

The Phillips Edison Company LLC – Dillons Grocery East of N.W. Main Street, South of N.E. Tudor Road and West of N.E. Douglas Street



**Lee's Summit City Council
July 7, 2026**

#4903-41826-9623v2

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, additional Retail Store (5,400 s.f.), and four outlots for future development with the requested modifications.

Photos



Looking west from N.E. Douglas



Looking west/southwest from N.E. Douglas

Photos



Looking from N.W. Main Street

Photos



Looking northeast from N.W. Main Street



Looking southwest from Tudor and Commerce

Bird's Eye Rendering - Before



Bird's Eye Rendering - After



Prior Meetings

- Planning Commission on 6/11/26.

We have requested three (3) modifications:

1. Landscape Buffer Requirement;
2. Light Pole Height;
3. Elevation Material Articulation & Glazing Requirements.

We worked with staff to offer alternative solutions including the Rear Grocery Building Elevation and the Fuel Canopy Elevations, and Planning Commission, Developer, and Dillons are aligned on modifications #1 and #2.

Modification Request #1 – Landscape Buffer Requirement

Reference: UDO Sec. 8.890 and Sec. 8.900 – Buffering Requirements

Standard: High-impact buffering is required along property lines adjacent to RP-4 and AG zoning districts.

Request: Approval of a modification from the high-impact buffering requirements of UDO Sec. 8.890 and Sec. 8.900 along the southern property line adjacent to the AG-zoned property.

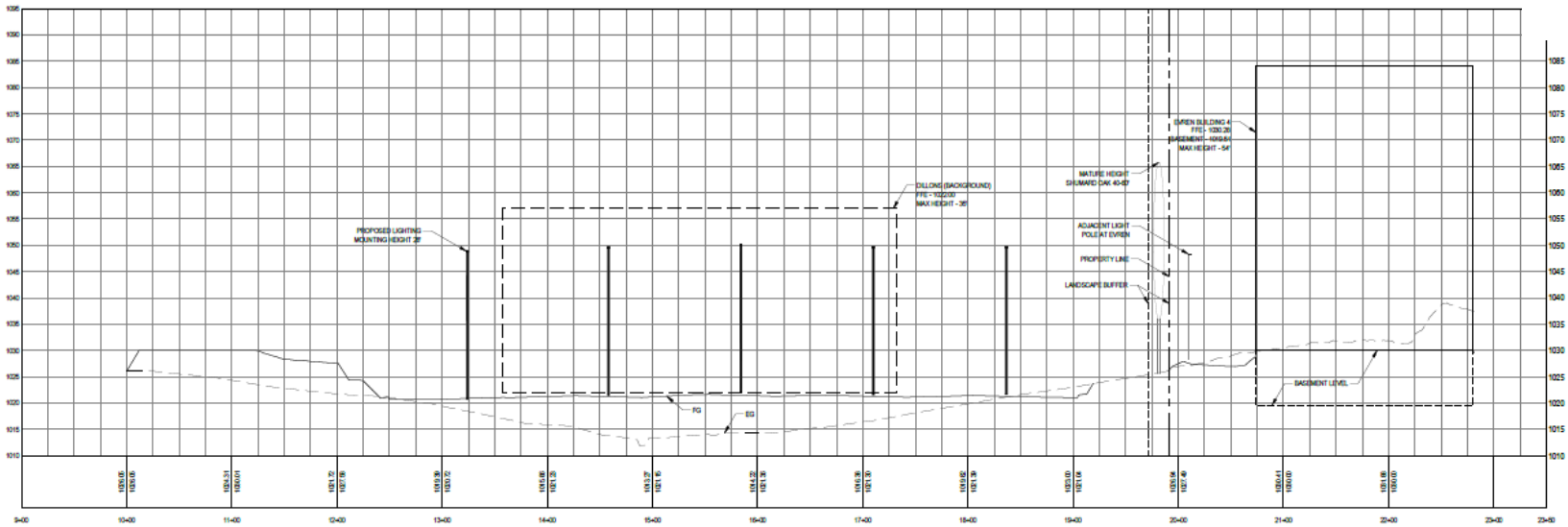
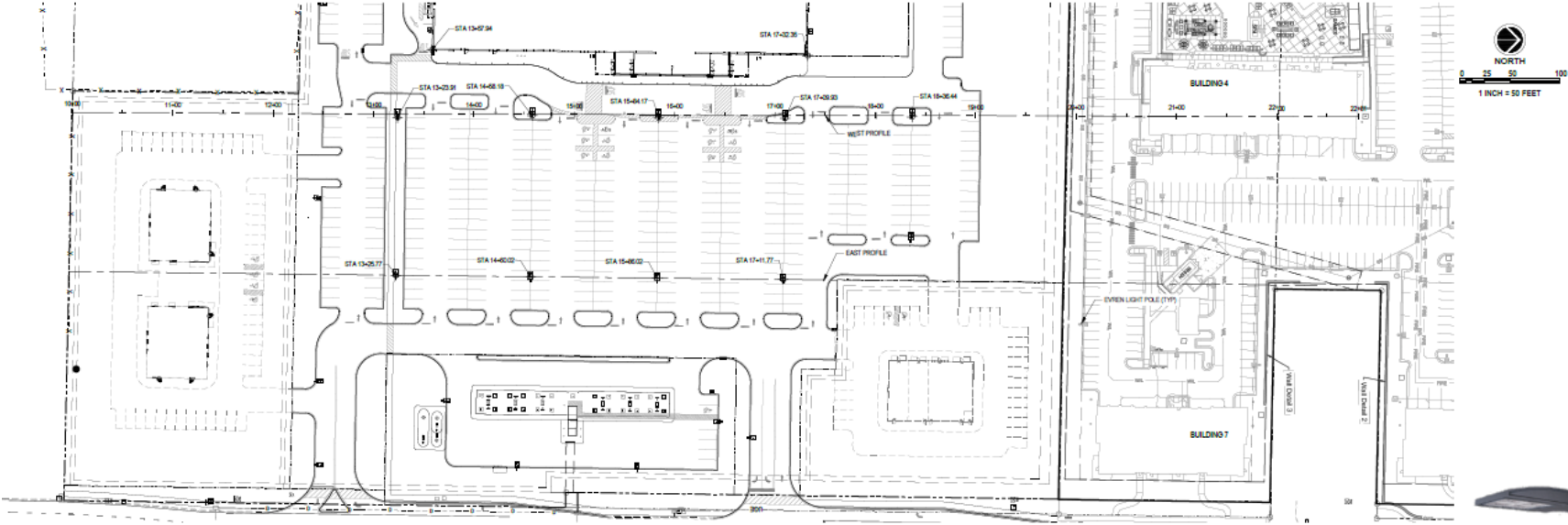
Modification Request #2 – Light Pole Height

