



LEE'S SUMMIT
MISSOURI®

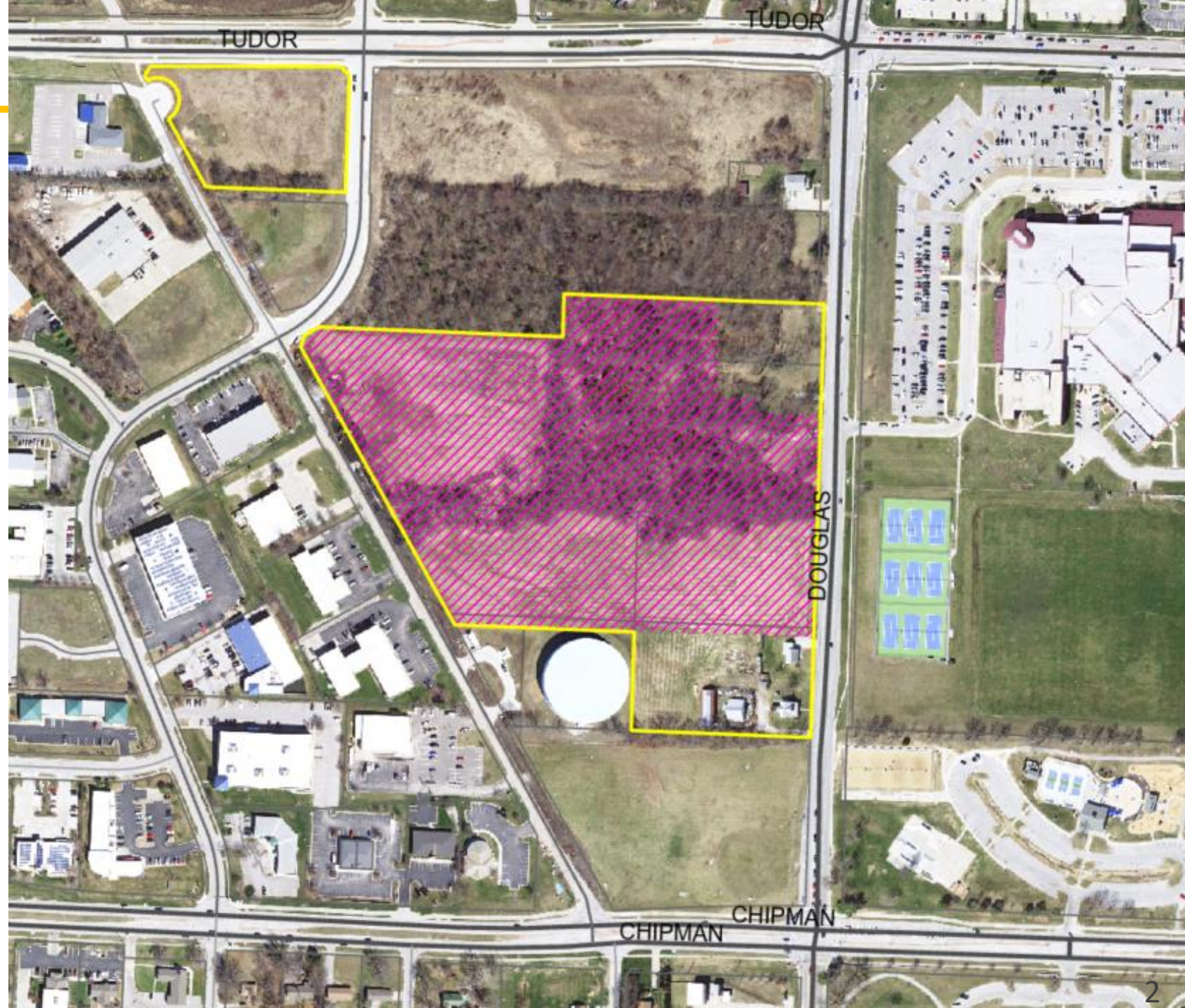
**Dillon's – near the SW corner of NE Tudor Rd. & NE
Douglas St.**

**Rezoning & Preliminary Development Plan
PL2026-035**



Project Request

- Rezoning from PI, RP-4 and PO to CP-2
- Preliminary development plan on 15.71-acres for development of a grocery store, fuel canopy and kiosk, and adjoining retail.



