

Planning Commission Meeting: East Village – PL2025207 November 13, 2025

East Village – PL2025207
Lee's Summit, MO

DRAKE
DEVELOPMENT

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50 S.E. 30th Street Lee's Summit, MO 64082
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Development Plan

Approximately 69 acres generally located at the Northeast Corner of 291 Hwy and Bailey Road, Lee's Summit, MO

-13 Mixed Use Lots

- Retail Space
- Sit Down Restaurants
- Drive Thru Restaurants
- Apartment
- Recreational Area

-Traffic Signals

-M-291 Improvements

-Bailey Rd Improvements

-Share Use Trail Extension

EnVision LS Overlay

- Worked with staff to comply with plan
- Modifications to the Commercial Design Standards



East Village – PL2025207

Lee's Summit, MO

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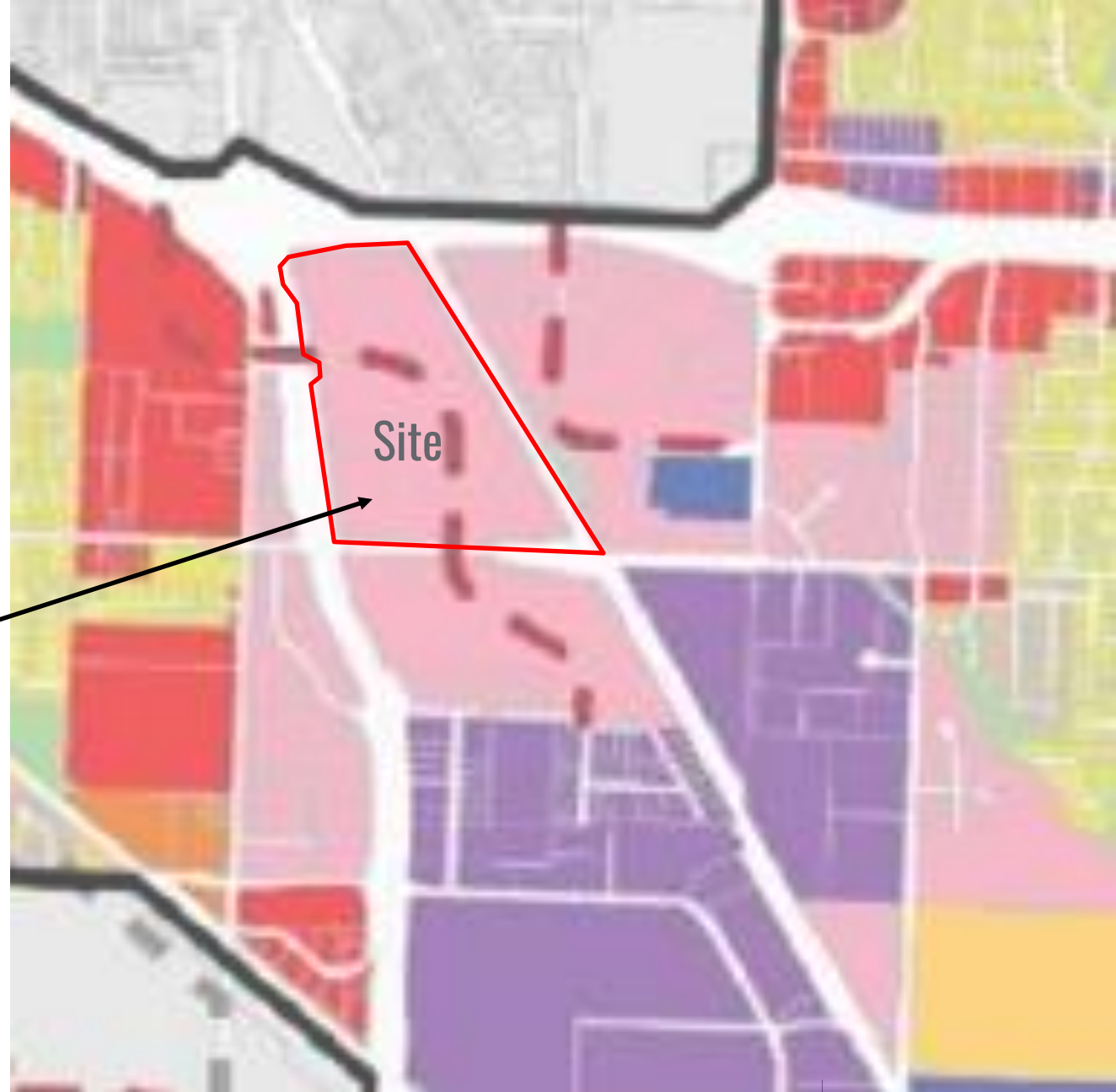
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Ignite Master Plan

Future Land Use Categories

- Residential, Category 1
- Residential, Category 2
- Residential, Category 3
- Commercial
- Office
- Mixed Use
- Activity Centers
- Industrial
- Civic
- Airport
- Infrastructure
- Parks / Open Space
- Water Bodies

Property Reserve, Inc. (PRI)