Reference: UDO Sec. 8.250.D.1 – Lighting Height Limitations

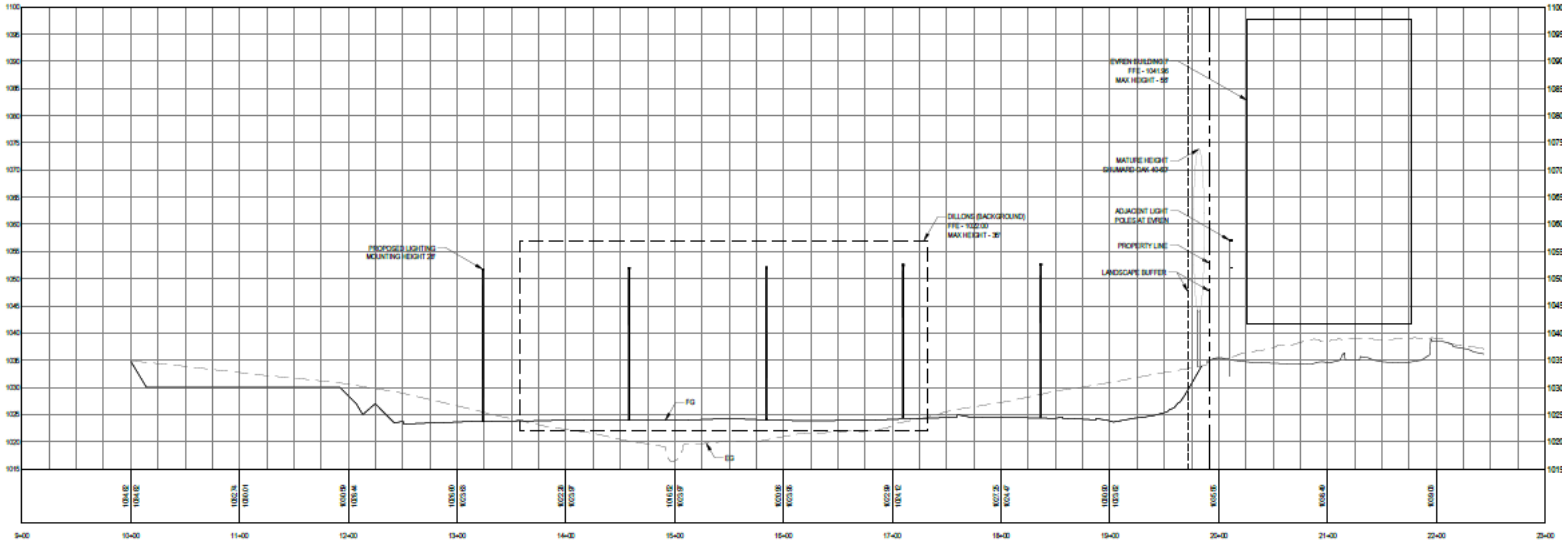
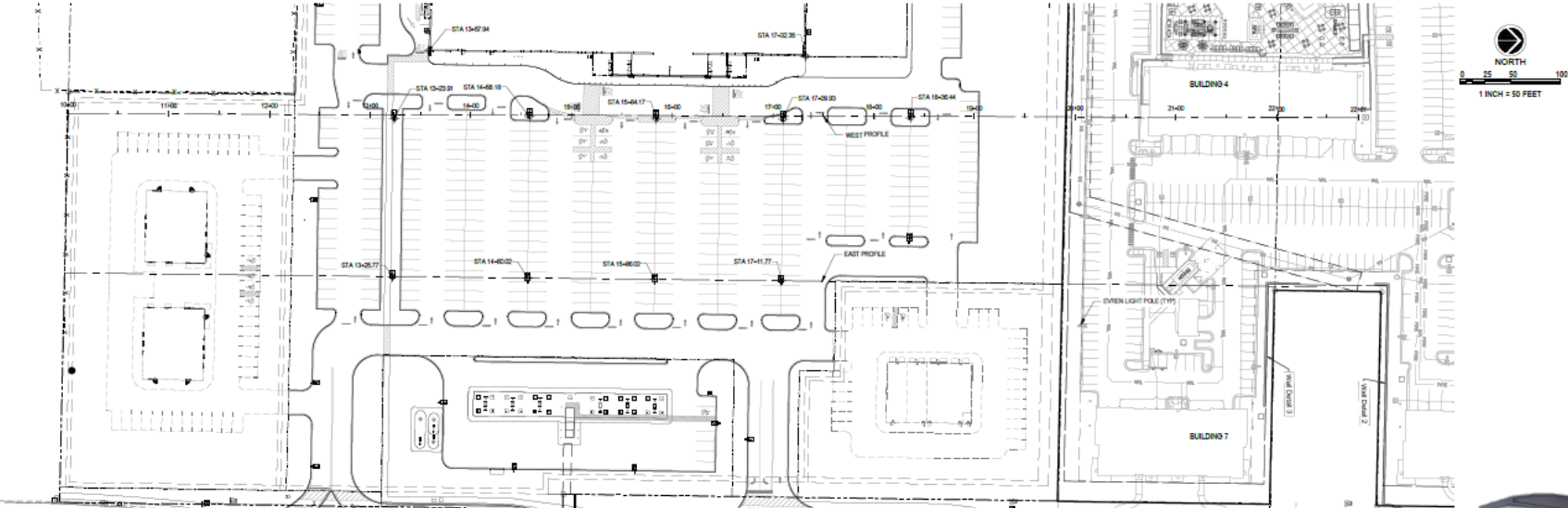
Standard: All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within the perimeter area measured 100 feet from the property line. Outside the perimeter area, the height may increase to 20 feet.