Area/Zoning Map

Currently zoned PI, RP-4, & PO

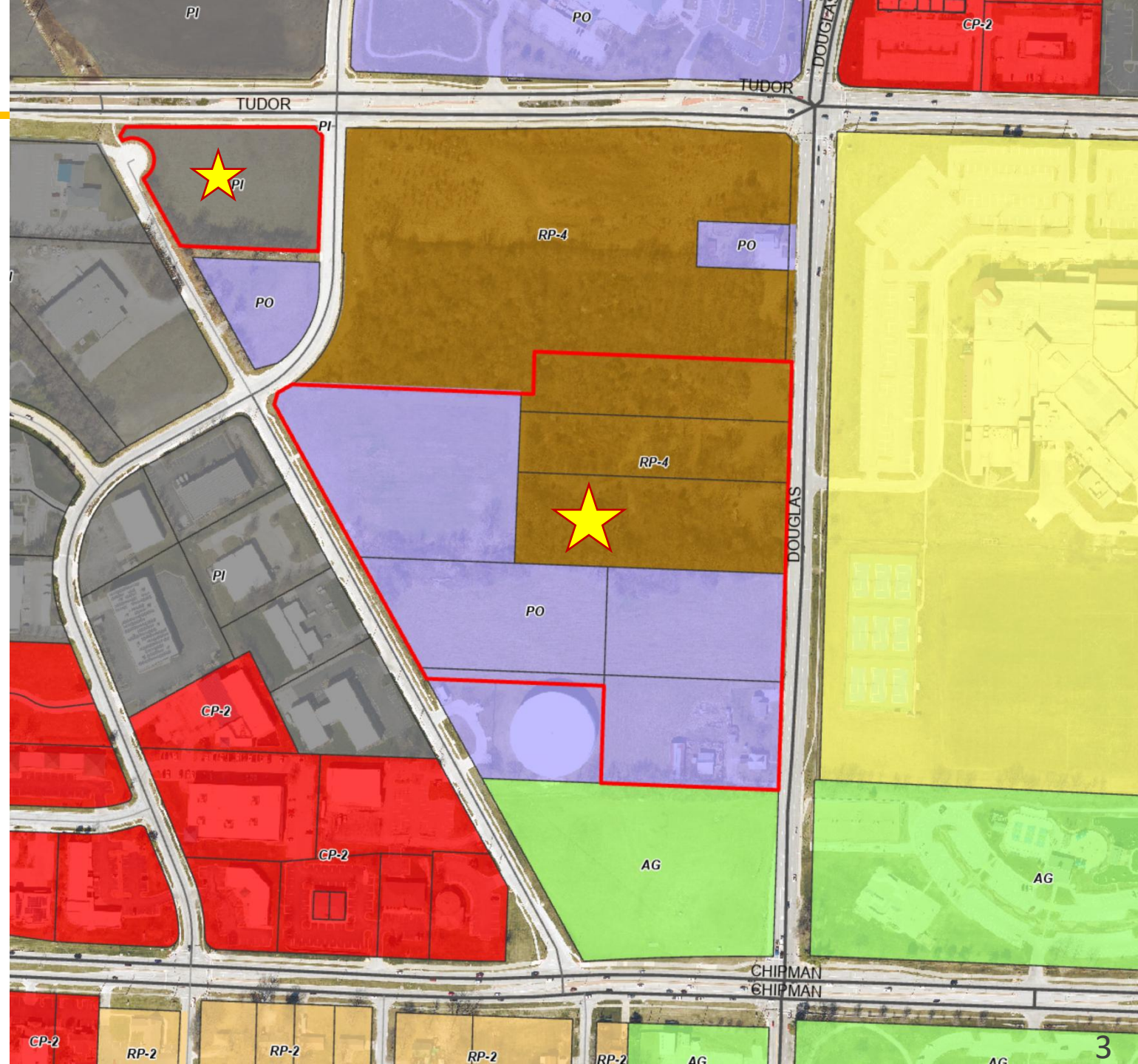
Adjacent Zoning:

North – RP-4, PI & PO

South – PO & AG

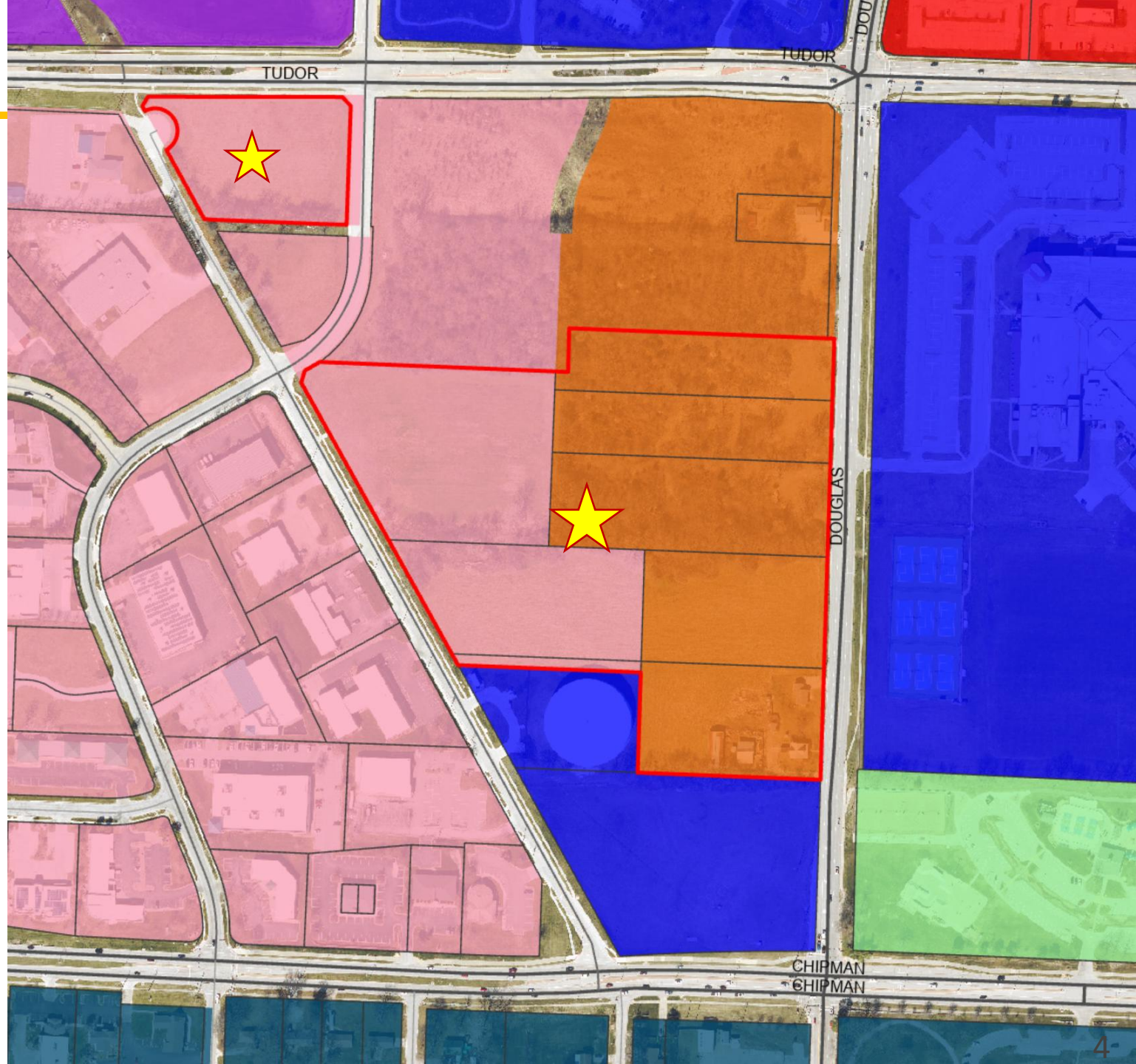
East – R-1

West – PI



Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Application Information

Neighborhood meeting held on March 5, 2026.

