

November 7, 2025

Mr. Grant White
Project Manager
Development Services
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

**Re: PL2025277 - Les Schwab Tire Center
Neighborhood Meeting Summary**

Dear Mr. White:

A neighborhood meeting was held on Wednesday, November 5, 2025 at the Mid-Continent Public Library branch at 150 W Oldham Parkway for this project. Lamp Rynearson and WSO Partners LLC attended the meeting. There were no questions, comments or concerns about the project.

Attached is the following to support the neighborhood meeting documentation:

- Sign in sheet for neighborhood meeting
- Certified letter and exhibits that were sent to property owners within 300-ft of the site
- Certified mail postmark receipts from October 29, 2025 mailing

Please contact me at dan.mcgheee@lamprynearson.com or (816) 823-7239 should have any questions or need additional information.

Sincerely,

LAMP RYNEARSON



Dan McGhee, P.E.
Private Practice Lead

cc: Project File

L:\Engineering\0325114 Les Schwab 00271 Lees Summit MO\TRANSMITTALS\OUTGOING\2025.10.29 Neighborhood Meeting\2025.11.07 LSTC PDP Neighborhood Meeting Summary.docx

6:00 pm, November 5, 2025

[illegible]

October 29, 2025

Re: Neighborhood Meeting for proposed Les Schwab Tire Center

Dear Neighbor,

I would like to invite you to an informational meeting that we are hosting for our neighbors regarding the proposed Les Schwab Tire Center at 740 NW Ward Road, Lee's Summit, MO 64086. The project has been submitted to the City of Lee's Summit as Commercial Preliminary Development Plan application #PL2025277.

See below for the meeting information:

- **Date:** Wednesday, November 5, 2025
- **Time:** 6:00 pm
- **Location:** Mid-Continent Public Library - Lee's Summit Branch
150 W. Oldham Parkway
Lee's Summit, MO 64081
- **Room:** Community Room #1

The proposed Les Schwab Tire Center will be located between Andy's Frozen Custard and Trilogy Apartments, northwest of NW Ward Road and NW Chipman Road. A copy of the proposed site plan and building elevation is attached. We have filed a Commercial Preliminary Development Plan application with the City for their approval, and we are pleased to share this information with you and answer any questions you may have.

Please feel free to attend this meeting for an opportunity to learn more about the project and discuss any questions you might have.

Sincerely,

LAMP RYNEARSON



Dan McGhee, P.E.
Private Practice Lead
(Consultant for Les Schwab)
dan.mcgee@lamprynearson.com

cc: Project File

R-1
SINGLE FAMILY RESIDENTIAL

PMIX
MULTIFAMILY
RESIDENTIAL

SUMMIT LOT 10B
FAIR, LOT 10A-10C

PMIX
COMMERCIAL

LOT 4C-1
SUMMIT ORCHARD,
LOT 4C-1, 4C-2 AND 4C-3

PMIX
COMMERCIAL

LAMP RYNERARSON
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: DAN MCGHEE
(816) 361-0440
Dan.McGhee@lamprynearson.com

SUMMIT FAIR, LOTS 10D-10F, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

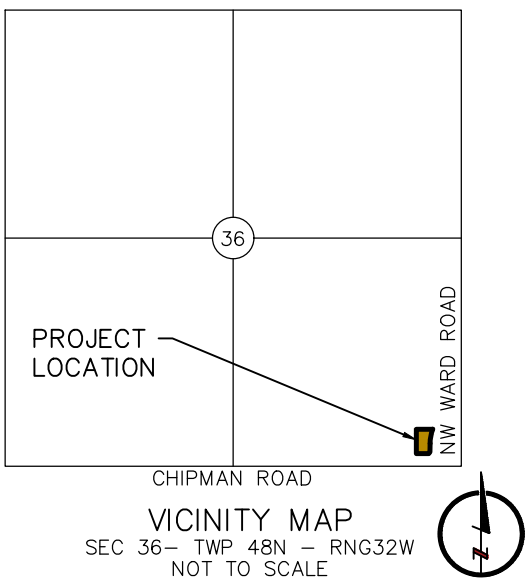
LOT DATA TABLE	
ZONING	PMIX
LOT 10D	55,798 S.F., 1.28 AC
LOT 10E	33,475 S.F., 0.77 AC
LOT 10F	32,309 SF, 0.74 AC
TOTAL	121,582 SF, 2.79 AC

BUILDING SUMMARY TABLE	
LOT 10D	
AUTOMOTIVE TIRE STORE	8,600 S.F.
FAR	0.1541
LOT 10E	
RESTAURANT W/ DRIVE THRU	2,000 S.F.
FAR	0.0597
LOT 10F	
AUTOMOBILE SERVICE	1,500 S.F.
FAR	0.0464
APPROVED NOT SHOWN	200 S.F.
TOTAL APPROVED BUILDING S.F.	12,300 S.F.

