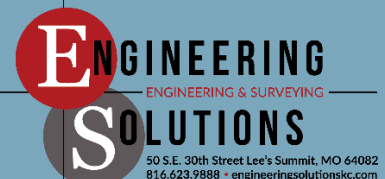


City Council Meeting: TODCO Beverages August 5, 2025

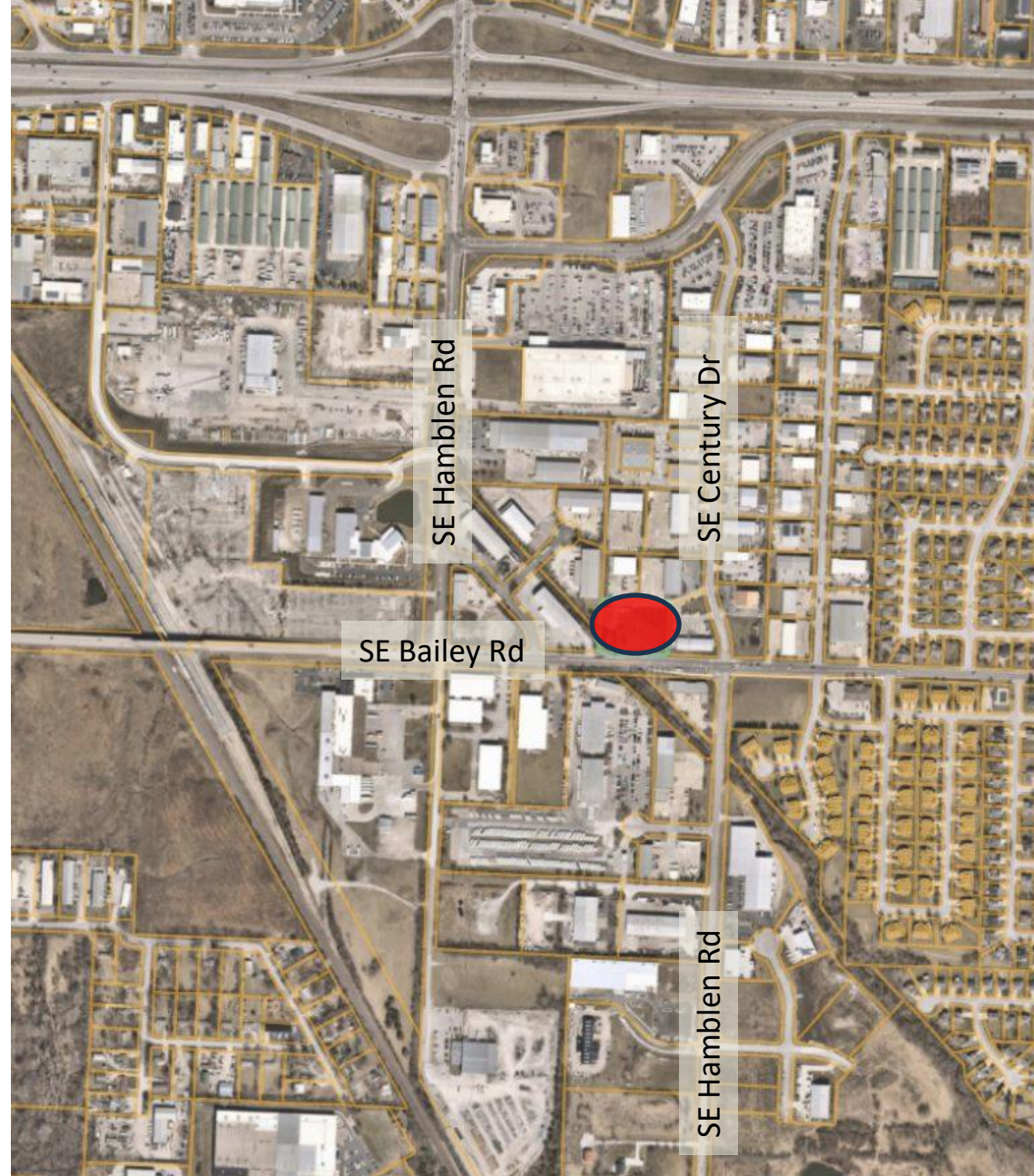


Lee's Summit, MO



TODCO Beverages
Appl No PL2025-052