East Village – PL2025207

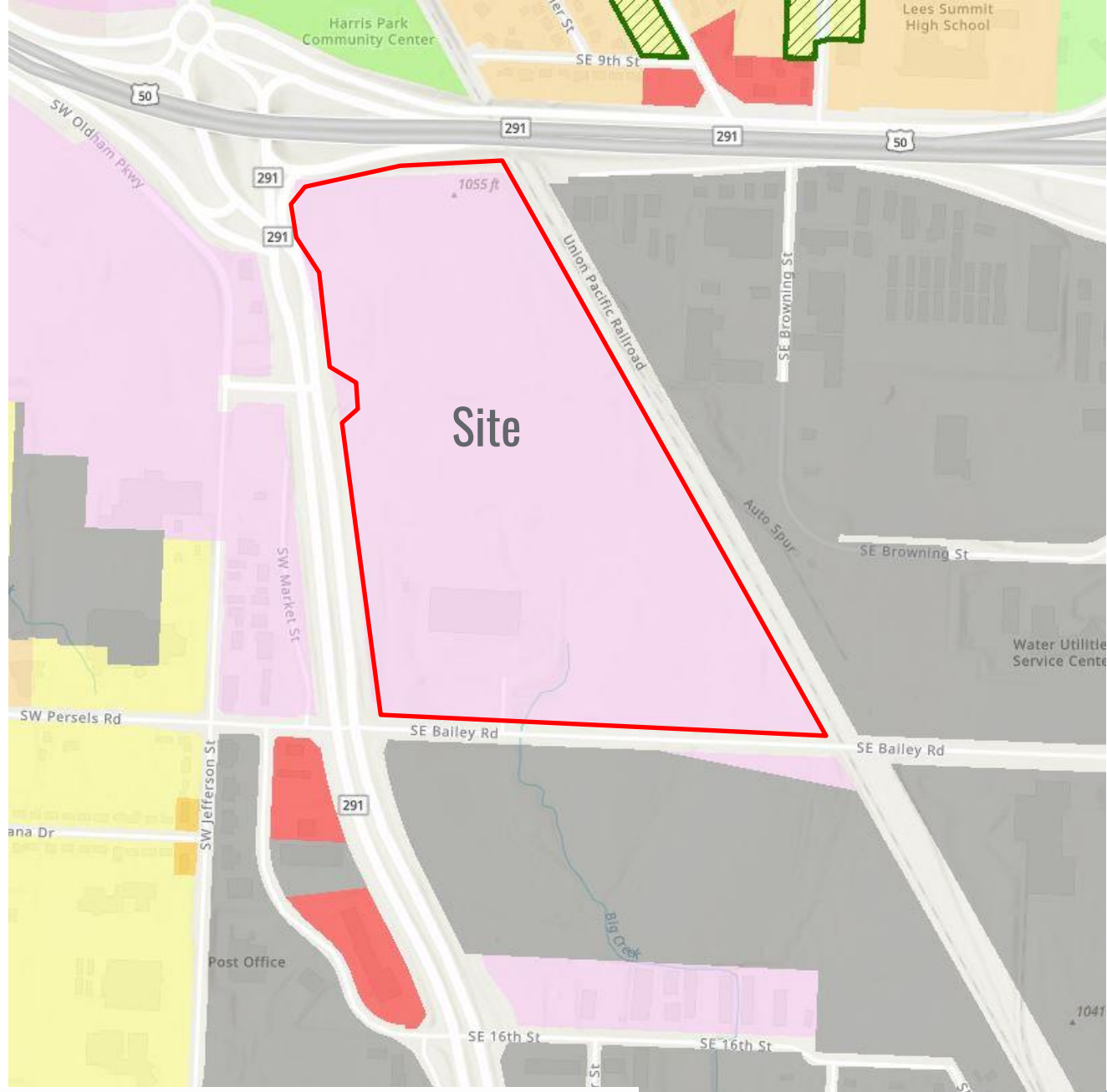
Lee's Summit, MO

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Zoning Map

Current Zoning
-PMIX



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Lee's Summit, MO

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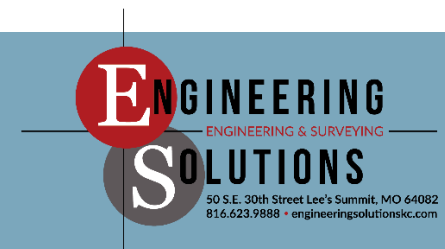
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Southeast View



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Lee's Summit, MO

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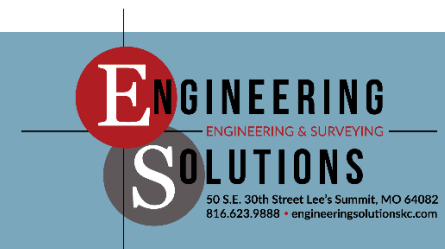


Southeast View



East Village – PL2025207
Lee's Summit, MO

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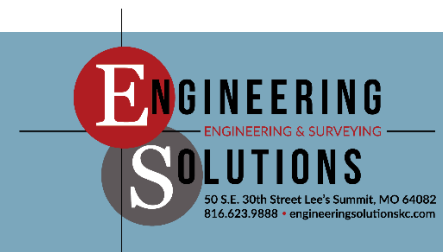


Northeast View



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Lee's Summit, MO

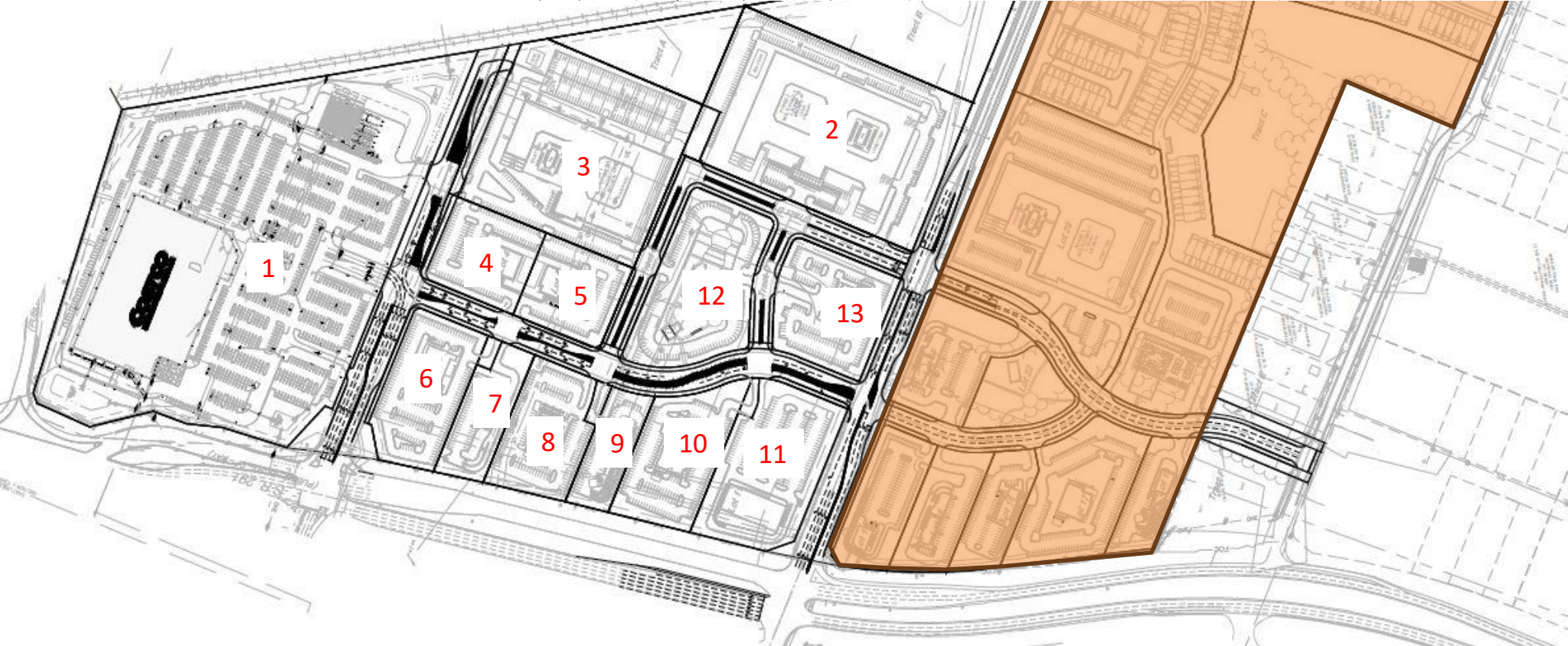
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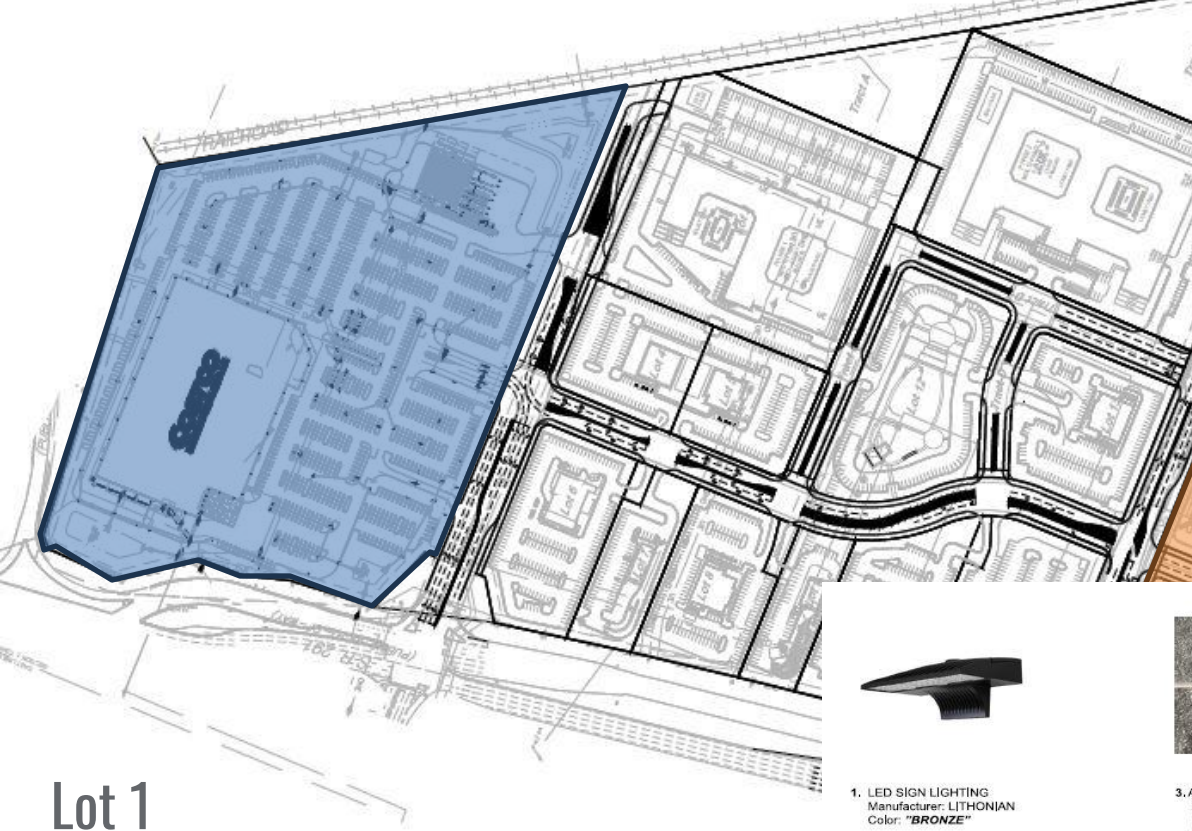
Development Plan