PARKING SUMMARY	
LOT 10D	
BUILDING SF – 8,600 S.F.	
USE – AUTOMOTIVE TIRE STORE	
REQUIRED PARKING – 3 SPACES PER SERVICE BAY	18
PARKING PROVIDED	50
LOT 10E	
BUILDING SF – 2,000 SF	
USE – CARRY OUT, DRIVE UP, OR DRIVE THRU ONLY	
# OF EMPLOYEES (MAX SHIFT) – 8	
REQUIRED PARKING – 2 + 1 PER EMPLOYEE (MAX SHIFT)	10 SPACES
PARKING PROVIDED	21 SPACES
LOT 10F	
BUILDING S.F. – 1,500 S.F.	
USE – AUTOMOBILE SERVICE	
REQUIRED PARKING	
2 PER 1,000 S.F. INDOOR SALES AREA	3 SPACES
1 PER 2,500 S.F. OUTDOOR DISPLAY	0 SPACES
3 PER SERVICE BAY	6 SPACES
TOTAL REQUIRED PARKING	9 SPACES
PARKING PROVIDED	13 SPACES

IMPERVIOUS AREA SUMMARY	
LOT 10D	
IMPERVIOUS AREA	41,316 S.F. (74%)
OPEN SPACE	14,482 S.F. (26%)
LOT 10E	
IMPERVIOUS AREA	22,228 S.F. (66%)
OPEN SPACE	11,247 S.F. (34%)
LOT 10F	
IMPERVIOUS AREA	18,840 S.F. (58%)
OPEN SPACE	13,469 S.F. (42%)

PERMITTED USES SUMMARY
RETAIL
RESTAURANT (DINE IN, WALK UP, AND DRIVE THRU)
COMMERCIAL (INCLUDING AUTOMOTIVE ORIENTED USES)

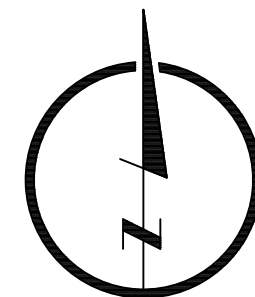


LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0341

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0444
MO AUTH. NO.: E-2013011903 | LS-2019043121



NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR.

MO PE - 2008019568

OVERALL SITE PLAN

REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 10D-10F
LEE'S SUMMIT, JACKSON COUNTY, MO



