



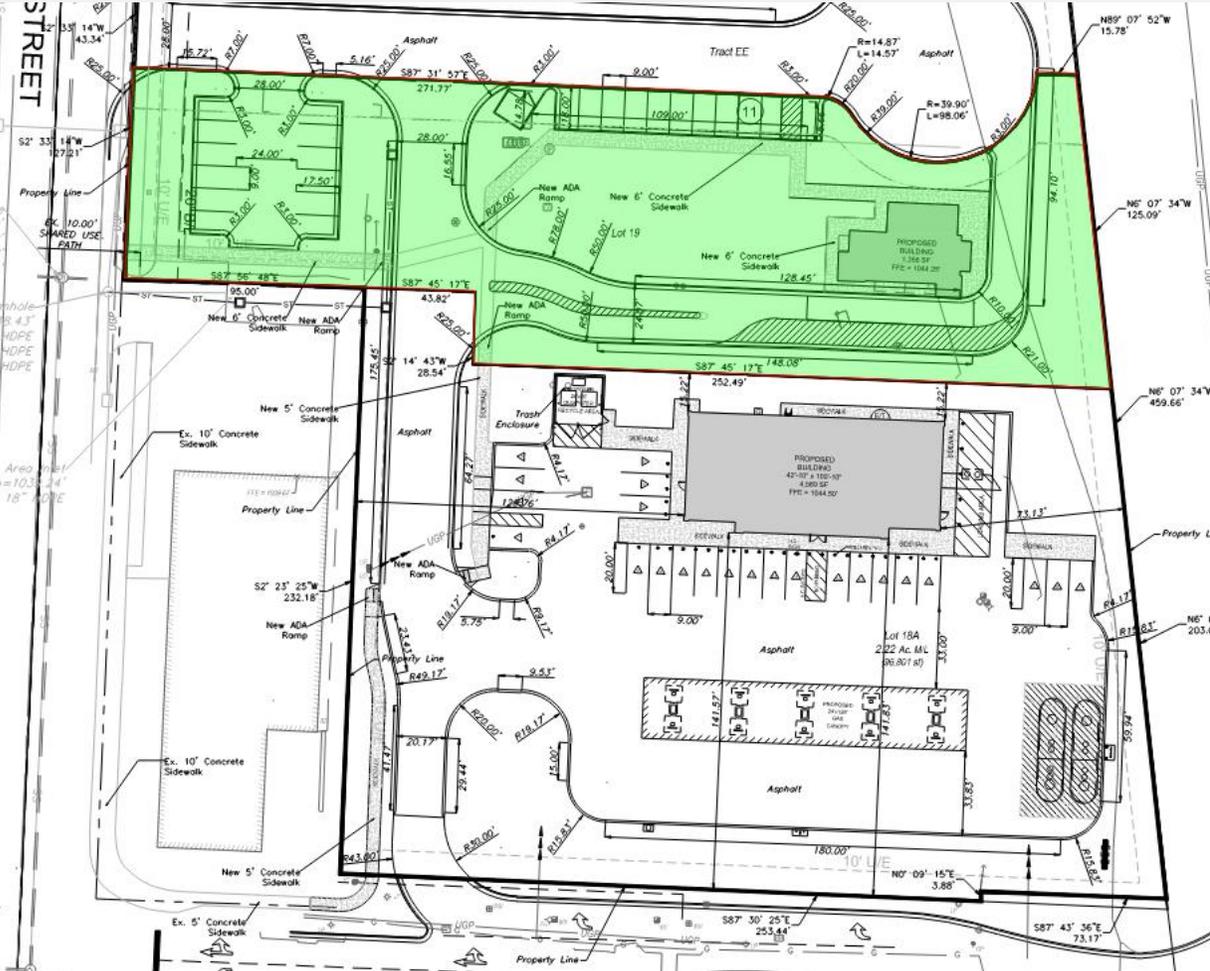
LEE'S SUMMIT
MISSOURI®

Dutch Bros
Preliminary Development Plan
PL2025-276

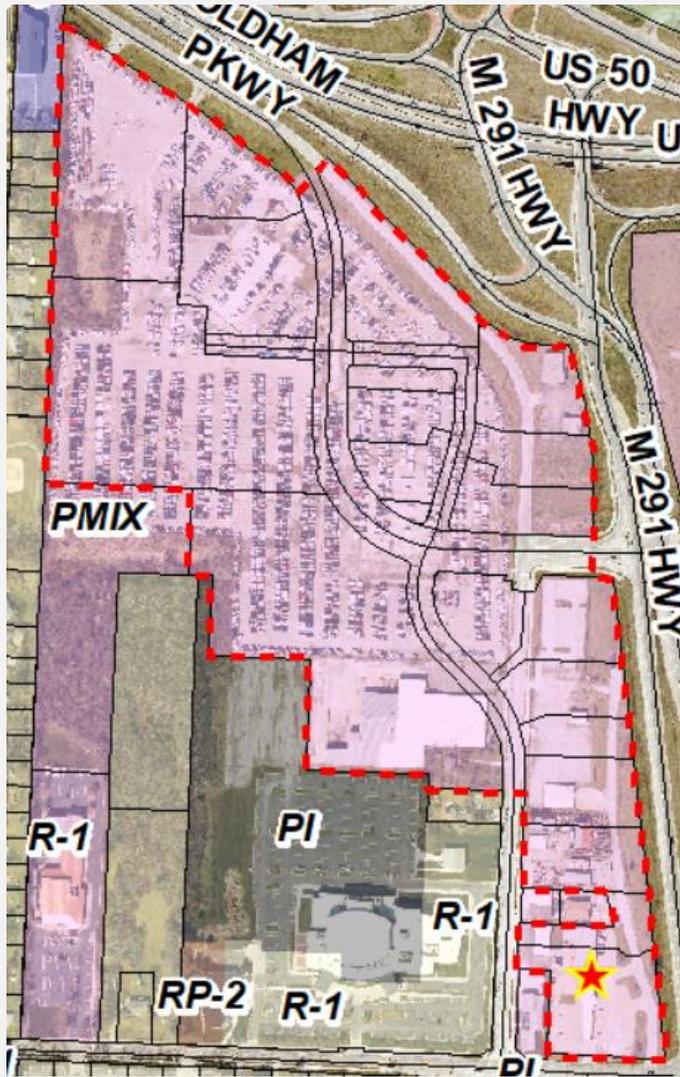


Project Request

The applicant requests preliminary development plan approval of a 1,356 sq. ft. drive-through coffee shop on a portion of Lot 18 of Oldham Village.



