

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**

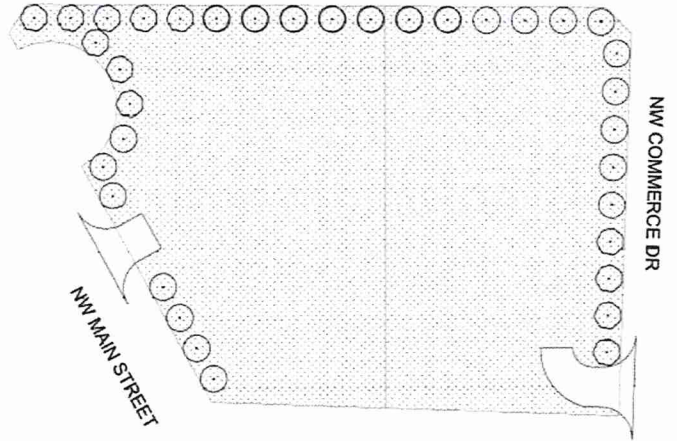
SIGN-IN SHEET

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	

Request

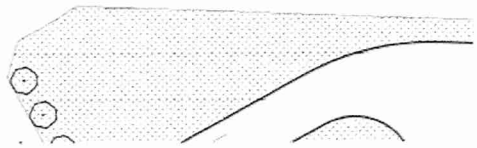
Application for approval of a Rezoning and Preliminary Development Plan from Districts PI, PO and RP-4 to District CP-2 to allow for the development of the property as a Dillons Grocery Store (100,494 s.f.) with gas pumps; and additional Retail Store (5,400 s.f.) and four outlots for future development.

Landscape Plan filed 2/4/26

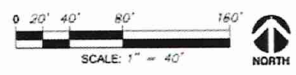


MATCHLINE - SHEET L-101

MATCHLINE - SHEET L-100



PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	36	Acer macrocarpa	Greenleaf Maple	2.5" Cal
	21	Prunella serotina	Blackberry	1.5" Cal
	1	Quercus macrocarpa	White Oak	8 - 12 HT
	22	Quercus prinus	White Oak	2.5" Cal
	21	Quercus prinus	White Oak	2.5" Cal
	15	Ulmus americana	Winged Elm	2.5" Cal
SHRUBS				
	15	Quercus prinus	White Oak	2.5" Cal
	118	Juniperus horizontalis	Creeping Juniper	2" x 4"
	210	Yucca filamentosa	Spiky Leaf Yucca	2" x 4"
	102	Alumina verticillata	Blue Verticillata	2" x 4"
GROUND COVERS				
	480 SPS	Stachys recta	Stachys	...



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

NO. OF SHEETS	
NO. OF SHEETS USED	
NO. OF SHEETS LEFT	

PROJECT # 27873
DATE: JANUARY 15, 2006
DESIGN BY: J.P.M.
CHECKED BY: J.P.M.
CREATED BY: M.L.B.

Pickering
Pickering Firm, Inc.
Landscape Architecture
10000 Westpark Drive
Houston, TX 77036
713.761.1111

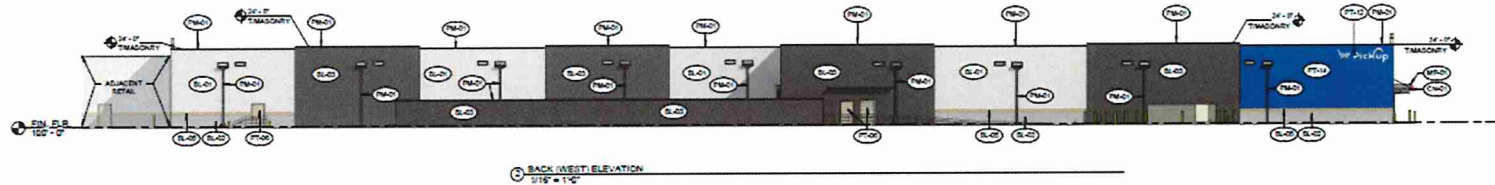
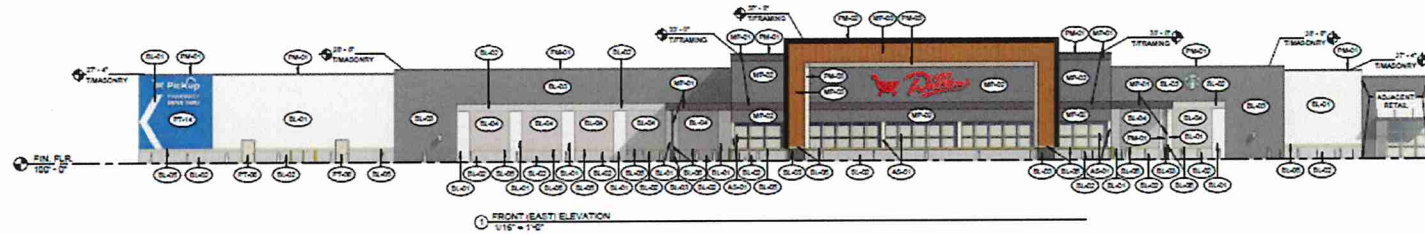
DILLONS
14000 WESTPARK DRIVE
HOUSTON, TX 77036