DEVELOPMENT DATA													
LOT	ADDRESS	LAND USE	LOT AREA (AC.)	PROPOSED USE	NUMBER OF FLOORS	BLDG SIZE (SQ FT)	DWELLING/AC	F.A.R.	PARKING RATIO REQUIRED	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	PARKING RATIO PROVIDED	TOTAL IMPERVIOUS COVERAGE
1		PMX	22.47	RESIDENTIAL	1	151,582	NA	16.5%	1.5 PER UNIT	480	599	5.5	80% MAX.
2		PMX	8.03		1	320 UNITS	36.6	NA			1.7	80% MAX.	
3		PMX	7.50	RESIDENTIAL	1	250 UNITS	32.0	NA	1.5 PER UNIT	375	427	1.7	80% MAX.
4		PMX	1.88		FINE DINING RESTAURANT	1	7,020	NA			8.6%	14:1	98.3
5		PMX	1.69	FINE DINING RESTAURANT	1	7,020	NA	9.5%	14:1	98.3	124	17.7	80% MAX.
6		PMX	2.58	HIGH TURNOVER (SIT DOWN) RESTAURANT	1	8,380	NA	7.0%	14:1	117.3	155	18.5	80% MAX.
7		PMX	1.37	FAST FOOD W/ DRIVE THRU	1	2,700	NA	4.2%	14:1	37.8	49	18.1	80% MAX.
8		PMX	2.12	FINE DINING RESTAURANT	1	7,020	NA	7.2%	14:1	98.3	149	21.2	80% MAX.
9		PMX	1.23		FAST FOOD W/ DRIVE THRU	1	2,700	NA	5.6%	14:1	37.8	36	13.3
10		PMX	2.54	FAST CASUAL RESTAURANT	1	7,020	NA	3.9%	14:1	98.3	175	24.9	80% MAX.
11		PMX	3.28	STRIP RETAIL PLAZA	1	14,600	NA	9.9%	14:1	203.0	183	12.5	80% MAX.
12		PMX	3.43		PARK COFFEE/CONUT SHOP W/OUT DRIVE THRU	1	PARK	NA	NA	NA	NA	172	22.5
13		PMX	2.50	FINE DINING RESTAURANT	1	7,540	NA	6.7%	14:1	107.0	112	14.7	80% MAX.



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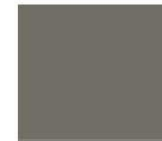




