

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.mcghееее@lamprynearson.com](mailto:dan.mcghееее@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

## Neighborhood Meeting Sign-in Sheet

## Proposed Les Schwab Tire Center

**740 NW Ward Road, Lee's Summit, MO 64086**

# Commercial Preliminary Development Plan Application #PL2025277

**Mid-Continent Public Library, Community Room #1, 150 W. Oldham Parkway**

**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](mailto: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.

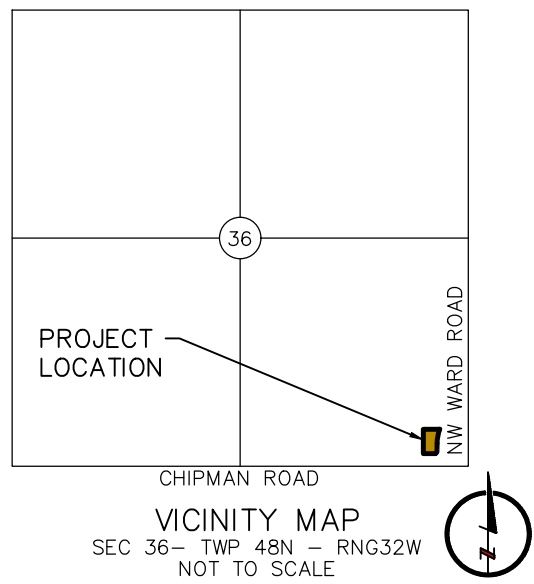
| LOT DATA TABLE |                      |
|----------------|----------------------|
| ZONING         | PMIX                 |
| LOT 10D        | 55,798 S.F., 1.28 AC |
| LOT 10E        | 33,475 S.F., 0.77 AC |
| LOT 10F        | 32,309 SF, 0.74 AC   |
| TOTAL          | 121,582 SF, 2.79 AC  |

| 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<br>PER SERVICE BAY       | 18        |
| PARKING PROVIDED                                     | 50        |
|                                                      |           |
| LOT 10E                                              |           |
| BUILDING SF – 2,000 SF                               |           |
| USE – CARRY OUT, DRIVE UP, OR<br>DRIVE THRU ONLY     |           |
| # OF EMPLOYEES (MAX SHIFT) – 8                       |           |
| REQUIRED PARKING – 2 + 1 PER<br>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<br>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) |

