

MEMO

Date: July 7, 2026
To: Mayor and City Council
From: Shannon McGuire, Assistant Director of Plan Services
By: Adair Bright, AICP, Senior Planner
CC: File
Re: Application #PL2026-035 – REZONING & PRELIMINARY DEVELOPMENT PLAN
Dillon's Grocery Store with Fueling Kiosk/Canopy and Commercial Liner Buildings
Phillips Edison & Company, Applicant

ATTACHMENTS

Revised Preliminary Development Plan and Architectural Elevations – 34 pages
Dillon's Elevations, Olathe Location – 4 pages
Dillon's Plan Set, Olathe Location – 8 pages

BACKGROUND

At its June 11, 2026, meeting, the Planning Commission considered Application PL2026-035, a request for a rezoning and preliminary development plan to allow the construction of a Dillon's grocery store, fuel center, and several commercial liner buildings.

During the public hearing, the Commission discussed the Applicant's requested modification to the architectural standards that would allow the primary west façade of the grocery store to incorporate only a single Class Two building material rather than the minimum of three Class One and Class Two materials required by the Unified Development Ordinance (UDO). At the Commission's request, staff entered into the record the site plan and architectural elevations for the proposed Dillon's store in Olathe, Kansas. Commissioners compared the Olathe design with the proposed Lee's Summit development, noting differences in both the number and quality of façade materials. The discussion focused on whether allowing the west elevation to consist of a single Class Two material was consistent with the City's recently adopted architectural standards. Ultimately, the Commission did not support the requested modification, noting that Dillon's has constructed stores elsewhere in the Kansas City metropolitan area that comply with Lee's Summit's architectural requirements.

The Commission also discussed the architectural design of the proposed fuel kiosk and canopy. Commissioners expressed concern that, because these structures are prominently visible from Douglas Street, their architectural treatment should be complementary to the principal grocery building. The Commission again referenced the Olathe location, noting that the fuel kiosk and canopy incorporated a more cohesive architectural design. As part of its recommendation to the City Council, the Planning Commission added a condition requiring the Applicant to work with staff to revise the design of the fuel kiosk and canopy so they are more architecturally cohesive with the primary grocery building.

APPLICANT REVISIONS

West Elevation

In response to the Planning Commission's recommendation, the Applicant submitted revised plans that include additional landscaping adjacent to the drive aisle along the west façade of the grocery store (Figure 1). The Applicant also provided additional renderings and perspective views intended to better illustrate the visibility of the west elevation from surrounding public rights-of-way. Staff has reviewed the revised submittal; however, the recommendation remains unchanged. While the additional landscaping and visual exhibits provide further context regarding the visibility of the west elevation, they do not address the underlying architectural concerns associated with the requested modification. Accordingly, staff continues to recommend that the Applicant comply with the architectural requirements established by the UDO.