Request: Approval of a modification from the lighting height requirements of UDO Sec. 8.250.D.1 to allow pole heights up to 28 feet, as shown on the photometric plan.

Light Pole – Site Section



Light Pole – Site Section



Modification Request #3 - Materials

Reference:

UDO Sec. 8.080.B and Sec. 15.315.H (Primary Facade Material Reqs.)

UDO Sec. 8.080.B and Sec. 8.050.B.3.a (Wall Articulation)

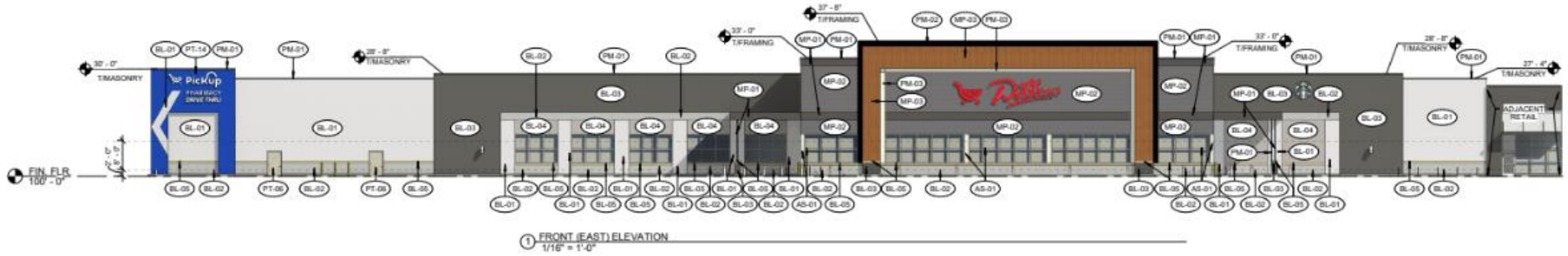
UDO Sec. 8.050.B.4.i and Sec. 15.315.G (Commercial Bldg. Fenestration)

Standard: Three different Class 1 or Class 2 materials on primary facades, wall articulation at least once every 60 linear feet, and a minimum of 50% clear glass within the designated pedestrian view zone.

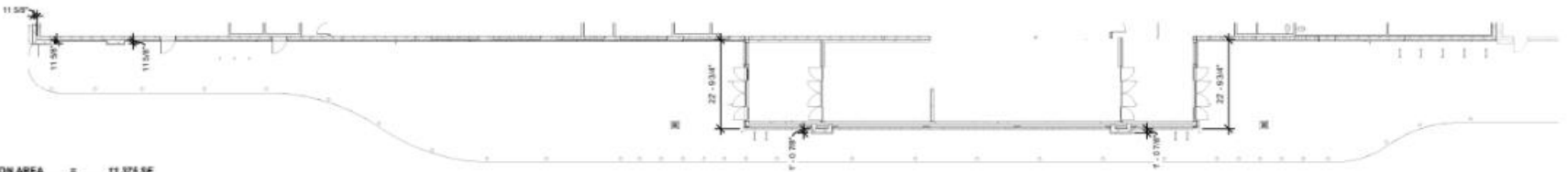
Request (if necessary):

- 1) Two chosen premium variations of Class 1 and Class 2 masonry materials on
the rear facade in lieu of three distinct materials;
- 2) The wall articulation for both the front (east) and rear (west) elevations be based on the facility's overall architectural scale; and
- 3) A 0% pedestrian view zone glazing on the rear (west) elevation and 31% on the front (east) elevation.