Lot 1



6. CAST-IN-PLACE CONCRETE
Finish: Smooth Troweled
Color: "NATURAL"



8. ENGINEERED
ARCHITECTURAL PANEL
Manufacturer: BUTLER
Profile: Mega Rib - Vertical
Color: "MISTIQUE PLUS"



3. ARCHITECTURAL BLOCK
Manufacturer: Best Block
Finish: Smooth Face
Color: "AUTUMN"



1. LED SIGN LIGHTING
Manufacturer: LITHONIAN
Color: "BRONZE"



3. ARCHITECTURAL BLOCK
Manufacturer: Best Block
Finish: Split Face
Color: "LIMESTONE"



7. COPING & STEEL CHANNEL
Manufacturer: MCELROY METAL
Color: "MEDIUM BRONZE"



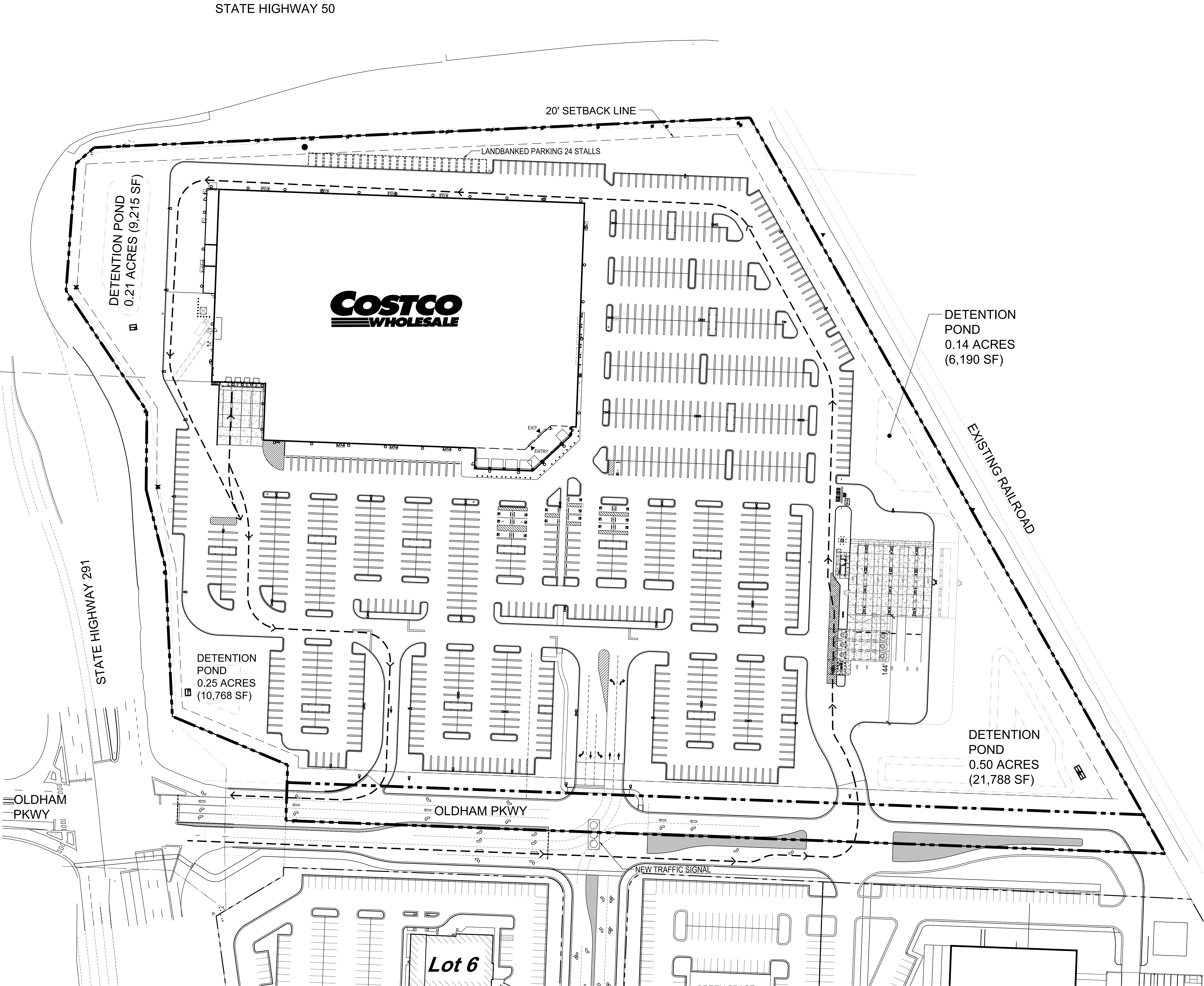
8. ENGINEERED
ARCHITECTURAL PANEL
Manufacturer: BUTLER
Profile: Mega Rib - Vertical
Color: "METALLIC CHAMPAGNE"

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PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SEC OF INTERSTATE HWY 50 AND HWY 291 LEE'S SUMMIT, MO

SITE DATA:

TOTAL COSTCO SITE AREA:	23.86 ACRES (1,039,464 SF)
INCLUDES:	
COSTCO PARCEL:	22.47 ACRES (979,002 SF) (INCLUDES DETENTION PONDS 0.85 ACRES)
ROW AREA:	1.39 ACRES (60,462 SF)

JURISDICTION:	CITY OF LEE'S SUMMIT
ZONING:	PLANNED MIX USE (PMIX) WITH LS ENVISION OVERLAY DISTRICT

SETBACKS:	REQUIRED	ACTUAL
FRONT:	20'	FRONT: 20'
SIDE:	20'	SIDE: 20'
REAR:	20'	REAR: 20'

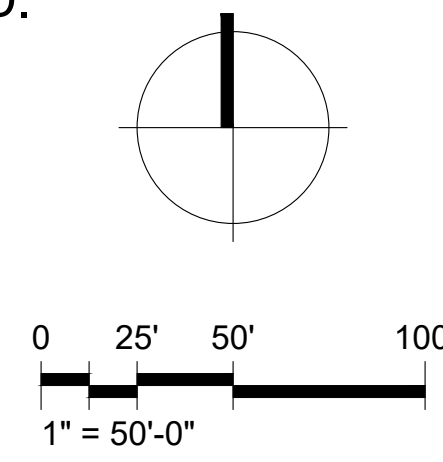
BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	166,012 SF
INCLUDES:	
NET SALES FLOOR	158,262 SF
GROSS MECHANICAL / FIRE / MSB	2,266 SF
NET ENCLOSED CANOPY	3,560 SF
BUILDING ENVELOPE	1,924 SF

PARKING DATA:

TOTAL PARKING:	888 STALLS
INCLUDES:	
③ 10' WIDE STALLS	870 STALLS
⑤ ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.35 STALLS
LANDBANKED PARKING:	24 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



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25-5563-01
NOVEMBER 13, 2025

CONCEPT
SITE PLAN

DD11-02

COSTCO WHOLESALE

LEE'S SUMMIT, MISSOURI

CONCEPT SITE PLAN

NOVEMBER 13, 2025

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PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SEC OF INTERSTATE HWY 50 AND HWY 291 LEE'S SUMMIT, MO

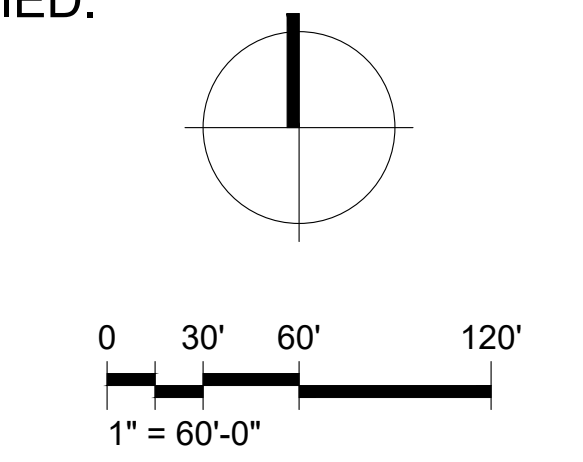
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INCLUDES:	
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ROW AREA:	1.39 ACRES (60,462 SF)

JURISDICTION:	CITY OF LEE'S SUMMIT
ZONING:	PLANNED MIX USE (PMIX) WITH LS ENVISION OVERLAY DISTRICT
SETBACKS:	REQUIRED FRONT: 20' SIDE: 20' REAR: 20'
	ACTUAL FRONT: 20' SIDE: 20' REAR: 20'

BUILDING DATA:	
TOTAL BUILDING FOOTPRINT AREA:	166,012 SF
INCLUDES:	
NET SALES FLOOR	158,262 SF
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EXISTING CONDITIONS TO BE FIELD VERIFIED.