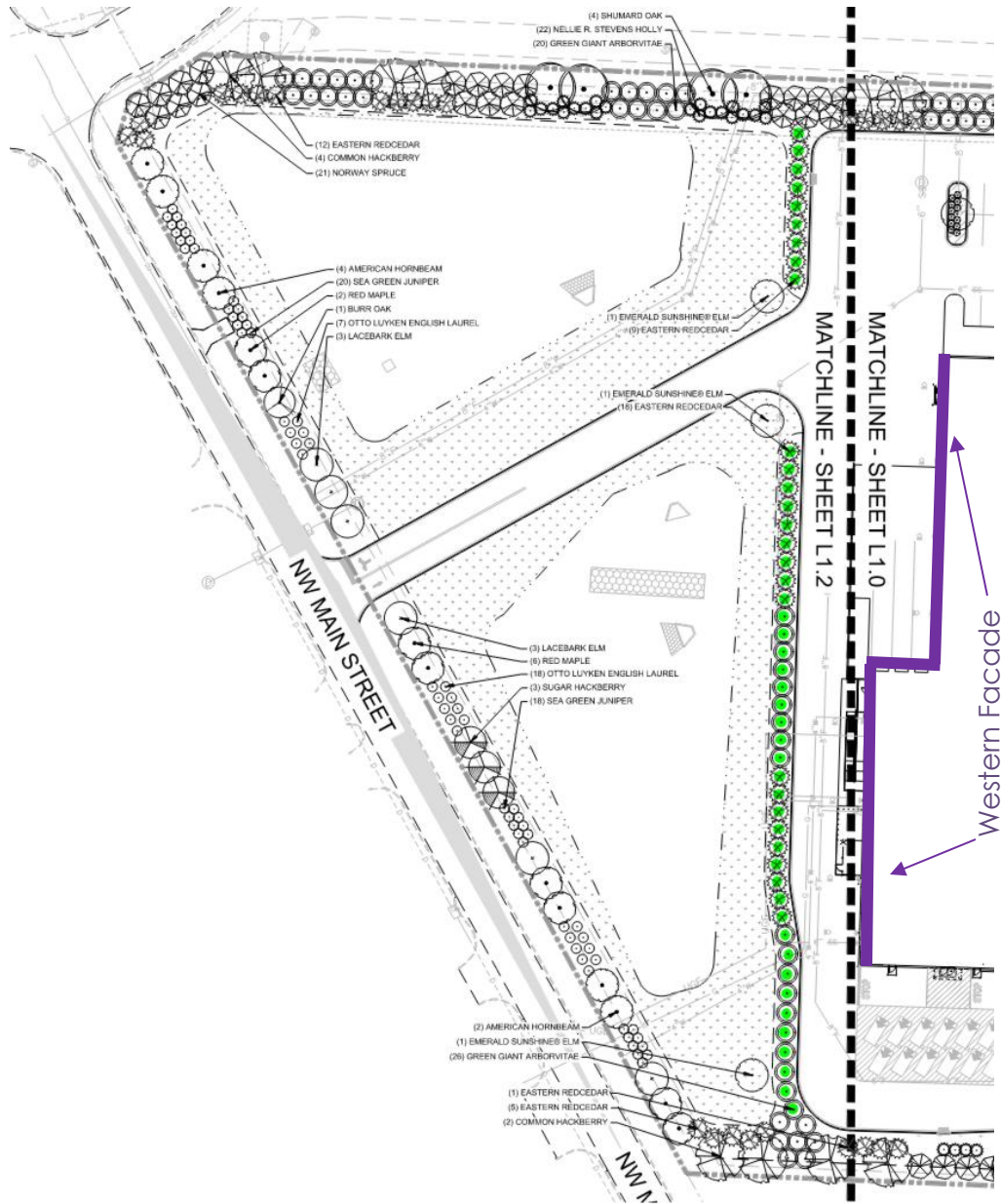


Figure 1 - Proposed Landscape Plan Illustrating the Location of the Proposed Additional Screening Trees (Highlighted in Green and Western Façade in Purple)

The City's architectural standards were recently updated to establish enhanced minimum design requirements for commercial development. Throughout the adoption process, both the Planning Commission and City Council consistently expressed the expectation that commercial projects in Lee's Summit should reflect a higher level of architectural quality than a standard prototype design. Although the Applicant has stated that the proposed west elevation is consistent with Dillon's typical prototype, Dillon's has demonstrated through developments in other communities that it is capable of exceeding its standard design to comply with more rigorous architectural requirements. Staff believes the City's adopted standards establish the expectation that commercial development in Lee's Summit reflect that enhanced level of architectural quality.

Staff also appreciates the Applicant's willingness to incorporate additional landscaping; however, the proposed vegetation does not satisfy either the letter or the intent of the UDO's architectural standards. The landscaping is intended to screen the west façade rather than enhance the architectural treatment of the building itself. While the proposed Eastern Redcedar and Green Giant Arborvitae trees can ultimately reach heights sufficient to provide screening, they will be installed at an initial height of only 5 to 8 feet. Given that the west façade is approximately 26 feet tall and is located at a higher elevation than the proposed planting area, it will take many years before the landscaping provides meaningful screening. In addition, the proposed trees are located adjacent to and over proposed utility infrastructure where future maintenance or utility work could necessitate their removal, reducing their long-term effectiveness as a permanent screening element (Figure 2). For these reasons, staff does not believe the proposed landscaping is an appropriate substitute for compliance with the City's architectural standards.