Dillons Elevations



1 FRONT (EAST) ELEVATION
1/16" = 1'-0"



FRONT (EAST) ELEVATION AREA = 11,376 SF

CLASS 1/2 MATERIALS:

- GLAZING 1,245 SF 11%
- GROUND FACE CMU (BL-01) 2,933 SF 26%
- GROUND FACE CMU (BL-03) 2,328 SF 21%
- GROUND FACE CMU (BL-04) 523 SF 5%
- METAL PANEL (MP-01) 342 SF 3%
- METAL PANEL (MP-02) 1,546 SF 14%
- METAL PANEL (MP-03) 744 SF 7%

CLASS 1/2 TOTAL %

CLASS 3 MATERIALS:

- COMBED FACE CMU (BL-05) 189 SF
- SPLIT FACE CMU (BL-02) 993 SF

CLASS 4 MATERIALS:

- METAL TRIM (PM-01) 513 SF
- METAL TRIM (PM-02) 109 SF
- METAL TRIM (PM-03) 219 SF
- METAL TRIM (PM-04) 183 SF
- HOLLOW METAL DOORS 57 SF

LEFT (SOUTH) ELEVATION AREA = 8,204 SF

CLASS 1/2 MATERIALS:

- GLAZING 251 SF
- GROUND FACE CMU (BL-01) 3,720 SF
- GROUND FACE CMU (BL-03) 2,654 SF
- GROUND FACE CMU (BL-04) 9 SF
- METAL PANEL (MP-01) 89 SF
- METAL PANEL (MP-02) 384 SF
- METAL PANEL (MP-03) 44 SF

CLASS 1/2 TOTAL %

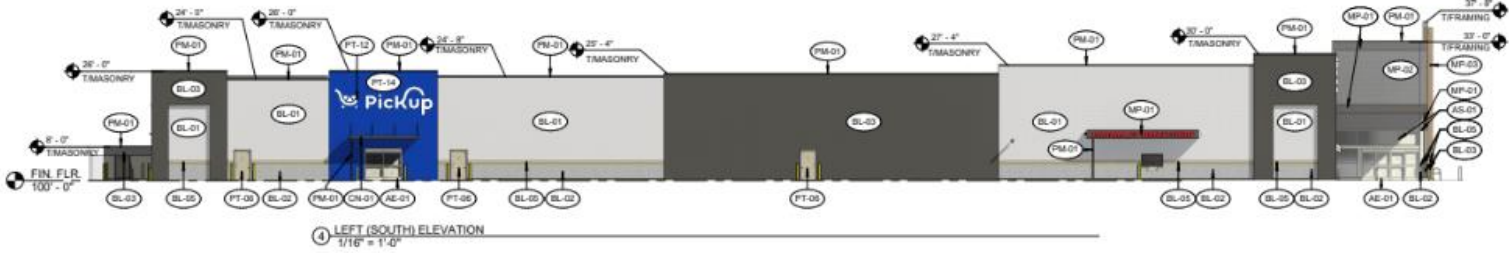
CLASS 3 MATERIALS:

- COMBED FACE CMU (BL-05) 99 SF
- SPLIT FACE CMU (BL-02) 582 SF

CLASS 4 MATERIALS:

- METAL TRIM (PM-01) 108 SF
- HOLLOW METAL DOORS 271 SF

*ALL GLAZING NOTED IS TRANSPARENT.
ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



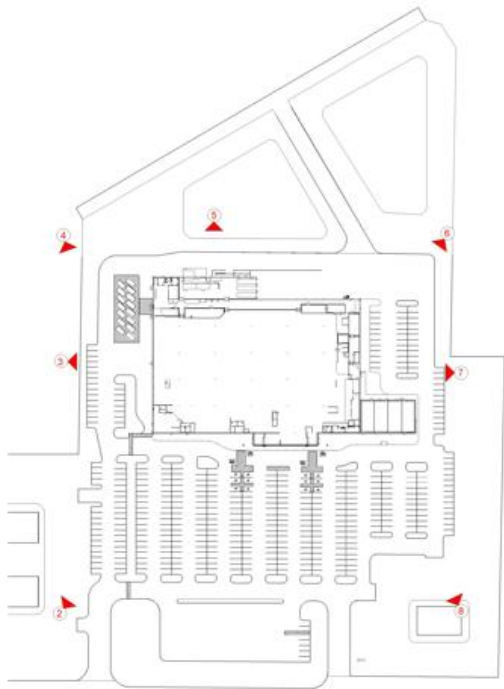
2 LEFT (SOUTH) ELEVATION
1/16" = 1'-0"



Site Section



Site Perspectives



11 SIGHT LINE STUDY PLAN



① EAST SIDE - ELEV. 1.030'



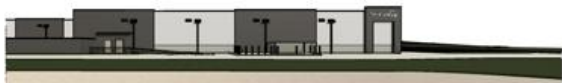
② SOUTHEAST CORNER - ELEV. 1.025'



③ SOUTH SIDE - ELEV. 1.020'



④ SOUTHWEST CORNER - ELEV. 1.018'



⑤ WEST SIDE - ELEV. 1.018'



⑥ NORTHWEST CORNER - ELEV. 1.014'



⑦ NORTH SIDE - ELEV. 1.019'



⑧ NORTHEAST CORNER - ELEV. 1.025'

CONCEPTUAL DOCUMENTS AND IDEAS SHOWN ARE OWNED BY PHILLIPS EDISON & COMPANY AND SHALL NOT BE USED OR REPRODUCED BY OTHERS WITHOUT WRITTEN PERMISSION BY OWNER.