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NUMBER
L-101

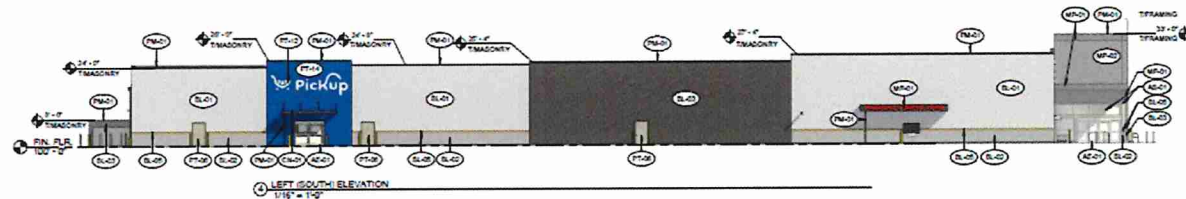
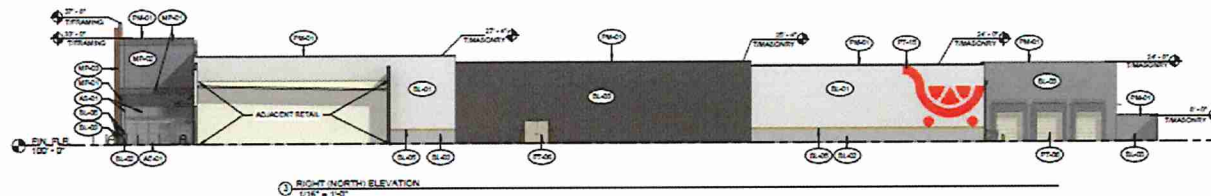
DESCRIPTION
LANDSCAPE PLAN

Elevations filed 2/4/26



SIGNAGE SHOWN FOR REFERENCE ONLY. OWNERS SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNAGE UNDER SEPARATE PERMIT TO BE PULLED BY OWNERS SIGNAGE CONTRACTOR.