Questions and topics of concern:

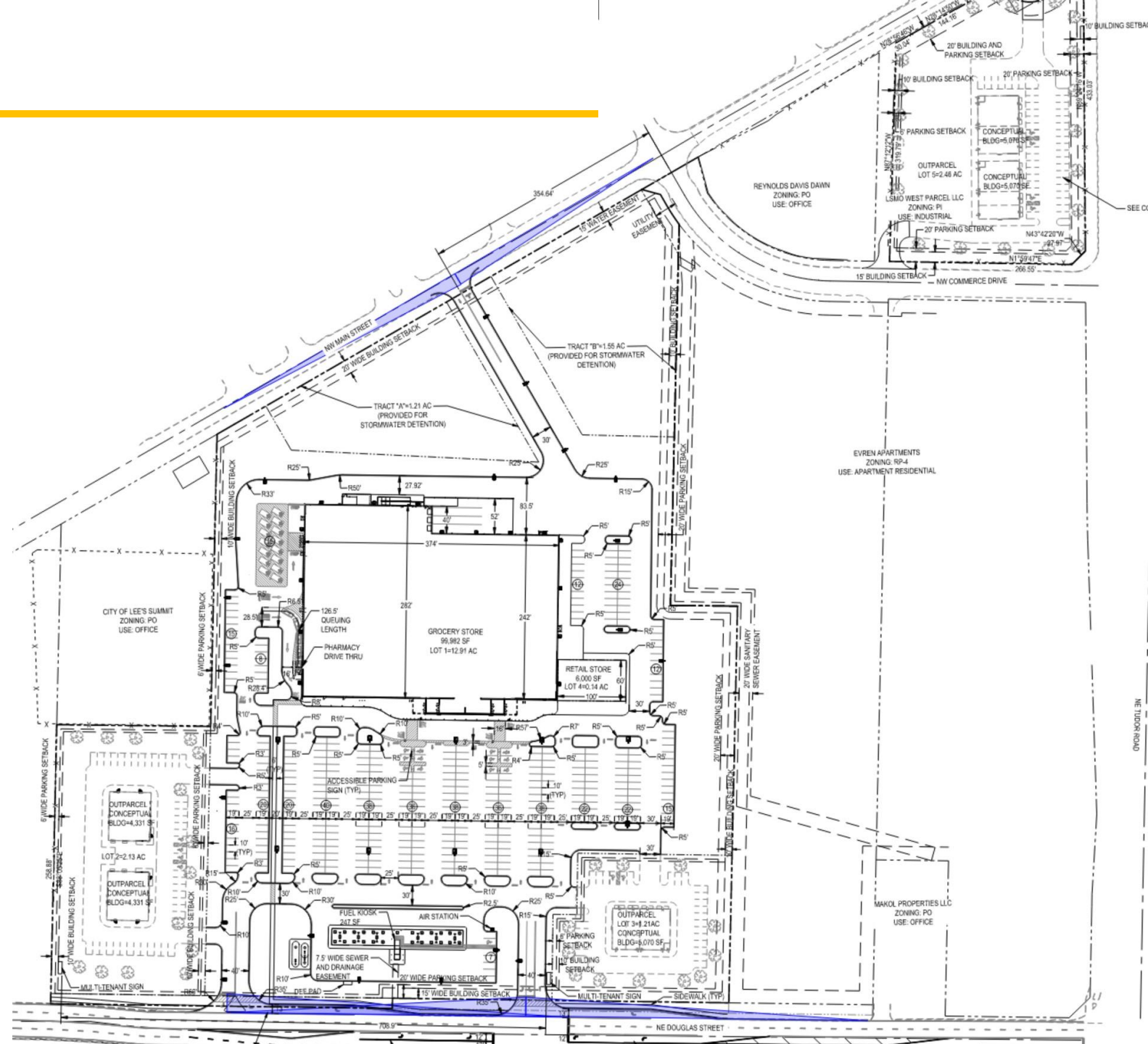
- Road Improvements
- Traffic
- Site Access

Staff has not received comments or phone calls expressing concern and/or opposition to the project.