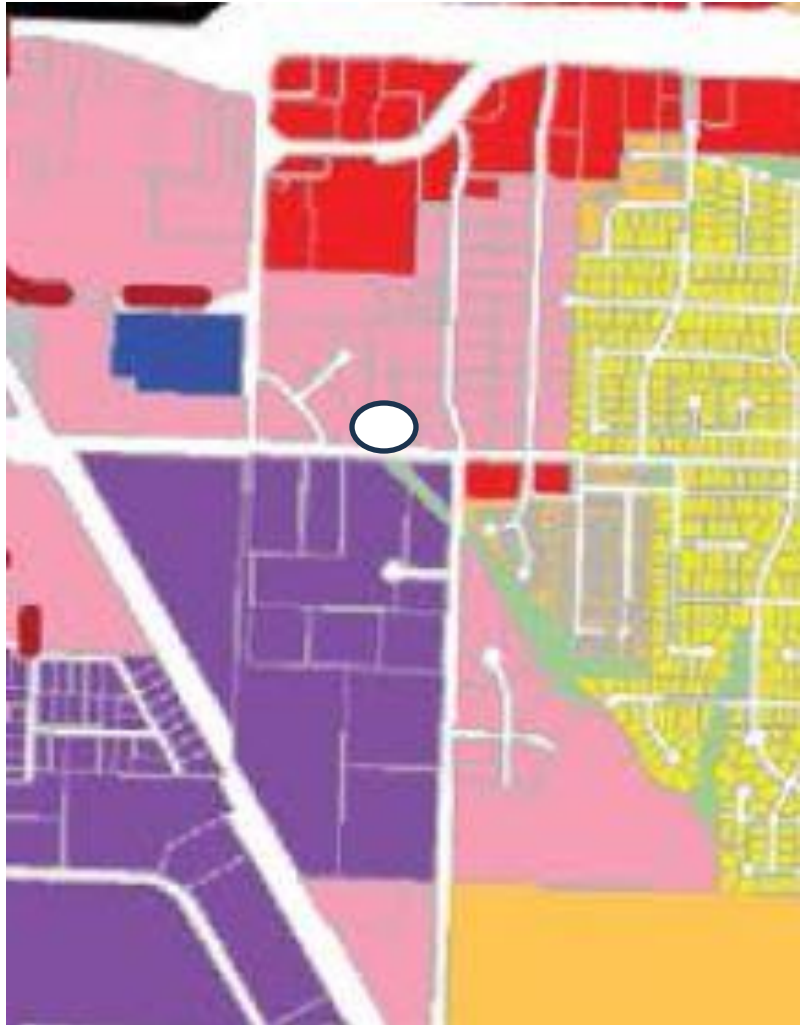
Preliminary Development Plan



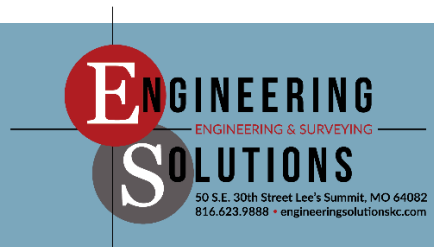
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Ignite Master Plan