Zoning and Land Use Information



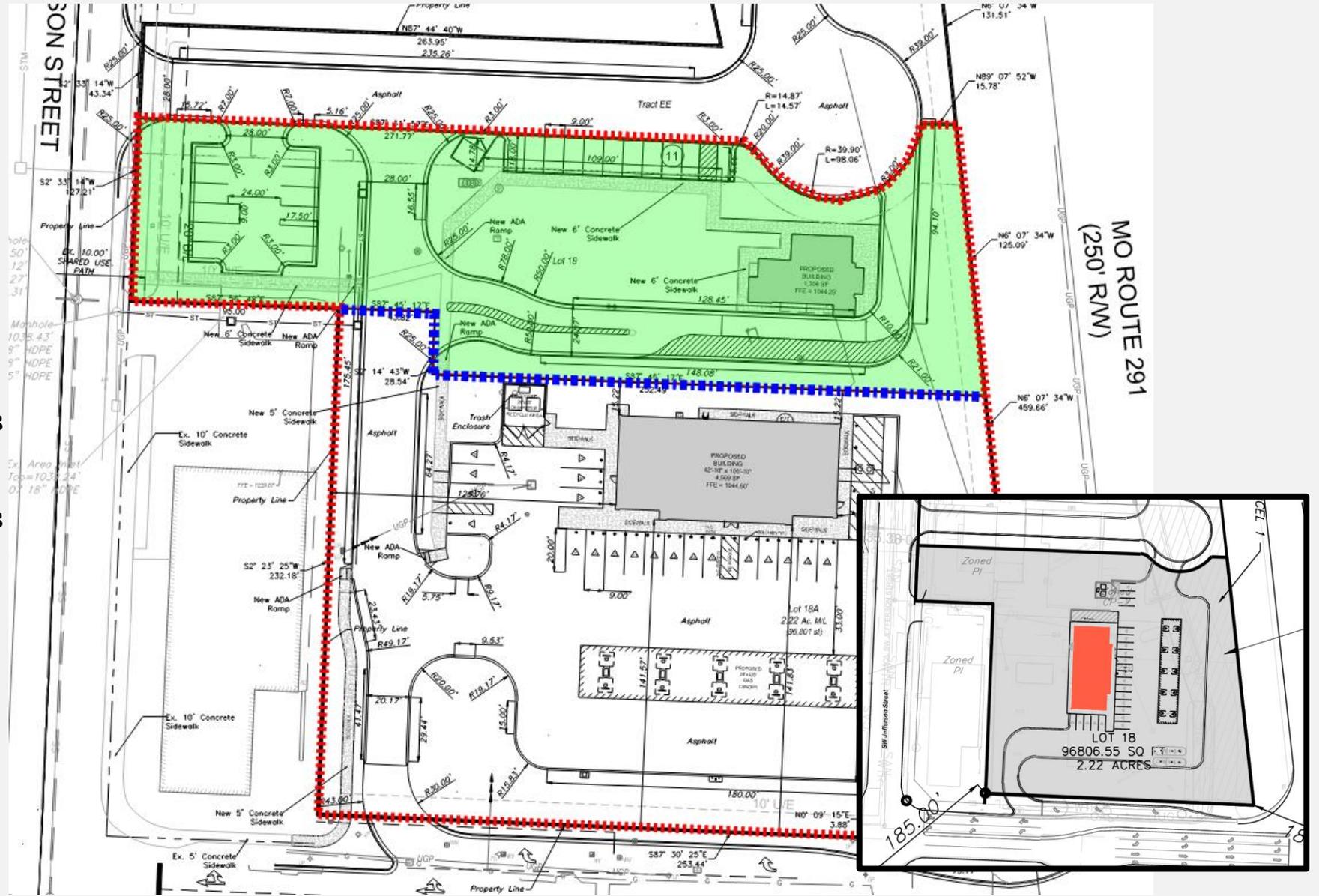
Site Plan

Proposed

- 0.87 acres
- 1,356 sq. ft. drive-through coffee shop
- 0.04 FAR
- Parking
 - 23 parking spaces provided
 - 11 parking spaces required