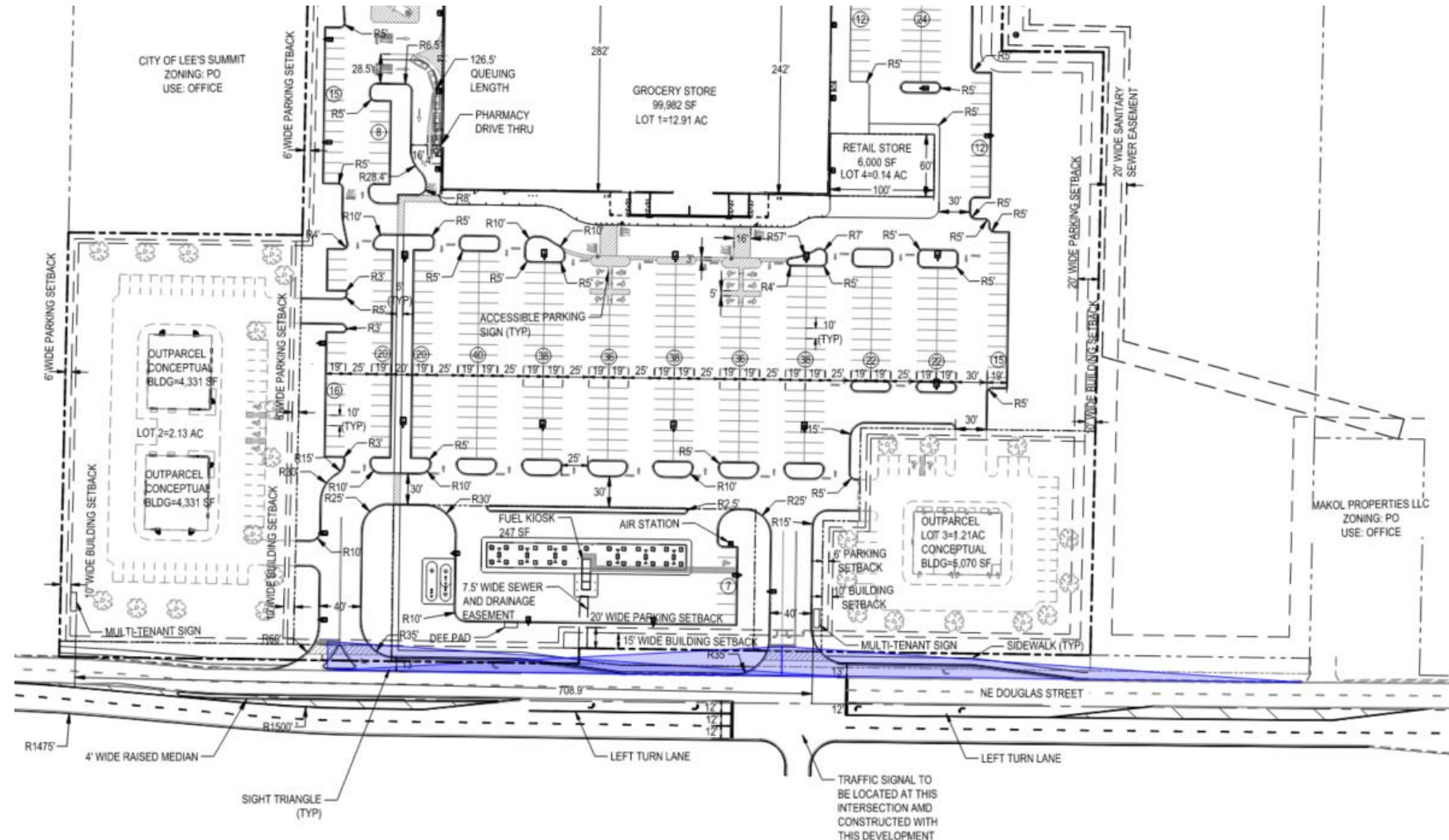
Project Information

Specification	Proposed
Zoning	CP-2
Area	21.61 acres total (15.71 acres - PDP)
# of Lots	5 Lots
Building Size	5,070-100,229-sf.
FAR	0.12
Parking	434 stalls

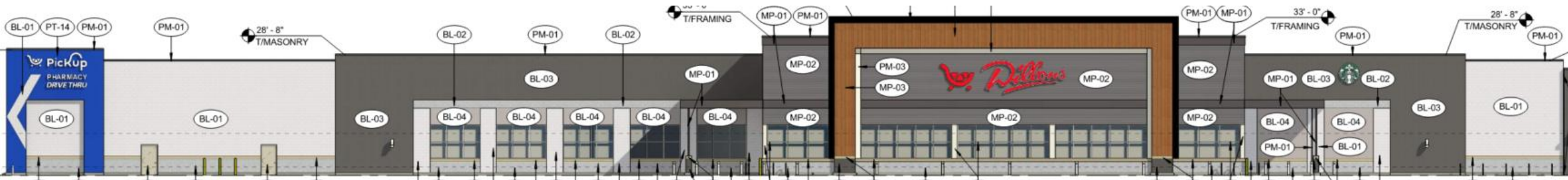


Road Improvements

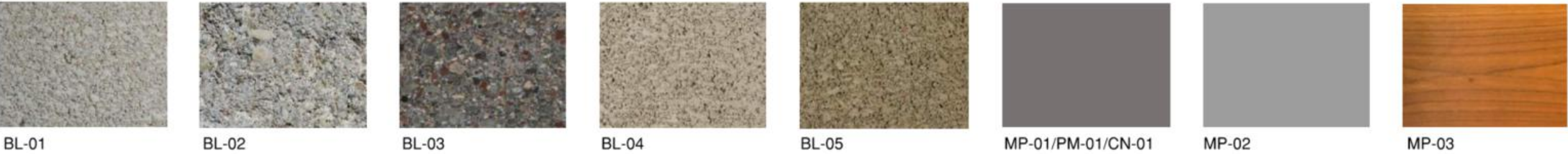
- Signalization of the full access drive at Lee's Summit North Driveway along NE Douglas St.
- Addition of northbound and southbound left turns at the signalized intersection
- Southbound right turn lanes
- Access restrictions for the southern access on NE Douglas St.
- Raised concrete median along NE Douglas St.
- 5-ft. wide sidewalk along NE Douglas St. frontage