EXTERIOR FINISHES		
MATERIAL	DESCRIPTION	MANUFACTURER
AL-01	PREFINISHED ALUMINUM STROBEPROOF DOOR	STANLEY
AL-02	PREFINISHED ALUMINUM STROBEPROOF DOOR	CLAR ANODIZED
BL-01	DECORATIVE INTEGRALLY COLORED ONLY - SMOOTH FACE PRECISION	SASAULTE
BL-02	DECORATIVE INTEGRALLY COLORED ONLY - SMOOTH FACE PRECISION	ALWAYS
BL-03	DECORATIVE INTEGRALLY COLORED ONLY - SMOOTH FACE PRECISION	ALWAYS
BL-04	DECORATIVE INTEGRALLY COLORED ONLY - SMOOTH FACE PRECISION	ALWAYS
BL-05	DECORATIVE INTEGRALLY COLORED ONLY - COMBED FACE PRECISION	ALWAYS
CM-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC
CM-02	METAL PANEL - SMOOTH	SLATE GRAY
MP-01	METAL PANEL - CORRUGATED	SLATE GRAY
MP-02	METAL PANEL - WOOD GRAIN	CONCORD
MP-03	PREFINISHED METAL	SLATE GRAY
MP-04	PREFINISHED METAL	WHITE BLACK
MP-05	PREFINISHED METAL	SLATE
MP-06	PAINTED METAL	SHERMAN WILLIAMS
MP-07	PAINT	SHERMAN WILLIAMS
MP-08	PAINT	SHERMAN WILLIAMS
MP-09	PAINT	SHERMAN WILLIAMS
MP-10	PAINT	SHERMAN WILLIAMS
MP-11	PAINT	SHERMAN WILLIAMS
MP-12	PAINT	SHERMAN WILLIAMS
MP-13	PAINT	SHERMAN WILLIAMS
MP-14	PAINT	SHERMAN WILLIAMS
MP-15	PAINT	SHERMAN WILLIAMS
MP-16	PAINT	SHERMAN WILLIAMS
MP-17	PAINT	SHERMAN WILLIAMS
MP-18	PAINT	SHERMAN WILLIAMS
MP-19	PAINT	SHERMAN WILLIAMS
MP-20	PAINT	SHERMAN WILLIAMS
MP-21	PAINT	SHERMAN WILLIAMS
MP-22	PAINT	SHERMAN WILLIAMS
MP-23	PAINT	SHERMAN WILLIAMS
MP-24	PAINT	SHERMAN WILLIAMS
MP-25	PAINT	SHERMAN WILLIAMS
MP-26	PAINT	SHERMAN WILLIAMS
MP-27	PAINT	SHERMAN WILLIAMS
MP-28	PAINT	SHERMAN WILLIAMS
MP-29	PAINT	SHERMAN WILLIAMS
MP-30	PAINT	SHERMAN WILLIAMS
MP-31	PAINT	SHERMAN WILLIAMS
MP-32	PAINT	SHERMAN WILLIAMS
MP-33	PAINT	SHERMAN WILLIAMS
MP-34	PAINT	SHERMAN WILLIAMS
MP-35	PAINT	SHERMAN WILLIAMS
MP-36	PAINT	SHERMAN WILLIAMS
MP-37	PAINT	SHERMAN WILLIAMS
MP-38	PAINT	SHERMAN WILLIAMS
MP-39	PAINT	SHERMAN WILLIAMS
MP-40	PAINT	SHERMAN WILLIAMS
MP-41	PAINT	SHERMAN WILLIAMS
MP-42	PAINT	SHERMAN WILLIAMS
MP-43	PAINT	SHERMAN WILLIAMS
MP-44	PAINT	SHERMAN WILLIAMS
MP-45	PAINT	SHERMAN WILLIAMS
MP-46	PAINT	SHERMAN WILLIAMS
MP-47	PAINT	SHERMAN WILLIAMS
MP-48	PAINT	SHERMAN WILLIAMS
MP-49	PAINT	SHERMAN WILLIAMS
MP-50	PAINT	SHERMAN WILLIAMS
MP-51	PAINT	SHERMAN WILLIAMS
MP-52	PAINT	SHERMAN WILLIAMS
MP-53	PAINT	SHERMAN WILLIAMS
MP-54	PAINT	SHERMAN WILLIAMS
MP-55	PAINT	SHERMAN WILLIAMS
MP-56	PAINT	SHERMAN WILLIAMS
MP-57	PAINT	SHERMAN WILLIAMS
MP-58	PAINT	SHERMAN WILLIAMS
MP-59	PAINT	SHERMAN WILLIAMS
MP-60	PAINT	SHERMAN WILLIAMS
MP-61	PAINT	SHERMAN WILLIAMS
MP-62	PAINT	SHERMAN WILLIAMS
MP-63	PAINT	SHERMAN WILLIAMS
MP-64	PAINT	SHERMAN WILLIAMS
MP-65	PAINT	SHERMAN WILLIAMS
MP-66	PAINT	SHERMAN WILLIAMS
MP-67	PAINT	SHERMAN WILLIAMS
MP-68	PAINT	SHERMAN WILLIAMS
MP-69	PAINT	SHERMAN WILLIAMS
MP-70	PAINT	SHERMAN WILLIAMS
MP-71	PAINT	SHERMAN WILLIAMS
MP-72	PAINT	SHERMAN WILLIAMS
MP-73	PAINT	SHERMAN WILLIAMS
MP-74	PAINT	SHERMAN WILLIAMS
MP-75	PAINT	SHERMAN WILLIAMS
MP-76	PAINT	SHERMAN WILLIAMS
MP-77	PAINT	SHERMAN WILLIAMS
MP-78	PAINT	SHERMAN WILLIAMS
MP-79	PAINT	SHERMAN WILLIAMS
MP-80	PAINT	SHERMAN WILLIAMS
MP-81	PAINT	SHERMAN WILLIAMS
MP-82	PAINT	SHERMAN WILLIAMS
MP-83	PAINT	SHERMAN WILLIAMS
MP-84	PAINT	SHERMAN WILLIAMS
MP-85	PAINT	SHERMAN WILLIAMS
MP-86	PAINT	SHERMAN WILLIAMS
MP-87	PAINT	SHERMAN WILLIAMS
MP-88	PAINT	SHERMAN WILLIAMS
MP-89	PAINT	SHERMAN WILLIAMS
MP-90	PAINT	SHERMAN WILLIAMS
MP-91	PAINT	SHERMAN WILLIAMS
MP-92	PAINT	SHERMAN WILLIAMS
MP-93	PAINT	SHERMAN WILLIAMS
MP-94	PAINT	SHERMAN WILLIAMS
MP-95	PAINT	SHERMAN WILLIAMS
MP-96	PAINT	SHERMAN WILLIAMS
MP-97	PAINT	SHERMAN WILLIAMS
MP-98	PAINT	SHERMAN WILLIAMS
MP-99	PAINT	SHERMAN WILLIAMS
MP-100	PAINT	SHERMAN WILLIAMS