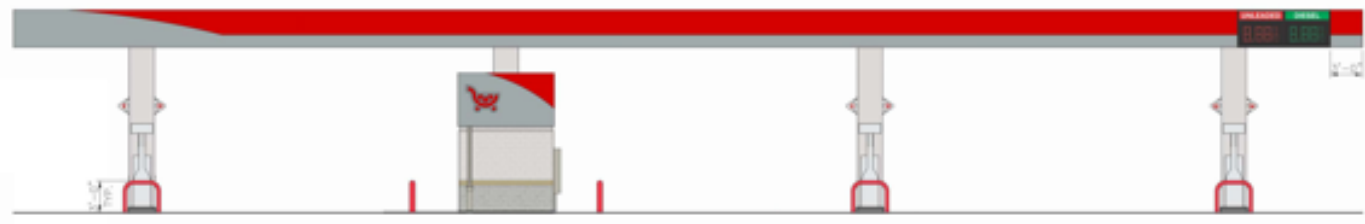
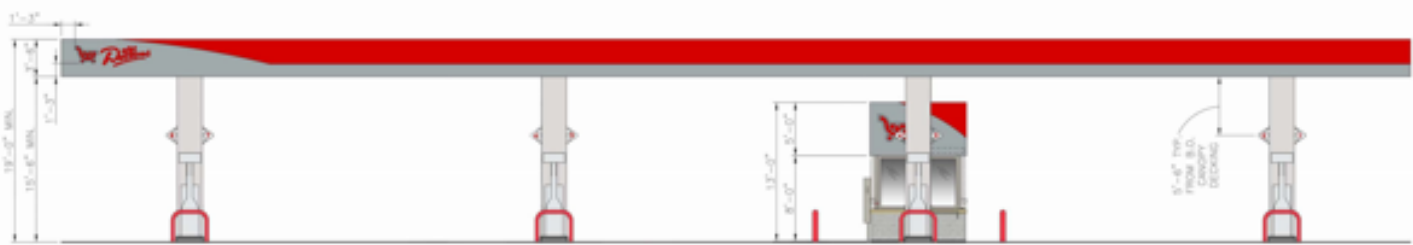
Rear Perspective – From Circulation Road



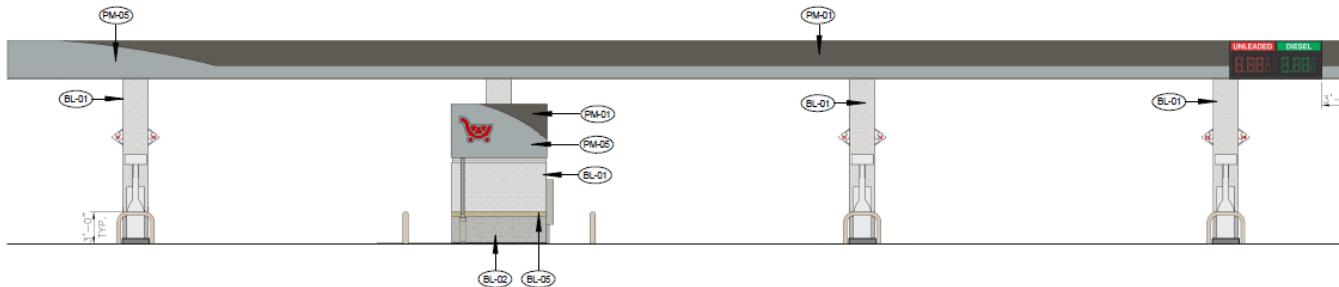
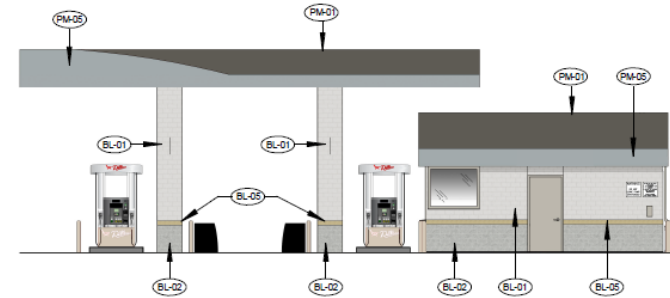
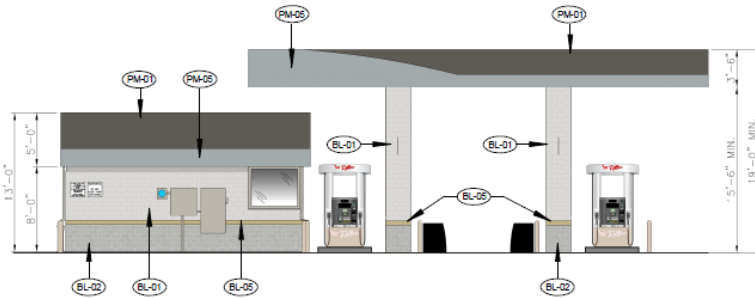
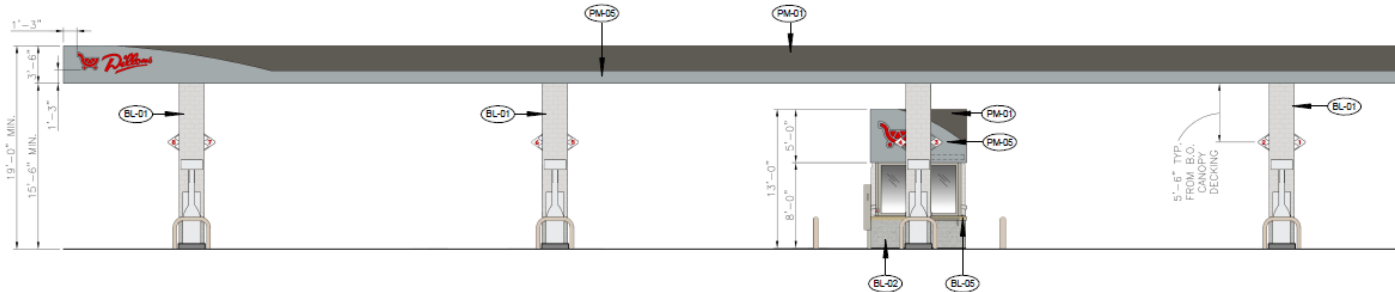
Rear Perspective – From NW Main Street