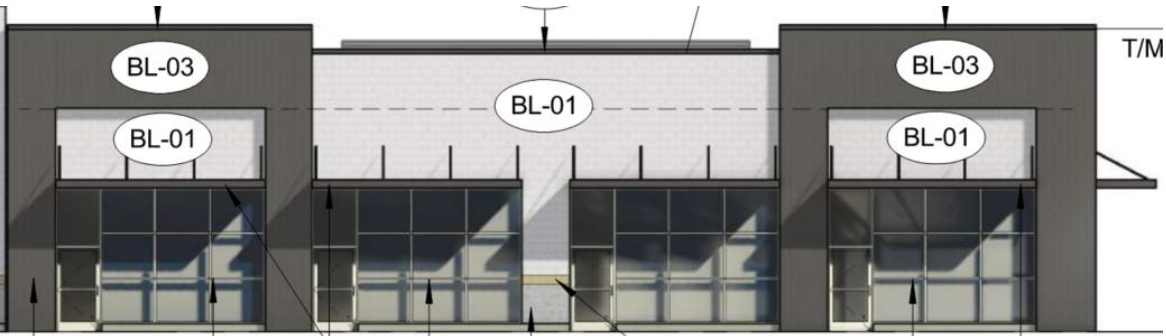
Elevations



Above: East Elevation (front)

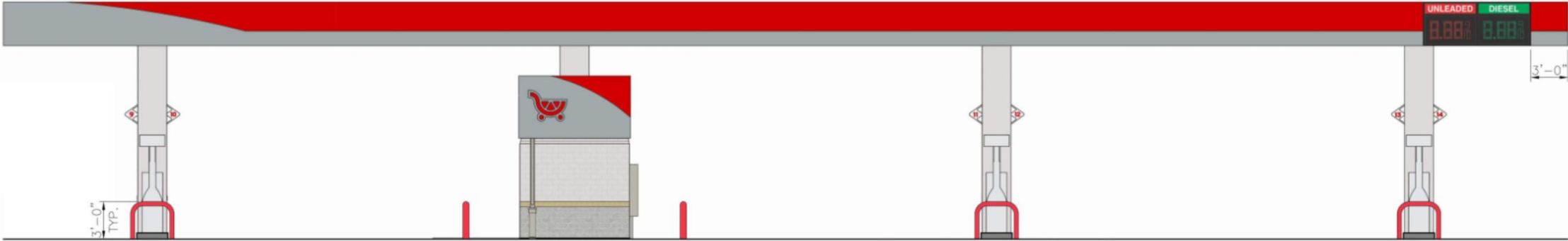


EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	CLEAR ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	807WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	900WR
BL-05	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE PRECISION	BASALITE	923WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
MP-01	METAL PANEL - SMOOTH	ATAS INT.	SLATE GRAY
MP-02	METAL PANEL - CORRUGATED	ATAS INT.	SILVERSMITH
MP-03	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	LIGHT CHERRY
PM-01	PREFINISHED METAL		SLATE GRAY
PM-02	PREFINISHED METAL		MATTE BLACK
PM-03	PREFINISHED METAL		WHITE
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
PT-14	PAINT	SHERWIN WILLIAMS	KROGER BLUE PMS 2728C
SO-01	VINYL SOFFIT PANEL	CERTAINTTEED	GRANITE GRAY

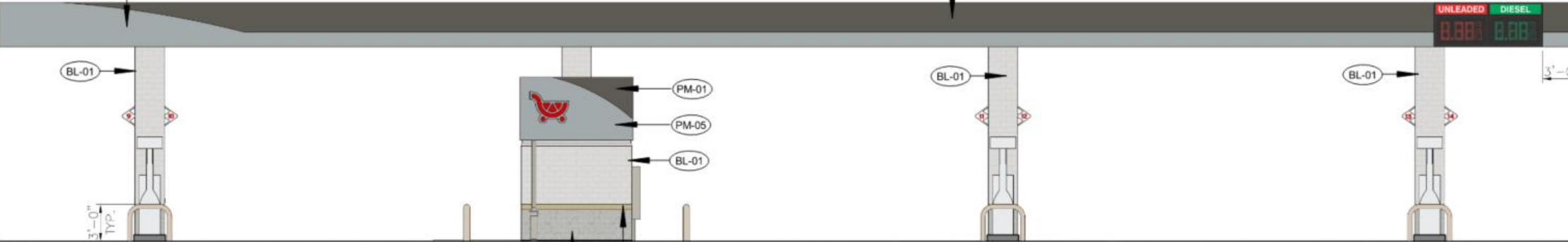


Above: Retail Store East Elevation (front)

Elevations



Above: Initially proposed fuel kiosk & canopy (east elevation facing NE Douglas St.)

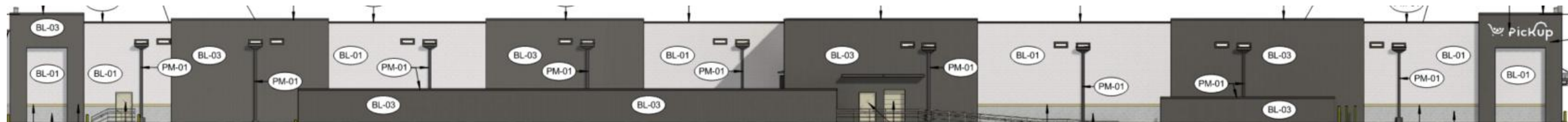


Above: Revised fuel kiosk & canopy (east elevation facing NE Douglas St.)

Major Façade Materials – Modification Request

Requirement: Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least ½ of the façade area.

Proposed: The applicant is proposing 1 Class 2 material in two different colors to comprise 92% of the western façade.