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CONCEPT
SITE PLAN

DD12-02

COSTCO WHOLESALE

LEE'S SUMMIT, MISSOURI

AERIAL SITE PLAN

NOVEMBER 13, 2025

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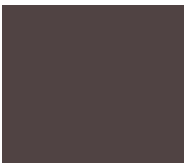




LED SIGN LIGHTING
Manufacturer: LITHONIAN
Color: **"BRONZE"**



ARCHITECTURAL BLOCK
Manufacturer: Best Block
Finish: Split Face
Color: **"LIMESTONE"**



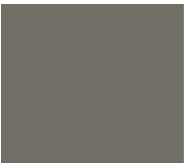
COPING & STEEL CHANNEL
Manufacturer: MCELROY METAL
Color: **"MEDIUM BRONZE"**



ENGINEERED
ARCHITECTURAL PANEL
Manufacturer: BUTLER
Profile: Mega Rib - Vertical
Color: **"METALLIC CHAMPAGNE"**



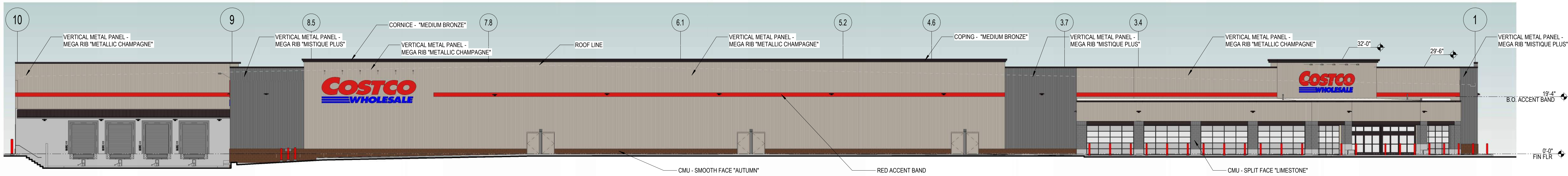
CAST-IN-PLACE CONCRETE
Finish: Smooth Troweled
Color: **"NATURAL"**



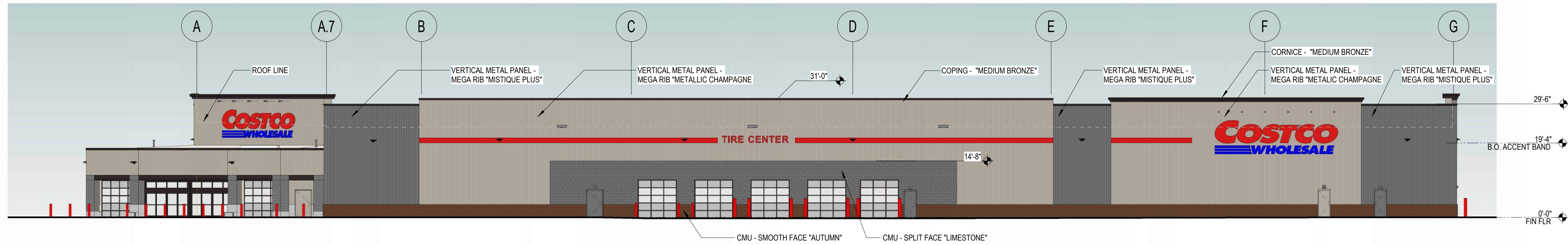
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ARCHITECTURAL BLOCK
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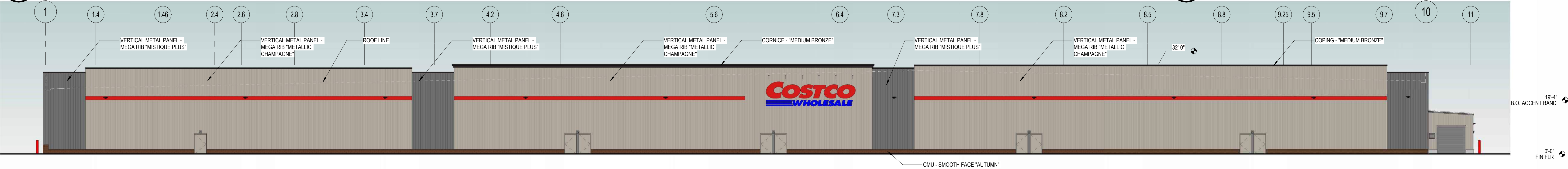
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



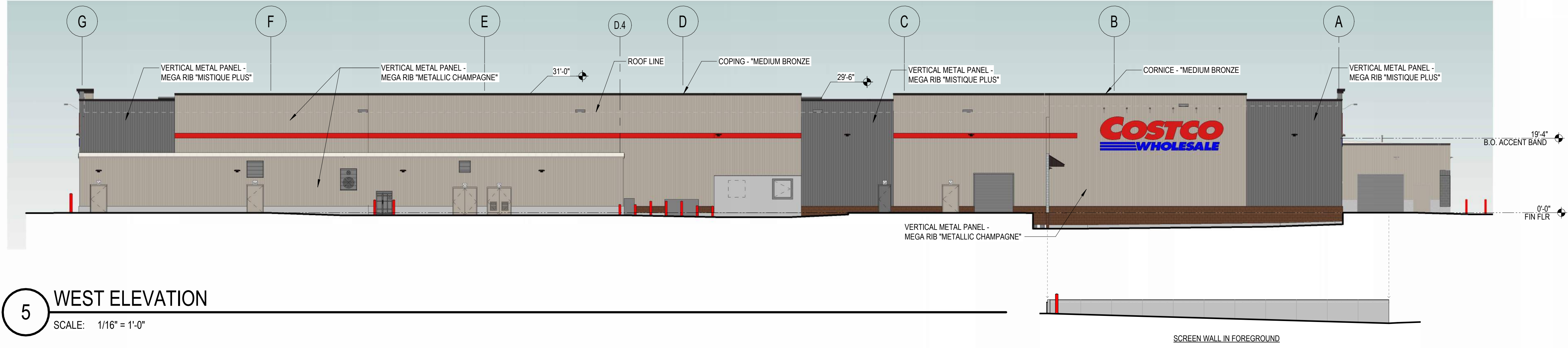
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 ENTRY CANOPY ELEVATION
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



