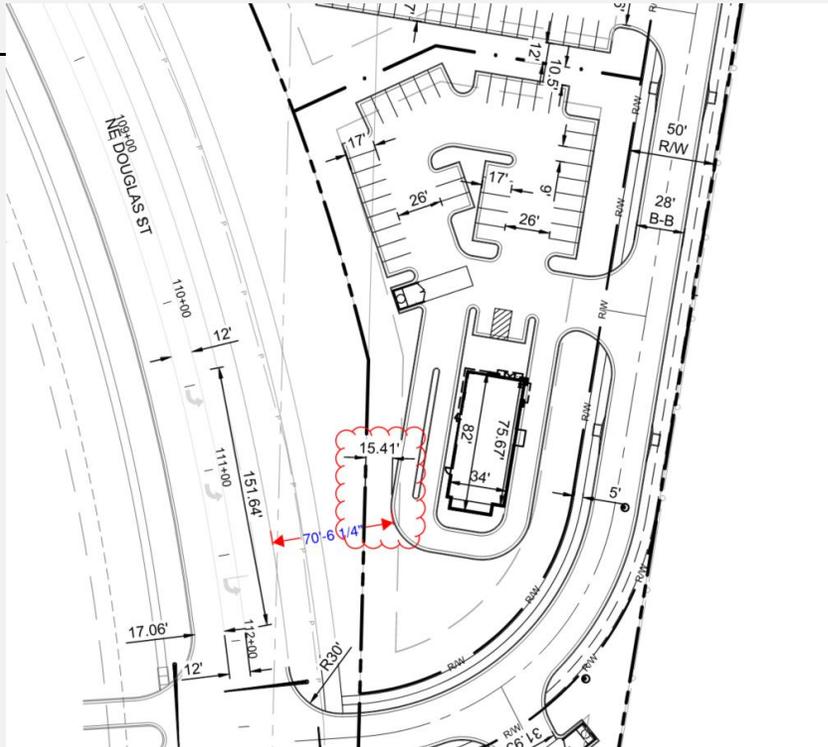
Ignite! Comprehensive Plan



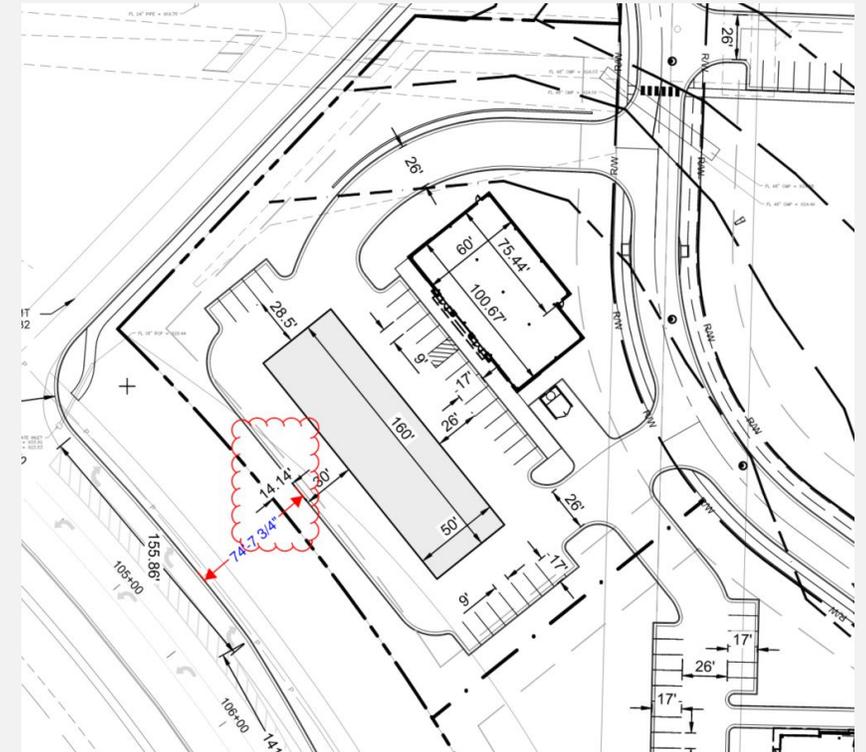
Modifications

Parking Lot Setback

- Required - Min. 20' setback from right-of-way
- Proposed
 - 15' on Lot 2;
 - and
 - 14' on Lot 4