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

DATE _____

OCTOBER 2025

PROJECT NUMBER

0325114
BOOK AND PAGE

MISSOURI AUTHORIZATION NUMBER

E-2013011903 | LS-2019043127

SHEET



2

BUILDING PERSPECTIVE



1

BUILDING PERSPECTIVE



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

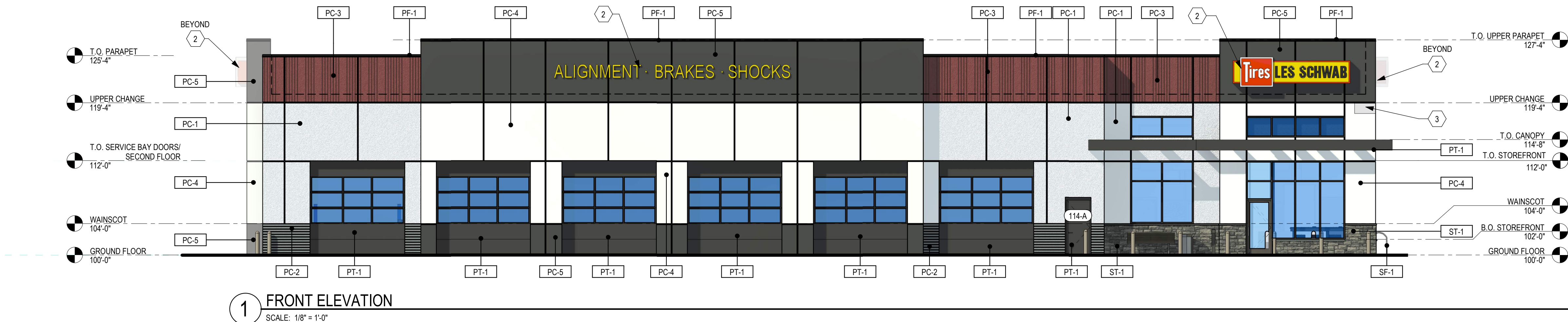
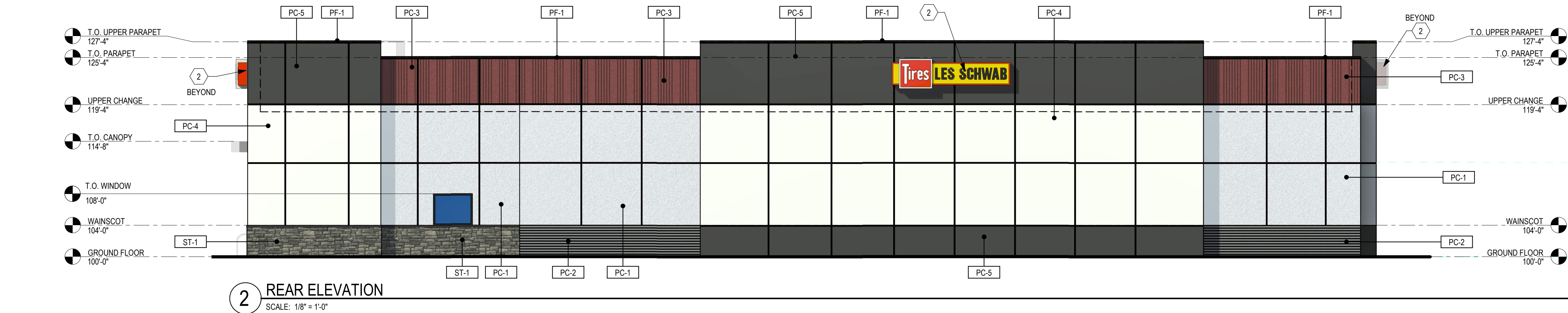
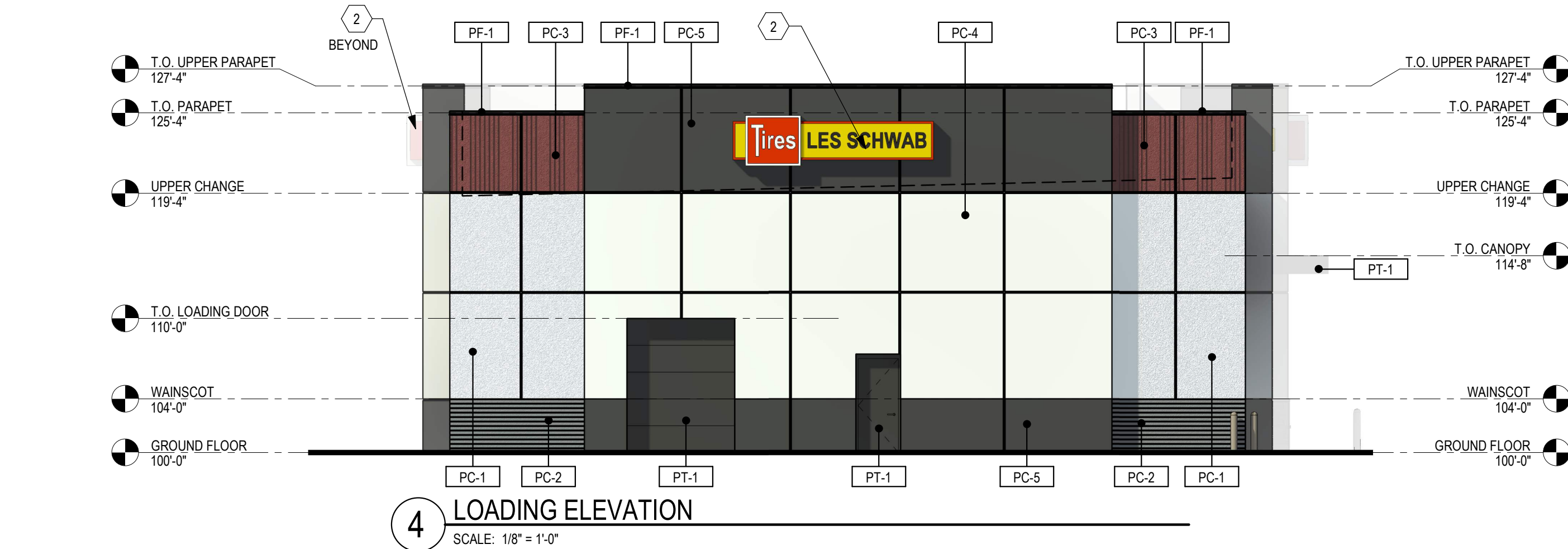
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740 NW WARD RD
6 BAY RH MVP LINEAR STORE - PROTO Q3 2025
**LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO**