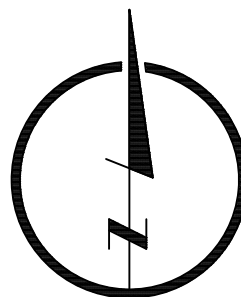


LAMPRYNEARSON.COM

**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.

NO 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 \_\_\_\_\_

PROJECT NUMBER

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

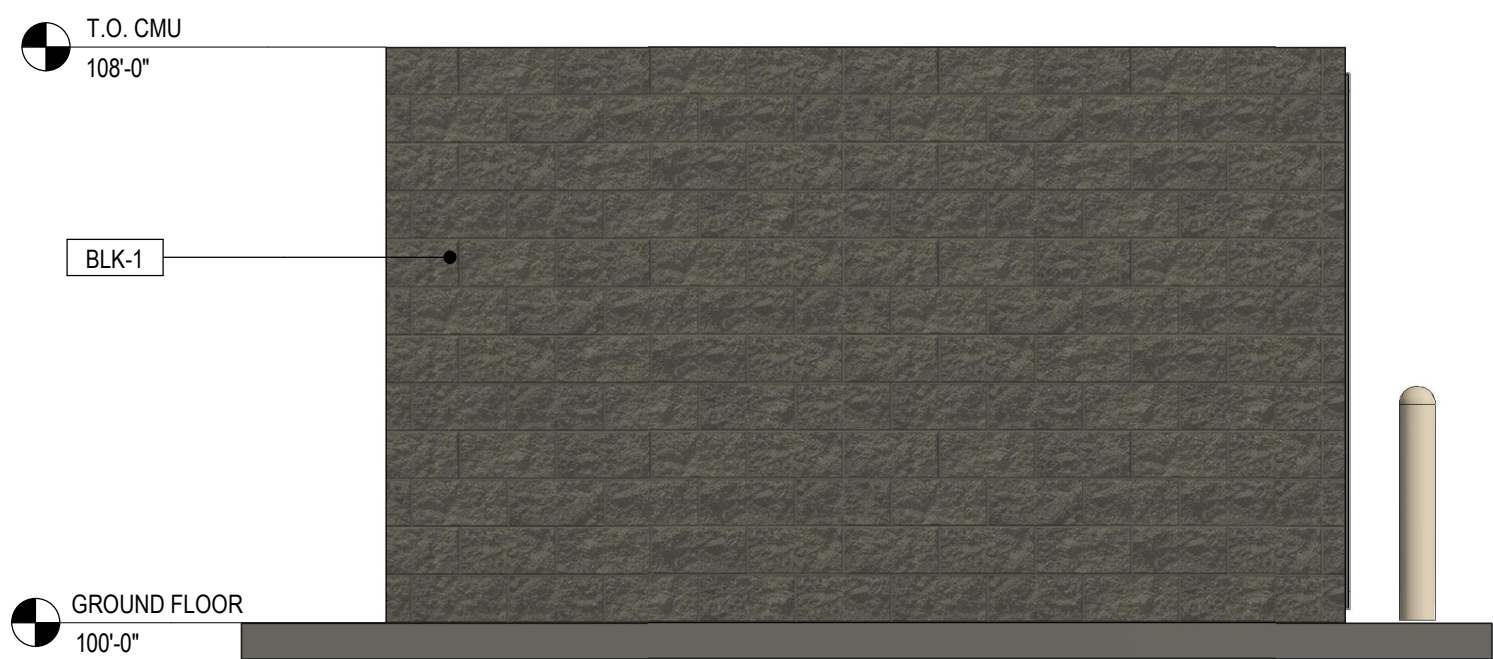


MATERIAL LEGEND:

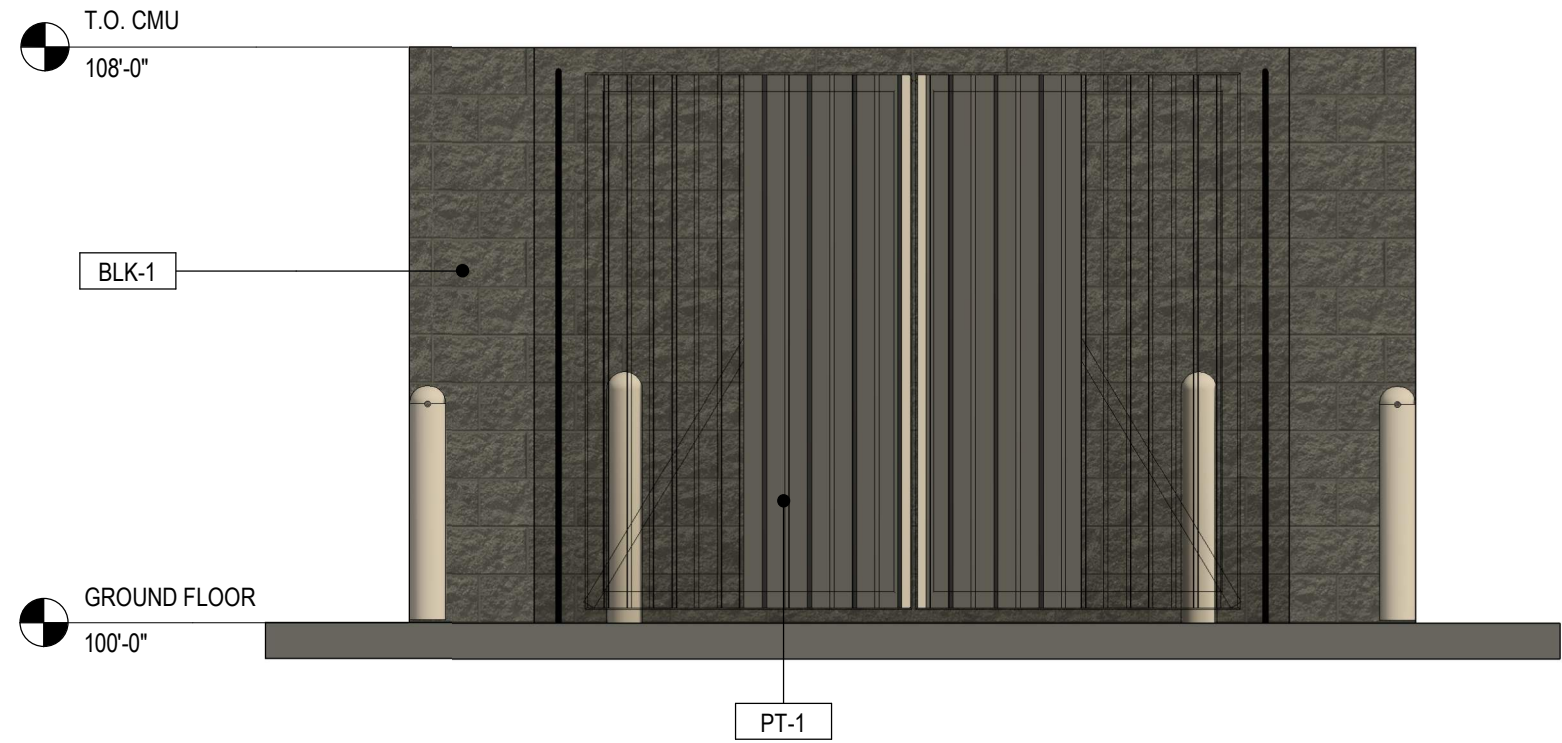
|       |                                                     |
|-------|-----------------------------------------------------|
| PT-1  | EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020 |
| BLK-1 | ANGELUS CMU SPLIT FACE, (ONYX)                      |



