

**NOTICE TO PROPERTY OWNERS  
PLANNING COMMISSION & CITY COUNCIL**

Date Notice Sent: November 19, 2025

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

**Application#:** PL2025277 **Description of Proposal:** Commercial Preliminary Development Plan

**Location of the Property (Street Address):** 740 NW WARD RD, LEES SUMMIT, MO 64086  
(location map must also be attached)

**Applicant:** SFP-E, LLC

**Meeting of:** **Planning Commission**

**Date and Time of Hearing:** Thursday, December 11, 2025, 5:00 p.m.

**City Council**

**Date and time of Hearing:** Tuesday, January 06, 2026, 6:00 p.m.

**Location of public hearing (check the line that applies):**

  X   **City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri**

       **Other:** \_\_\_\_\_  
(specify location)

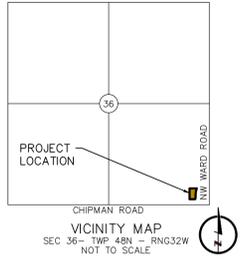
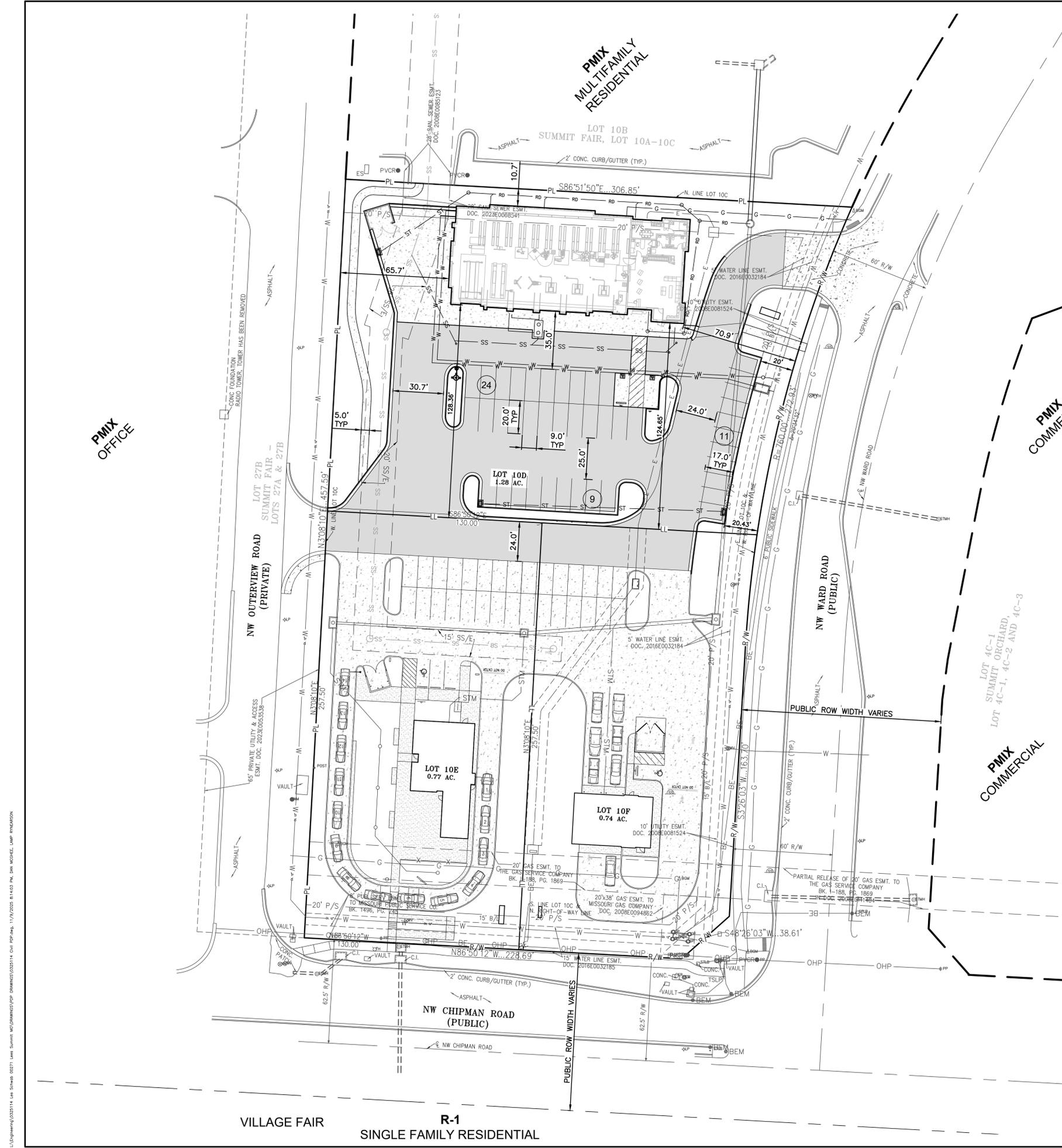
All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