5 WEST ELEVATION
SCALE: 1/16" = 1'-0"

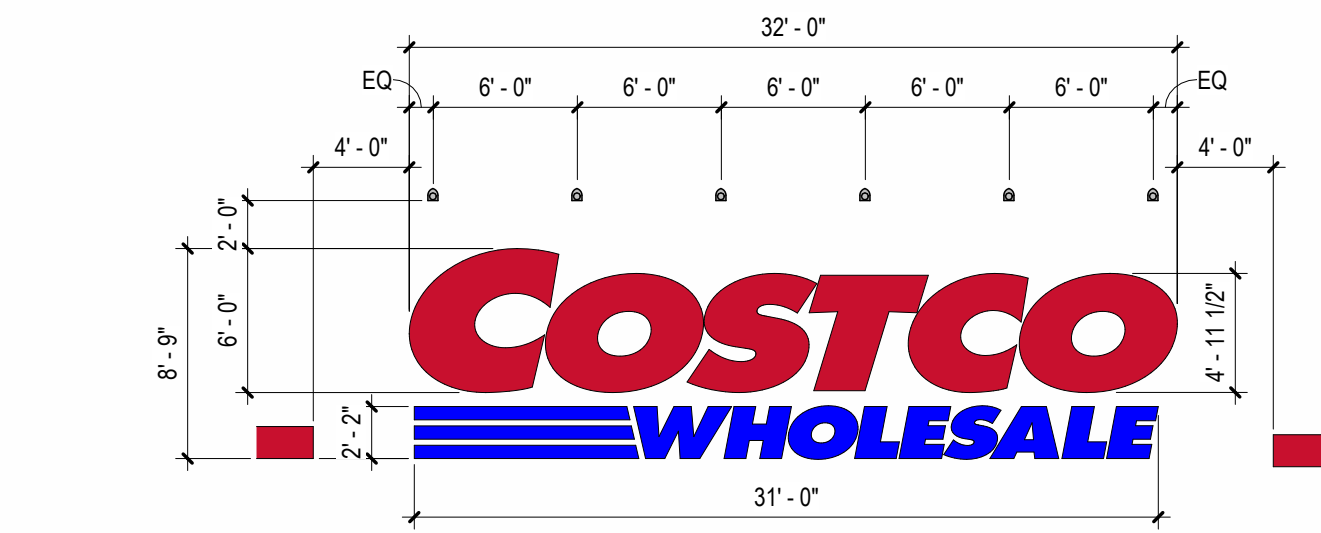
6 SCREEN WALL
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES

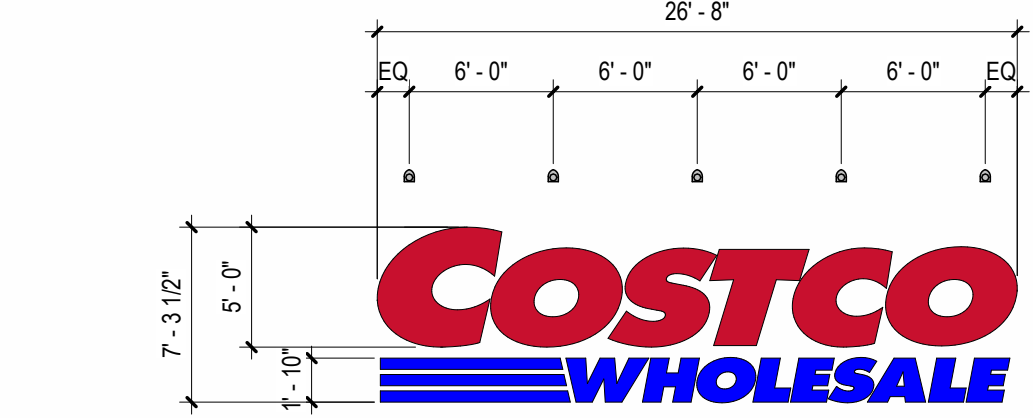
MATERIAL	ELEVATION					TOTAL
	SOUTH	EAST	NORTH	WEST	ENTRY	
VERTICAL RIBBED ARCHITECTURAL METAL PANEL "METALLIC CHAMPAGNE"	8,955 SF 69%	5,206 SF 57%	12,696 SF 83%	7,926 SF 74%	1,104 SF 57%	71 %
VERTICAL RIBBED ARCHITECTURAL METAL PANEL "MISTIQUE PLUS"	1,916 SF 14%	1,878 SF 18%	1,640 SF 11%	1,696 SF 21%		14 %
SMOOTH FACE CMU "AUTUMN"	588 SF 4%	829 SF 9%	825 SF 5%	412 SF 4%		5 %
SPLIT FACE CMU "LIMESTONE"	146 SF 1%	919 SF 10%		25 SF 0.2%	120 SF 6%	2 %
GLAZING	642 SF 5%	501 SF 5%			587 SF 30%	3 %

*CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS

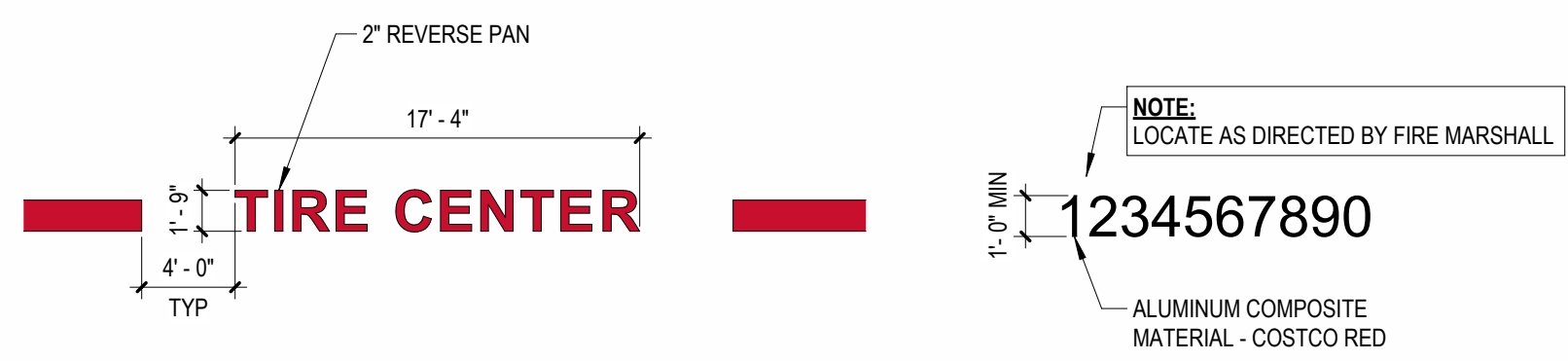
SIGNAGE AREA TABULATION (WALL SIGNAGES)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	6'-0" "C"	251 SF	1004
1	COSTCO WHOLESALE	5'-0" "C"	174 SF	174
1	TIRE CENTER	17'-4" X 1'-9"	31 SF	31
TOTAL SIGNAGE AREA				1209



