

# The Phillips Edison Company LLC – Dillons Grocery East of N.W. Main Street, South of N.E. Tudor Road and West of N.E. Douglas Street



**Lee's Summit City Council  
July 7, 2026**

# Introduction

- Approximately 22 acres of undeveloped land
- Currently zoned PI, PO, and RP-4 but requested to rezone to CP-2
- Requesting approval of a CID for development of the Project



# Who is Kroger?



**\$147.1B**  
TOTAL 2024 SALES



**2,273**  
PHARMACIES  
AND ALMOST  
293 MILLION  
PRESCRIPTIONS FILLED

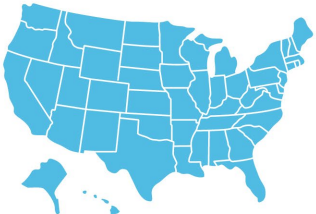


PICKUP AND DELIVERY  
AVAILABLE TO  
**98%**  
HOUSEHOLDS

**30**  
OF

**33**  
FOOD  
PRODUCTION  
PLANTS ARE  
ZERO WASTE

WE COVER



**35 STATES**  
& THE DISTRICT  
OF COLUMBIA

**43**



**1,702**  
SUPERMARKET  
FUEL CENTERS

**409,000**  
ASSOCIATES  
COMPANY-WIDE



MORE THAN  
**2,400**  
PICKUP  
LOCATIONS



ACHIEVED  
**82%**  
WASTE  
DIVERSION  
FROM LANDFILLS  
COMPANY WIDE

**455**  
MILLION  
MEALS



DONATED TO OUR  
COMMUNITIES



**114**  
MILLION  
POUNDS OF FOOD  
RESCUED



**2,731**  
SUPERMARKETS &  
MULTI-DEPARTMENT STORES



**6.1B**  
COMBINED STORE  
AND ONLINE VISITS



**\$329M**  
IN CHARITABLE  
GIVING TO OUR  
COMMUNITIES



**8** CFCs  
POWERED BY  
OCADO



ONE OF THE WORLD'S  
MOST TRUSTWORTHY  
COMPANIES OF 2024  
AS RECOGNIZED BY NEWSWEEK

# Project Overview

- 100,000 square foot Dillons
  - Includes integrated pharmacy
- 14 station fueling center
- 65,000 square feet of retail space
- Over 250 full-time and part-time employees
  - Approximately \$9–10 million in annual payroll
- Located in the NE Douglas Street/NE Tudor Road Targeted Planning Area
  - Lee's Summit Economic Development Incentive Policy calls for continued mixed-use development in this area
  - Approximately one mile east of I-470 and US 50 Interchange and one mile west of Missouri Route 291
  - Surrounded by substantial residential and commercial uses

# Site Improvements

- Estimated total investment: **\$48,867,210**
  - Extensive grading and clearing of trees required
- Proposed 1% sales tax on all taxable retail sales within CID
- Estimated CID costs: **\$6,788,907**
  - Road widening along NE Douglas St.
  - Sidewalk construction
  - New traffic signal
  - Rear access drive along NW Main St. will improve internal traffic flow and reduce congestion on NE Douglas St.

Use of Funds	Description	Estimated Cost =
Off-Site Roadway Improvements	Road widening, sidewalk construction, new access drives, relocation of street lighting, utility relocation, paving, installation of a new traffic signal, turn lanes, and concrete medians	\$2,469,545
Site Grading / Earthwork	Cut/imported fill, site elevation driven by existing topography conditions	\$4,120,538
Rear Access Drive	Paving, striping, utility coordination, concrete curbing	\$198,824

# Bird's Eye Rendering - Before



# Bird's Eye Rendering - After



# Development Perspective



# Request Summary

The Applicant is requesting approval of a community improvement district to assist in developing the Property to include a Dillons, fueling center, and retail spaces.

# Questions ?