\*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

To Applicant: An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.



**LEGEND**

- PROPOSED OR EXISTING FULL DEPTH ASPHALT PAVEMENT
- PROPOSED OR EXISTING CONCRETE PAVEMENT

**LEGAL DESCRIPTION:**

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 PER SERVICE BAY	18
PARKING PROVIDED	50
LOT 10E	
BUILDING SF - 2,000 SF	
USE - CARRY OUT, DRIVE UP, OR DRIVE THRU ONLY	
# OF EMPLOYEES (MAX SHIFT) - 8	
REQUIRED PARKING - 2 + 1 PER 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 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	41,357 S.F. (74%)
OPEN SPACE	14,441 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%)

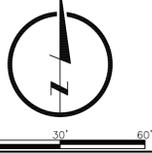
PERMITTED USES SUMMARY	
RETAIL	
RESTAURANT (DINE IN, WALK UP, AND DRIVE THRU)	
COMMERCIAL (INCLUDING AUTOMOTIVE ORIENTED USES)	

**PREPARED AND SUBMITTED BY:**

**ENGINEER:**  
 LAMP RYNEARSON  
 9001 STATE LINE ROAD, SUITE 200  
 KANSAS CITY, MO 64114  
 CONTACT: DAN MCGHEE  
 (816) 361-0440  
 Dan.McGhee@lamprynearson.com

**LAMP RYNEARSON**

LAMP RYNEARSON.COM  
 OMAHA, NEBRASKA  
 14710 W. DODGE RD. STE. 100 (402) 498-2498  
 NE AUTHORIZATION NO. CAD130  
 FORT COLLINS, COLORADO  
 4718 INNOVATION DR. STE. 100 (970) 238-0342  
 KANSAS CITY, MISSOURI  
 9001 STATE LINE RD. STE. 200 (816) 361-0440  
 MO AUTH. NO. E-2013011903 | LS-2019043127

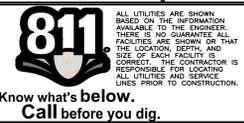


**PRELIMINARY**

NOT RELEASED FOR CONSTRUCTION  
 MARK DANIEL MCGHEE, JR.  
 MO FE - 2008019568

**OVERALL SITE PLAN**  
**REVISED PRELIMINARY DEVELOPMENT PLAN**

**SUMMIT FAIR LOTS 10D-10F**  
**LEE'S SUMMIT, JACKSON COUNTY, MO**



**REVISIONS**  
 11/07/25 - PER CITY COMMENTS  
 11/10/25 - PER CITY COMMENTS

**DESIGNER / DRAFTER**  
 DATE  
 OCTOBER 2025  
**PROJECT NUMBER**  
 0325114  
**BOOK AND PAGE**

**MISSOURI AUTHORIZATION NUMBER**  
 E-2013011903 | LS-2019043127

**SHEET**  
 1

U:\Projects\0325114\_Lee's Summit - MO\0325114\_Plan\0325114\_Plan.dwg, 11/10/2025 8:14:03 PM, DAN MCGHEE, LAMP RYNEARSON



2 BUILDING PERSPECTIVE



1 BUILDING PERSPECTIVE

ELEVATION GENERAL NOTES:

- A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
- F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- H. REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.

ELEVATION KEY NOTES:

- 1. NOT USED
- 2. SIGNAGE BY CARLSON SIGN, REF 5/A506 FOR ATTACHMENT DETAIL.
- 3. ADDRESS NUMBER LOCATION, COORD W/ AHJ.