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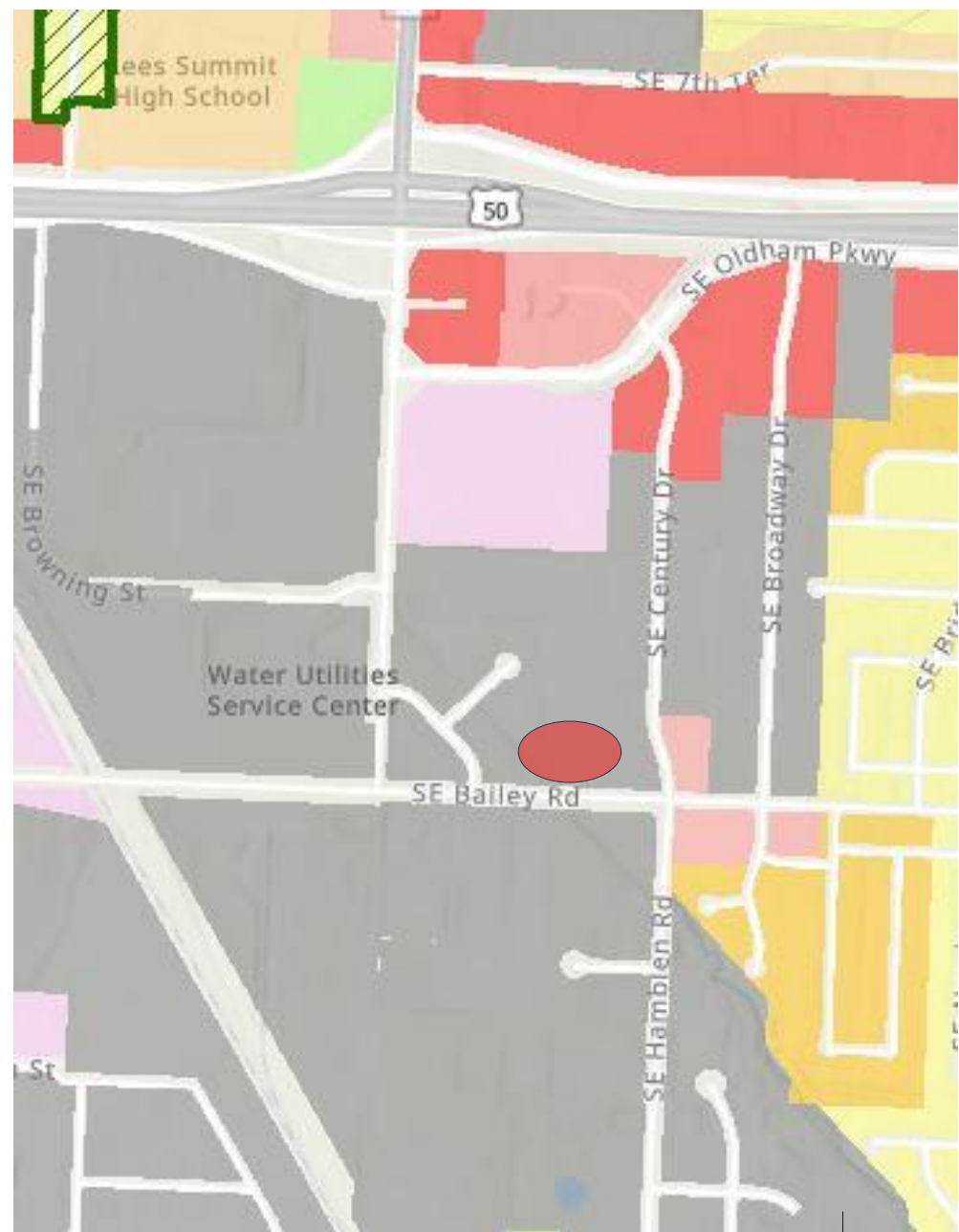
Zoning Map

Current Zoning

-PI

Proposed Zoning

-PI



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- 12,607 sq ft Building
- Outdoor Storage Area
- Onsite Parking
- Dock Area



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Landscape Plan



PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNITED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
Tree	3	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen shrub	11	SM	SKYROCKET JUNIPER JUNIPERUS SCOPULGRUM "SKYROCKET"	4' Ht.
Tree	6	PE	OKLAHOMA REDBUD CEFOTIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	20	BB	BURNING BUSH KORONIS ALATA "COMPACTUS"	2 Gallon Pot
ornamental tree	2	SC	SPRING SNOW GRANATLE MALUS SU "SPRING SNOW"	1.5" CAL
Tree	2	CG	COLORADO GREEN SPRUCE PICEA PUNGENS	2.5" CAL