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PROTO SET Q3 2025

10.10.2025
PROJECT# | 62700012
DESIGNED BY | LLC
DRAWN BY | LLC
CHECKED BY |
REVISIONS



ELEVATION GENERAL NOTES:

- A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
- F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- H. REFER TO SHEET ES01 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
- J. WSEC WWR: 820 SF NET TRANSPARENT WINDOW AREA / 8,547 SF NET WALL AREA + 1,014 SF OPAQUE OPENINGS = 6.5%.

ELEVATION KEY NOTES:

- 1. NOT USED
- 2. SIGNAGE BY CARLSON SIGN, REF 5/A906 FOR ATTACHMENT DETAIL.
- 3. ADDRESS NUMBER LOCATION, COORD W/ AHJ.

MATERIAL LEGEND:

PC-1	FABCON PRECAST CONCRETE, AGGREGATE (WHITE, MFR FINISH)
PC-2	FABCON PRECAST CONCRETE, 8" HORIZONTAL STAMP. (STAIN SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY)
PC-3	FABCON PRECAST CONCRETE, RAKED VERTICALLY. (STAIN SHERWIN WILLIAMS, COLOR: 8261-7797 - LS COLONIAL RED 2020)
PC-4	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (WHITE, MFR FINISH)
PC-5	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (STAIN SHERWIN WILLIAMS, COLOR: 8247 - KRYPTON)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020
ST-1	HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING)



brr

ARCHITECT OF RECORD:
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740 NW WARD RD
6 BAY RH MWP LINEAR STORE - PROTO Q3 2025
LES SCHWAB TIRE CENTER - LEE'S SUMMIT, MO

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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PROTO SET Q3 2025