MATERIAL LEGEND:

- PC-1 FABCON PRECAST CONCRETE, AGGREGATE (WHITE, MFR FINISH) (CLASS 1)
- PC-2 FABCON PRECAST CONCRETE, 8" HORIZONTAL STAMP (STAIN SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY) (CLASS 3)
- PC-3 FABCON PRECAST CONCRETE, RAKED VERTICALLY (STAIN SHERWIN WILLIAMS, COLOR: 8261-7797 - LS COLONIAL RED 2020) (CLASS 3)
- PC-4 FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (WHITE, MFR FINISH) (CLASS 1)
- PC-5 FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (STAIN SHERWIN WILLIAMS, COLOR: 6247 - KRYPTON) (CLASS 3)
- SF-1 SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
- PT-1 EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
- PF-1 PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020
- ST-1 HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING) (CLASS 2)

STOREFRONT LEGEND:

- CLSG-1 CLEAR INSULATED LAMINATED SAFETY GLASS (CLASS 1)
- CLSG-1 CLEAR LAMINATED SAFETY GLASS (CLASS 1)

ROOFING LEGEND:

- R-1 PVC MEMBRANE ROOFING SYSTEM (NOT VISIBLE) (CLASS 3)

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740 NW WARD RD  
6 BAY RH WVP LINEAR STORE - PROTO Q3 2025  
**LES SCHWAB TIRE CENTER - LEE'S SUMMIT, MO**

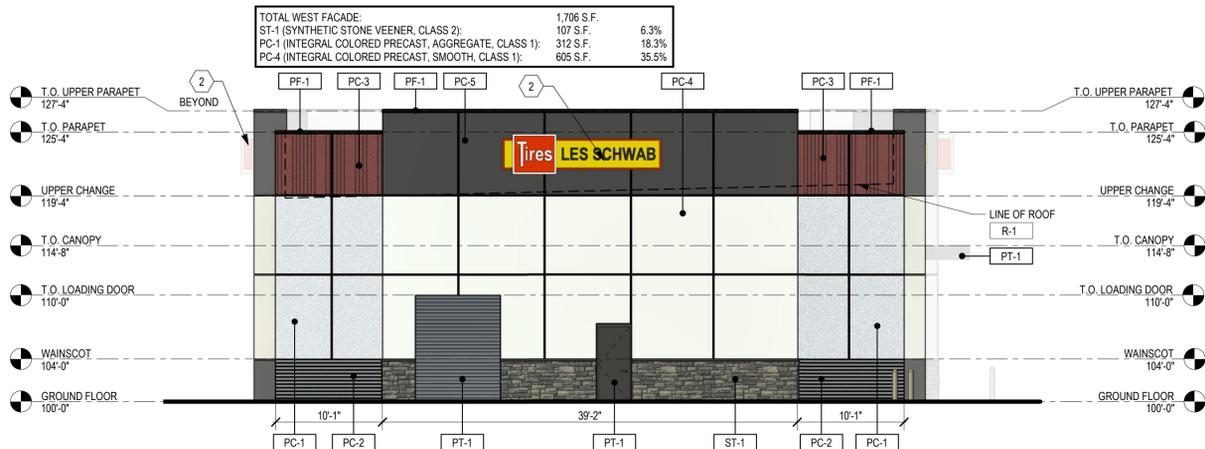
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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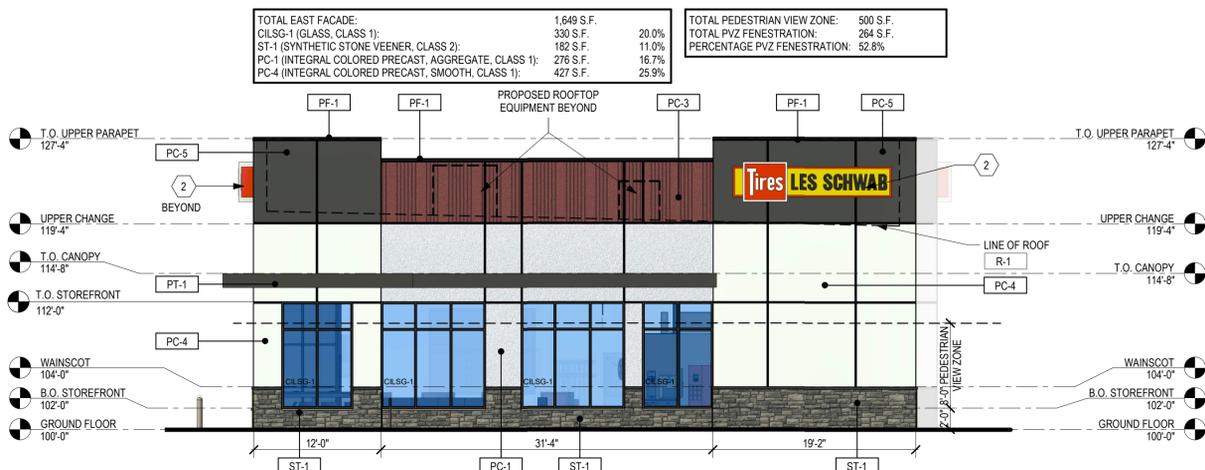
PROTO SET Q3 2025

