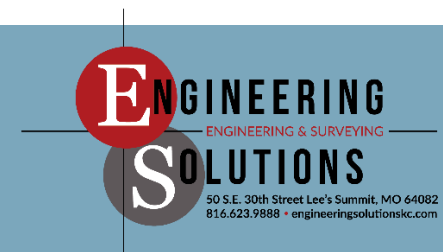


Planning Commission Meeting: East Village – PL2025207 November 13, 2025

East Village – PL2025207
Lee's Summit, MO



Development Plan

Approximately 69 acres generally located at the Northeast Corner of 291 Hwy and Bailey Road, Lee's Summit, MO

-13 Mixed Use Lots

- Retail Space
- Sit Down Restaurants
- Drive Thru Restaurants
- Apartment
- Recreational Area

-Traffic Signals

-M-291 Improvements

-Bailey Rd Improvements

-Share Use Trail Extension

EnVision LS Overlay

- Worked with staff to comply with plan
- Modifications to the Commercial Design Standards



East Village – PL2025207

Lee's Summit, MO

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DEVELOPMENT

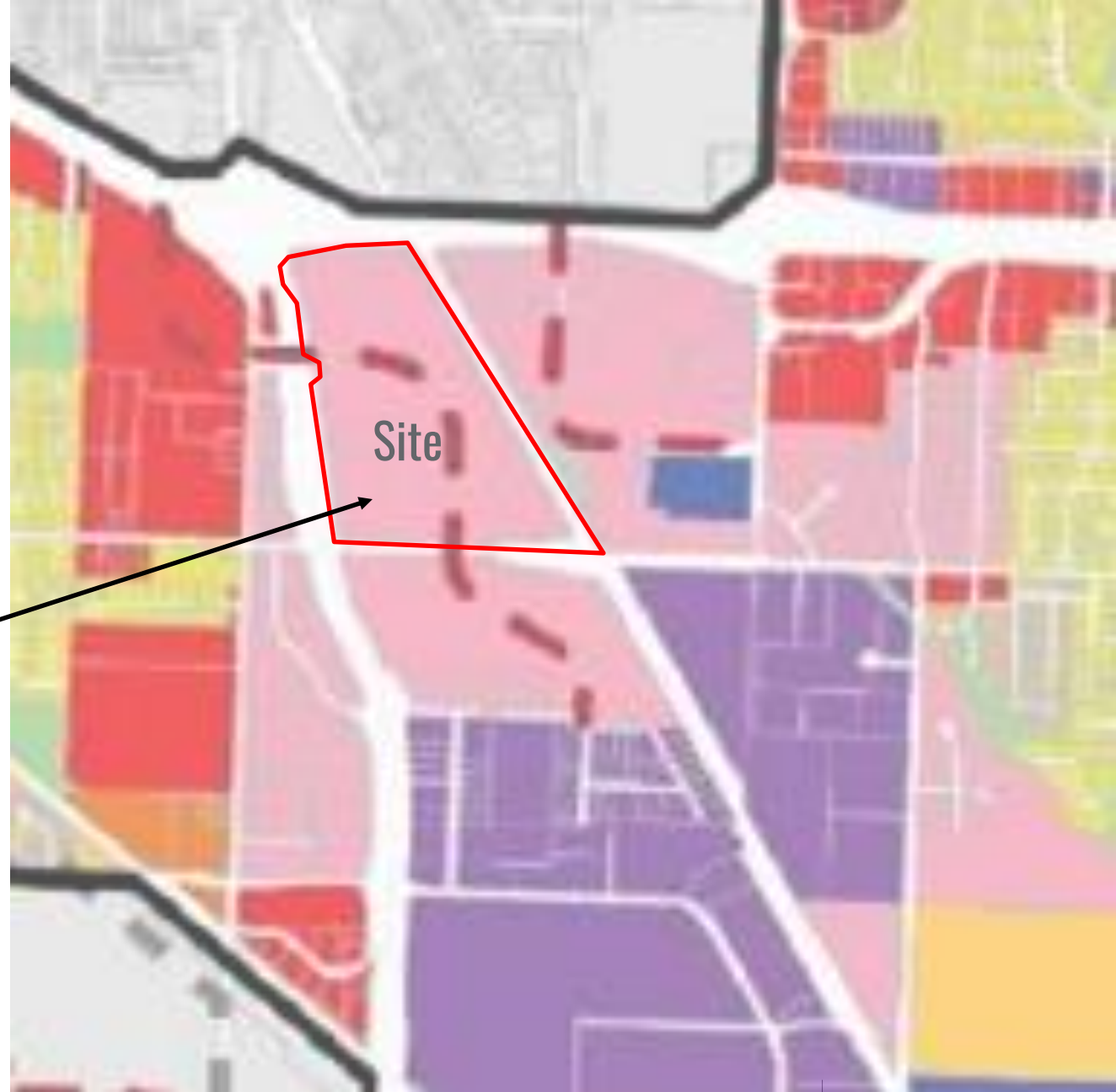
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Ignite Master Plan

Future Land Use Categories

- Residential, Category 1
- Residential, Category 2
- Residential, Category 3
- Commercial
- Office
- Mixed Use
- Activity Centers
- Industrial
- Civic
- Airport
- Infrastructure
- Parks / Open Space
- Water Bodies

Property Reserve, Inc. (PRI)



East Village – PL2025207

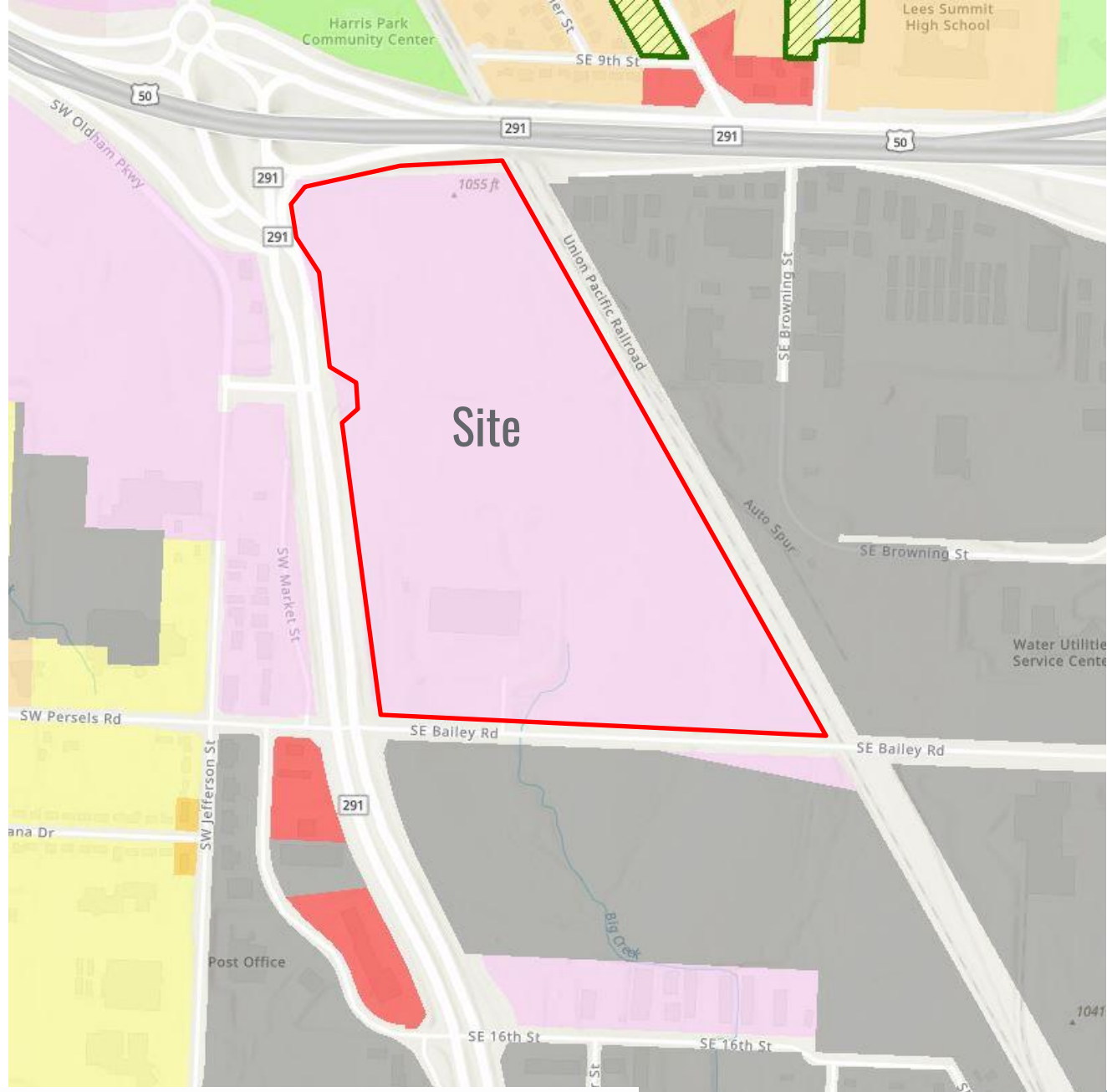
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Zoning Map

Current Zoning
-PMIX



East Village – PL2025207
Lee's Summit, MO

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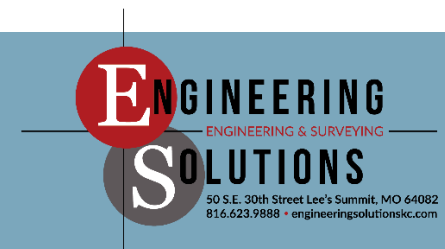
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Southeast View



East Village – PL2025207
Lee's Summit, MO

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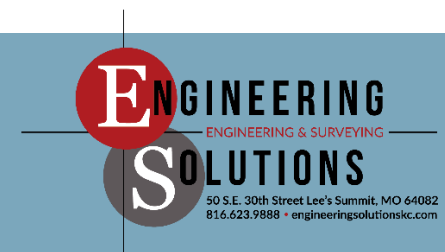


Southeast View



East Village – PL2025207
Lee's Summit, MO

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Northeast View



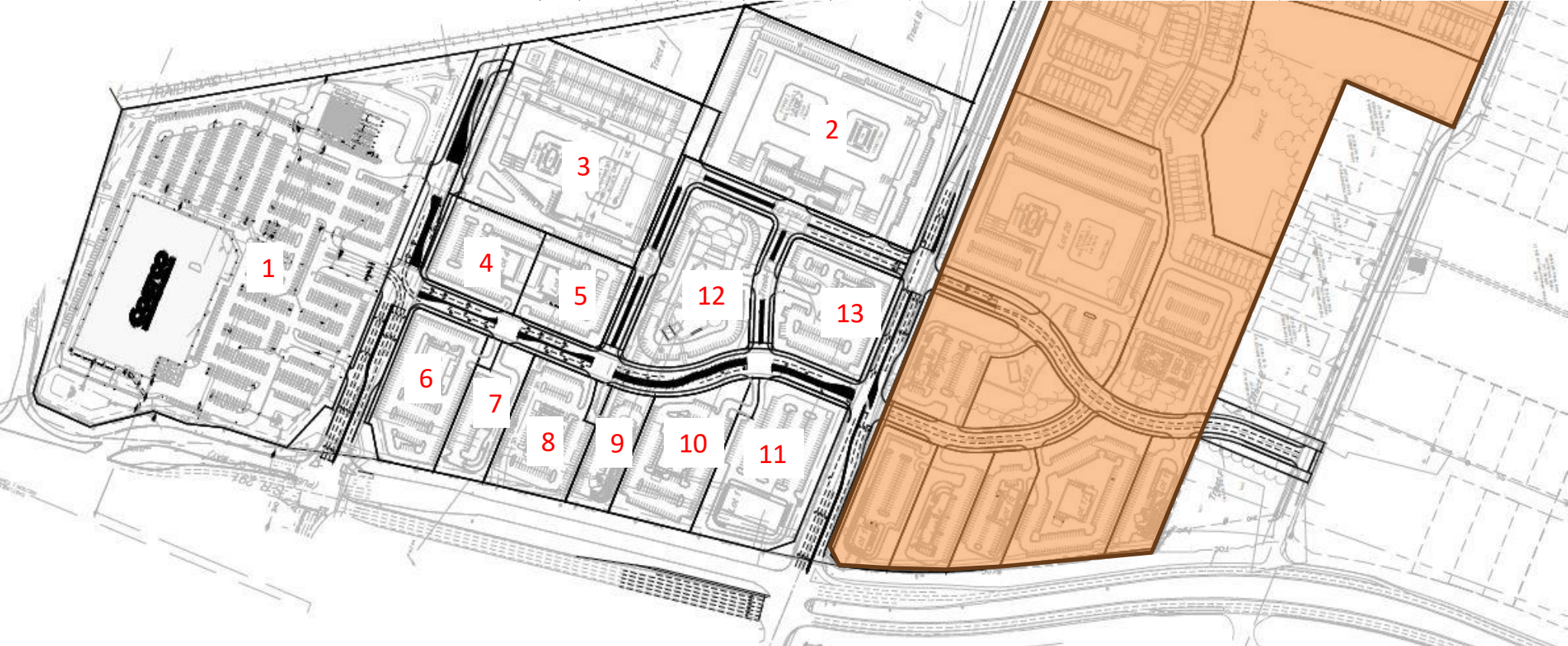
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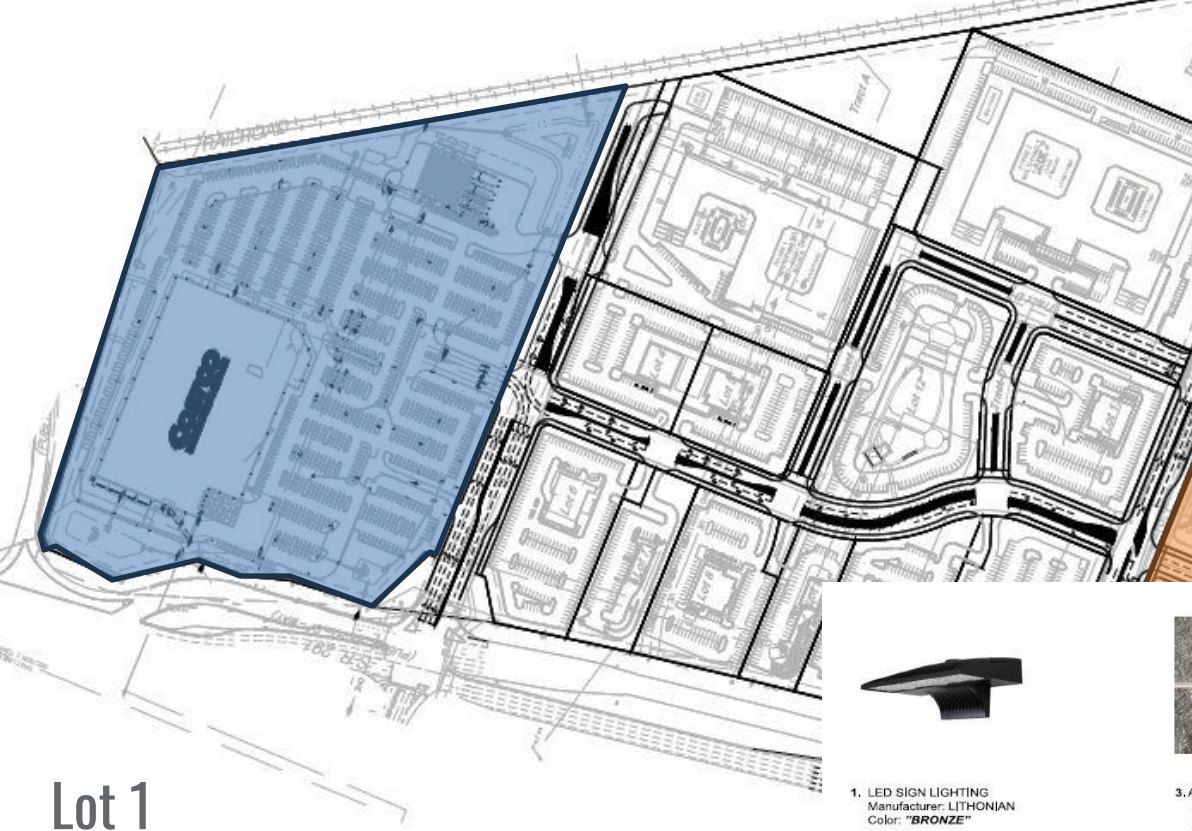
Development Plan