Casey's

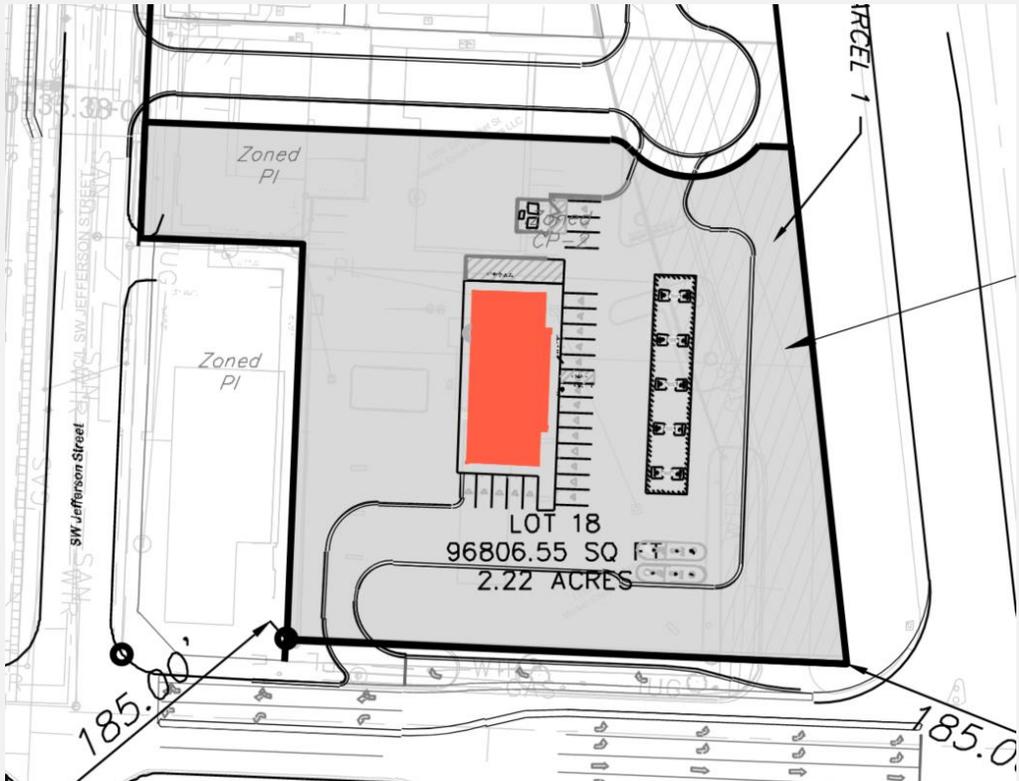
- 1.48 acres
- 4,569 sq. ft. convenience store
- 0.07 FAR
- Parking
 - 23 parking spaces provided
 - 23 parking spaces