10.10.2025
PROJECT# | 62700012
DESIGNED BY | LLC
DRAWN BY | LLC
CHECKED BY |
REVISIONS

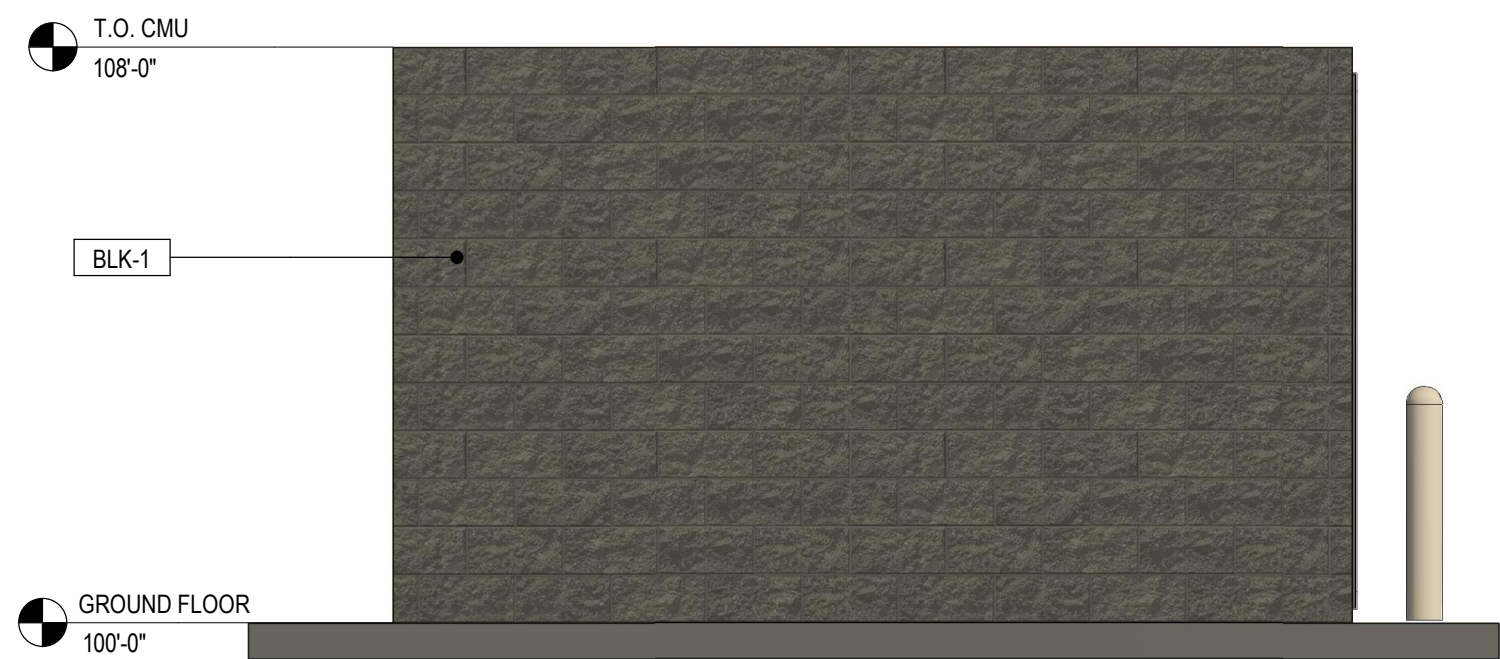
EXTERIOR
ELEVATIONS

MATERIAL LEGEND:

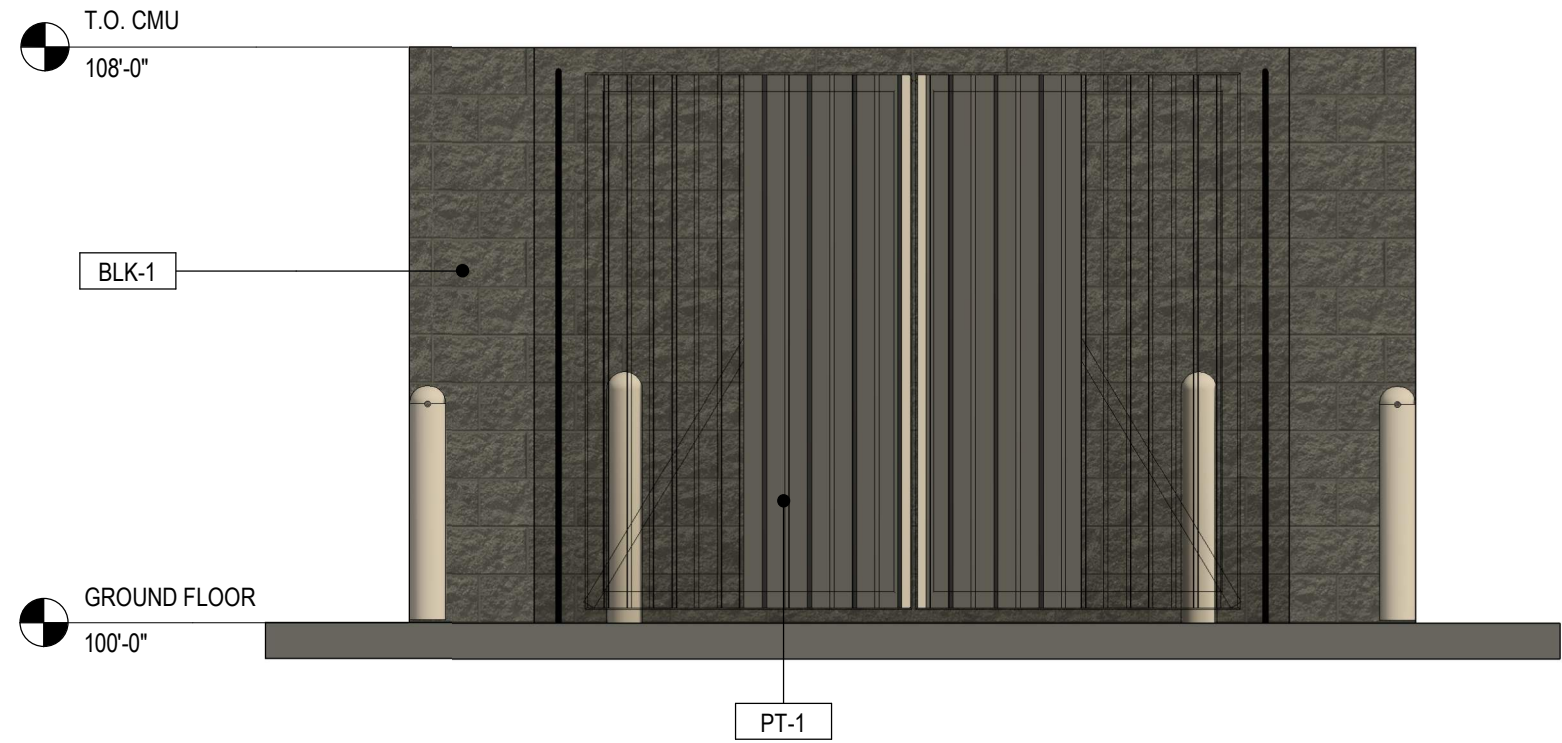
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
BLK-1	ANGELUS CMU SPLIT FACE, (ONYX)