| DEVELOPMENT DATA | | | | | | | | | | | | | |
|------------------|---------|----------|----------------|--|------------------------|-------------------|-------------|--------|------------------------|-------------------------|-------------------------|------------------------|---------------------------|
| LOT | ADDRESS | LAND USE | LOT AREA (AC.) | PROPOSED USE | NUMBER OF FLOORS | BLDG SIZE (SQ FT) | DWELLING/AC | F.A.R. | PARKING RATIO REQUIRED | PARKING STALLS REQUIRED | PARKING STALLS PROVIDED | PARKING RATIO PROVIDED | TOTAL IMPERVIOUS COVERAGE |
| 1 | | PMX | 22.47 | RESIDENTIAL | 1 | 151,582 | NA | 16.5% | 1.5 PER UNIT | 480 | 599 | 5.5 | 80% MAX. |
| 2 | | PMX | 8.03 | | 1 | 320 UNITS | 36.6 | NA | | | 1.7 | 80% MAX. | |
| 3 | | PMX | 7.50 | RESIDENTIAL | 1 | 250 UNITS | 32.0 | NA | 1.5 PER UNIT | 375 | 427 | 1.7 | 80% MAX. |
| 4 | | PMX | 1.88 | | FINE DINING RESTAURANT | 1 | 7,020 | NA | | | 8.6% | 14:1 | 98.3 |
| 5 | | PMX | 1.69 | FINE DINING RESTAURANT | 1 | 7,020 | NA | 9.5% | 14:1 | 98.3 | 124 | 17.7 | 80% MAX. |
| 6 | | PMX | 2.58 | HIGH TURNOVER (SIT DOWN) RESTAURANT | 1 | 8,380 | NA | 7.0% | 14:1 | 117.3 | 155 | 18.5 | 80% MAX. |
| 7 | | PMX | 1.37 | FAST FOOD W/ DRIVE THRU | 1 | 2,700 | NA | 4.2% | 14:1 | 37.8 | 48 | 18.1 | 80% MAX. |
| 8 | | PMX | 2.12 | FINE DINING RESTAURANT | 1 | 7,020 | NA | 7.2% | 14:1 | 98.3 | 149 | 21.2 | 80% MAX. |
| 9 | | PMX | 1.23 | FAST FOOD W/ DRIVE THRU | 1 | 2,700 | NA | 5.6% | 14:1 | 37.8 | 36 | 13.3 | 80% MAX. |
| 10 | | PMX | 2.54 | FAST CASUAL RESTAURANT | 1 | 7,020 | NA | 3.8% | 14:1 | 98.3 | 175 | 24.9 | 80% MAX. |
| 11 | | PMX | 3.28 | STRIP RETAIL PLAZA | 1 | 14,600 | NA | 9.9% | 14:1 | 203.0 | 183 | 12.5 | 80% MAX. |
| 12 | | PMX | 3.43 | PARK COFFEE/CONULI SHOP W/OUT DRIVE THRU | 1 | PARK | NA | NA | NA | NA | 172 | 22.5 | 80% MAX. |
| 13 | | PMX | 2.50 | FINE DINING RESTAURANT | 1 | 7,540 | NA | 6.7% | 14:1 | 107.0 | 112 | 14.7 | 80% MAX. |



East Village – PL2025207
Lee’s Summit, MO

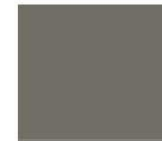




Lot 1



6. CAST-IN-PLACE CONCRETE
Finish: Smooth Troweled
Color: "NATURAL"



8. ENGINEERED
ARCHITECTURAL PANEL
Manufacturer: BUTLER
Profile: Mega Rib - Vertical
Color: "MISTIQUE PLUS"



3. ARCHITECTURAL BLOCK
Manufacturer: Best Block
Finish: Smooth Face
Color: "AUTUMN"



1. LED SIGN LIGHTING
Manufacturer: LITHONIAN
Color: "BRONZE"



3. ARCHITECTURAL BLOCK
Manufacturer: Best Block
Finish: Split Face
Color: "LIMESTONE"



7. COPING & STEEL CHANNEL
Manufacturer: MCELROY METAL
Color: "MEDIUM BRONZE"



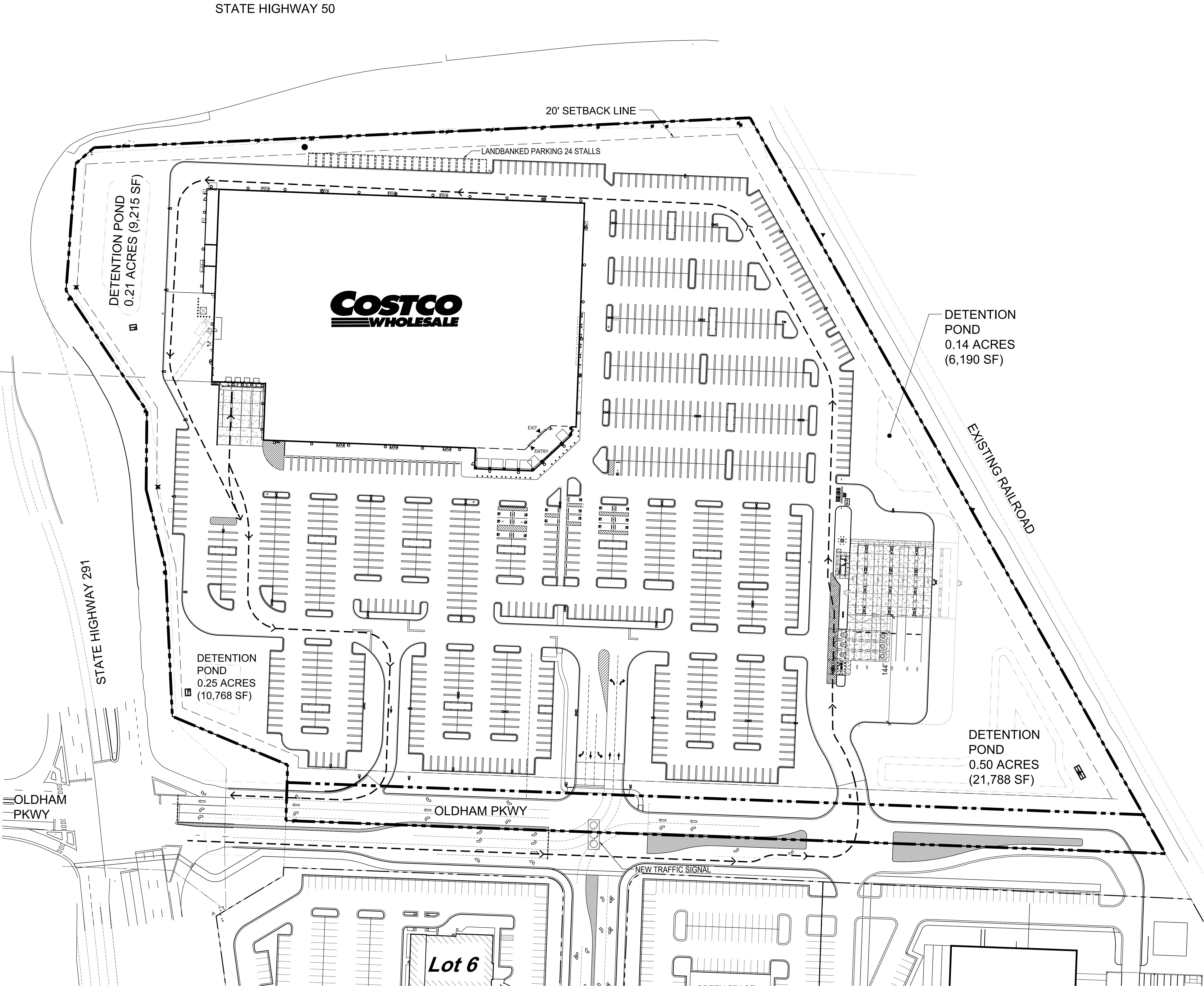
8. ENGINEERED
ARCHITECTURAL PANEL
Manufacturer: BUTLER
Profile: Mega Rib - Vertical
Color: "METALLIC CHAMPAGNE"

East Village – PL2025207
Lee's Summit, MO

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PROJECT DATA

| | |
|------------------|---|
| CLIENT: | COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027 |
| PROJECT ADDRESS: | SEC OF INTERSTATE HWY 50 AND HWY 291 LEE'S SUMMIT, MO |

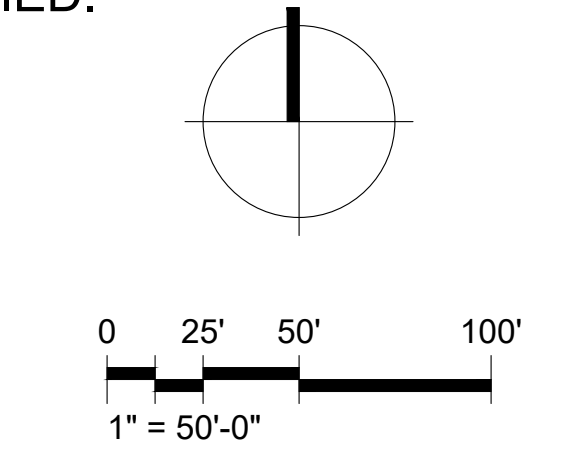
| | |
|-------------------------|---|
| SITE DATA: | |
| TOTAL COSTCO SITE AREA: | 23.86 ACRES (1,039,464 SF) |
| INCLUDES: | |
| COSTCO PARCEL: | 22.47 ACRES (979,002 SF) (INCLUDES DETENTION PONDS 0.85 ACRES) |
| ROW AREA: | 1.39 ACRES (60,462 SF) |

| | | | | | | | | | |
|---------------|---|----------|--------|------------|------------|-----------|-----------|-----------|-----------|
| JURISDICTION: | CITY OF LEE'S SUMMIT | | | | | | | | |
| ZONING: | PLANNED MIX USE (PMIX) WITH LS ENVISION OVERLAY DISTRICT | | | | | | | | |
| SETBACKS: | <table><tr><td>REQUIRED</td><td>ACTUAL</td></tr><tr><td>FRONT: 20'</td><td>FRONT: 20'</td></tr><tr><td>SIDE: 20'</td><td>SIDE: 20'</td></tr><tr><td>REAR: 20'</td><td>REAR: 20'</td></tr></table> | REQUIRED | ACTUAL | FRONT: 20' | FRONT: 20' | SIDE: 20' | SIDE: 20' | REAR: 20' | REAR: 20' |
| REQUIRED | ACTUAL | | | | | | | | |
| FRONT: 20' | FRONT: 20' | | | | | | | | |
| SIDE: 20' | SIDE: 20' | | | | | | | | |
| REAR: 20' | REAR: 20' | | | | | | | | |

| | |
|--------------------------------|------------|
| BUILDING DATA: | |
| TOTAL BUILDING FOOTPRINT AREA: | 166,012 SF |
| INCLUDES: | |
| NET SALES FLOOR | 158,262 SF |
| GROSS MECHANICAL / FIRE / MSB | 2,266 SF |
| NET ENCLOSED CANOPY | 3,560 SF |
| BUILDING ENVELOPE | 1,924 SF |

| | |
|---|-------------|
| PARKING DATA: | |
| TOTAL PARKING: | 888 STALLS |
| INCLUDES: | |
| 10' WIDE STALLS | 870 STALLS |
| ACCESSIBLE STALLS | 18 STALLS |
| NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: | 5.35 STALLS |
| LANDBANKED PARKING: | 24 STALLS |

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



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Seattle, WA 98101
206 962 6500
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25-5563-01
NOVEMBER 13, 2025

CONCEPT
SITE PLAN

DD11-02

COSTCO WHOLESALE

LEE'S SUMMIT, MISSOURI

CONCEPT SITE PLAN

NOVEMBER 13, 2025

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PROJECT DATA

| | |
|------------------|---|
| CLIENT: | COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027 |
| PROJECT ADDRESS: | SEC OF INTERSTATE HWY 50 AND HWY 291 LEE'S SUMMIT, MO |