Proposed Plan

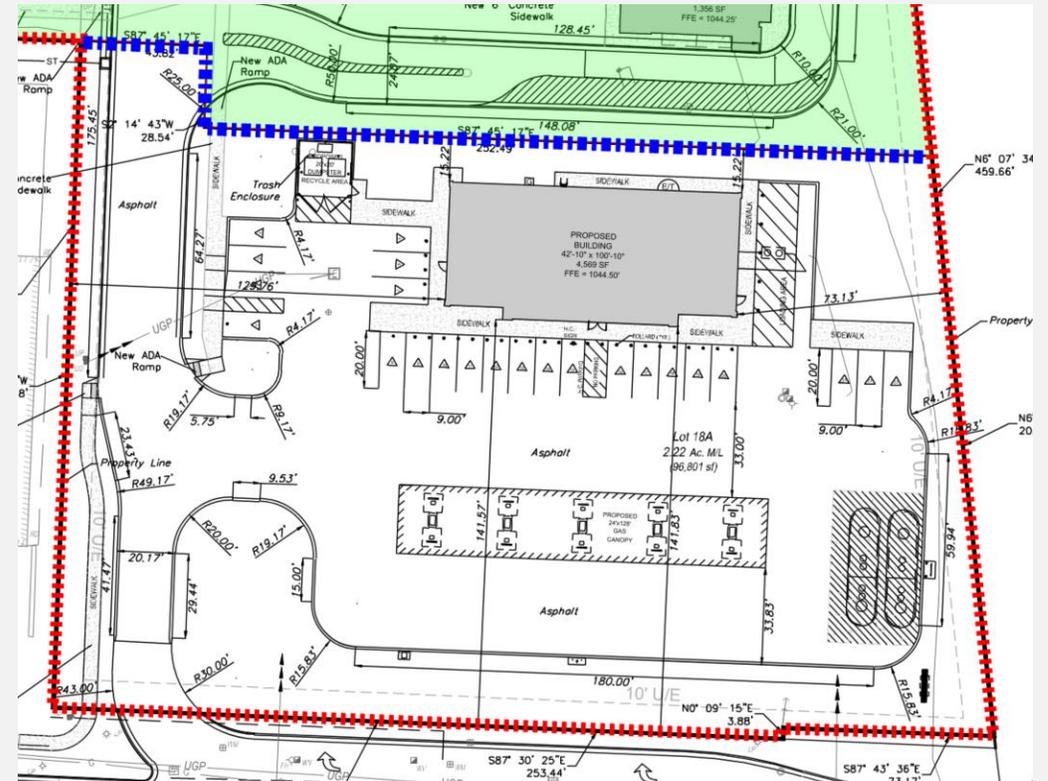
Oldham Village Plan - January 2025

Site Plan



Casey's - Original

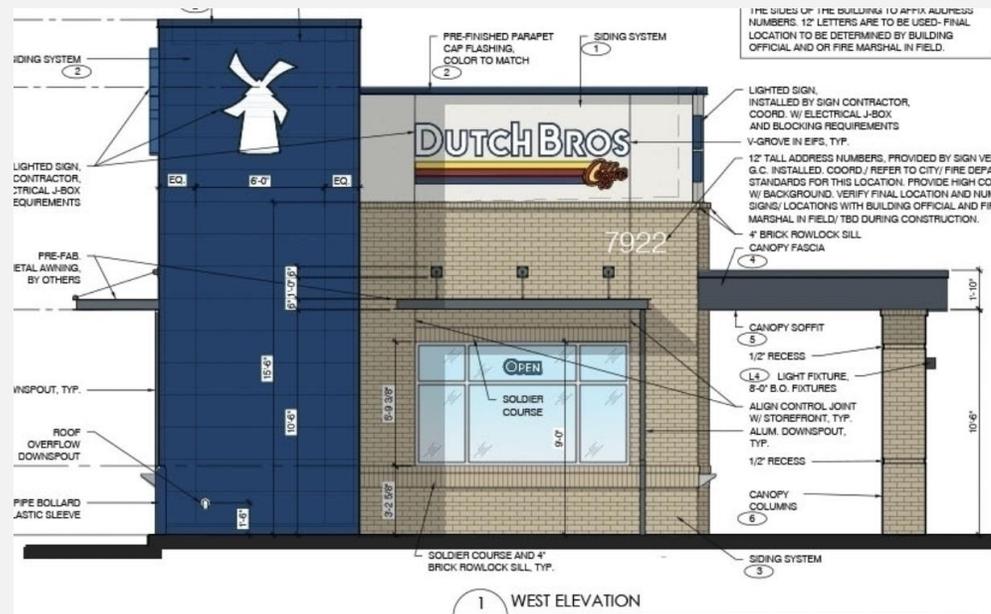
