

Memorandum

TO: Dan Fernandez
FROM: Patricia Jensen
DATE: 3/6/2026
RE: Dillons - PL2026035

This Memo will summarize the neighborhood meeting relating to the above-referenced case held on March 5, 2026 at the Missouri Innovations Campus, 1101 NW Innovations Parkway beginning at 6:00 p.m.

Tim Goyette, Marvin Brown and Patricia Jensen attended the meeting on behalf of the Applicant. A list of attendees is attached hereto.

The applicant's team presented a PowerPoint presentation to the group. The presentation is attached hereto.

Questions/concerns were raised regarding street improvements and access. The applicant's team responded to those items.

**DILLONS / LEE'S SUMMIT
NEIGHBORHOOD MEETING
March 5, 2026**

SIGN-IN SHEET

NAME	CONTACT INFORMATION
Albert & Jean Seese	816-524-3737 820 NW Main Street, Lee's Summit, MO 64086
Jim & Linda Tucker	918-527-1537 Owasso, OK
Scott Knoche	816-524-7040 800 NW Main Street, Lee's Summit, MO 64081
Terry & Laah Tucker	785-885-8075 104 Woodrock Lane, Rogers, AR 72756
Beatrice Finkemeier	
Dave Meyer	dave@davemeyerllc.com
Hope Wright	
Bill Baird	

Dillons

East of NW Main Street, South of NE Tudor Road and West of
NE Douglas Street



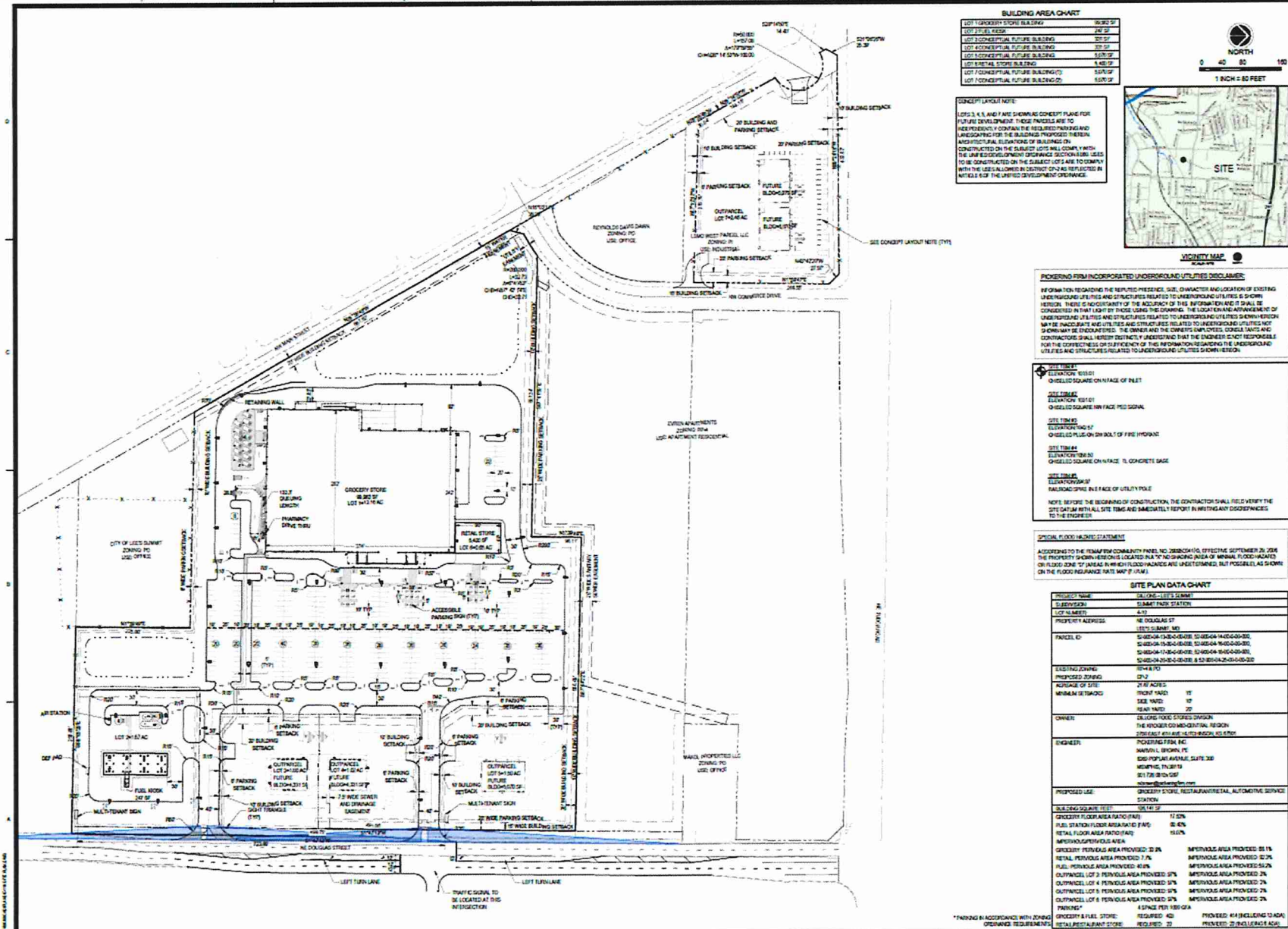
Neighborhood Engagement Meeting
March 5, 2026