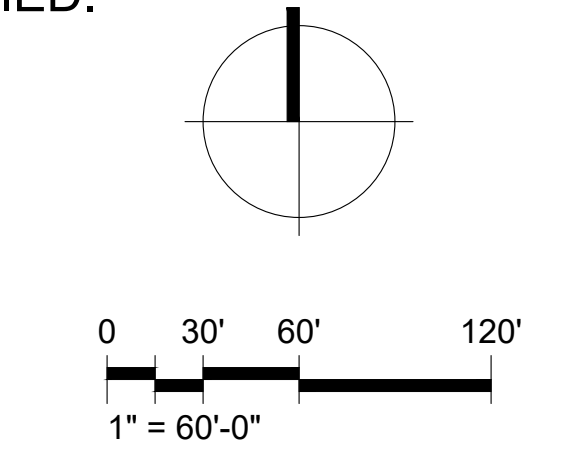
| | |
|-------------------------|---|
| SITE DATA: | |
| TOTAL COSTCO SITE AREA: | 23.86 ACRES (1,039,464 SF) |
| INCLUDES: | |
| COSTCO PARCEL: | 22.47 ACRES (979,002 SF) (INCLUDES DETENTION PONDS 0.85 ACRES) |
| ROW AREA: | 1.39 ACRES (60,462 SF) |

| | |
|---------------|---|
| JURISDICTION: | CITY OF LEE'S SUMMIT |
| ZONING: | PLANNED MIX USE (PMIX) WITH LS ENVISION OVERLAY DISTRICT |
| SETBACKS: | REQUIRED FRONT: 20' SIDE: 20' REAR: 20' |
| | ACTUAL FRONT: 20' SIDE: 20' REAR: 20' |

| | |
|--------------------------------|------------|
| BUILDING DATA: | |
| TOTAL BUILDING FOOTPRINT AREA: | 166,012 SF |
| INCLUDES: | |
| NET SALES FLOOR | 158,262 SF |
| GROSS MECHANICAL / FIRE / MSB | 2,266 SF |
| NET ENCLOSED CANOPY | 3,560 SF |
| BUILDING ENVELOPE | 1,924 SF |

| | |
|---|-------------|
| PARKING DATA: | |
| TOTAL PARKING: | 888 STALLS |
| INCLUDES: | |
| 10' WIDE STALLS | 870 STALLS |
| ACCESSIBLE STALLS | 18 STALLS |
| NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: | 5.35 STALLS |
| LANDBANKED PARKING: | 24 STALLS |

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



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25-5563-01
NOVEMBER 13, 2025

CONCEPT
SITE PLAN

DD12-02

COSTCO WHOLESALE

LEE'S SUMMIT, MISSOURI

AERIAL SITE PLAN

NOVEMBER 13, 2025

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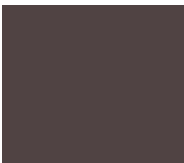




LED SIGN LIGHTING
Manufacturer: LITHONIAN
Color: **"BRONZE"**



ARCHITECTURAL BLOCK
Manufacturer: Best Block
Finish: Split Face
Color: **"LIMESTONE"**



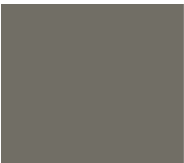
COPING & STEEL CHANNEL
Manufacturer: MCELROY METAL
Color: **"MEDIUM BRONZE"**



ENGINEERED
ARCHITECTURAL PANEL
Manufacturer: BUTLER
Profile: Mega Rib - Vertical
Color: **"METALLIC CHAMPAGNE"**



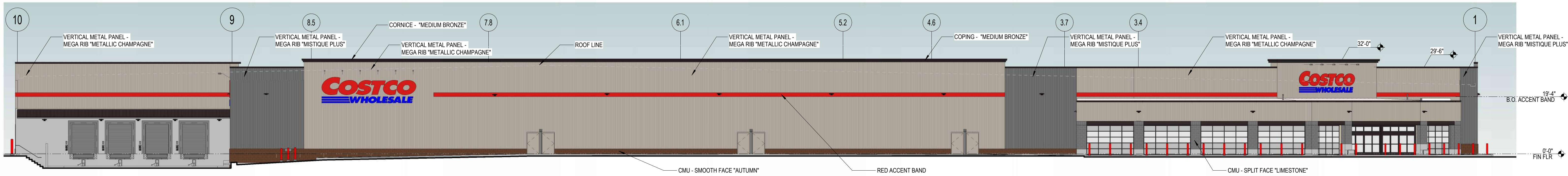
CAST-IN-PLACE CONCRETE
Finish: Smooth Troweled
Color: **"NATURAL"**



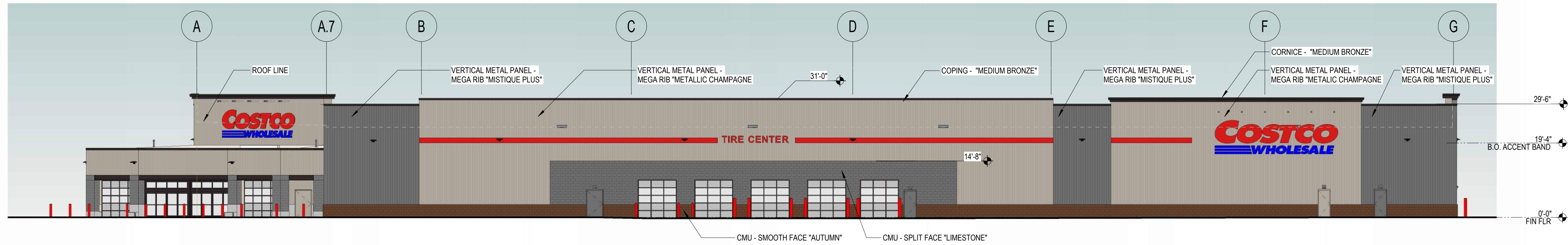
ENGINEERED
ARCHITECTURAL PANEL
Manufacturer: BUTLER
Profile: Mega Rib - Vertical
Color: **"MISTIQUE PLUS"**



ARCHITECTURAL BLOCK
Manufacturer: Best Block
Finish: Smooth Face
Color: **"AUTUMN"**



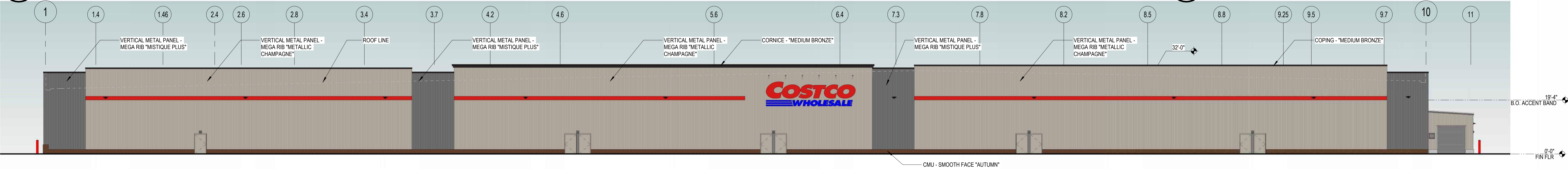
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



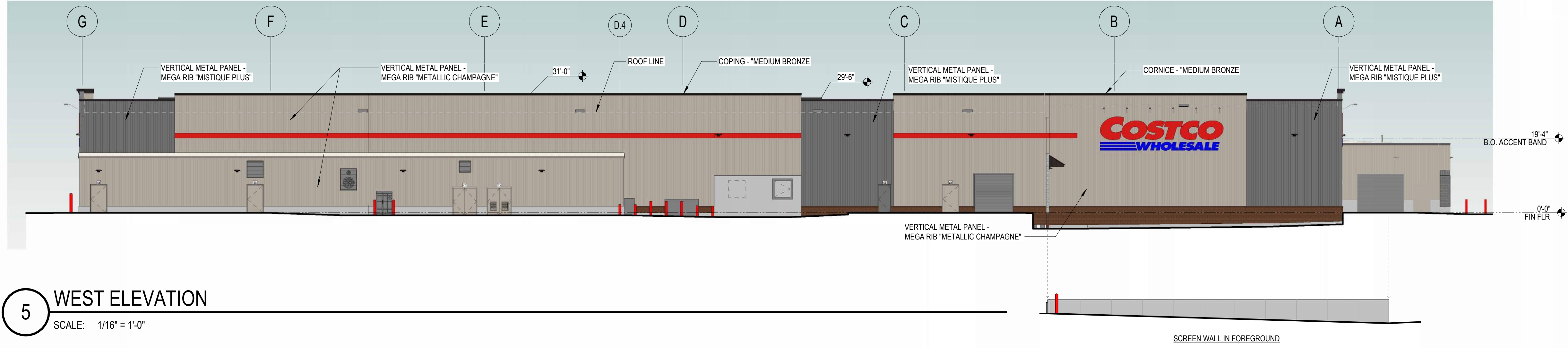
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 ENTRY CANOPY ELEVATION
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



5 WEST ELEVATION
SCALE: 1/16" = 1'-0"

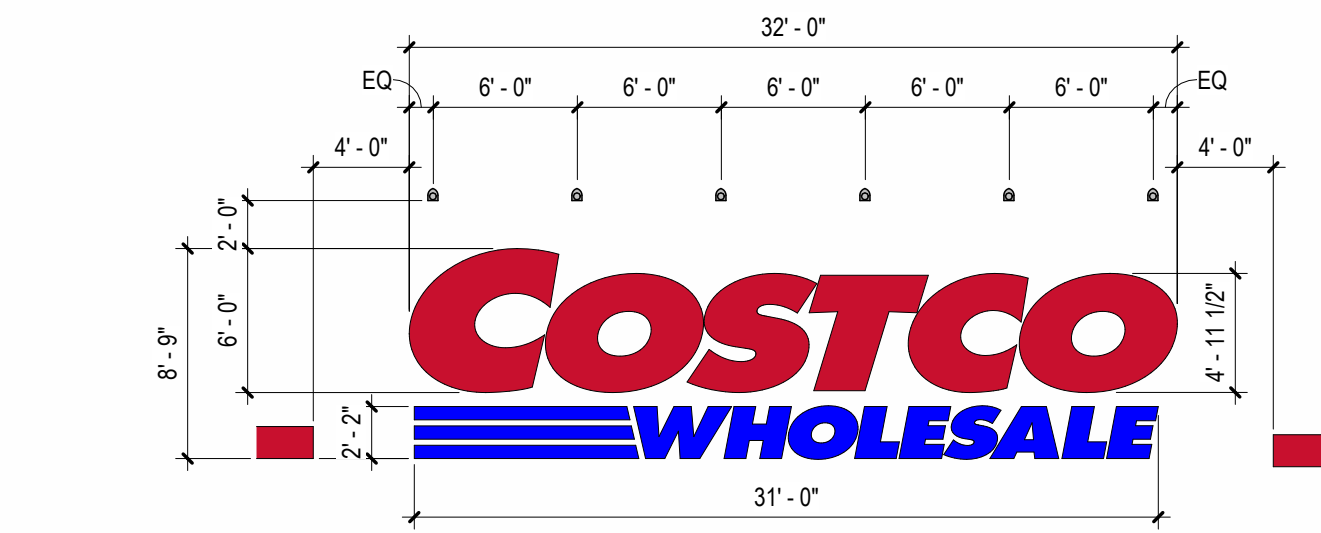
6 SCREEN WALL
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES

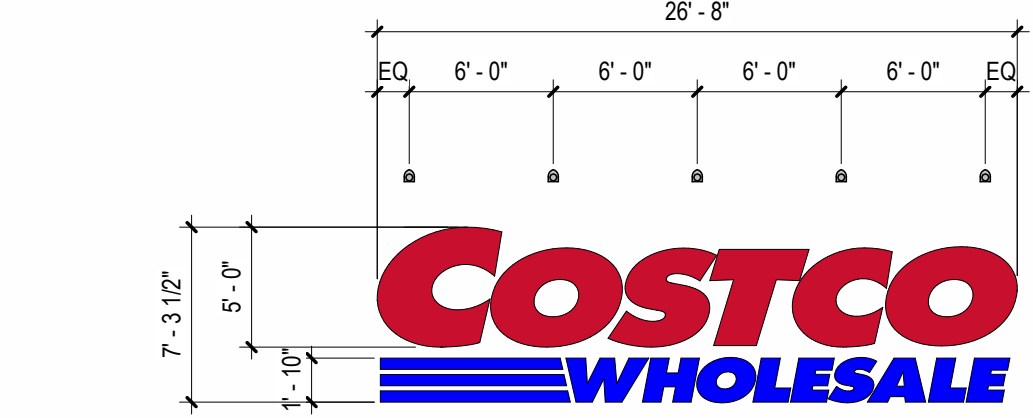
| MATERIAL | ELEVATION | | | | | TOTAL |
|--|-----------------|-----------------|------------------|-----------------|-----------------|-------|
| | SOUTH | EAST | NORTH | WEST | ENTRY | |
| VERTICAL RIBBED ARCHITECTURAL METAL PANEL "METALLIC CHAMPAGNE" | 8,955 SF 69% | 5,206 SF 57% | 12,696 SF 83% | 7,926 SF 74% | 1,104 SF 57% | 71 % |
| VERTICAL RIBBED ARCHITECTURAL METAL PANEL "MISTIQUE PLUS" | 1,916 SF 14% | 1,878 SF 18% | 1,640 SF 11% | 1,696 SF 21% | | 14 % |
| SMOOTH FACE CMU "AUTUMN" | 588 SF 4% | 829 SF 9% | 825 SF 5% | 412 SF 4% | | 5 % |
| SPLIT FACE CMU "LIMESTONE" | 146 SF 1% | 919 SF 10% | | 25 SF 0.2% | 120 SF 6% | 2 % |
| GLAZING | 642 SF 5% | 501 SF 5% | | | 587 SF 30% | 3 % |

*CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS

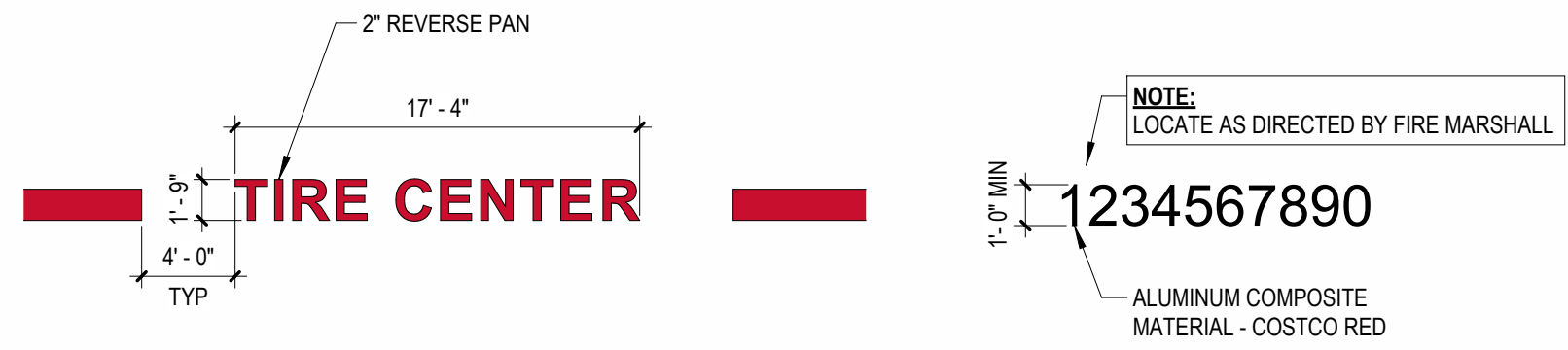
| SIGNAGE AREA TABULATION (WALL SIGNAGES) | | | | |
|---|------------------|----------------|--------------|----------|
| QTY | SIGN | SIZE | AREA (SF) EA | TOTAL SF |
| 4 | COSTCO WHOLESALE | 6'-0" "C" | 251 SF | 1004 |
| 1 | COSTCO WHOLESALE | 5'-0" "C" | 174 SF | 174 |
| 1 | TIRE CENTER | 17'-4" X 1'-9" | 31 SF | 31 |
| TOTAL SIGNAGE AREA | | | | 1209 |



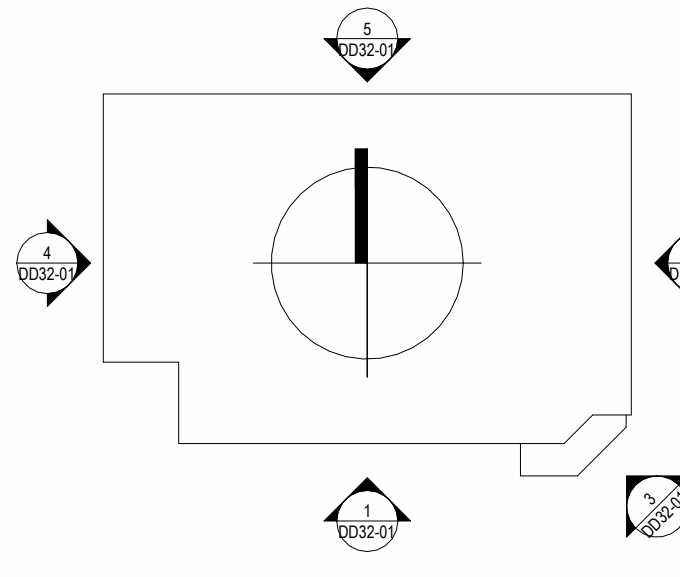
8 BUILDING SIGNAGE
SCALE: 1/8" = 1'-0"



9 ENTRY SIGNAGE
SCALE: 1/8" = 1'-0"



10 LOCATION SIGNAGE
SCALE: 1/8" = 1'-0"



COSTCO
WHOLESALE

LEE'S SUMMIT, MO

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McLean, VA 22102
703 564 8484
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NOVEMBER 13, 2025

BUILDING
ELEVATIONS

DD32-01

COSTCO WHOLESALE

LEE'S SUMMIT, MO

BUILDING ELEVATIONS

NOVEMBER 13, 2025

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| EXTERIOR FINISH SCHEDULE | | | | | |
|--------------------------|----------------------|----------|---------------|----------------------|-----------------------|
| # | ITEM | MATERIAL | FINISH | COLOR | MANUFACTURER / NOTES |
| 1 | FASCIA | METAL | PRE-FINISHED | METALLIC CHAMPAGNE | METAL SPAN - MEGA RIB |
| 2 | CONTROLLER ENCLOSURE | METAL | KYNAR 500 | GRAYSTONE PCTT20154 | PPG |
| 3 | ROOF | METAL | POWDER COATED | YELLOW GREY RAL 7034 | PPG |
| 4 | COLUMN | METAL | POWDER COATED | DARK BRONZE | PPG |

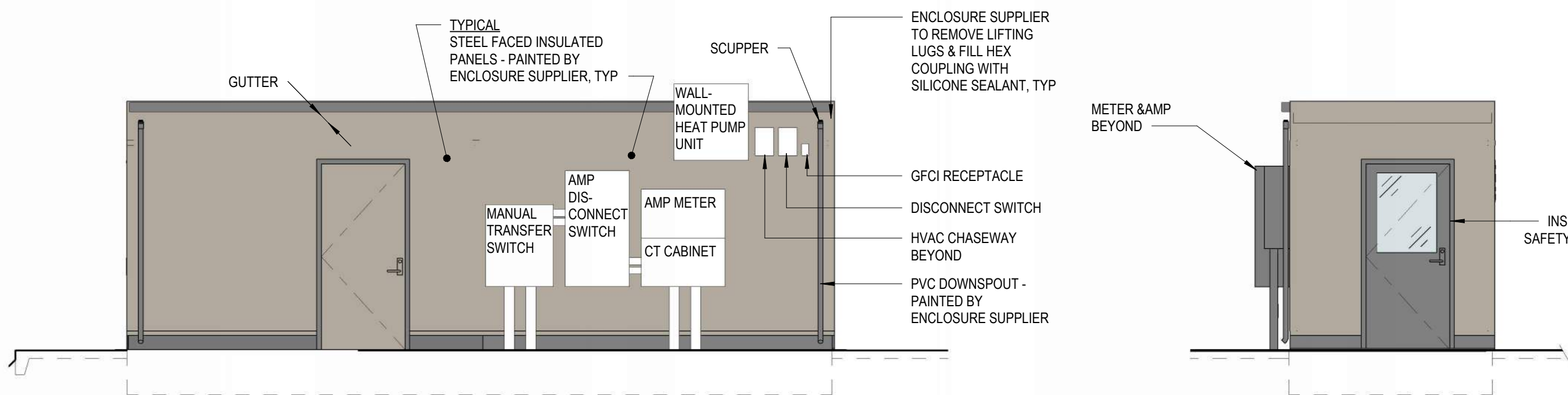
| SIGNAGE AREA TABULATION (WALL SIGNS) | | | | |
|--------------------------------------|---------------------------------|-----------------------|--------------|----------|
| QTY | SIGN | SIZE | AREA (SF) EA | TOTAL SF |
| 1 | COSTCO WHOLESALE (EAST FACADE) | 2'-5 1/4" x 8'-6 5/8" | 20.85 SF | 20.85 SF |
| 1 | COSTCO WHOLESALE (WEST FACADE) | 2'-5 1/4" x 8'-6 5/8" | 20.85 SF | 20.85 SF |
| 1 | COSTCO WHOLESALE (NORTH FACADE) | 2'-5 1/4" x 8'-6 5/8" | 20.85 SF | 20.85 SF |
| 1 | COSTCO WHOLESALE (SOUTH FACADE) | 2'-5 1/4" x 8'-6 5/8" | 20.85 SF | 20.85 SF |
| 4 | TOTAL SIGNAGE AREA | | | 83.40 SF |

1 CANOPY AND DISPENSER ISLAND
SCALE: 1/4" = 1'-0"

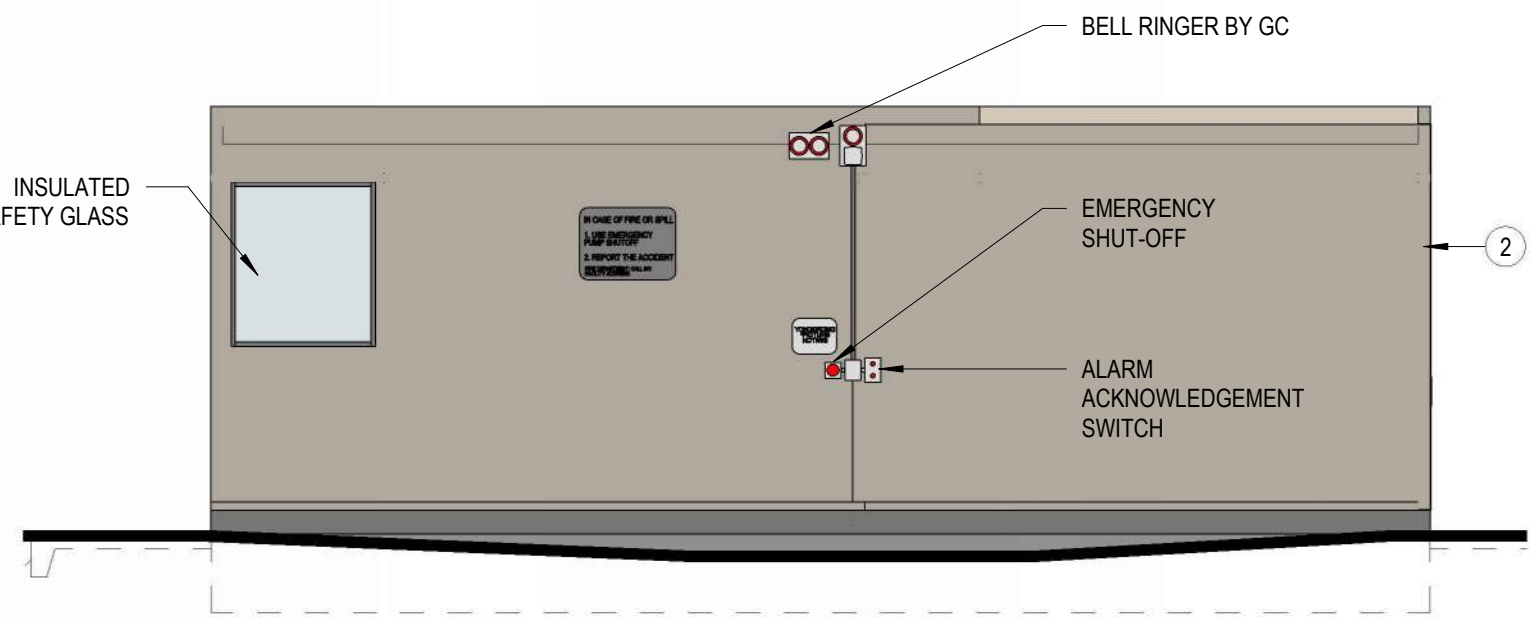


- ### KEYNOTES
- PRE-FINISHED METAL FASCIA PANEL, COLOR METALLIC CHAMPAGNE - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
 - COLUMN - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT. SEE EXTERIOR FINISH SCHEDULE.
 - ACCESSIBLE MULTIPRODUCT DISPENSER
 - CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 30" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE.
 - RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK.
 - WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
 - CANOPY FASCIA SIGN LIGHT FIXTURE (SOIC)
 - FIRE EXTINGUISHER AND CABINETS MOUNTED ON ENTRANCE SIDE OF COLUMNS - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
 - VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS.
 - CAULK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT, TYPICAL
 - RAIN LEADERS
 - FUEL INDICATOR LIGHT SYSTEM (SOIC)
 - COPING BOTTOM AND TOP OF FASCIA PANEL - COLOR DARK BRONZE

