



Neighborhood Meeting
February 5, 2026
21 SE 30th St
Lee's Summit, MO

Application No PL20260020

Meeting date February 4, 2026

Notices were sent for the neighborhood meeting on January 26, 2026 via certified mail. Notice is included with this submittal

-No Attendees

Notes taken and provided by Matt Schlicht, Engineering Solutions

NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent: January 26, 2026

Neighborhood Meeting will be held prior to the City Public Meeting process, as shown below, to allow for discussion on the application.

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application: PL20260020

Description of Proposal: Commercial Rezoning with Preliminary Development Plan

Location of the Property (Street Address): 21 SE 30th St

Applicant: Engineering Solutions

Meeting of:

Neighborhood Meeting

Date at Time of Meeting: February 4, 2026 at 6:00 pm

50 SE 30th Street

Lee's Summit, MO 64082

Planning Commission Meeting

Date and Time of Hearing: March 12, 2026 at 5:00 pm

City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri

City Council Meeting

Date and time of Hearing: April 14, 2026 at 6:00 pm

City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact

Development Services Department, City of Lee's Summit, at (816) 969-1200.
Engineering Solutions, Matt Schlicht, 816-623-9888 (Ext 0#), esinfo@es-kc.com

NE $\frac{1}{4}$ Section 29, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 - THE CONTRACTOR SHALL OBTAIN CITY ENGINEER AND PROFESSIONAL ENGINEERING SERVICES ENGINEERING INSPECTORS 4 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (616) 969-1200.
5 - THE CONTRACTOR SHALL NOTIFY EMERGENCY SOLUTIONS AT 616.623.9889 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

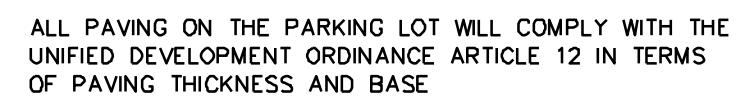
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

LOT 2-A, SHAMROCK PARK 1ST PLAT LOTS 2A & 4A

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SITE IS LOCATED ON FIRM PANEL 29095C0313F, DATED SEPTEMBER 29, 2006 THE SITE IS LOCATED IN ZONE "X" AS SHOWN ON THE ATTACHED DRAWING

C.100 ~ OVERALL SITE PLAN
C.002 ~ EXISTING CONDITIONS
C.101 ~ DEVELOPMENT SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE PLAN DETAILS