#4898-4252-2771

Request

Application for approval of a Rezoning and Preliminary Development Plan from Districts PI, PO and RP-4 to District CP-2 to allow for the development of the property as a Dillons Grocery Store (100,494 s.f.) with gas pumps; and additional Retail Store (5,400 s.f.) and four outlots for future development.

Site Plan



* PARKING IN ACCORDANCE WITH ZONING
ORDINANCE REQUIREMENTS

REVISIONS	
△	
△	
△	
△	
△	

PROJECT #	245
DATE	MARCH 10, 2002
QUANTITY	EA
DESIGNER	JF
CHECKED BY	ML



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Memphis, TN 38119
901.728.8510

DILLONS
NE DOUGLAS ST.
LEE'S SUMMIT, MO



SEAL

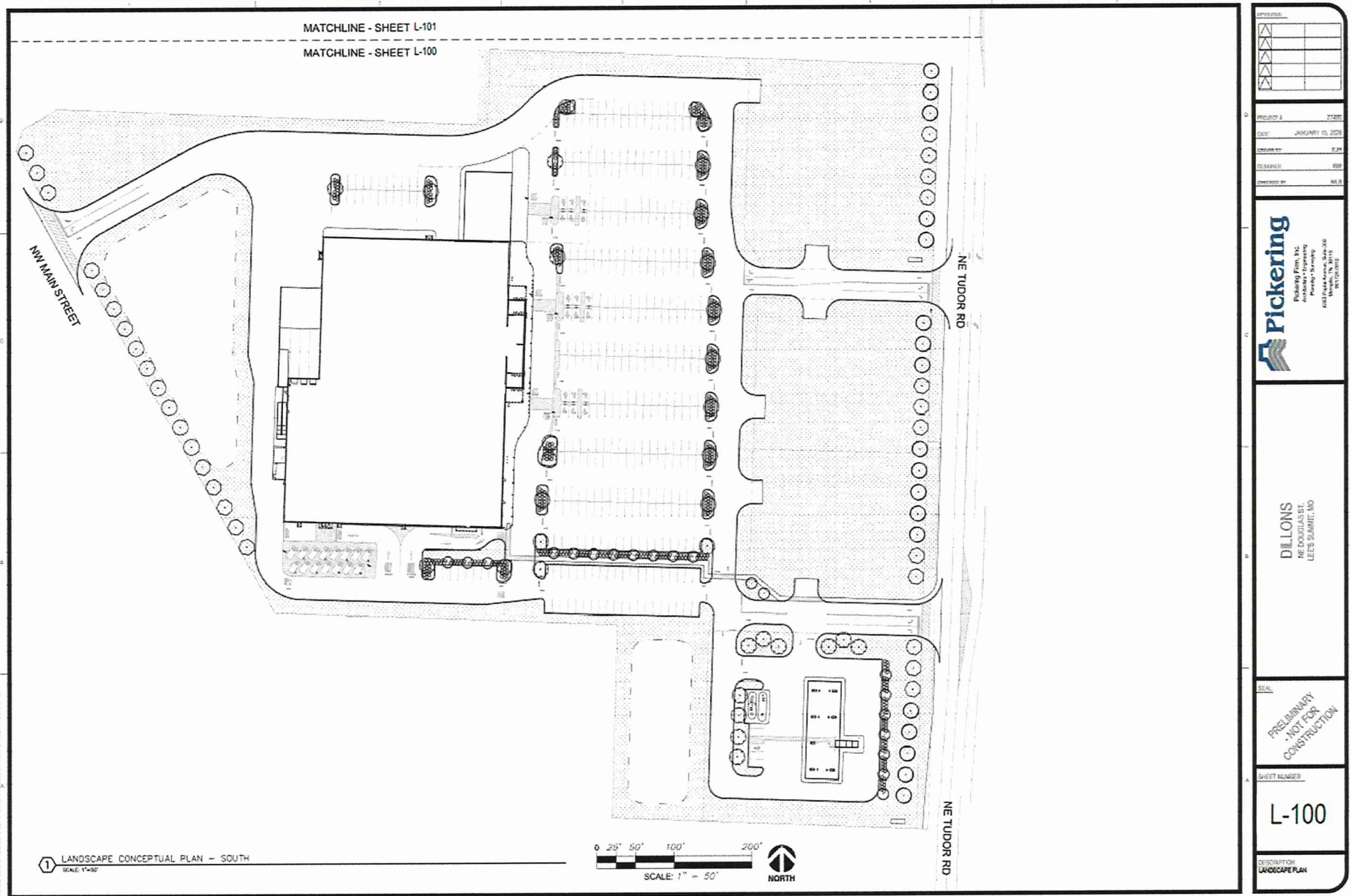
PRELIMINARY
-NOT FOR
CONSTRUCTION

SHEET NUMBER:

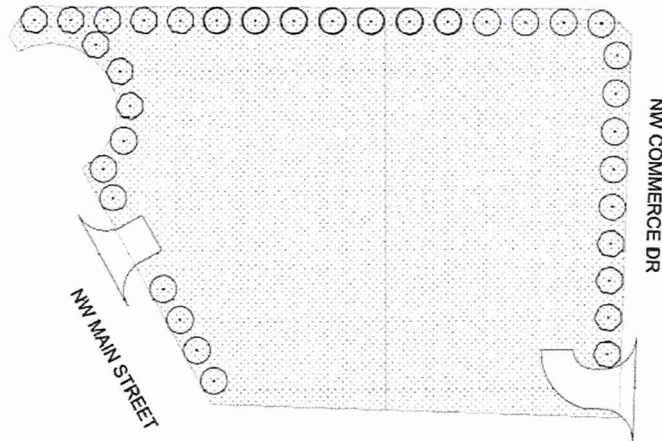
C-110

DESCRIPTION:
SITE PLAN

Landscape Plan filed 2/4/26



Landscape Plan filed 2/4/26



MATCHLINE - SHEET L-101

MATCHLINE - SHEET L-100



PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	16	Acer macrocarpa	Shrubby Maple	2 1/2" Cal
	21	Amelanchier alnifolia	Servetree	1 1/2" Cal
	1	Quercus macrocarpa	White Oak	8" - 12" DBH
	22	Quercus prinus	White Oak	2 1/2" Cal
	23	Quercus prinus	White Oak	2 1/2" Cal
	24	Quercus prinus	White Oak	2 1/2" Cal
	25	Quercus prinus	White Oak	2 1/2" Cal
	26	Quercus prinus	White Oak	2 1/2" Cal
SHRUBS				
	17	Desmodium illinoense	Desmodium	2 1/2" Cal
	18	Amelanchier alnifolia	Shrubby Maple	2 1/2" Cal
	19	Amelanchier alnifolia	Shrubby Maple	2 1/2" Cal
	20	Amelanchier alnifolia	Shrubby Maple	2 1/2" Cal
	21	Amelanchier alnifolia	Shrubby Maple	2 1/2" Cal
	22	Amelanchier alnifolia	Shrubby Maple	2 1/2" Cal
GROUND COVERS				
	1	Desmodium illinoense	Desmodium	2 1/2" Cal

2 LANDSCAPE CONCEPTUAL PLAN - NORTHWEST
SCALE: 1"=40'

0 20' 40' 80' 160'
SCALE: 1" = 40' NORTH

Pickering
Pickering Firm, Inc.
Landscape Architecture
Perry, Indiana
317-838-1111
www.pickeringfirm.com