2 CANOPY AND DISPENSER ISLAND
SCALE: 1/4" = 1'-0"



3 SIDE FACING AWAY FROM CANOPY
SCALE: 1/4" = 1'-0"

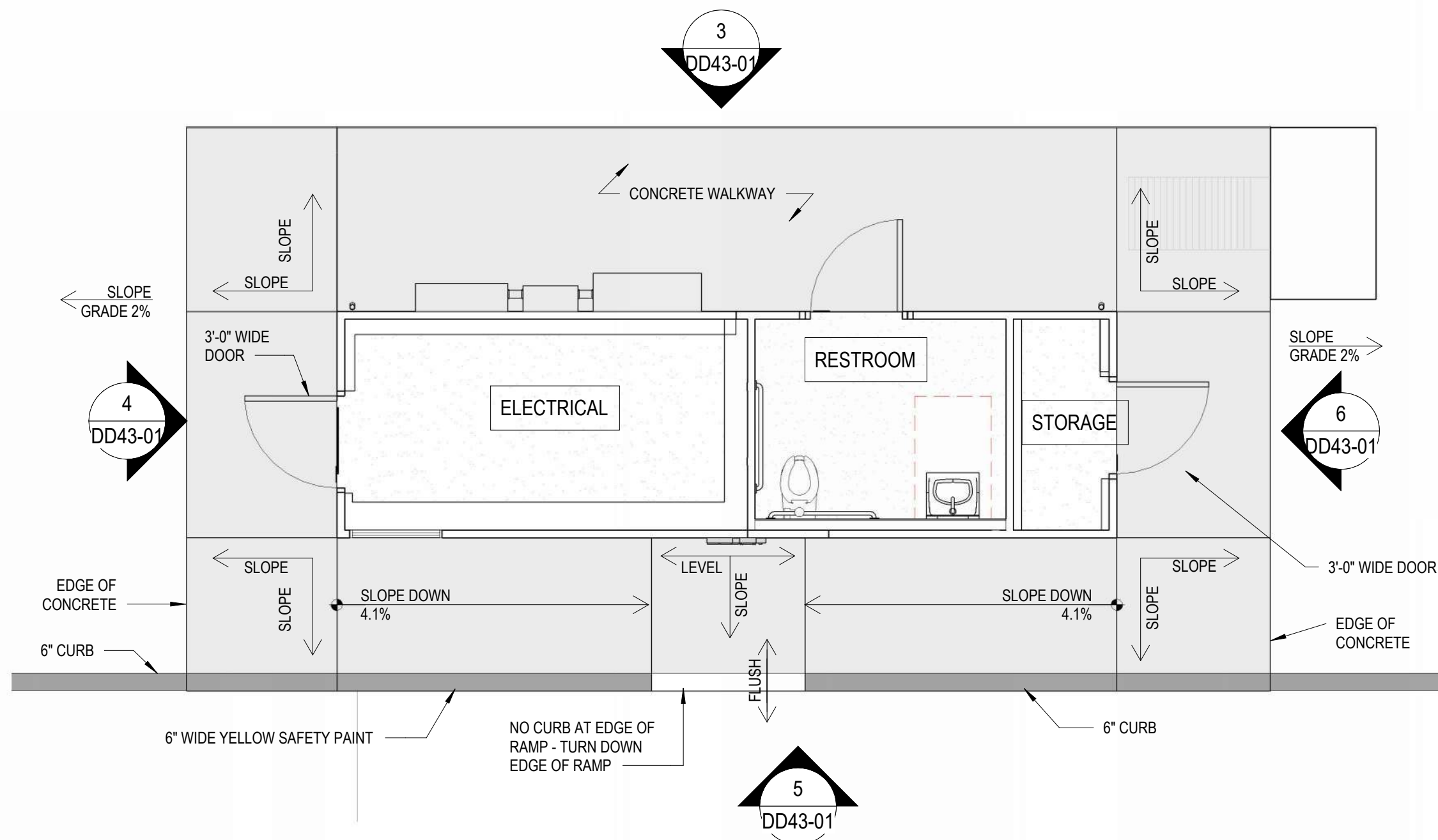


5 SIDE FACING CANOPY
SCALE: 1/4" = 1'-0"

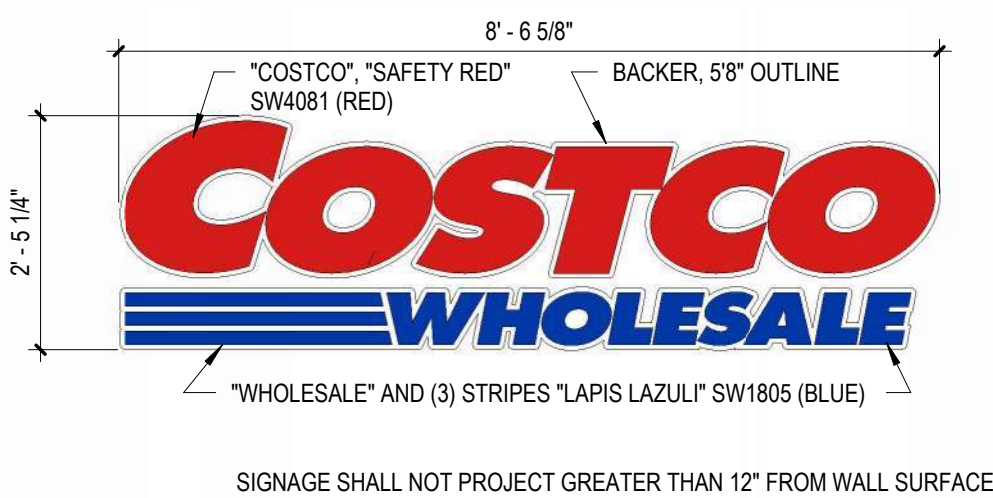
4 ELECTRICAL ENTRY
SCALE: 1/4" = 1'-0"



6 STORAGE ENTRY
SCALE: 1/4" = 1'-0"



7 CONTROLLER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



8 CANOPY SIGNAGE
SCALE: 1/2" = 1'-0"

COSTCO WHOLESALE

LEE'S SUMMIT, MO

FUEL ELEVATIONS

NOVEMBER 13, 2025

COSTCO
WHOLESALE
LEE'S SUMMIT, MO

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McLean, VA 22102
703 564 8484
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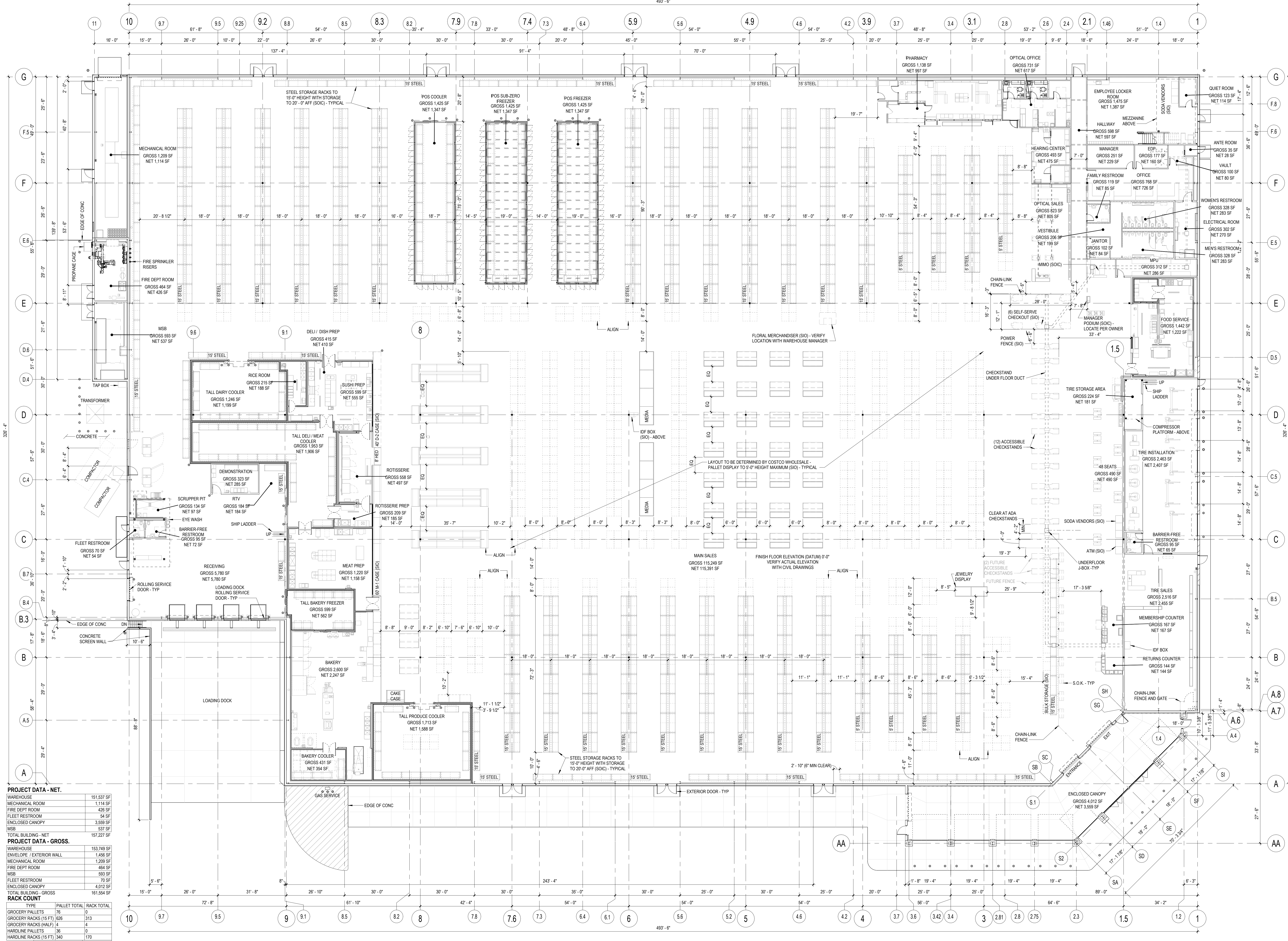
MG2

23-5753-01
NOVEMBER 13, 2025

FUEL ELEVATIONS

DD43-01

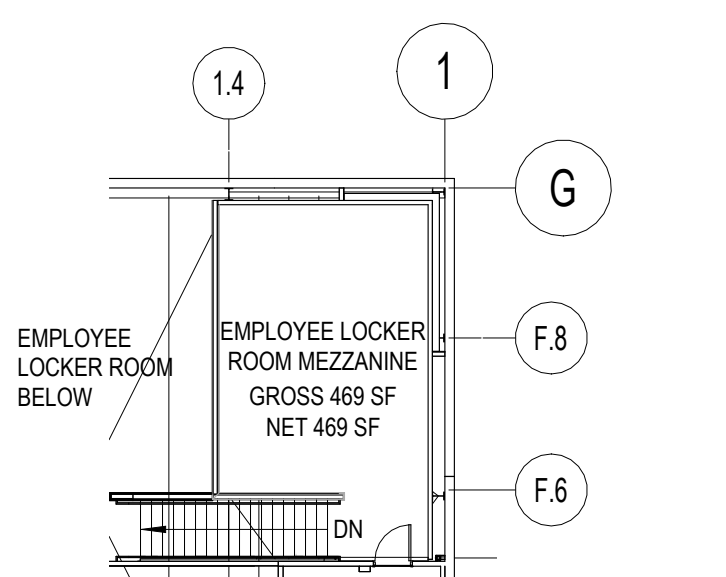
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| PROJECT DATA - NET. | | |
|--------------------------|--------------|------------|
| WAREHOUSE | 151,537 SF | |
| MECHANICAL ROOM | 1,114 SF | |
| FIRE DEPT ROOM | 426 SF | |
| FLEET RESTROOM | 54 SF | |
| ENCLOSED CANOPY | 3,559 SF | |
| MSB | 537 SF | |
| TOTAL BUILDING - NET | | |
| 157,227 SF | | |
| PROJECT DATA - GROSS. | | |
| WAREHOUSE | 153,749 SF | |
| ENVELOPE / EXTERIOR WALL | 1,456 SF | |
| MECHANICAL ROOM | 1,209 SF | |
| FIRE DEPT ROOM | 464 SF | |
| MSB | 593 SF | |
| FLEET RESTROOM | 70 SF | |
| ENCLOSED CANOPY | 4,012 SF | |
| TOTAL BUILDING - GROSS | | |
| 161,554 SF | | |
| RACK COUNT | | |
| TYPE | PALLET TOTAL | RACK TOTAL |
| GROcery PALLETs | 76 | 0 |
| GROcery RACKs (15 FT) | 626 | 313 |
| GROcery RACKs (HALF) | 4 | 4 |
| HARDLINE PALLETs | 36 | 0 |
| HARDLINE RACKs (15 FT) | 340 | 170 |
| CENTER SECTION | | 19,847 SF |

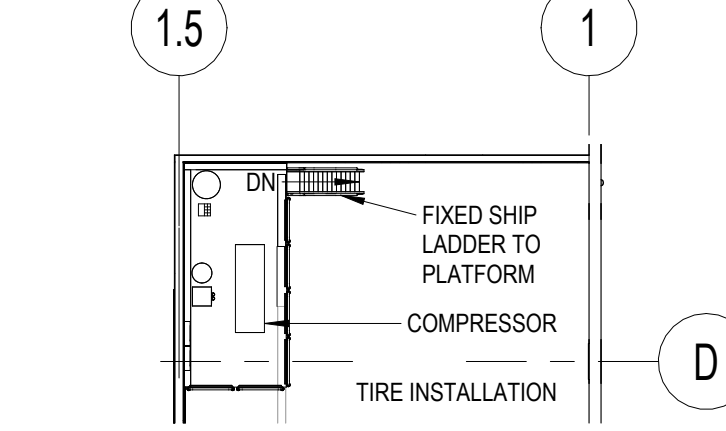
APPROVED BY:

| | |
|--------------|------|
| PRESIDENT | DATE |
| EXECUTIVE VP | DATE |
| SENIOR VP | DATE |
| REGIONAL VP | DATE |



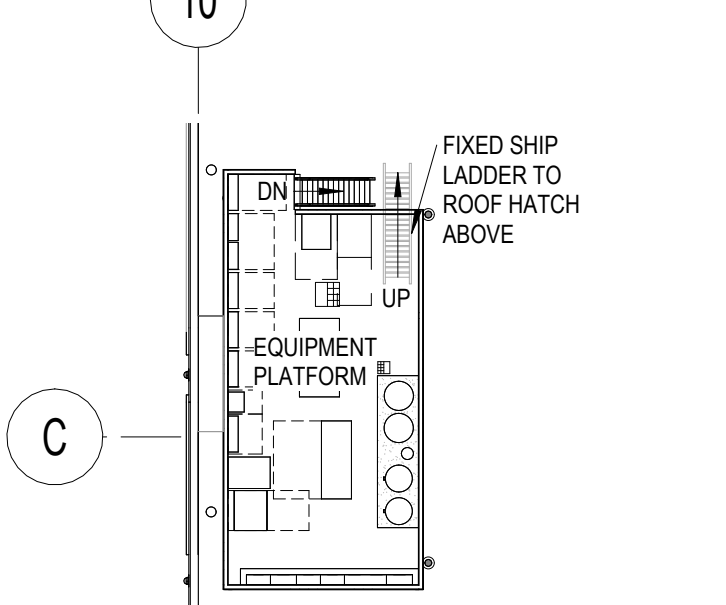
EMPLOYEE LOCKER ROOM MEZZANINE

SCALE: 1/16" = 1'-0"



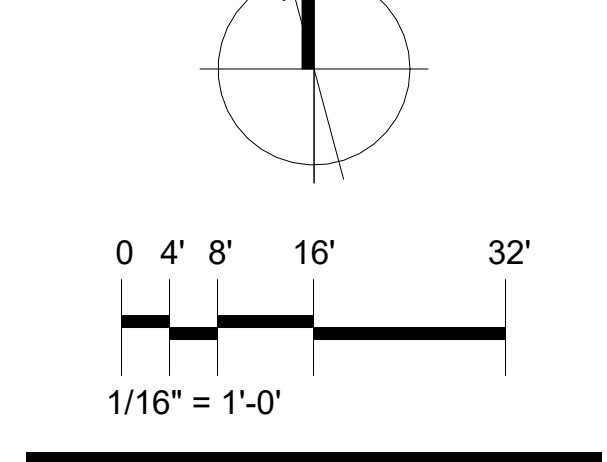
COMPRESSOR PLATFORM

SCALE: 1/16" = 1'-0"



EQUIPMENT PLATFORM

SCALE: 1/16" = 1'-0"



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FLOOR PLAN

DD21-01

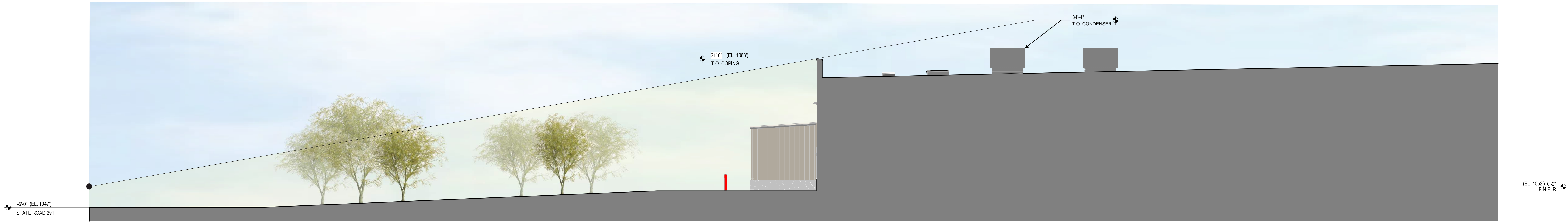
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COSTCO WHOLESALE