BACK (WEST) ELEVATION AREA = 9,272 SF

CLASS 1/2 MATERIALS:

• GLAZING	0 SF
• GROUND FACE CMU (BL-01)	3,255 SF
• GROUND FACE CMU (BL-03)	5,296 SF
• GROUND FACE CMU (BL-04)	0 SF
• METAL PANEL (MP-01)	0 SF
• METAL PANEL (MP-02)	0 SF
• METAL PANEL (MP-03)	0 SF

CLASS 1/2 TOTAL %

CLASS 3 MATERIALS:

• COMBED FACE CMU (BL-05)	74 SF
• SPLIT FACE CMU (BL-02)	443 SF



BL-01

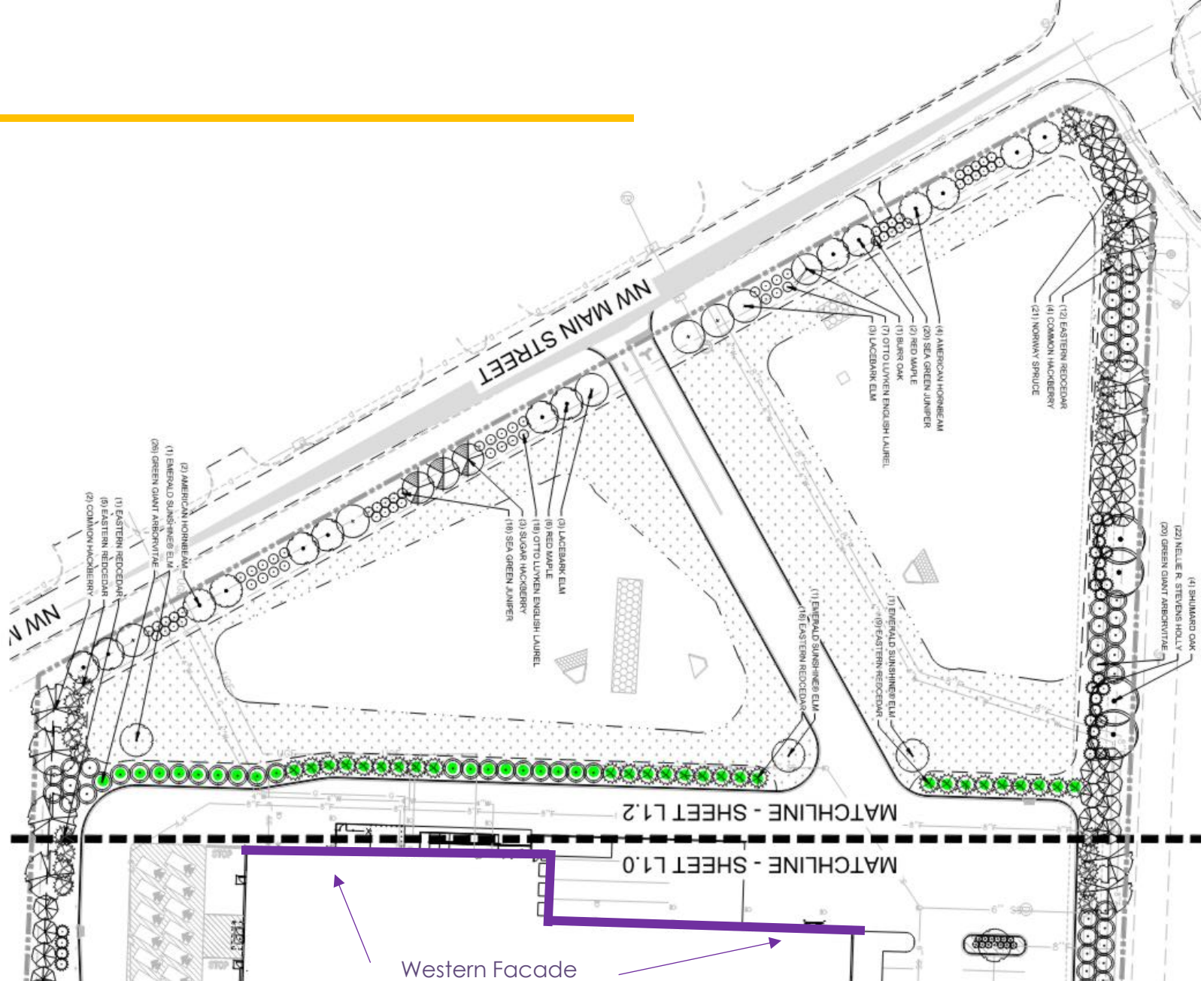


BL-03

Major Façade Materials – Modification Request

Requirement: Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least ½ of the façade area.

Proposed: The applicant is proposing 1 Class 2 material in two different colors to comprise 92% of the western façade.

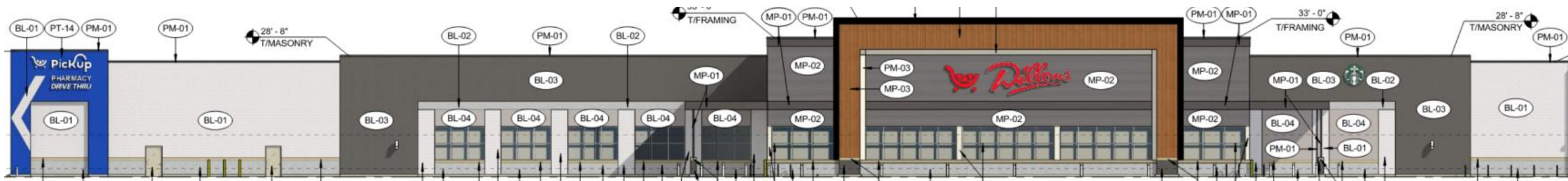


Fenestration – Modification Request

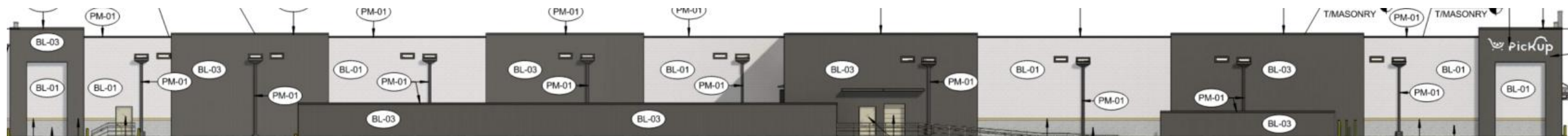
Requirement: Fenestrations with clear glass shall occupy no less than 50% of the pedestrian view zone