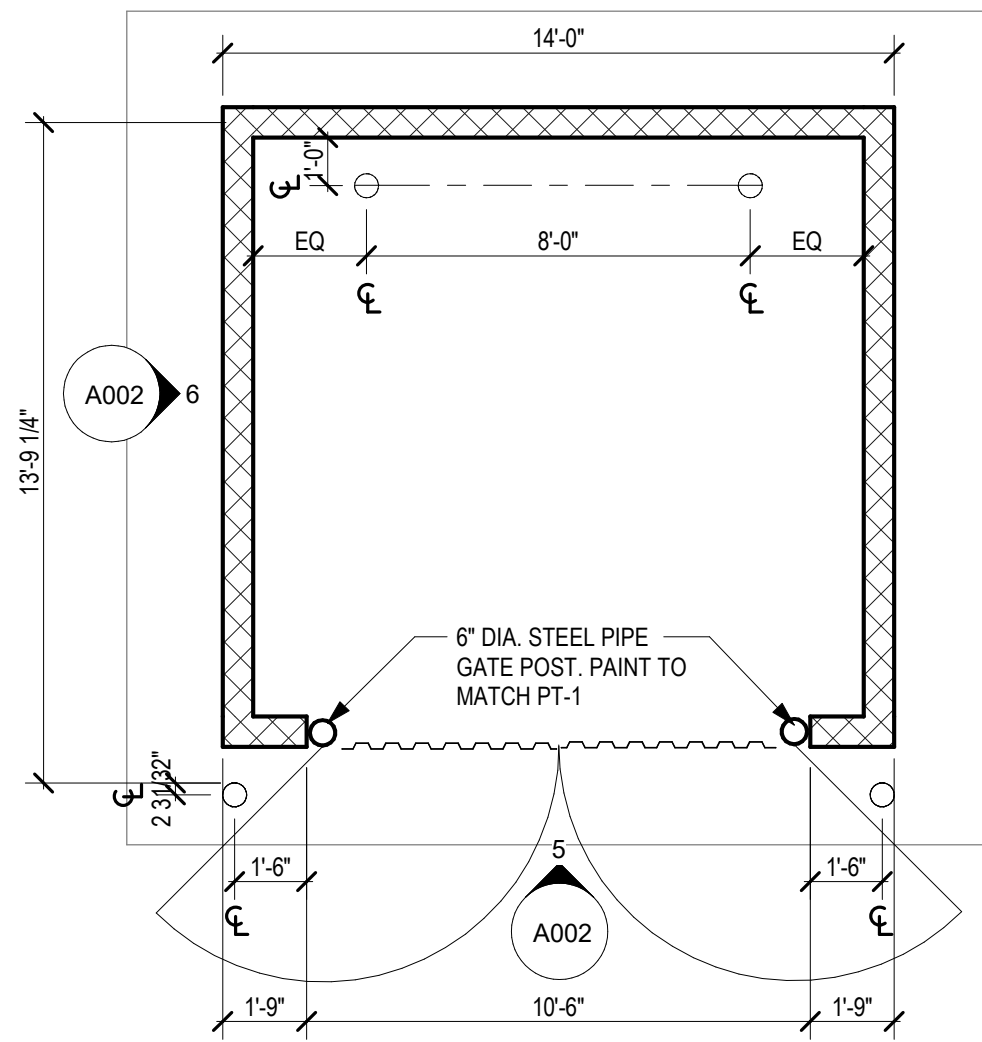
4 TRASH ENCLOSURE PERSPECTIVE



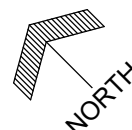
3 TRASH ENCLOSURE SIDE
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE - FRONT
SCALE: 3/8" = 1'-0"



1 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



7016 1370 0000 1291 4930

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