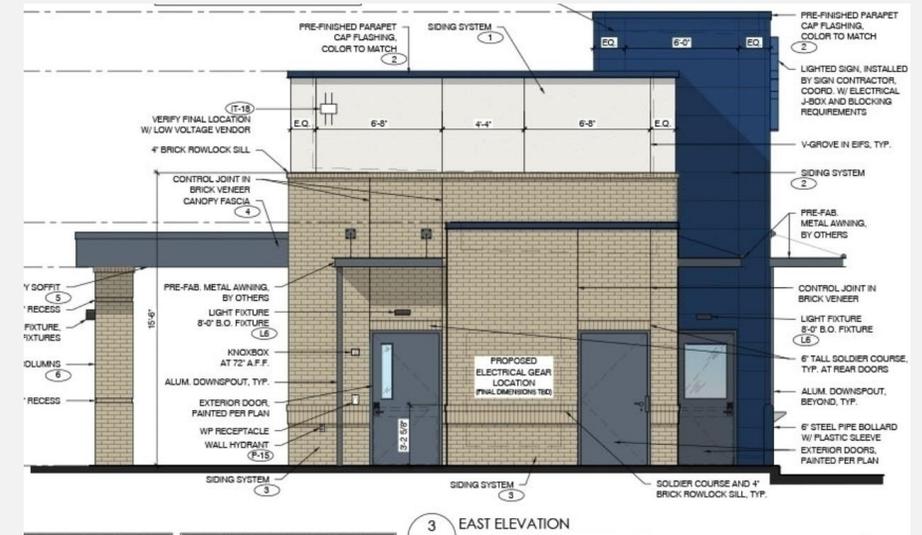
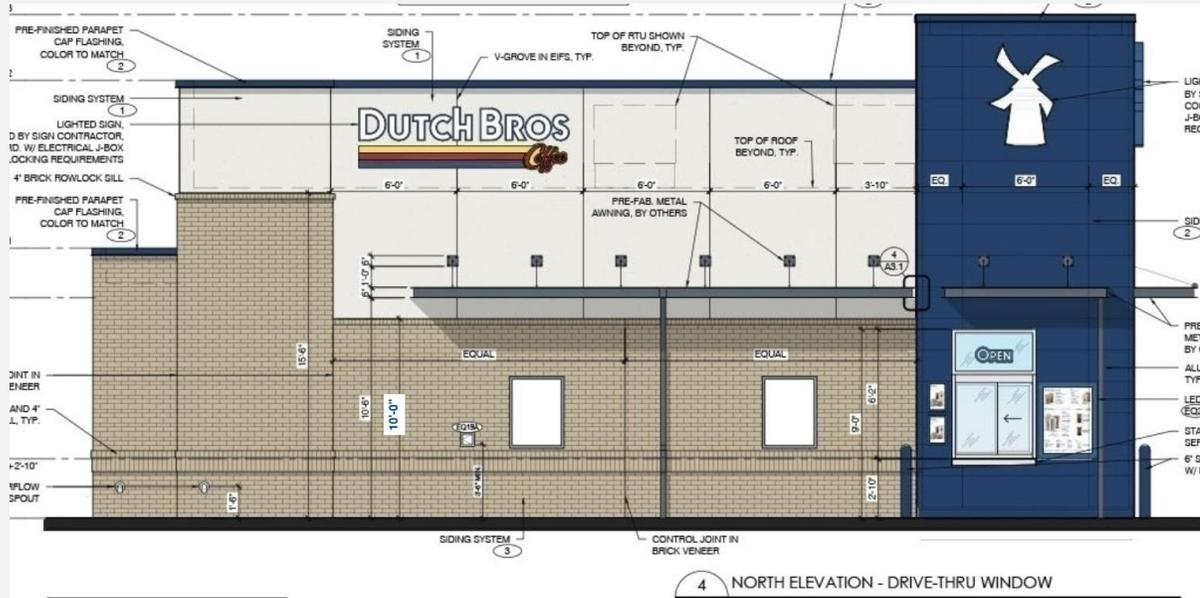
- 2.22 acres
- 4,569 sq. ft. convenience store
- 0.05 FAR
- Parking
 - o 21 parking spaces