Dillons Elevations – Before



Dillons Elevations – After



MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	807WR
BL-05	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE PRECISION	BASALITE	923WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
PM-01	PREFINISHED METAL		SLATE GRAY
PM-05	PREFINISHED METAL		LIGHT GRAY
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016

Shops Exterior Elevations

FRONT (EAST) ELEVATION AREA = 3,020 SF

CLASS 1/2 MATERIALS:		
• GLAZING	840 SF	27%
• GROUND FACE CMU (BL-01)	658 SF	22%
• GROUND FACE CMU (BL-03)	663 SF	22%
CLASS 1/2 TOTAL %		71%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	3 SF	1%
• SPLIT FACE CMU (BL-02)	16 SF	1%

CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	840 SF	27%

BACK (WEST) ELEVATION AREA = 2,070 SF

CLASS 1/2 MATERIALS:		
• GROUND FACE CMU (BL-01)	1,257 SF	61%
• GROUND FACE CMU (BL-03)	366 SF	17%
CLASS 1/2 TOTAL %		78%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	44 SF	2%
• SPLIT FACE CMU (BL-02)	264 SF	13%

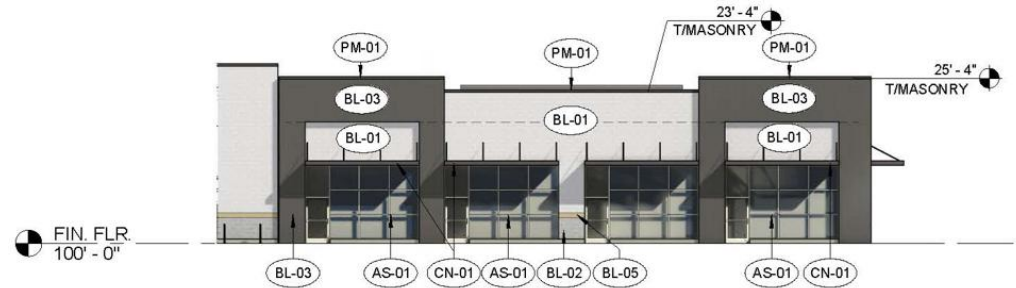
CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	22 SF	1%
• HOLLOW METAL DOORS	117 SF	6%

RIGHT (NORTH) ELEVATION AREA = 1,445 SF

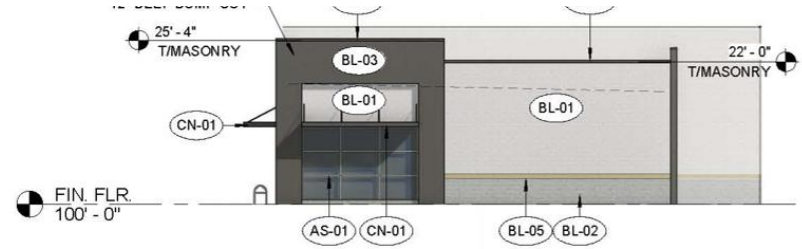
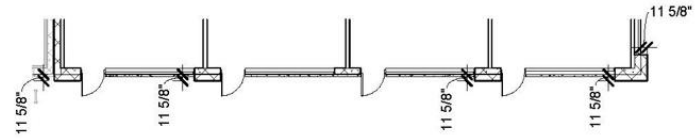
CLASS 1/2 MATERIALS:		
• GLAZING	216 SF	15%
• GROUND FACE CMU (BL-01)	714 SF	50%
• GROUND FACE CMU (BL-03)	323 SF	22%
CLASS 1/2 TOTAL %		97%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	23 SF	1%
• SPLIT FACE CMU (BL-02)	142 SF	1%