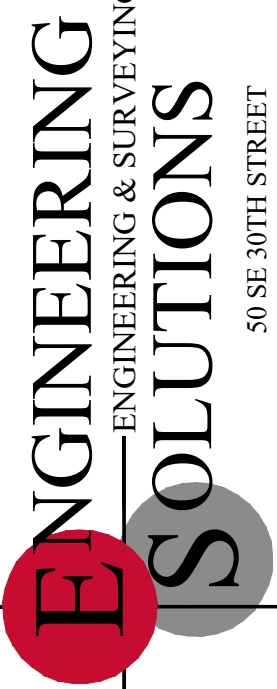
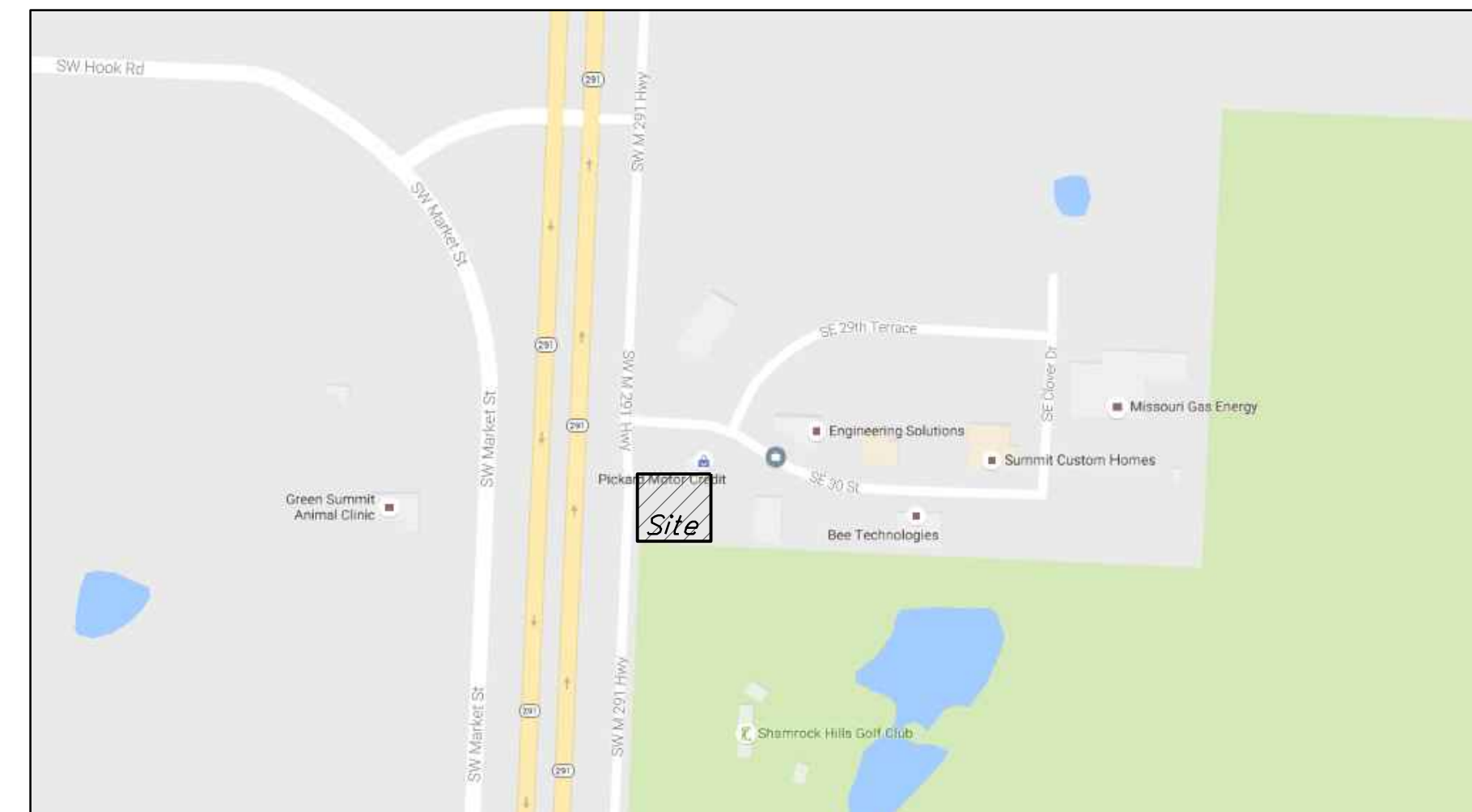


Total Area	0.81 acres (35,225 sq. ft.)
Commercial Office Site	
Site Area	0.81 Acres
Building	10,395 sq. ft.
Parking	12,510 sq. ft.
Impervious Area	22,905 sq. ft. (65.0% of Site)
Floor-Area-Ratio	29.5%

Total Parking Spaces 12

Current Zoning:	CP-2
Proposed Zoning:	CS
Current Use:	Vacant
Proposed Use	Commercial Office / Warehouse / Flexspace

Storm Sewer
Storm detention provided by underground detention system.



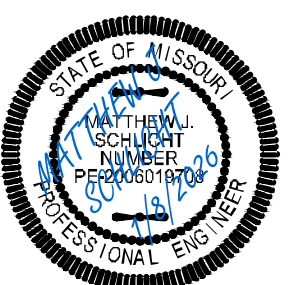
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005009319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Shamrock Park - 1st Plat
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Shamrock Park

Issue Date: January 8, 2026

PRELIMINARY DEVELOPMENT PLAN
Construction Plans for:
Lot 2, Shamrock Park - 1st Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

C.001

4 Gen Construction Inc
101 SE 30th ST
Lee's Summit, MO 64082

AMP Properties, LLC
51 SE 30th St
Lee's Summit, MO 64082

Shamrock Hills, Inc
3160 SE M 291 Hwy
Lee's Summit, MO 64082

Meglio Properties, LLC
12595 John Hoff Ct
O'Fallon, MO 63366

One Twenty, LLC
21 SE 29th Terr
Lee's Summit, MO 64082

Crossland Holdings Co II LLC
833 S East Ave
Columbus, KS 66725

1328 Windsor, LLC
1328 NE Windsor Dr
Lee's Summit, MO 64086

Lighthouse Automotive Group, LLC
1 SE 30th St
Lee's Summit, MO 64082

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