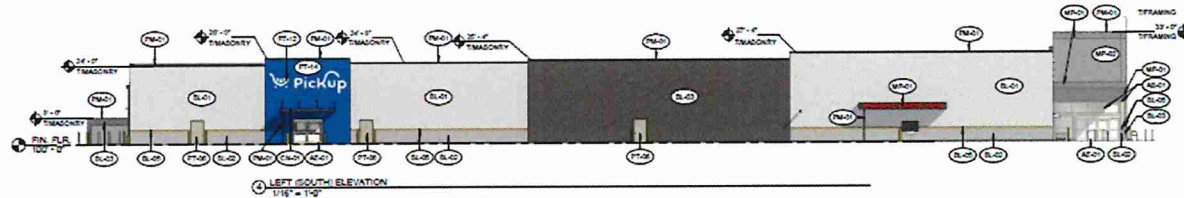
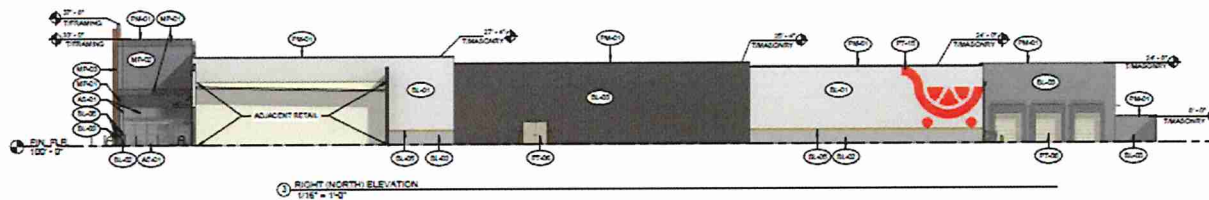
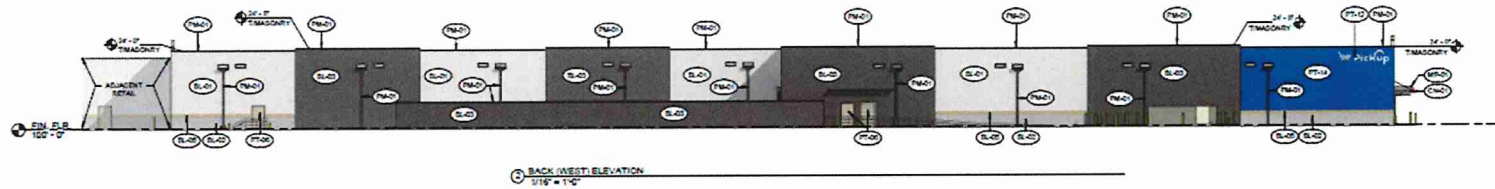
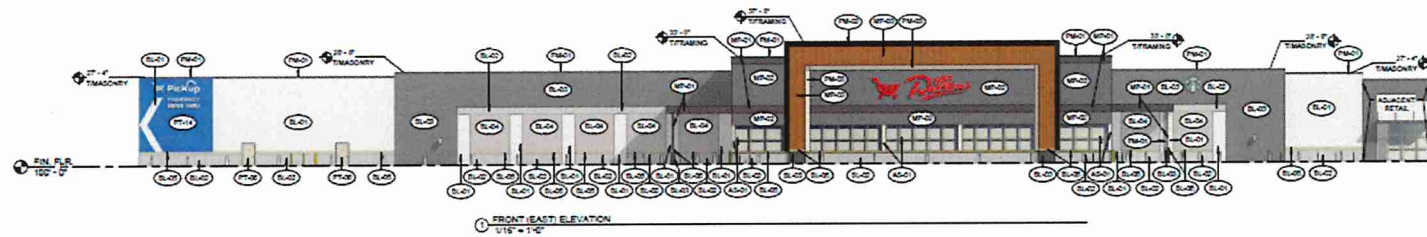
DILLONS
REDOUGHS
LEE SUMMIT, MO