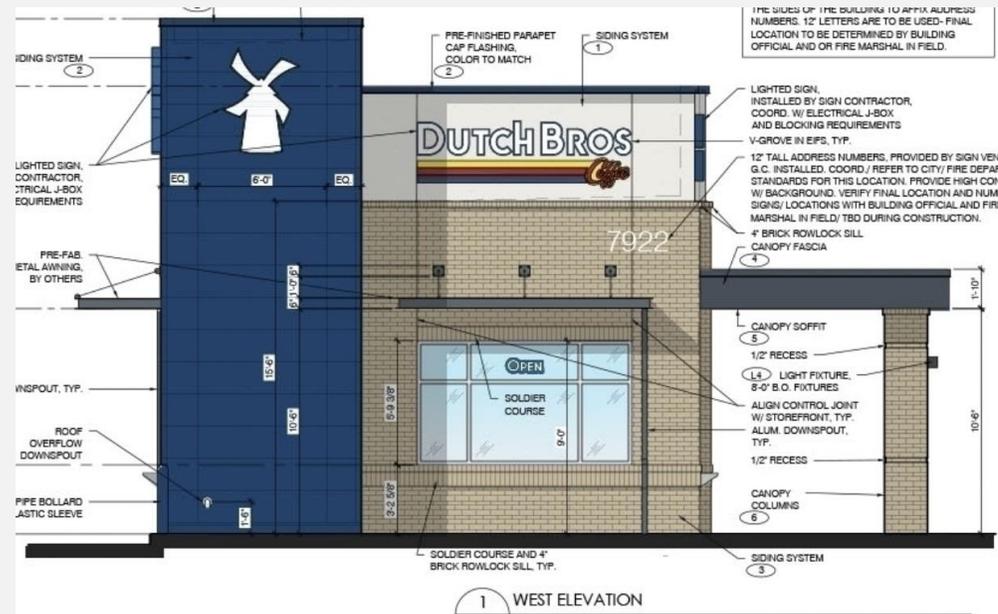
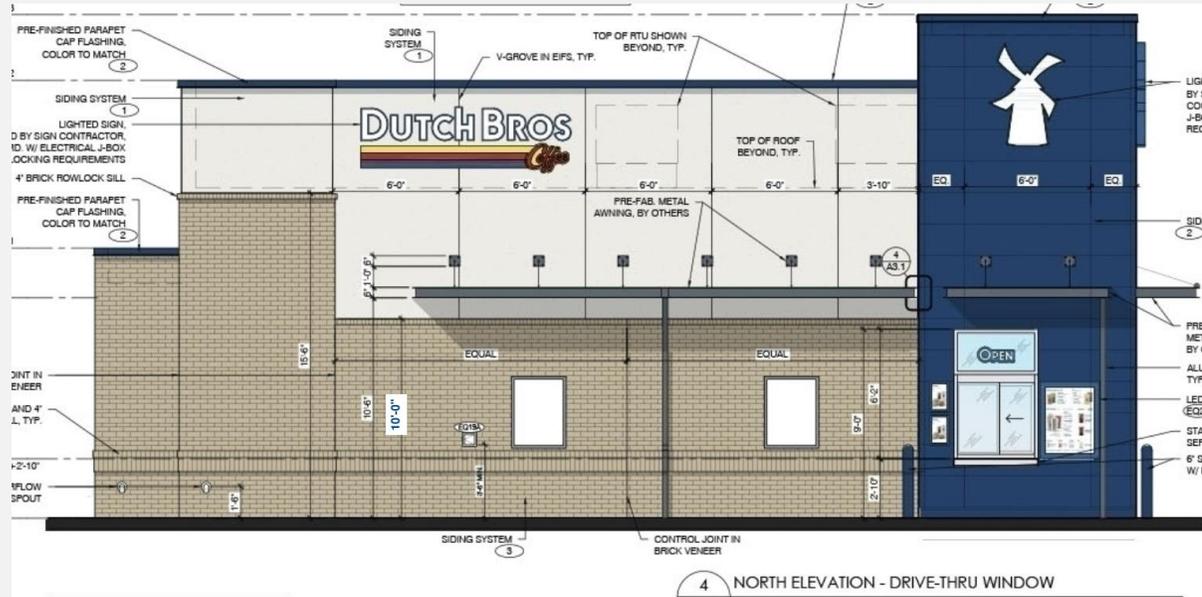
Casey's - Revised

- 1.48 acres
- 4,569 sq. ft. convenience store
- 0.07 FAR
- Parking
 - o 21 parking spaces

Building Elevations



Sign Package



Proposed Wall Signs

Sign Type	Number of Wall Signs	Copy	Sign Area (10% max. allowed)	Sign Location	Max. Letter Height
Wall signs	4 total	"Dutch Bros Coffee"	31.65 sq. ft. (3.2%)	North façade	5' (60")
		"Dutch Bros Coffee"	31.65 sq. ft. (3.4%)	South façade	
		Windmill logo	17.5 sq. ft. (7.8%)	West façade	
		"Dutch Bros Coffee"	31.65 sq. ft. (9.7%)	West façade	

Approval Conditions

1. Development shall be in accordance with the preliminary development plan revision and building elevations dated November 24, 2025.
2. Development shall be subject to the conditions of approval for Oldham Village Phase 2 approved by Ordinance No. 10050, inclusive of the required road improvements identified in the Traffic Impact Analysis (TIA) dated September 10, 2024. No Temporary Occupancy shall be issued prior to completion of the required Phase 2 road improvements.
3. Approval shall be granted to allow a maximum of four (4) wall signs, but no more than two (2) wall signs on a single building elevation.



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Preliminary Development Plan

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