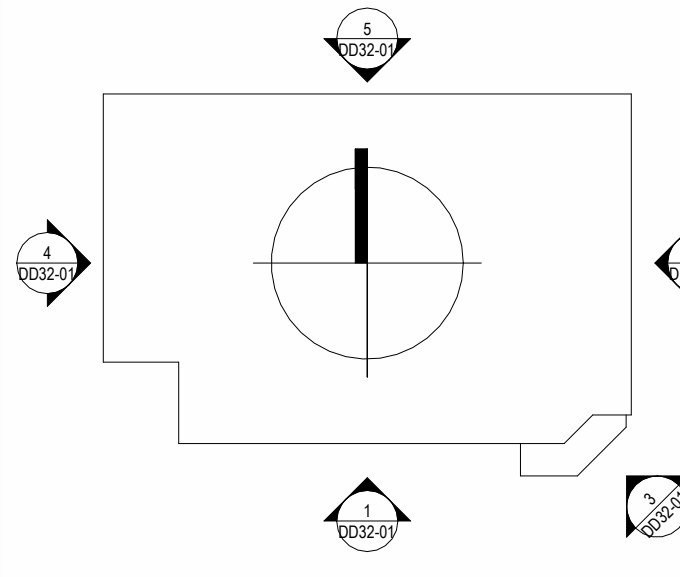
8 BUILDING SIGNAGE
SCALE: 1/8" = 1'-0"



9 ENTRY SIGNAGE
SCALE: 1/8" = 1'-0"



10 LOCATION SIGNAGE
SCALE: 1/8" = 1'-0"



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BUILDING
ELEVATIONS

DD32-01

COSTCO WHOLESALE

LEE'S SUMMIT, MO

BUILDING ELEVATIONS

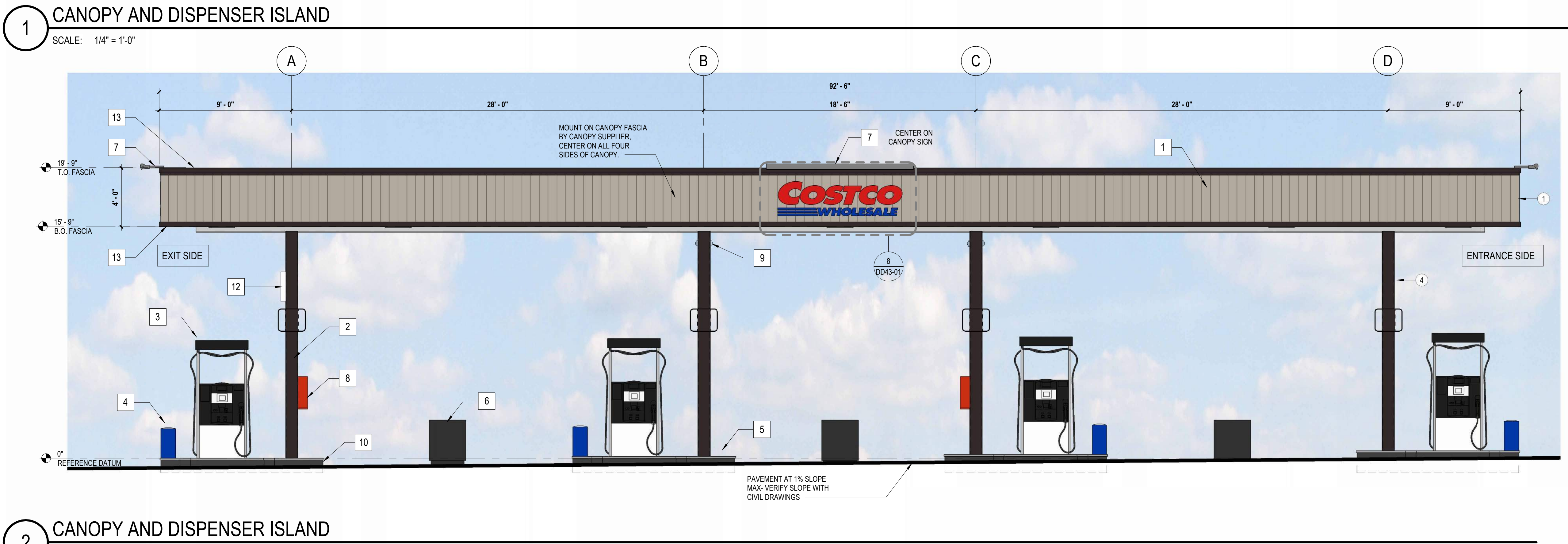
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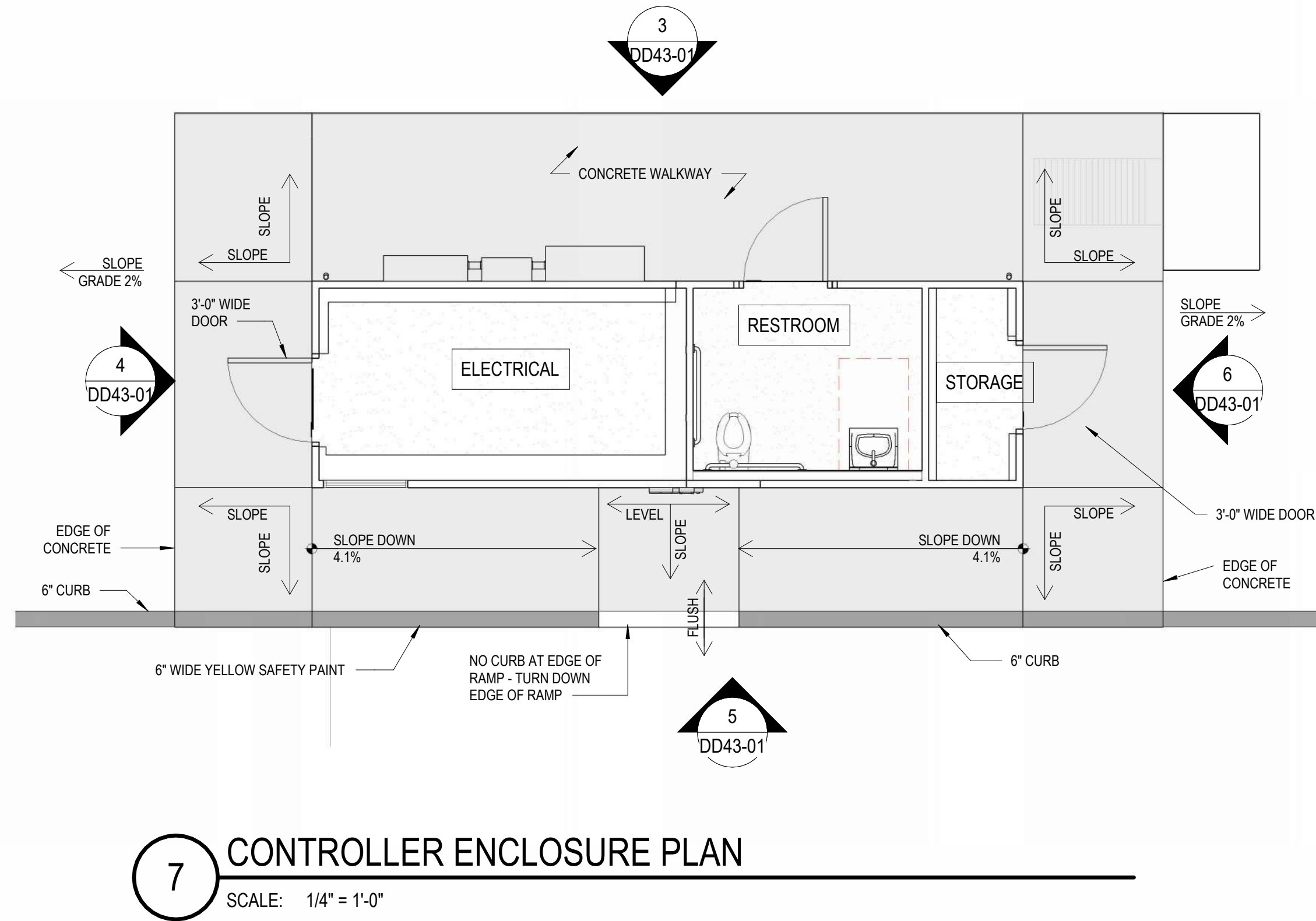
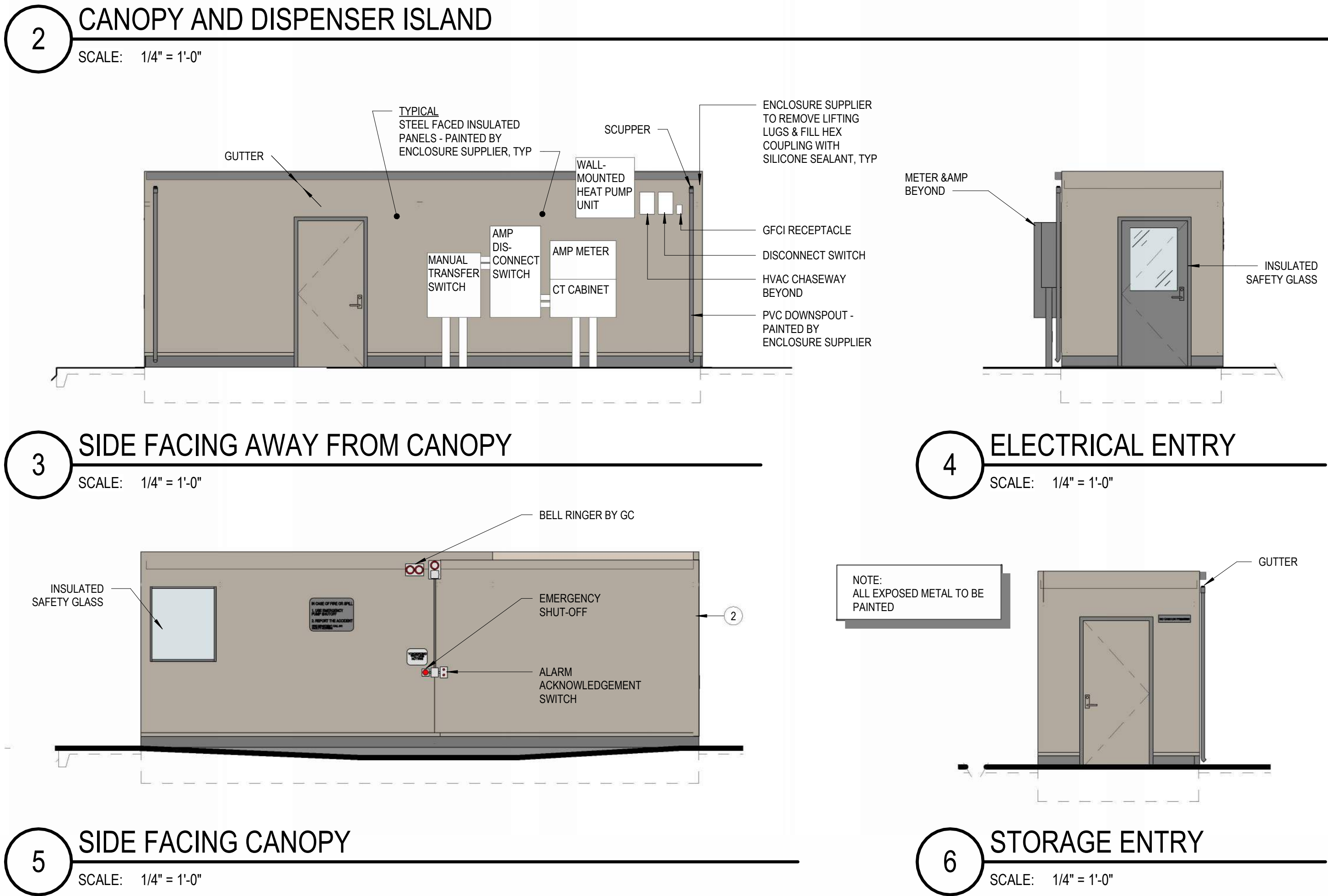