10.10.2025  
PROJECT# | LS\_PROTO2024  
DESIGNED BY | LLC  
DRAWN BY | LLC  
CHECKED BY | REVISIONS

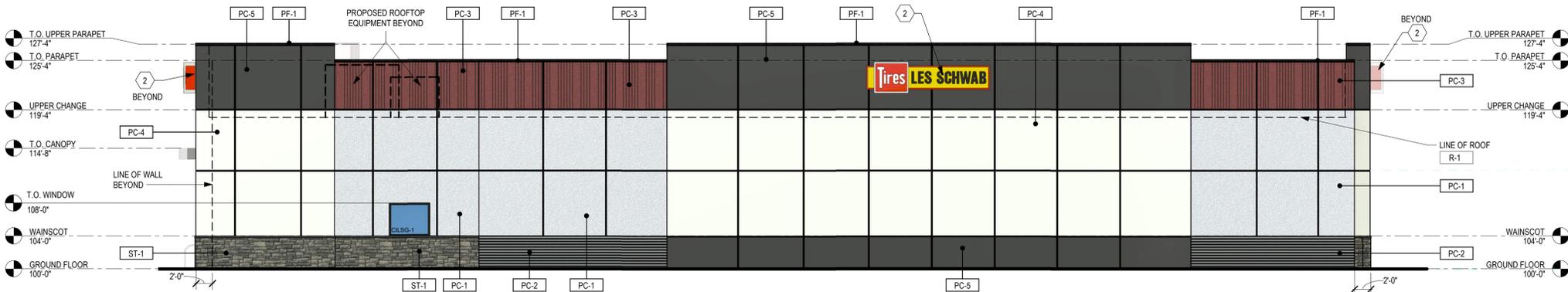
EXTERIOR ELEVATIONS



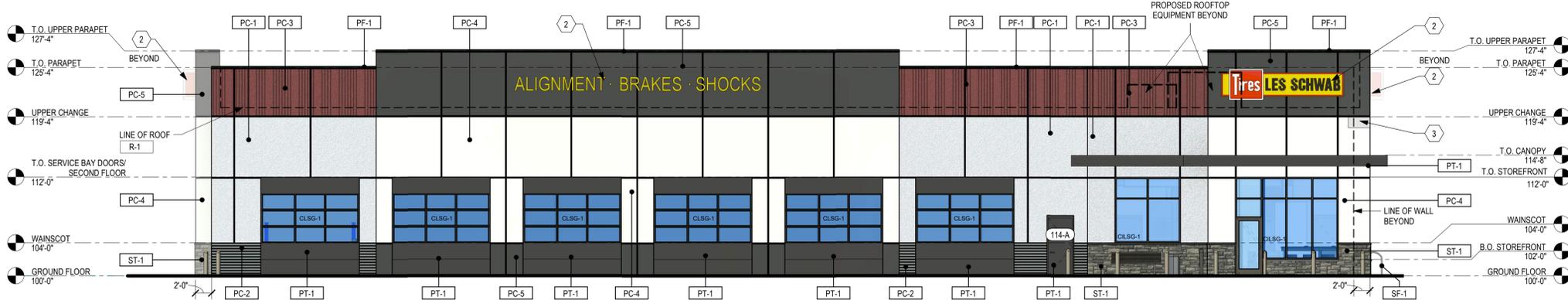
**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**CITY OF LEE'S SUMMIT, MISSOURI**  
**AFFIDAVIT OF NOTICE TO PROPERTY**  
**OWNERS WITHIN 300 FEET**