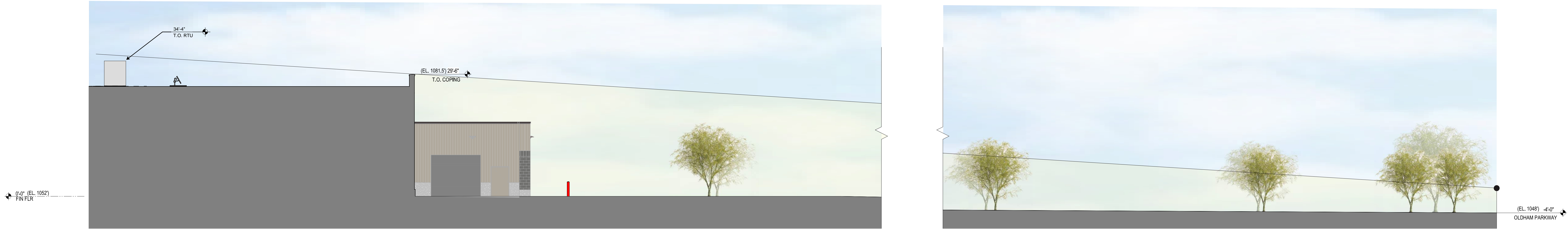
LEE'S SUMMIT, MO

FLOOR PLAN

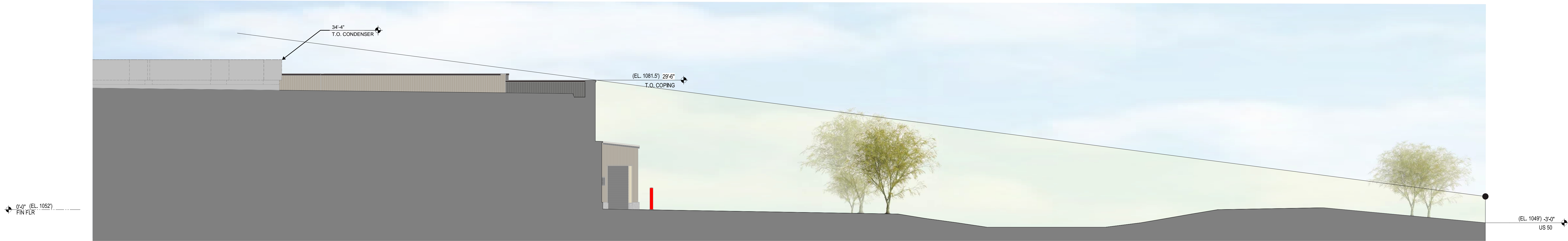
NOVEMBER 13, 2025



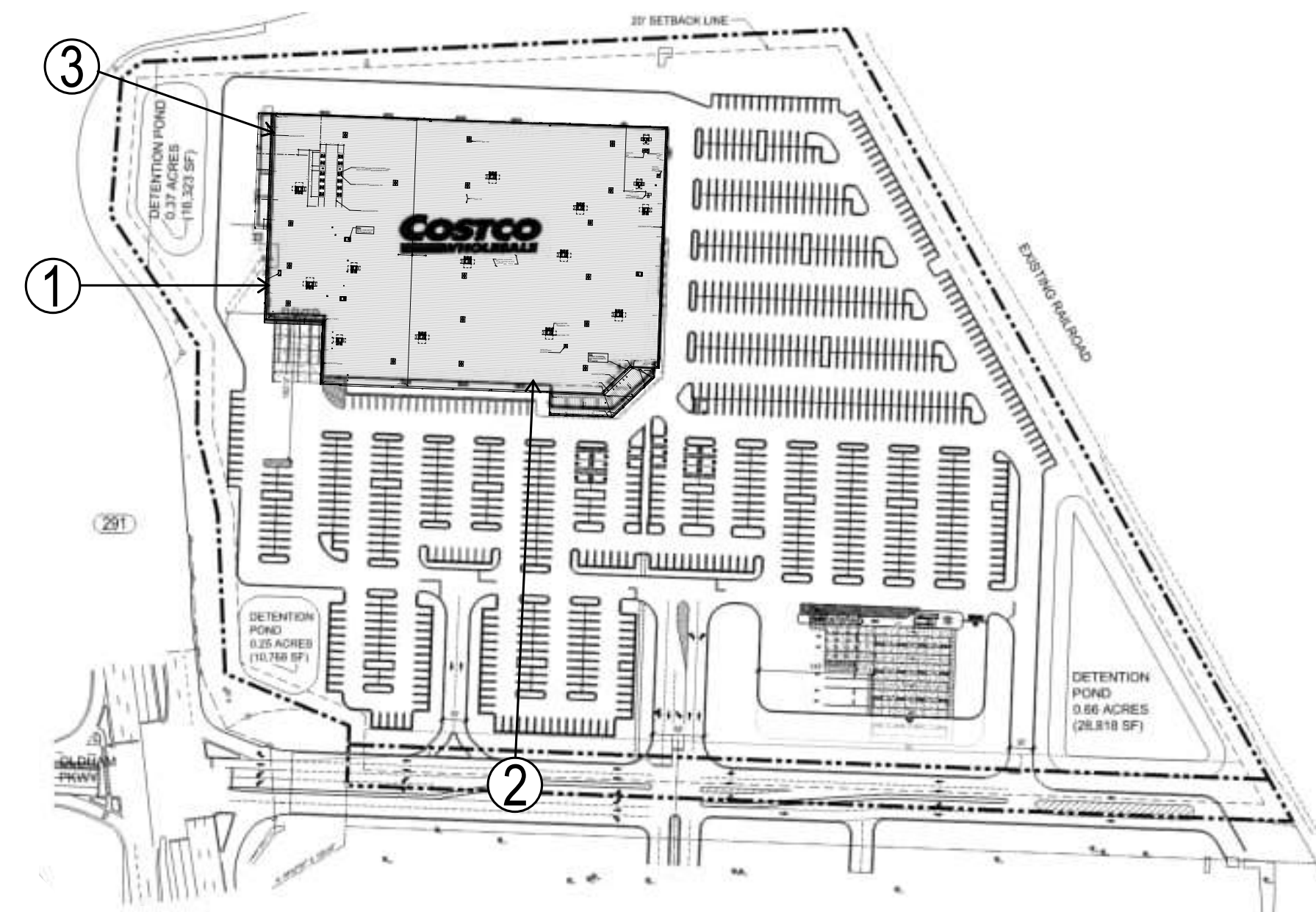
1 SIGHTLINE VIEW FROM STATE ROUTE 291
SCALE: 1" = 10'-0"



2 SIGHTLINE VIEW FROM OLDHAM PARKWAY
SCALE: 1" = 10'-0"



3 SIGHTLINE VIEW FROM US 50
SCALE: 1" = 10'-0"



COSTCO WHOLESALE

LEE'S SUMMIT, MO

SIGHTLINE STUDY

NOVEMBER 13, 2025



LEE'S SUMMIT, MO

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NOVEMBER 13, 2025

SIGHTLINE STUDY

DD73-03

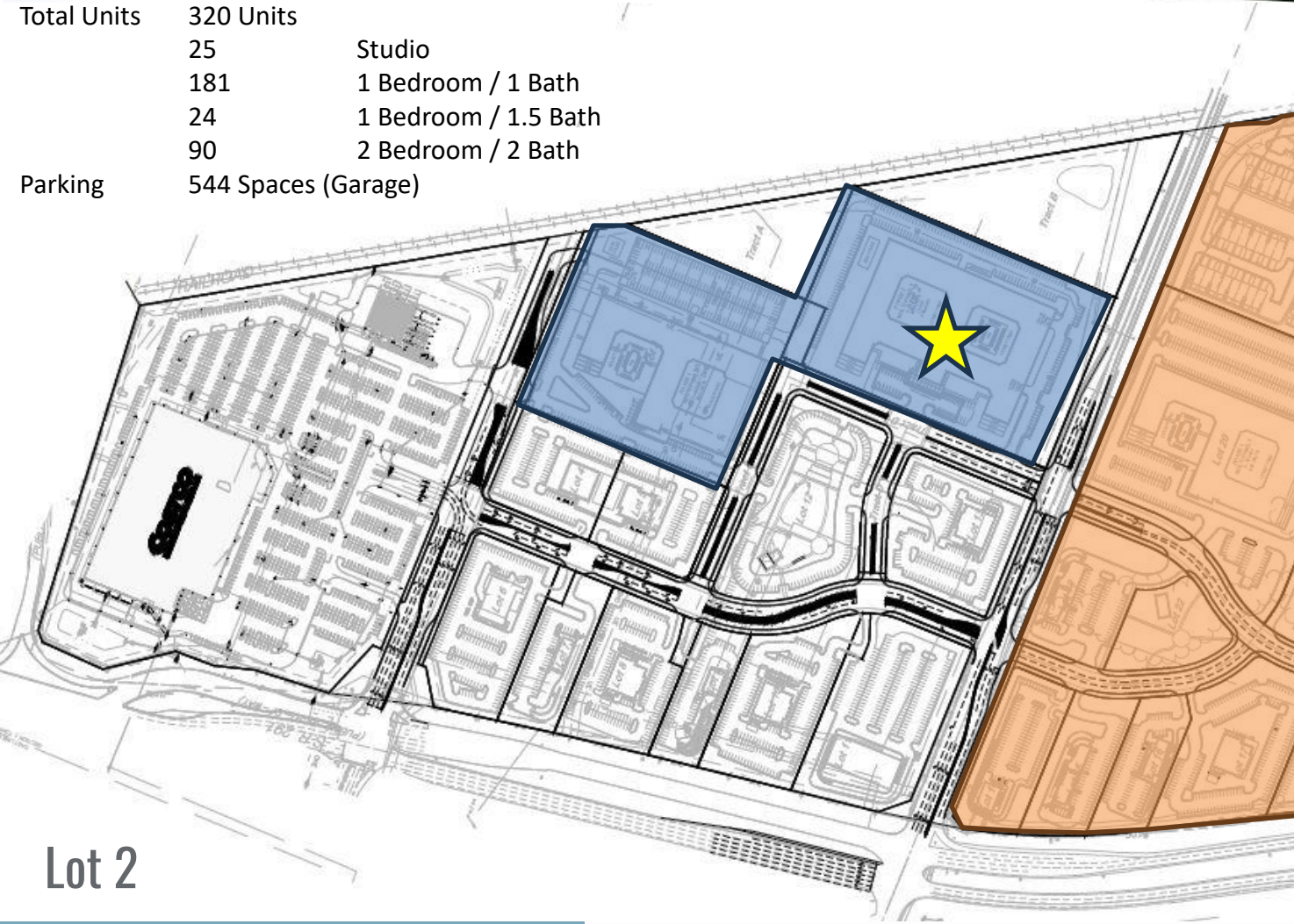
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COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

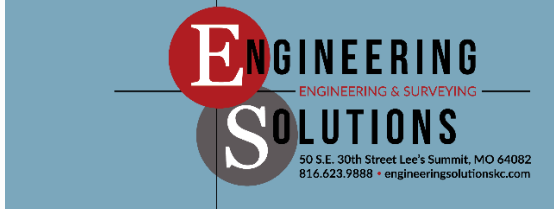


Total Units 320 Units
 25 Studio
 181 1 Bedroom / 1 Bath
 24 1 Bedroom / 1.5 Bath
 90 2 Bedroom / 2 Bath
 Parking 544 Spaces (Garage)



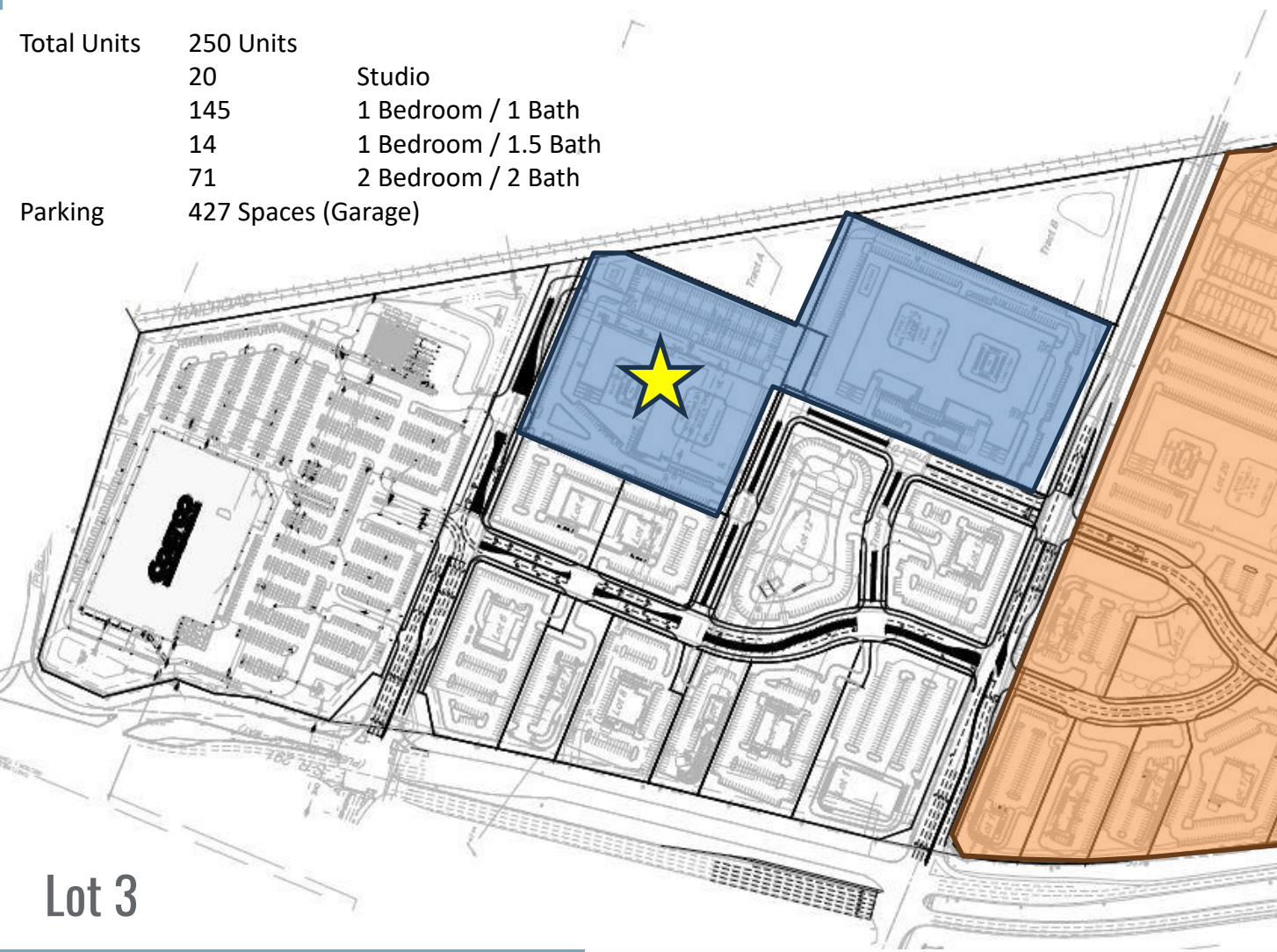
| EXTERIOR MATERIALS LIST | | |
|-------------------------|-------------------------------------|--|
| (AWN-1) | ALUMINUM AWNING | PRE-MANUFACTURED ALUMINUM AWNING COLOR: BLACK |
| (BR-1) | FACE BRICK | GLEN GERY COLOR: WINDHAM SIZE: MODULAR |
| (CMU-1) | CONCRETE MASONRY UNIT | BEST BLOCK COLOR: LIMESTONE FINISH: SPLIT FACE |
| (CST-1) | CULTURED STONE | CULTURED STONE SERIES: COUNTRY LEDGESTONE COLOR: WHEATON |
| (FCS-1) | FIBER CEMENT SIDING | JAMES HARDIE SIDING - 5 1/4" COLOR: ARCTIC WHITE FINISH: CEDAR MILL |
| (FCP-1) | FIBER CEMENT PANEL - BOARD & BATTEN | JAMES HARDIE SIDING - BOARD & BATTEN COLOR: ARCTIC WHITE FINISH: RUSTIC GRAIN |
| (FCT-1) | FIBER CEMENT TRIM BOARD | JAMES HARDIE TRIM COLOR: ARCTIC WHITE FINISH: SMOOTH |
| (GR-1) | METAL GUARDRAIL | PRE-MANUFACTURED METAL GUARDRAIL SYSTEM W/ METAL MESH IN-FILL PANEL COLOR: BLACK |
| (MP-1) | COMPOSITE METAL PANEL | COLOR: BLACK |
| (MR-1) | METAL ROOF | STANDING SEAM METAL ROOF COLOR: SILVER METALLIC |
| (SF-1) | ALUMINUM STOREFRONT SYSTEM | ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED CLEAR GLASS W/ LOW-E COATING - COLOR: BLACK |
| (SF-2) | ALUMINUM STOREFRONT SYSTEM | ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED CLEAR GLASS W/ FROSTED FILM - COLOR: BLACK |
| (WS-1) | RESIDENTIAL WINDOW SYSTEM | FIBERGLASS WINDOW SYSTEM W/ INSULATED LOW-E GLASS COLOR: BLACK |