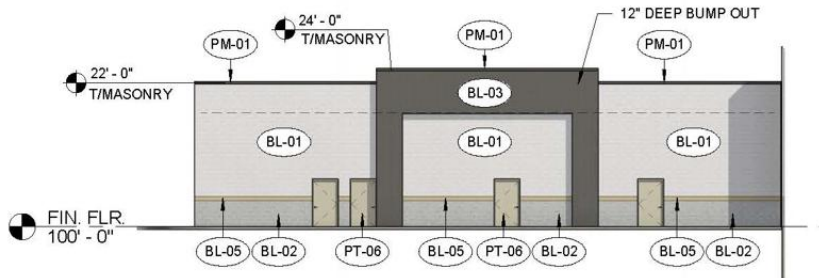
CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	27 SF	1%



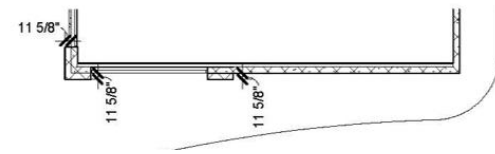
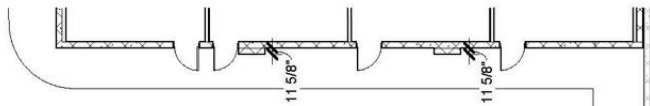
1 FRONT (EAST) RETAIL ELEVATION
1/16" = 1'-0"



2 RIGHT (NORTH) RETAIL ELEVATION
1/16" = 1'-0"



3 BACK (WEST) RETAIL ELEVATION
1/16" = 1'-0"



BL-01



BL-02



BL-03



BL-05



PM-01/CN-01

Development Perspective



Dillons Storefront Perspective



Shops Storefront Perspective



Outparcel Elevations

FRONT ELEVATION AREA = 1,825 SF

CLASS 1/2 MATERIALS:		
• GLAZING	464 SF	25%
• GROUND FACE CMU (BL-01)	601 SF	33%
• GROUND FACE CMU (BL-03)	629 SF	35%
CLASS 1/2 TOTAL %		93%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	12 SF	1%
• SPLIT FACE CMU (BL-02)	75 SF	4%

CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	44 SF	2%

BACK ELEVATION AREA = 1,666 SF

CLASS 1/2 MATERIALS:		
• GLAZING	144 SF	9%
• GROUND FACE CMU (BL-01)	850 SF	51%
• GROUND FACE CMU (BL-03)	406 SF	24%
CLASS 1/2 TOTAL %		84%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	35 SF	2%
• SPLIT FACE CMU (BL-02)	205 SF	12%

CLASS 4 MATERIALS:		
• METAL TRIM	26 SF	2%

RIGHT ELEVATION AREA = 1,368 SF

CLASS 1/2 MATERIALS:		
• GLAZING	368 SF	27%
• GROUND FACE CMU (BL-01)	538 SF	39%
• GROUND FACE CMU (BL-03)	323 SF	24%
CLASS 1/2 TOTAL %		90%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	15 SF	1%
• SPLIT FACE CMU (BL-02)	88 SF	6%

CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	36 SF	3%

LEFT ELEVATION AREA = 1,458 SF

CLASS 1/2 MATERIALS:		
• GLAZING	165 SF	11%
• GROUND FACE CMU (BL-01)	759 SF	52%
• GROUND FACE CMU (BL-03)	323 SF	22%
CLASS 1/2 TOTAL %		85%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	27 SF	2%
• SPLIT FACE CMU (BL-02)	159 SF	11%

CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	25 SF	2%

*ALL GLAZING NOTED IS TRANSPARENT.

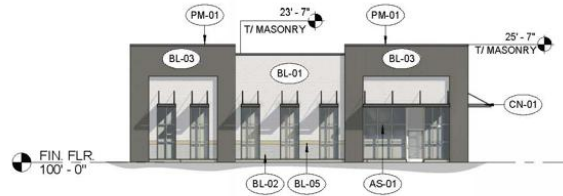
ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



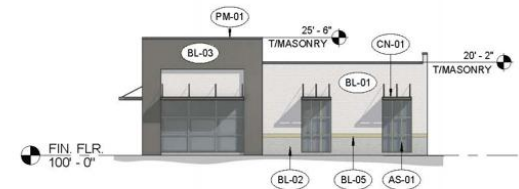
1 FRONT PERSPECTIVE



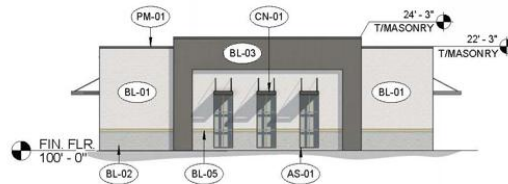
2 BACK PERSPECTIVE



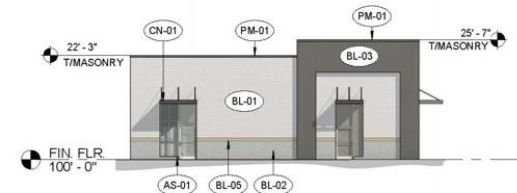
4 FRONT ELEVATION
1/16" = 1'-0"