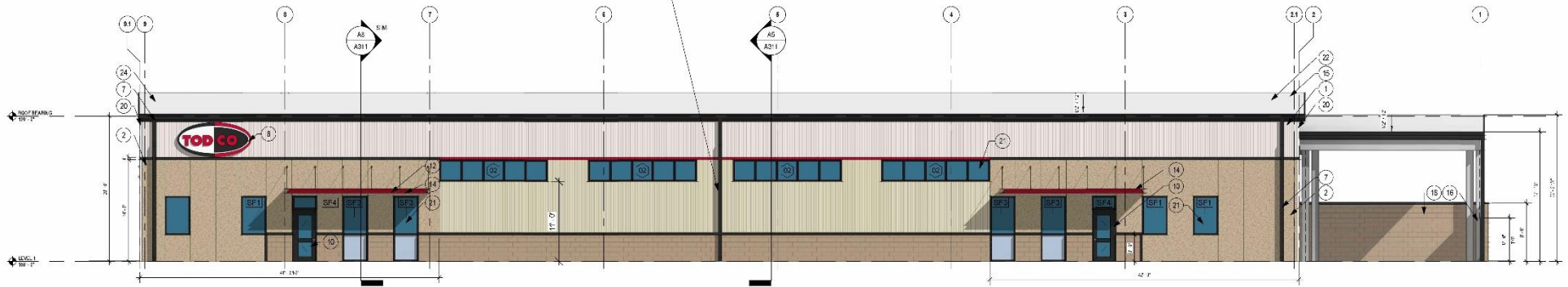
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Building Elevations

ELEVATION - NORTH

TOTAL SQUARE FOOTAGE EXCLUDING OPENINGS: 2,644 SF
METAL = 1,514 SF (57%)



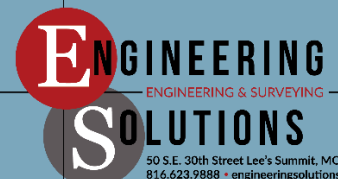
A10 ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS

	METAL WALL PANEL - BUTLER - COTE WALL COLORS COLOR: COOL SOLAR WHITE
	METAL WALL PANEL - BUTLER - COTE WALL COLORS COLOR: COOL BRICK RED
	METAL WALL PANEL - BUTLER - COTE WALL COLORS COLOR: COOL COUNTRY WHEAT
	CONCRETE BLOCK COLOR: COOL SHELL GRAY
	BUTLER TEXTURE WALL COLOR: COOL SHELL GRAY



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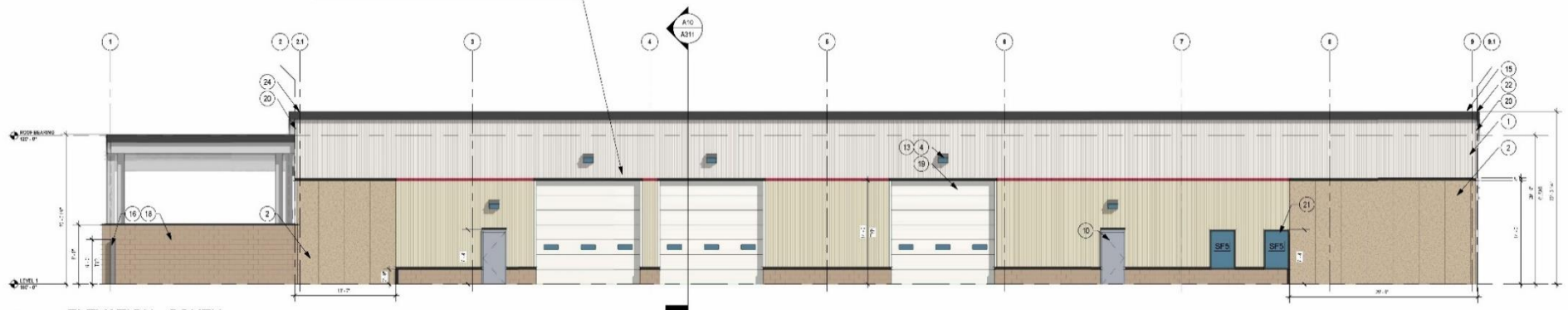