Lot 2
 East Village – PL2025207
 Lee's Summit, MO





Total Units 250 Units
 20 Studio
 145 1 Bedroom / 1 Bath
 14 1 Bedroom / 1.5 Bath
 71 2 Bedroom / 2 Bath
 Parking 427 Spaces (Garage)

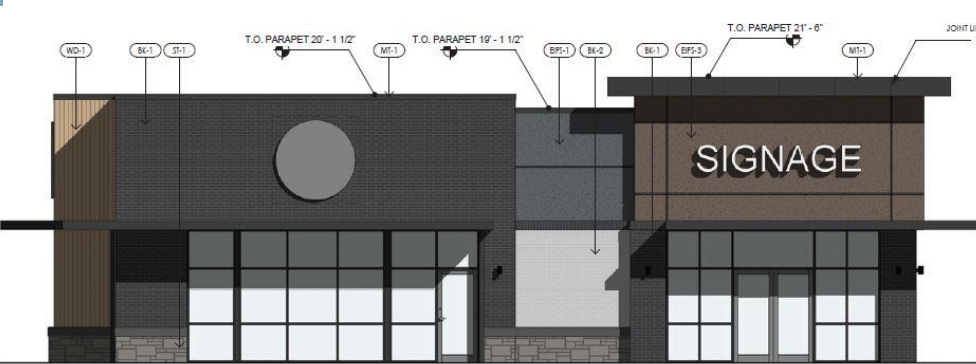


| EXTERIOR MATERIALS LIST | | |
|-------------------------|-------------------------------------|--|
| (BR-1) | FACE BRICK | GLEN GERY COLOR: OLDE CITY SIZE: MODULAR |
| (CST-1) | CULTURED STONE | CULTURED STONE SERIES: COUNTRY LEDGESTONE COLOR: ASHFALL |
| (FCS-1) | FIBER CEMENT SIDING | JAMES HARDIE SIDING - 5 1/4" COLOR: ARCTIC WHITE FINISH: CEDAR MILL |
| (FCP-1) | FIBER CEMENT PANEL - BOARD & BATTEN | JAMES HARDIE SIDING - BOARD & BATTEN COLOR: ARCTIC WHITE FINISH: RUSTIC GRAIN |
| (FCP-2) | FIBER CEMENT PANEL - BOARD & BATTEN | JAMES HARDIE SIDING - BOARD & BATTEN COLOR: IRON GRAY FINISH: RUSTIC GRAIN |
| (FCT-1) | FIBER CEMENT TRIM BOARD | JAMES HARDIE TRIM COLOR: ARCTIC WHITE FINISH: SMOOTH |
| (GR-1) | METAL GUARDRAIL | PRE-MANUFACTURED METAL GUARDRAIL SYSTEM W/ METAL MESH IN-FILL PANEL COLOR: BLACK |
| (LVR-1) | LOUVER | PRE-MANUFACTURED METAL LOUVER COLOR: WHITE |
| (MP-1) | COMPOSITE METAL PANEL | COLOR: BLACK |
| (PT-1) | PAINT | PAINT EXPOSED STRUCTURE COLOR: BLACK |
| (PT-2) | PAINT | PRE-CAST CONCRETE PANEL SHERWIN WILLIAMS COLOR: SW 7017 DORIAN GRAY |
| (SF-1) | ALUMINUM STOREFRONT SYSTEM | ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED CLEAR GLASS W/ LOW-E COATING - COLOR: BLACK |
| (WS-1) | RESIDENTIAL WINDOW SYSTEM | FIBERGLASS WINDOW SYSTEM W/ INSULATED LOW-E GLASS COLOR: BLACK |

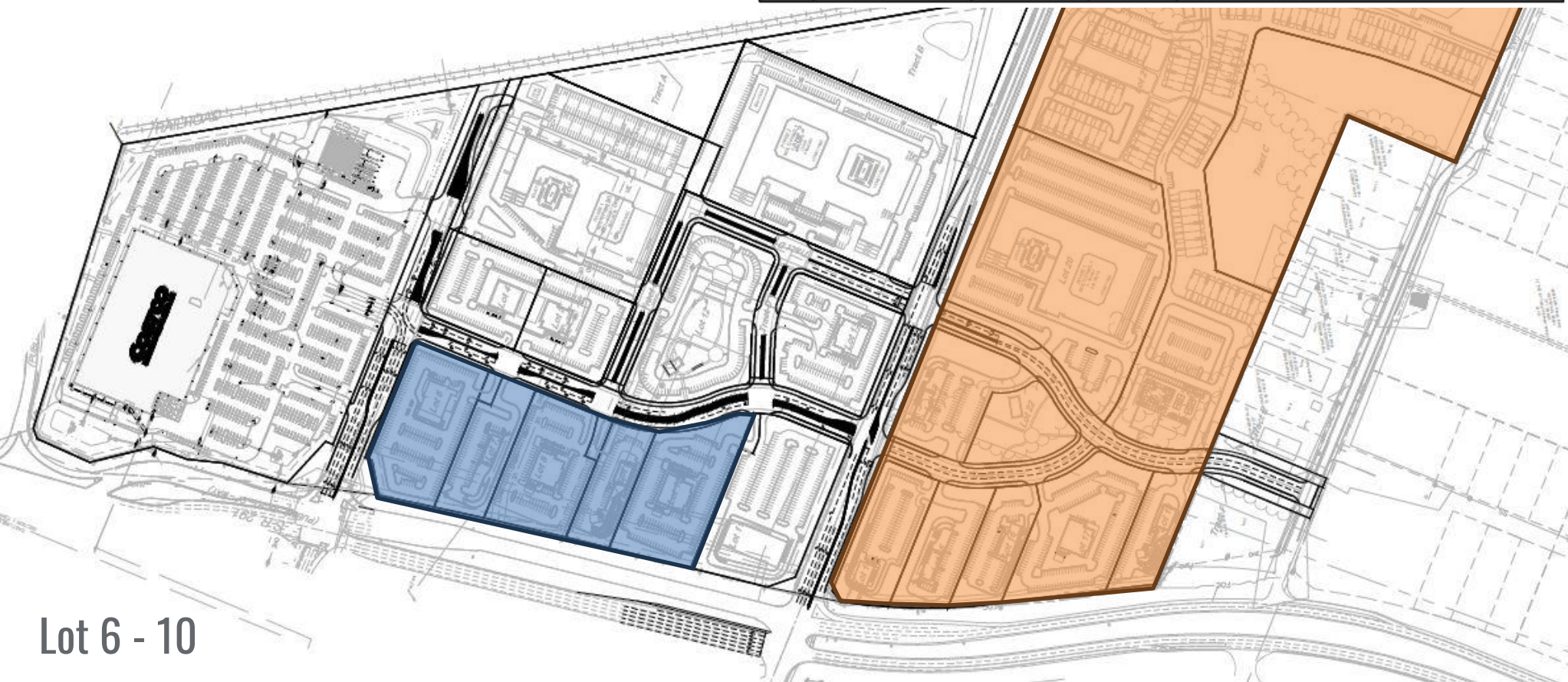
Lot 3

East Village – PL2025207
 Lee's Summit, MO





| EXTERIOR FINISH LEGEND | | | | |
|------------------------|-----------------------|--------------------|---------------------|--|
| MARK | DESCRIPTION | MANUFACTURER | MODEL/COLOR | COMMENTS |
| BK-1 | FULL BRICK | MUTUAL MATERIALS | COAL CREEK | SABLE MORTAR 770 |
| BK-2 | FULL BRICK | INTERSTATE BRICK | PEWTER | --- |
| CMU-1 | CONCRETE MASONRY UNIT | --- | COLOR TO MATCH BLDG | INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE. |
| CS-1 | CAST STONE TRIM UNIT | MIDWEST CAST STONE | 6A | --- |
| EIFS-1 | EIFS | DRYVIT | GRANITE GRAY | --- |
| EIFS-3 | EIFS | DRYVIT | COLOR TO MATCH | MATCH NICHHA VINTAGEWOOD AWP-1818 "CEDAR" #EPC762F |
| MT-1 | METAL | --- | FLAT BLACK | --- |
| ST-1 | STONE | LAMINA STONE | SHELBY | --- |
| WD-1 | VERTICAL SIDING | IDENTITY WOOD | EXTRA CRISPY | 5/8" THICK X 7 1/4" WIDE |



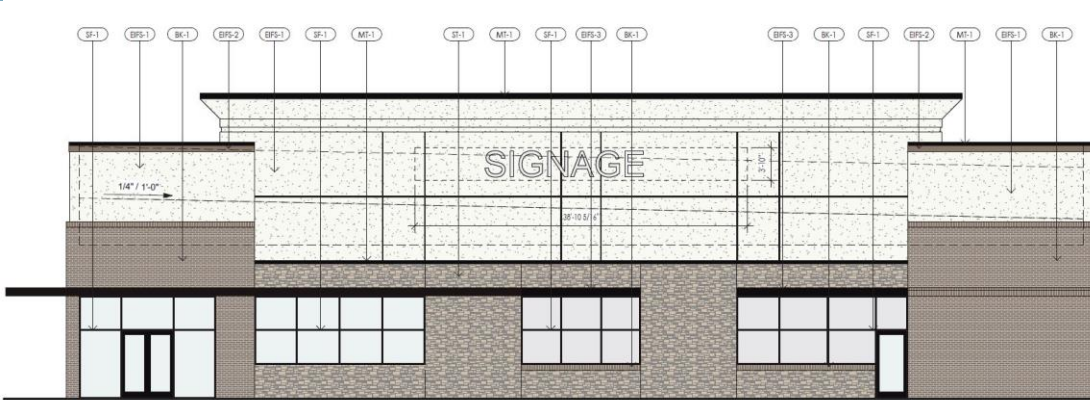
Lot 6 - 10

East Village – PL2025207

Lee's Summit, MO

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| EXTERIOR FINISH SCHEDULE | | | |
|--------------------------|------------|------------------|-----------------------|
| TAG | MATERIAL | MANUFACTURER | COLOR |
| BK-1 | FULL BRICK | BELDEN BRICK | LANDMARK GRAY SMOOTH |
| EIFS-1 | EIFS | DRYVIT | HIGH REFLECTIVE WHITE |
| EIFS-2 | EIFS | DRYVIT | COLOR TO MATCH BK-1 |
| EIFS-3 | EIFS | DRYVIT | COLOR TO MATCH MT-1 |
| MT-1 | METAL | TBD | BLACK |
| SF-1 | STOREFRONT | KAWNEER OR EQ | BLACK |
| ST-1 | STONE | INDUSTRIAL LEDGE | OAKBROOK |