5 SIDE ELEVATION
1/16" = 1'-0"



6 BACK ELEVATION
1/16" = 1'-0"



7 SIDE ELEVATION
1/16" = 1'-0"



BL-01



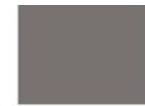
BL-02



BL-03



BL-05



PM-01/CN-01

Outparcel Elevations

FRONT ELEVATION AREA = 2,131 SF

CLASS 1/2 MATERIALS:		
• GLAZING	746 SF	35%
• GROUND FACE CMU (BL-01)	670 SF	31%
• GROUND FACE CMU (BL-03)	613 SF	29%
CLASS 1/2 TOTAL %		95%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	6 SF	1%
• SPLIT FACE CMU (BL-02)	33 SF	1%

CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	63 SF	3%

BACK ELEVATION AREA = 1,959 SF

CLASS 1/2 MATERIALS:		
• GROUND FACE CMU (BL-01)	1,121 SF	57%
• GROUND FACE CMU (BL-03)	406 SF	21%
CLASS 1/2 TOTAL %		78%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	38 SF	2%
• SPLIT FACE CMU (BL-02)	226 SF	11%

CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	21 SF	1%
• HOLLOW METAL DOORS	147 SF	8%

RIGHT ELEVATION AREA = 1,443 SF

CLASS 1/2 MATERIALS:		
• GLAZING	216 SF	15%
• GROUND FACE CMU (BL-01)	713 SF	49%
• GROUND FACE CMU (BL-03)	323 SF	22%
CLASS 1/2 TOTAL %		86%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	24 SF	2%
• SPLIT FACE CMU (BL-02)	140 SF	10%

CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	27 SF	2%

LEFT ELEVATION AREA = 1,443 SF

CLASS 1/2 MATERIALS:		
• GLAZING	216 SF	15%
• GROUND FACE CMU (BL-01)	713 SF	49%
• GROUND FACE CMU (BL-03)	323 SF	22%
CLASS 1/2 TOTAL %		86%

CLASS 3 MATERIALS:		
• COMBED FACE CMU (BL-05)	24 SF	2%
• SPLIT FACE CMU (BL-02)	140 SF	10%

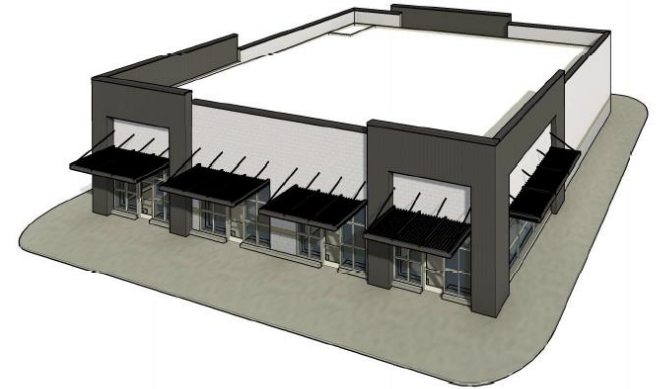
CLASS 4 MATERIALS:		
• METAL TRIM (PM-01)	27 SF	2%

*ALL GLAZING NOTED IS TRANSPARENT.

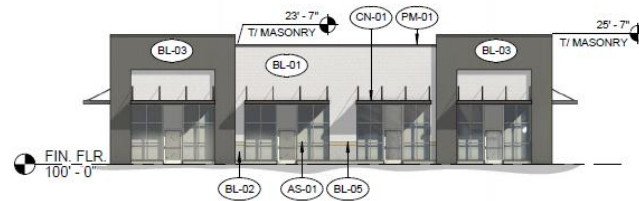
ROOFING: TPO MEMBRANE, NOT VISIBLE - CLASS 3



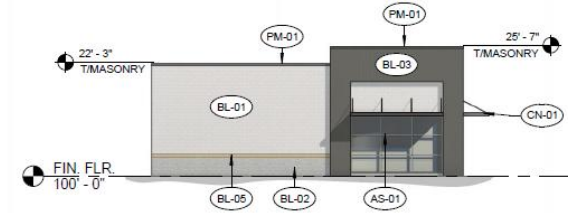
① BACK PERSPECTIVE



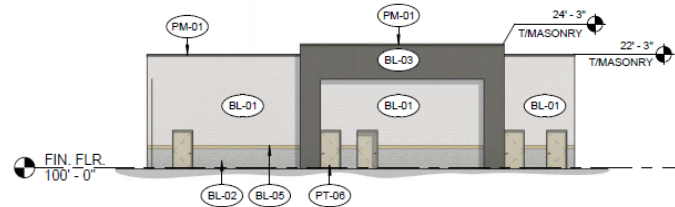
② FRONT PERSPECTIVE



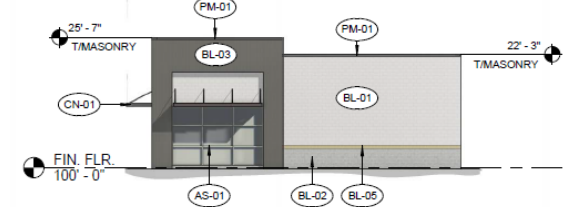
④ FRONT ELEVATION
1/16" = 1'-0"



⑤ SIDE ELEVATION
1/16" = 1'-0"



⑥ BACK ELEVATION
1/16" = 1'-0"



⑦ SIDE ELEVATION
1/16" = 1'-0"



BL-01



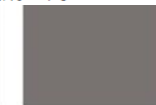
BL-02



BL-03



BL-05



PM-01/CN-01

Request Summary

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 with the three requested modifications.

Questions ?