The undersigned Applicant for Application PL2025277, hereby certifies that the Applicant has verified by independent investigation the persons identified on the attached list are all of the owners of all property within 300 feet of the boundaries of the subject parcel, that said notice was mailed on November (month) 19 (day), 2025 (year) and that notice of the:

- Planning Commission Date and Time of Hearing:** Thursday, December 11, 2025
- City Council Date and time of Hearing:** Tuesday, January 06, 2026

has been mailed by the Applicant to all property owners within 300 feet of the subject parcel at 740 NW WARD RD, LEES SUMMIT, MO 64086 (location or address), at least fifteen (15) or more days prior to the scheduled public hearing. The list of property owners to whom notice has been mailed is attached.

Dated this 20th day of November, 2025.

  
Signature of Applicant or Agent

Mark Daniel McGhee Jr.  
Printed Name

Parcel	Site Address	Property Owner	Address
51-700-04-79-00-0-00-000	610 NW CHIPMAN RD, LEES SUMMIT, MO 64086	WSO PARTNERS LLC	1000 PROGRESS DR, STE 299, LIBERTY MO 64069
51-700-04-78-00-0-00-000	630 NW CHIPMAN RD, LEES SUMMIT, MO 64086	WSO PARTNERS LLC	1000 PROGRESS DR, STE 299, LIBERTY MO 64069
51-700-04-27-00-0-00-000	800 NW BLUE PKWY, LEES SUMMIT, MO 64086	CITY OF LEES SUMMIT	PO BOX 1600, LEES SUMMIT, MO 64063
51-700-04-30-00-0-00-000	800 NW WARD RD, LEES SUMMIT, MO 64086	CITY OF LEES SUMMIT	220 SE GREEN ST, LEES SUMMIT, MO 64063
52-900-03-63-00-0-00-000	560 NW CHIPMAN RD, LEES SUMMIT, MO 64086	AD SUMMIT LLC	275 MADISON AVE, STE 1100, NEW YORK, NY 10016
52-900-03-70-00-0-00-000	540 NW CHIPMAN RD, LEES SUMMIT, MO 64086	TOWNSEND SUMMIT LLC	1311 MCCORMICK RD, STE 470, HUNT VALLEY, MD 21031

7016 1370 0000 1291 4787

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	



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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

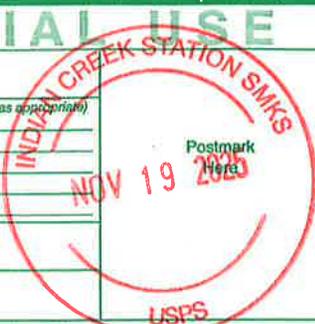
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	



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City of Lee's Summit, MO  
Street and Apt. No., or PO Box No.  
220 SE Green St.  
City, State, ZIP+4®  
Lee's Summit, MO 64063

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	



Sent To  
AD Summit LLC  
Street and Apt. No., or PO Box No.  
275 Madison Ave., Ste. 1100  
City, State, ZIP+4®  
New York, NY 10016

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	



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PO Box 1600  
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Lee's Summit, MO 64063

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	



Sent To  
Townsend Summit LLC  
Street and Apt. No., or PO Box No.  
1311 McCormick Rd., Ste. 470  
City, State, ZIP+4®  
Hunt Valley, MD 21031

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Les Schwab Tire Center  
PDP PL2025277  
Public Notification Signs  
2025.11.19



Public Meeting Sign – East side of site along NW Ward Road



Public Meeting Sign – East side of site along NW Ward Road

Les Schwab Tire Center  
PDP PL2025277  
Public Notification Signs  
2025.11.19



Public Meeting Sign – West side of site along NW Outerview Rd (private).



Public Meeting Sign – West side of site along NW Outerview Rd (private).