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NUMBER
L-101

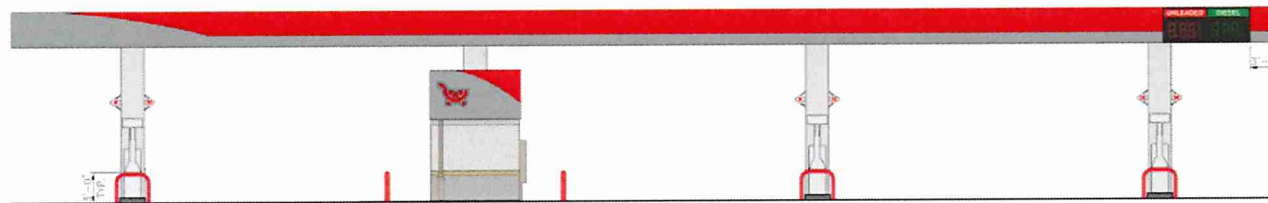
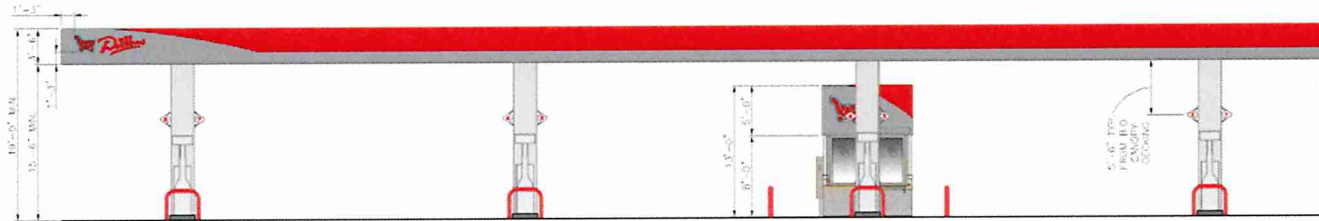
DESCRIPTION
LANDSCAPE PLAN

Elevations filed 2/4/26



EXTERIOR FINISHES				
SERIAL	DESCRIPTION	MANUFACTURER	FINISH	
AD-01	PRETREATED ALUMINUM STANDING SEAM	STANLEY	SLATE ANODIZED	
AD-03	PRETREATED ALUMINUM STANDING SEAM		SLATE ANODIZED	
BL-01	DECORATIVE, INTEGRALLY COLORED CHALK-SMOOTH FACE PREPRESSED	SAIGUITE	720999	
BL-02	DECORATIVE, INTEGRALLY COLORED CHALK-SMOOTH FACE PREPRESSED	SAIGUITE	720999	
BL-03	DECORATIVE, INTEGRALLY COLORED CHALK-SMOOTH FACE PREPRESSED	SAIGUITE	123001	
BL-04	DECORATIVE, INTEGRALLY COLORED CHALK-SMOOTH FACE PREPRESSED	SAIGUITE	899998	
BL-05	DECORATIVE, INTEGRALLY COLORED CHALK-SMOOTH FACE PREPRESSED	SAIGUITE	123001	
BL-06	DECORATIVE, INTEGRALLY COLORED CHALK-SMOOTH FACE PREPRESSED	SAIGUITE	123001	
CH-01	PREMANUFACTURED GARDY FRONT	ARCHITECTURAL CONCRETE INC.	SLATE GRAY	
WH-01	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-02	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-03	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-04	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-05	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-06	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-07	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-08	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-09	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-10	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-11	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-12	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-13	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-14	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-15	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-16	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-17	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-18	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-19	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-20	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-21	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-22	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-23	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-24	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-25	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-26	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-27	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-28	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-29	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-30	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-31	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-32	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-33	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-34	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-35	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-36	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-37	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-38	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-39	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-40	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-41	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-42	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-43	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-44	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-45	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-46	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-47	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-48	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-49	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-50	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-51	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-52	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-53	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-54	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-55	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
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WH-57	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-58	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-59	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-60	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-61	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-62	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-63	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-64	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-65	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	
WH-66	METAL PANEL-COLORBOND	CRAB INC	SLATE GRAY	

Elevations filed 2/4/26



Naos Design Group, LLC
4549 S. SYRACUSE STREET
SUITE 450
DENVER, COLORADO 80237
(303) 733-5777 / (720) 360-4281
WWW.NAOSDG.COM

DILLON'S #152

NE DOUGLAS ST
LEE'S SUMMIT, MO

JOB # 2026002 DATE: 01/15/2026

SCALE:
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City Plan Commission Meeting: April 9, 2026