Naos Design Group, LLC
 4848 S. SYRACUSE STREET
 SUITE 400
 DENVER, COLORADO 80237
 (303) 758-8777 (303) 758-4281
 www.naosgroup.com

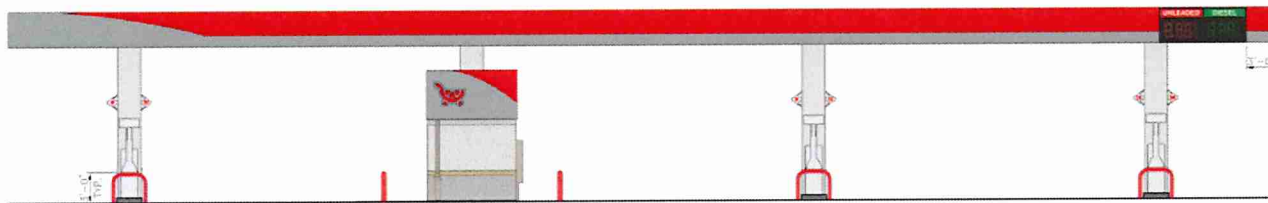
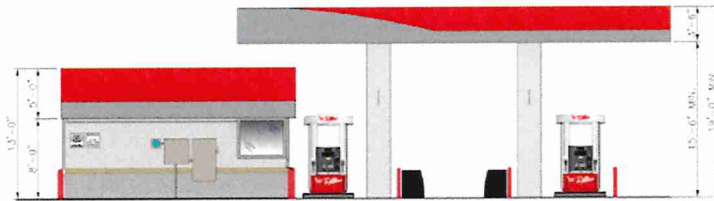
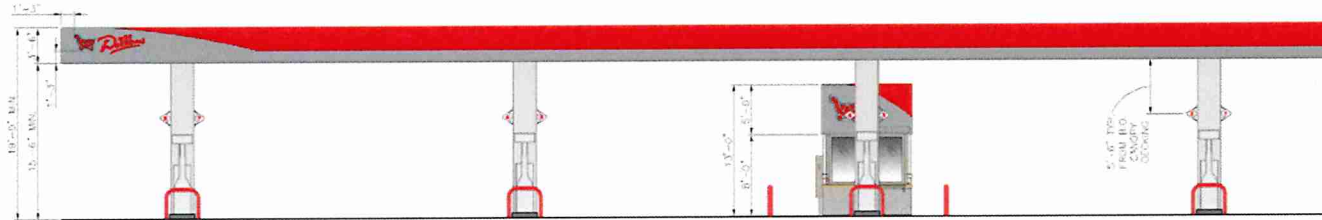
DILLON'S #152

NE DOUGLAS ST
 LEE'S SUMMIT, MO

JOB #: 2024002 DATE: 01/15/2025
 SCALE: 1/16" = 1'-0"

Copyright © 2025 Naos Design Group, LLC
 THESE DRAWINGS OR PARTS THEREOF ARE NOT TO BE REPRODUCED IN ANY FORM BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Elevations filed 2/4/26




Naos Design Group, LLC
 4549 S. SYRACUSE STREET
 SUITE 450
 DENVER, COLORADO 80237
 (P) 303.759.5777 (F) 720.360.4281
 www.naosdg.com

DILLON'S #152

NE DOUGLAS ST
LEE'S SUMMIT, MO

JOB #: 2026002 DATE: 01/15/2026
 SCALE:

 COPYRIGHT © 2016 NAOS DESIGN GROUP, LLC
 THESE DRAWINGS, SPECIFICATIONS, AND NOTICES ARE UNPUBLISHED IN
 THE FORM IN WHICH THEY ARE PRESENTED. WITHOUT PERMIT
 FROM NAOS DESIGN GROUP, INC.

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.

City Plan Commission Meeting: April 9, 2026