Proposed:

The applicant is proposing the eastern façade contain 31% and the western façade contain 0% of clear glass within the pedestrian view zone



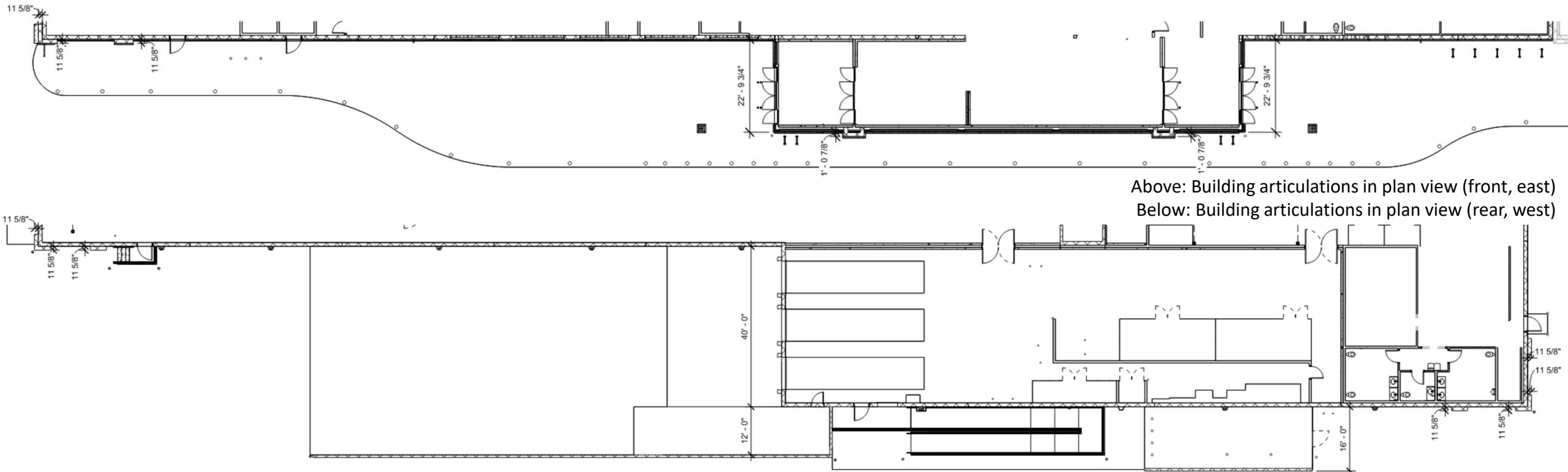
Above: East Elevation (front)
Below: West Elevation (rear)



Wall Articulations – Modification Request

Requirement: The primary façade shall have a wall articulation of at least 2-ft. no less than once every 60 linear feet.

proposing an articulation no less than once every 181 linear feet on the east façade and no less than once every 130 linear feet on the west façade .



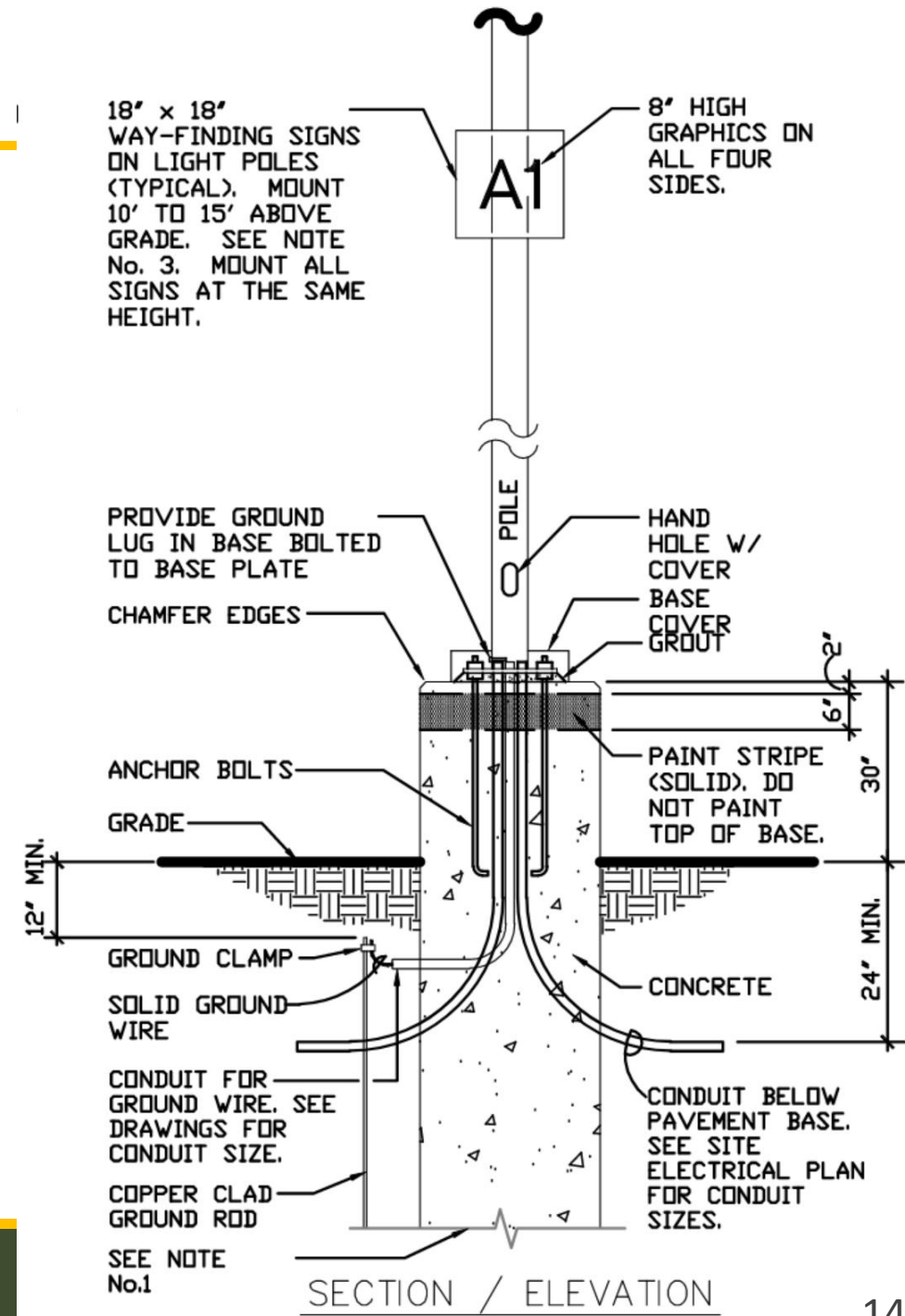
Above: Building articulations in plan view (front, east)