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Building Elevations

ELEVATION - SOUTH

TOTAL SQUARE FOOTAGE EXCLUDING OPENINGS: 2,880 SF
METAL = 2,180 SF (75%)



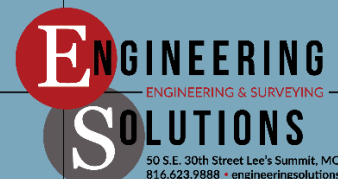
D10 ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS

	METAL WALL PANEL - BUTLER - COTE WALL COLORS COLOR: COOL SOLAR WHITE
	METAL WALL PANEL - BUTLER - COTE WALL COLORS COLOR: COOL BRICK RED
	METAL WALL PANEL - BUTLER - COTE WALL COLORS COLOR: COOL COUNTRY WHEAT
	CONCRETE BLOCK COLOR: COOL SHELL GRAY
	BUTLER TEXTURE WALL COLOR: COOL SHELL GRAY



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Building Elevations

ELEVATION - EAST

TOTAL SQUARE FOOTAGE EXCLUDING OPENINGS: 1,290 SF
METAL = 1,138 SF (88%)



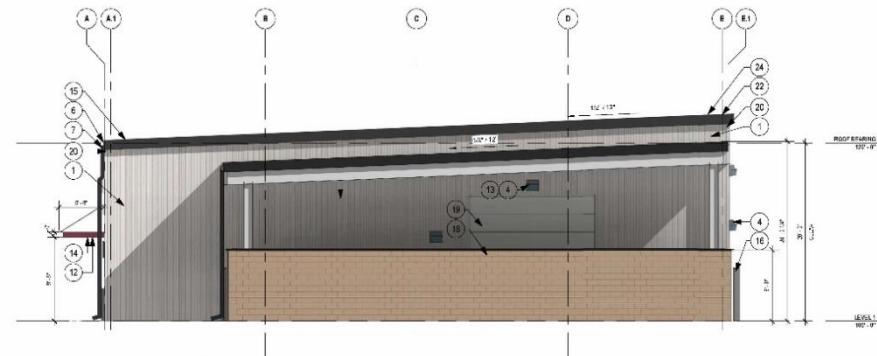
F10 ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS



ELEVATION - WEST

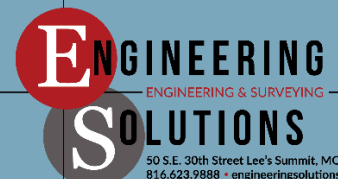
TOTAL SQUARE FOOTAGE EXCLUDING OPENINGS: 1,235 SF
METAL = 1,235 SF (100%)



F5 ELEVATION - WEST
1/8" = 1'-0"



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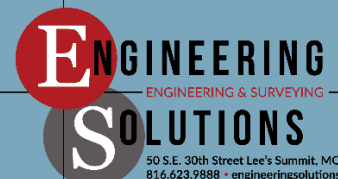


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Adjacent Properties – 421 Bailey Rd



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Adjacent Properties – 428 Bailey Rd



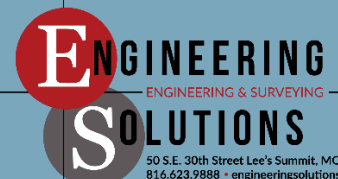
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Adjacent Properties – 1250 Century Dr



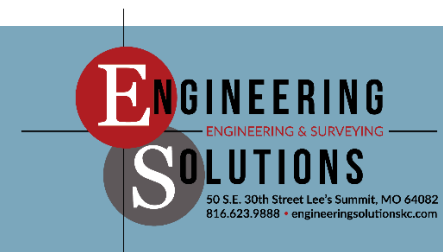
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Adjacent Properties – 1280 Century Dr



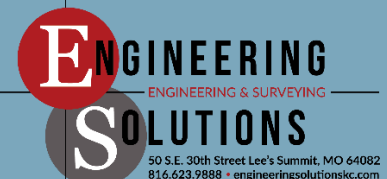
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Adjacent Properties – 1350 Hamblen Rd



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TODCO

Neighborhood Meeting – Held May 27, 2025

-No Attendees



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Thank you



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