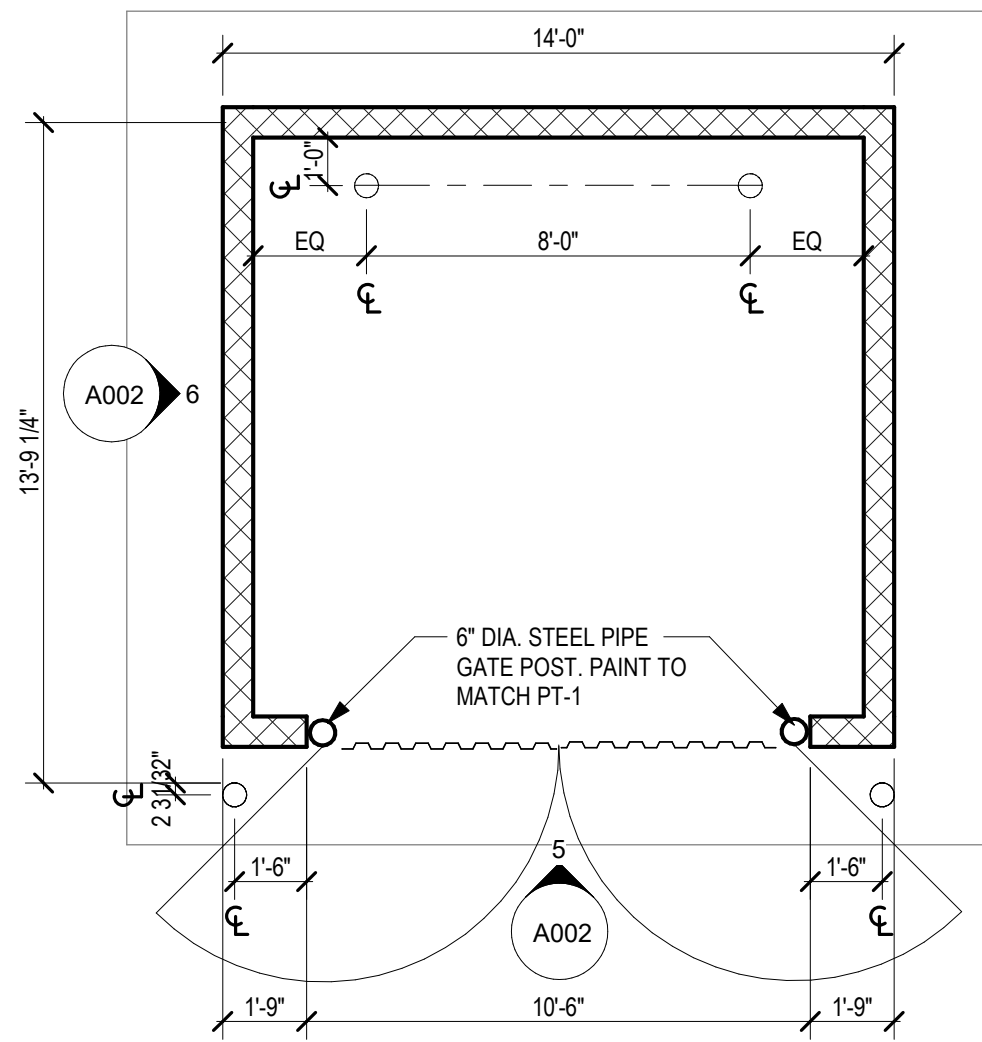
4 TRASH ENCLOSURE PERSPECTIVE



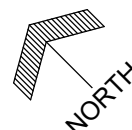
3 TRASH ENCLOSURE SIDE  
SCALE: 3/8" = 1'-0"



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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 Street and Apt. No., or PO Box No.  
 1000 Progress Dr., Ste. 299  
 City, State, ZIP+4®  
 Liberty, MO 64069

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Postage \$12.10

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 Hunt Valley, MD 21031

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