Lot
2



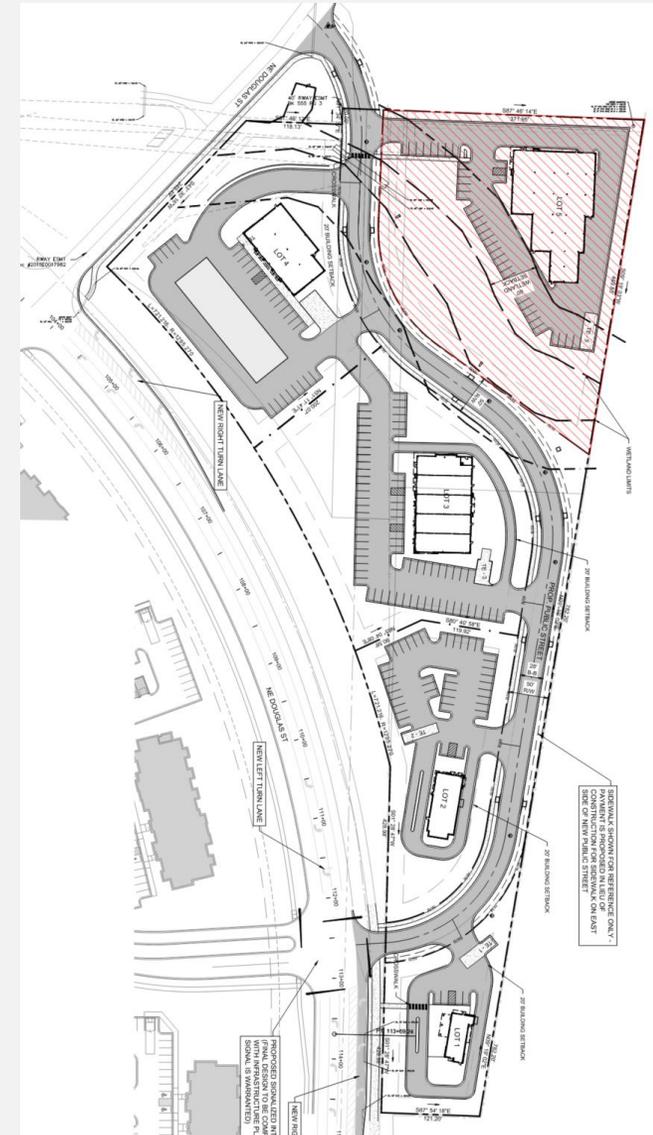
Lot
4

Application Information

Neighborhood meetings were held on August 21, 2025, and March 12, 2026.

Questions/topics of discussion included:

- Proposed land uses;
- Concerns regarding proposed convenience store;
- Questions about changes to the creek;
- Traffic; and
- Traffic signal location at the development's south intersection along NE Douglas St.



Approval Conditions

1. A modification shall be granted to the minimum 20' parking lot setback from the right-of-way, to allow a minimum 15' parking lot setback for Lot 2 and a minimum 14' parking lot setback for Lot 4 along the NE Douglas St right-of-way.
2. Development shall be in accordance with the preliminary development plan dated January 27, 2026; landscape plan dated December 9, 2025; architectural renderings and elevations dated December 9, 2025; and design guidelines prepared by the developer dated December 2, 2025.
3. Development of Lot 5 shall require separate preliminary development plan approval under a future application.
4. Development shall be in accordance with the recommended road improvements included in the TIA dated February 12, 2026, prepared by Erin Ralovo, P.E., Senior Staff Engineer.



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