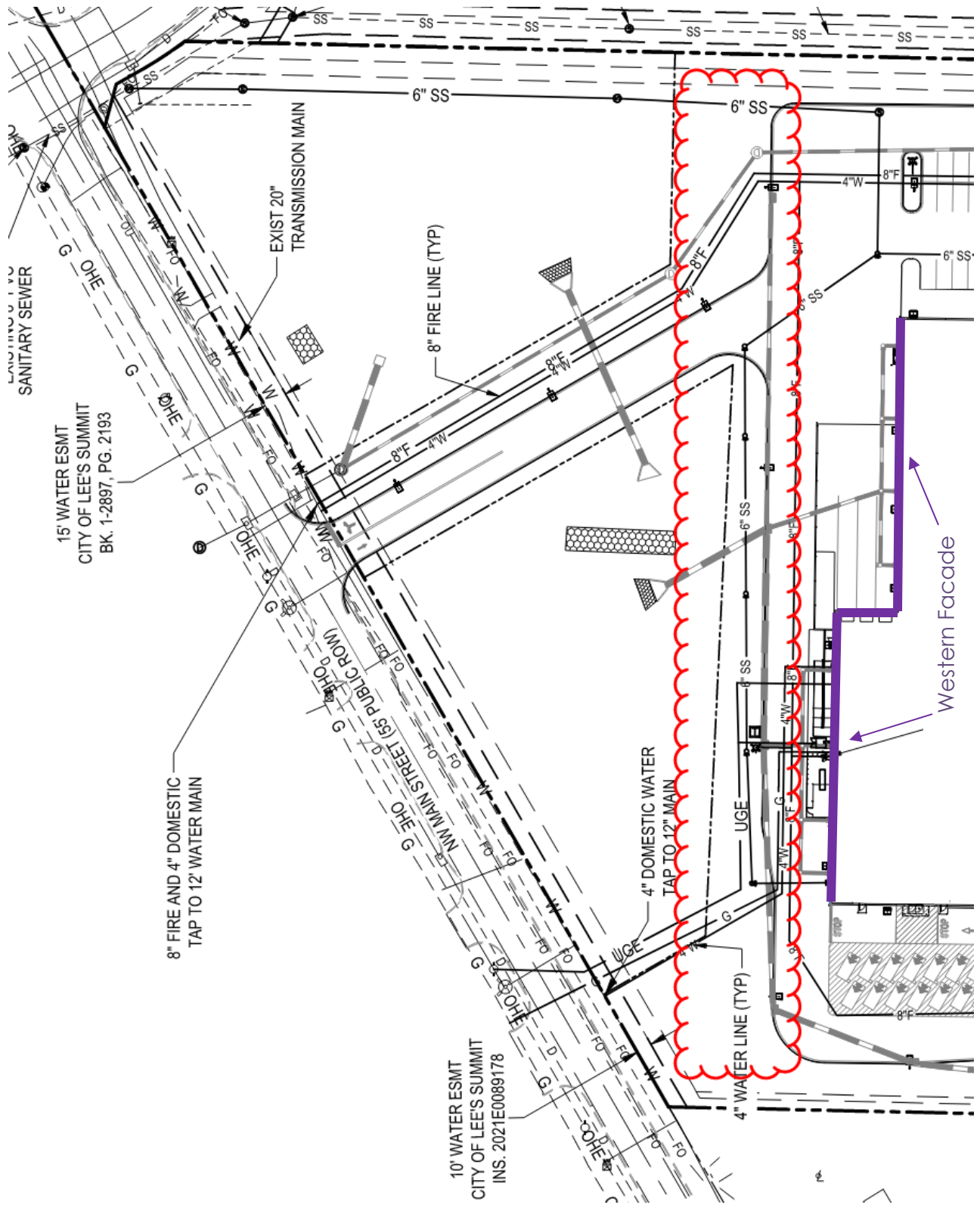


Figure 2 – Proposed Utility Plan Showing the Location of the Proposed Landscape Screening (Circled in Red and Western Façade in Purple)

Fuel Kiosk & Canopy

In response to the Planning Commission's recommendation, the Applicant submitted revised architectural elevations for the fuel kiosk and canopy. The revised design replaces the original red and gray color palette (Figure 3) with the same light and dark gray color palette used on the principal grocery building (Figure 4). In addition, the façade materials utilized on the principal building have been extended to the fuel kiosk and wrapped around the canopy columns, creating a more cohesive architectural relationship between the fuel center and the primary building.

Staff has reviewed the revised design and finds that these modifications satisfactorily address the Planning Commission's concerns regarding the architectural treatment of the fuel kiosk and canopy. Accordingly, the recommended condition of approval has been revised to reference the Applicant's most recent Preliminary Development Plan (PDP) submittal and associated architectural elevations, ensuring that the approved design is incorporated into the final plans.

Original Fuel Kiosk and Canopy Elevation



Figure 3 - Rendering of original fuel kiosk and canopy elevation architectural design.

Revised Fuel Kiosk and Canopy Elevation



Figure 4 - Rendering of revised fuel kiosk and canopy elevation architectural design.

The conditions of approval below have been updated to incorporate the condition added by the Planning Commission and to reflect the applicant's most recent Preliminary Development Plan submittal and associated architectural elevations.

RECOMMENDED CONDITIONS OF APPROVAL

1. The development shall occur in accordance with the Preliminary Development Plan with an upload date of June 25, 2026.
2. A modification shall be granted to UDO Sec. 8.050.B.4.i.i allow for the following relief to the fenestration within the pedestrian view zone requirement:
 - a. The western façade shall be exempt from the requirement.
 - b. The eastern façade shall contain no less than 31% of clear glass within the pedestrian view zone.
3. A modification shall be granted to UDO Sec. 8.080.B to allow for building articulations as submitted in the Preliminary Development Plan with an upload date of June 25, 2026.

4. A modification shall be granted to UDO Sec. 8.250.D.1 to allow for the light poles to be 28' tall from grade inclusive of the concrete base.
5. A modification shall be granted to UDO Sec. 8.900.A to allow the proposed grade in lieu of installing a masonry wall, vinyl fence, or berm along the southwestern portion of the property adjacent to the AG zoning along with required landscaping.
6. The western façade shall comply with all applicable requirements of Section 8.080.B. Specifically, the façade shall incorporate no fewer than three (3) different Class 1 or Class 2 building materials, with those materials collectively comprising at least fifty percent (50%) of the primary façade area.
7. Road improvements shall be constructed as stated in the Transportation Impact Analysis conducted by staff dated May 26, 2026.
8. The architect and staff will work together to amend the fuel kiosk and associated canopy to achieve a design that is more cohesive with the architecture of the principal building.
(added by Planning Commission)