BK-1



EIFS-1



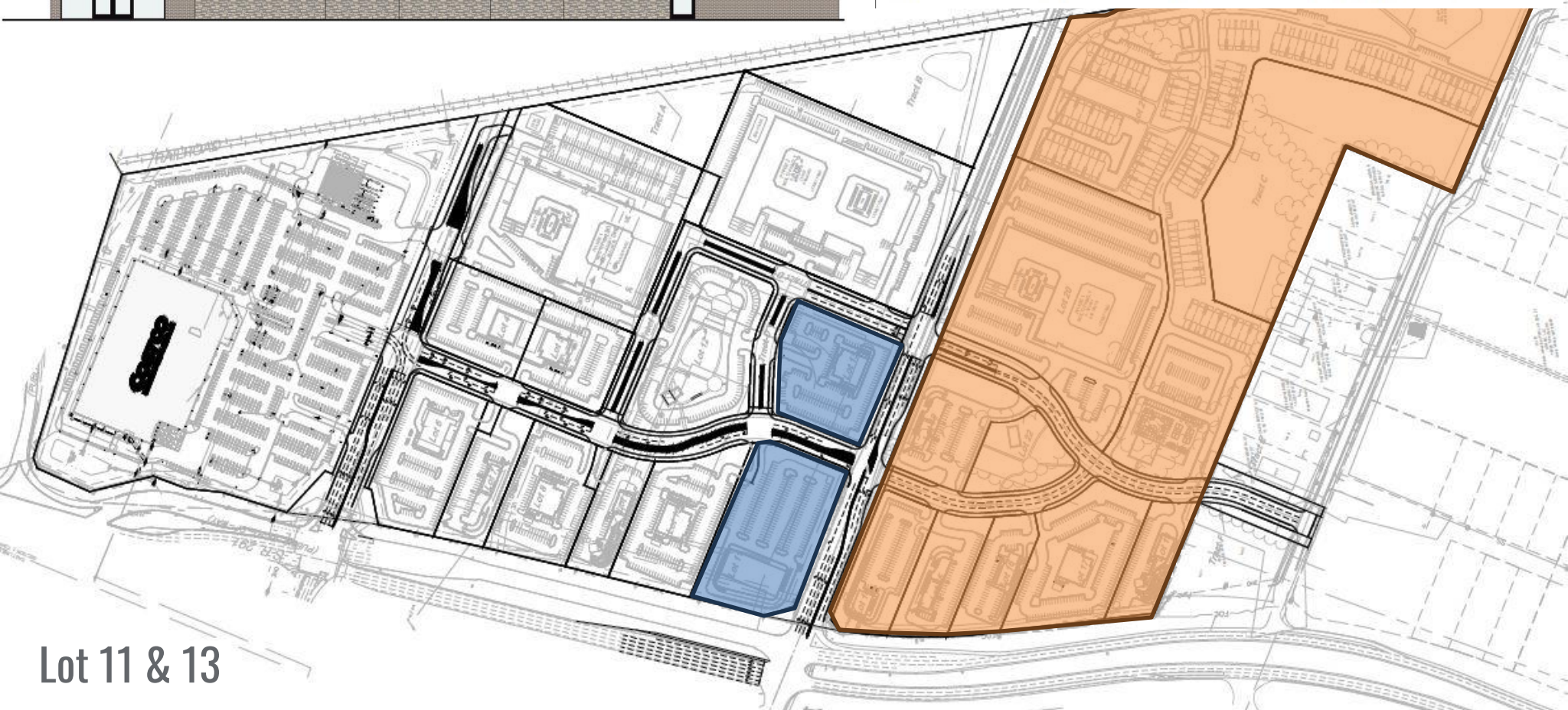
EIFS-2



MT-1, SF-1, & EIFS-3



ST-1



Lot 11 & 13

East Village – PL2025207

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Lot 4 & 5

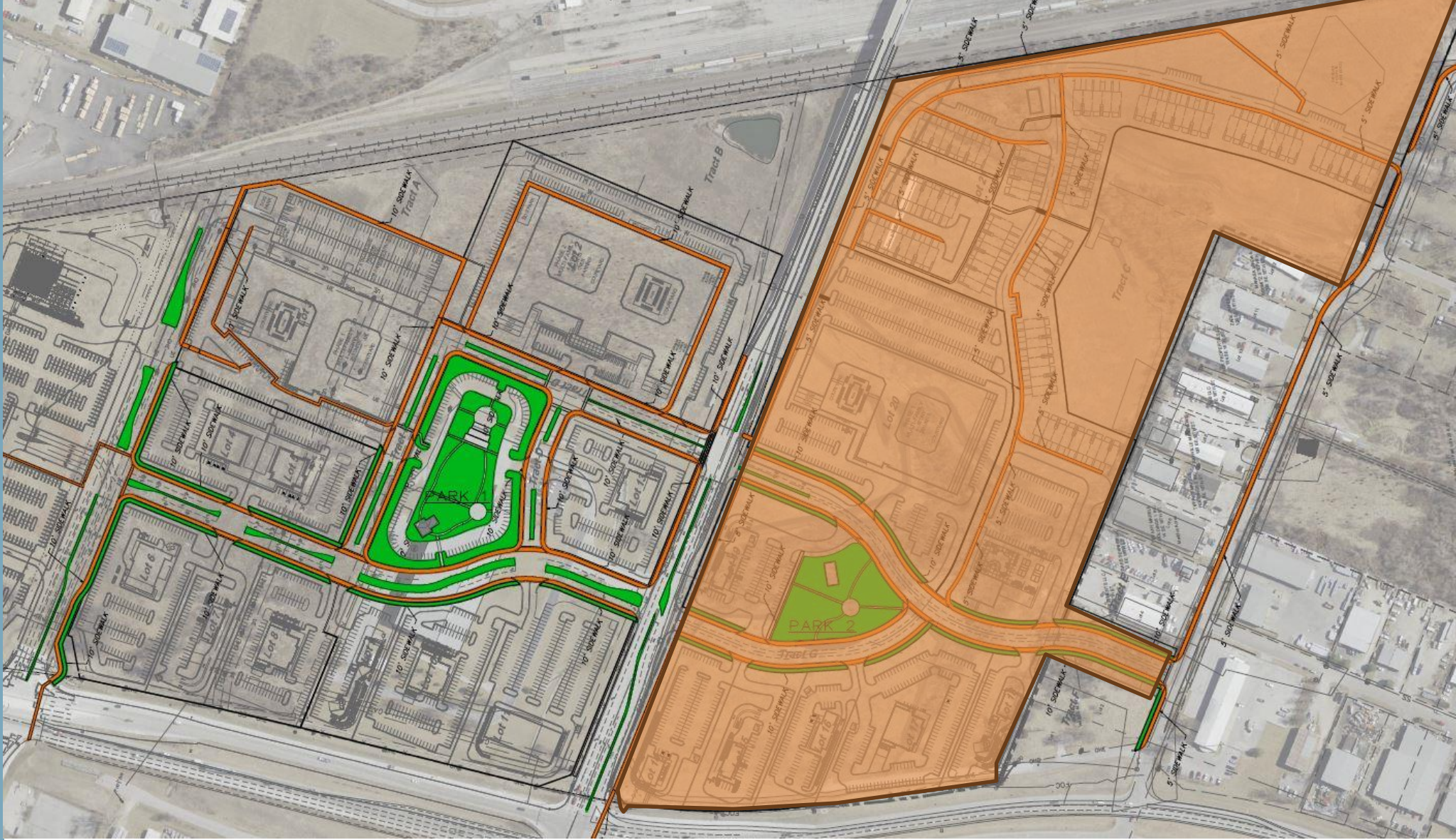
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Sidewalk & Trail Plan

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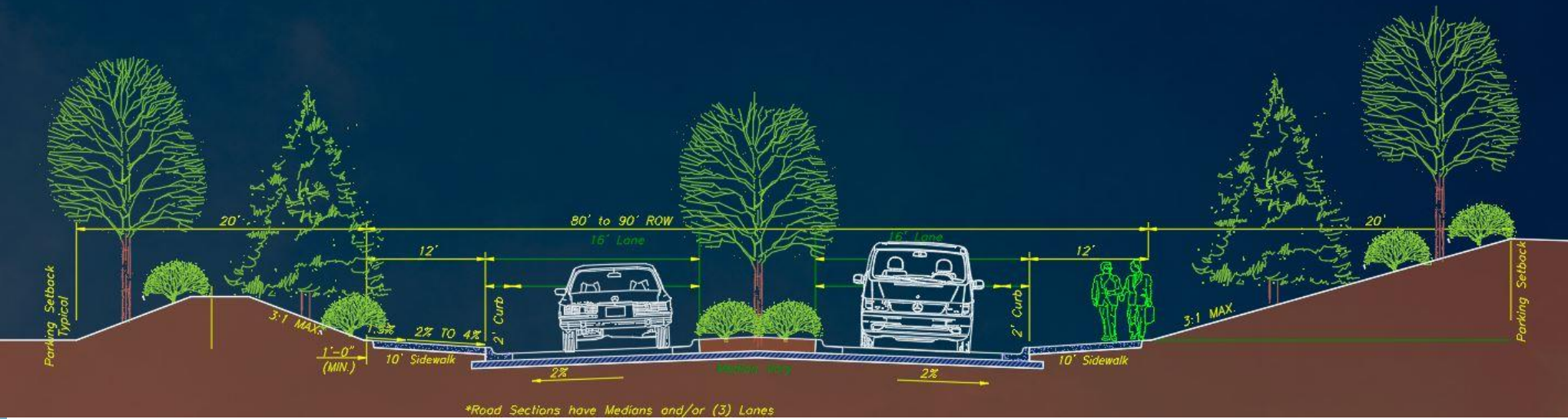
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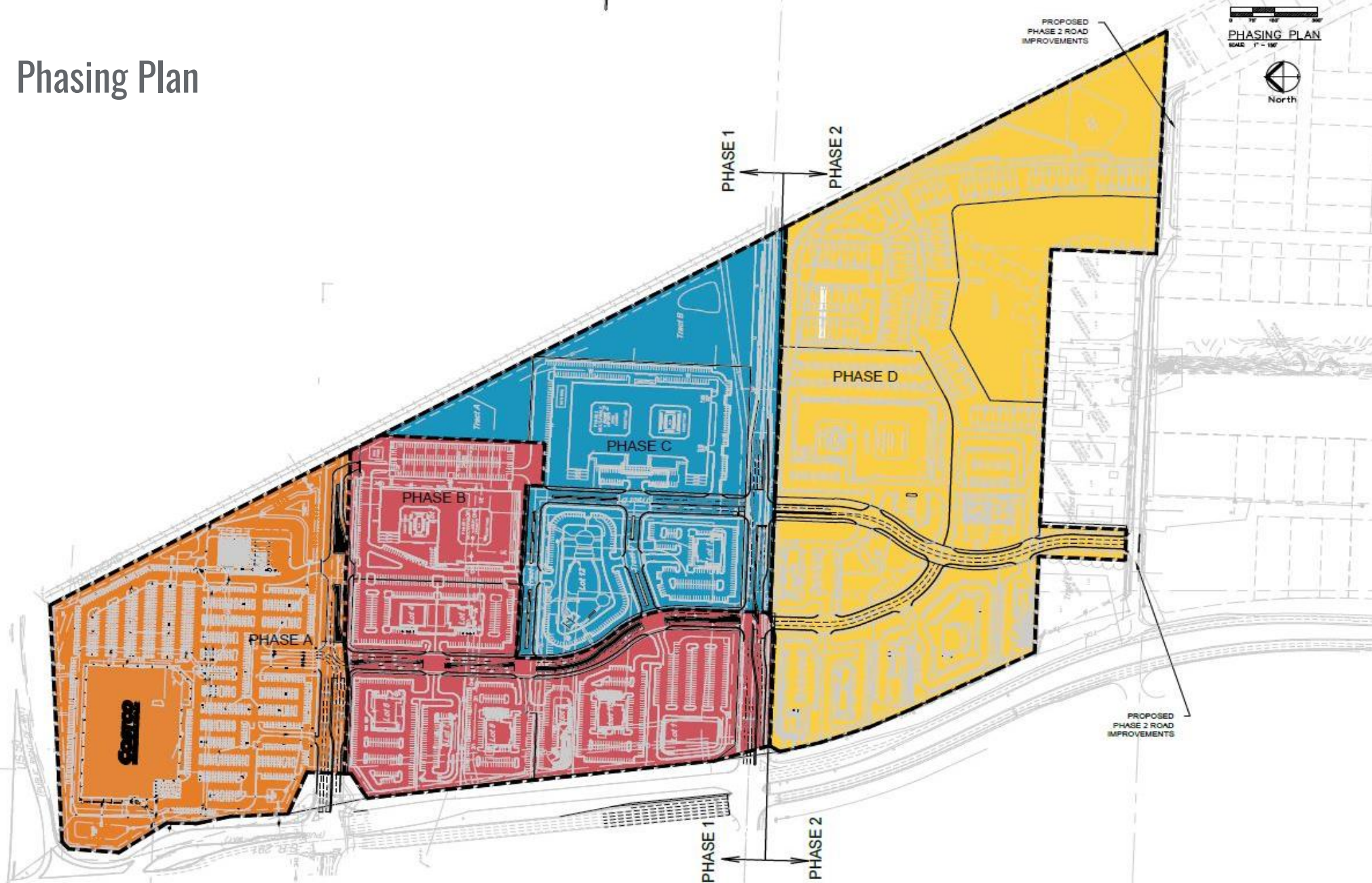


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Phasing Plan



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RECOMMENDATION SUMMARY BY PHASE

PHASE 1 RECOMMENDATIONS

- Extend existing double SBLT on M-291 to a minimum of 430'
- Construct all of Oldham Parkway with traffic signal at collector street

PHASE 2 RECOMMENDATIONS

- Update Traffic Impact Study
- M-291 Corridor Improvements to construct third SB thru-lane from south of Oldham Parkway to (or through) Scherer Road. Removal of existing shoulder, new paved lane, new paved shoulder
- Median improvements to Bailey Road and collector street

PHASE 3 RECOMMENDATIONS

- Construct second SBLT on M-291 at Bailey to a minimum of 380'. With associated median modifications and eastbound receiving lane.
- Construct WBRT improvements for channelized turn.
- Construct traffic signal at Bailey Road at eastern access point



EAST VILLAGE TIS

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Lee's Summit, MO

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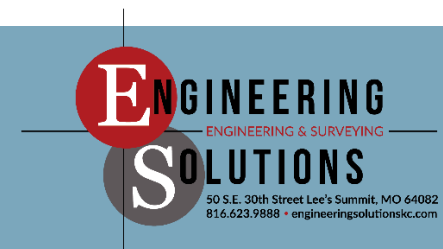
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Neighborhood Meeting – Held September 23, 2025

- What happens to the old Pfizer building?
 - Intended to be removed with phase 2 of the development
- What is the schedule for the project because we have sat through a lot of plans at this point for projects that never happened?
 - Hoping to break ground in the spring of 2026
- With Lee's Summit Elementary closing how does the school handle this project?
- This project will help support the schools with taxes but should not have a big impact on the school capacity.
- Is the Developer getting incentives?
 - Yes
- Does 16th and Summit Street get improved?
 - 16th is being improved to the eastern most entrance, likely in the last phase of development
 - Do the utilities on 16th get improved?
 - Yes Storm, water and sanitary improvements will accompany the road improvements

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Thank You

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