Below: Building articulations in plan view (rear, west)

Parking Lot Lighting – Modification Request

Requirement: All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15-ft. in height within 100-ft. of the property line closes to the residential use. Outside the perimeter area, the overall height may be increased to 20-ft.

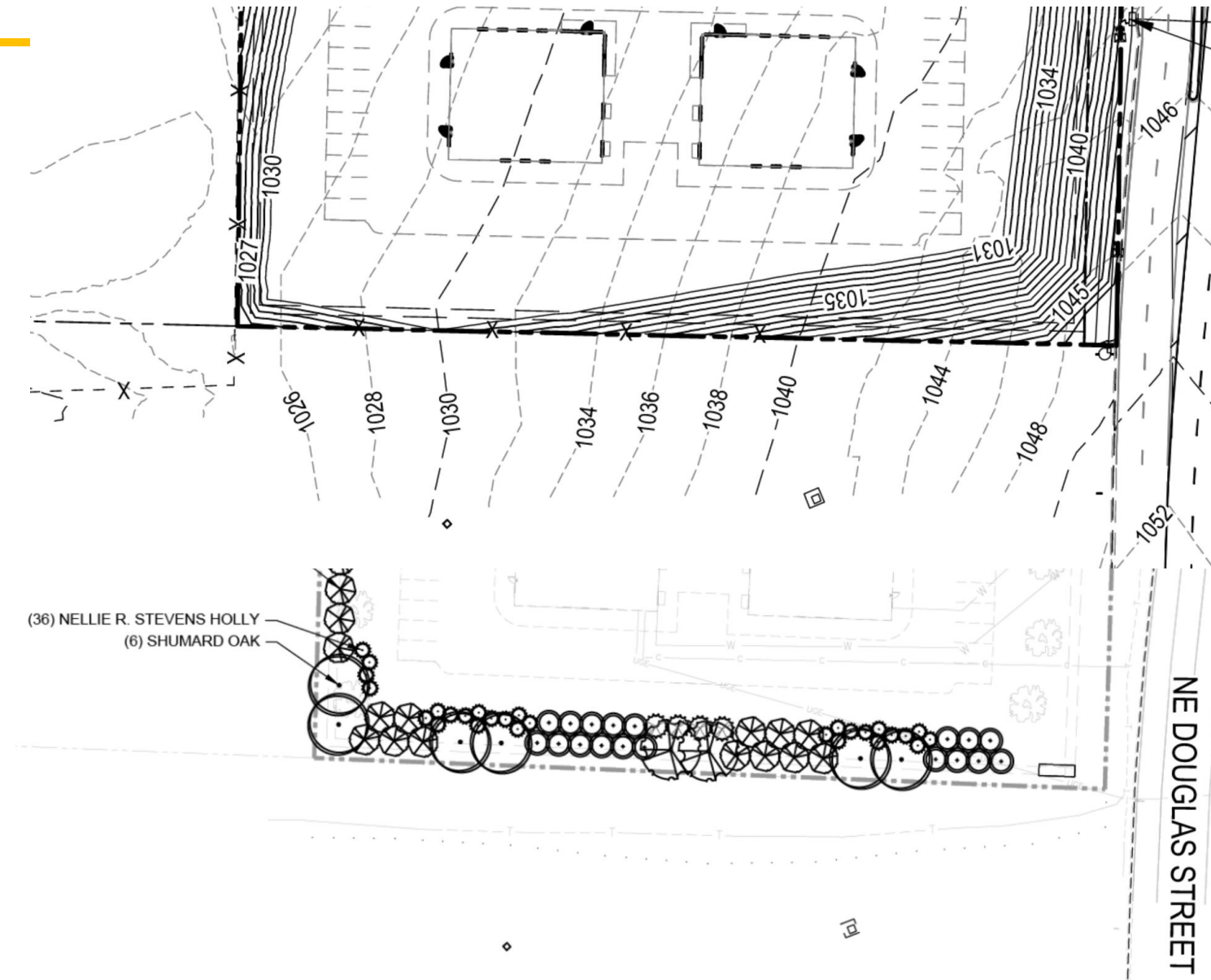
Proposed: The applicant is proposing the parking lot light poles be 28-ft. in height from grade inclusive of the concrete base.



High Impact Screening – Modification Request

Requirement: Six-foot high masonry wall, opaque vinyl fence, or three-foot high berm, and low impact screening adjacent to AG zoning (southeast)

Proposed: The applicant is proposing to utilize the proposed grade in lieu of installing a masonry wall, vinyl fence, or berm along the southeastern portion of the property along with required landscaping.



Approval Conditions

1. The development shall occur in accordance with the Preliminary Development Plan with a revision date of May 26, 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 a revision date of May 26, 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)**



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