EXTERIOR FINISH SCHEDULE					
#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER / NOTES
1	FASCIA	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	METAL SPAN - MEGA RIB
2	CONTROLLER ENCLOSURE	METAL	KYNAR 500	GRAYSTONE PCTT20154	PPG
3	ROOF	METAL	POWDER COATED	YELLOW GREY RAL 7034	PPG
4	COLUMN	METAL	POWDER COATED	DARK BRONZE	PPG

SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
1	COSTCO WHOLESALE (EAST FACADE)	2'-5 1/4" x 8'-6 5/8"	20.85 SF	20.85 SF
1	COSTCO WHOLESALE (WEST FACADE)	2'-5 1/4" x 8'-6 5/8"	20.85 SF	20.85 SF
1	COSTCO WHOLESALE (NORTH FACADE)	2'-5 1/4" x 8'-6 5/8"	20.85 SF	20.85 SF
1	COSTCO WHOLESALE (SOUTH FACADE)	2'-5 1/4" x 8'-6 5/8"	20.85 SF	20.85 SF
4	TOTAL SIGNAGE AREA			83.40 SF



- ### KEYNOTES
- PRE-FINISHED METAL FASCIA PANEL, COLOR METALLIC CHAMPAGNE - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
 - COLUMN - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT. SEE EXTERIOR FINISH SCHEDULE.
 - ACCESSIBLE MULTIPRODUCT DISPENSER
 - CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 30" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE.
 - RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK.
 - WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
 - CANOPY FASCIA SIGN LIGHT FIXTURE (SOIC)
 - FIRE EXTINGUISHER AND CABINETS MOUNTED ON ENTRANCE SIDE OF COLUMNS - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
 - VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS.
 - CAULK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT, TYPICAL
 - RAIN LEADERS
 - FUEL INDICATOR LIGHT SYSTEM (SOIC)
 - COPING BOTTOM AND TOP OF FASCIA PANEL - COLOR DARK BRONZE



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23-5753-01
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FUEL ELEVATIONS

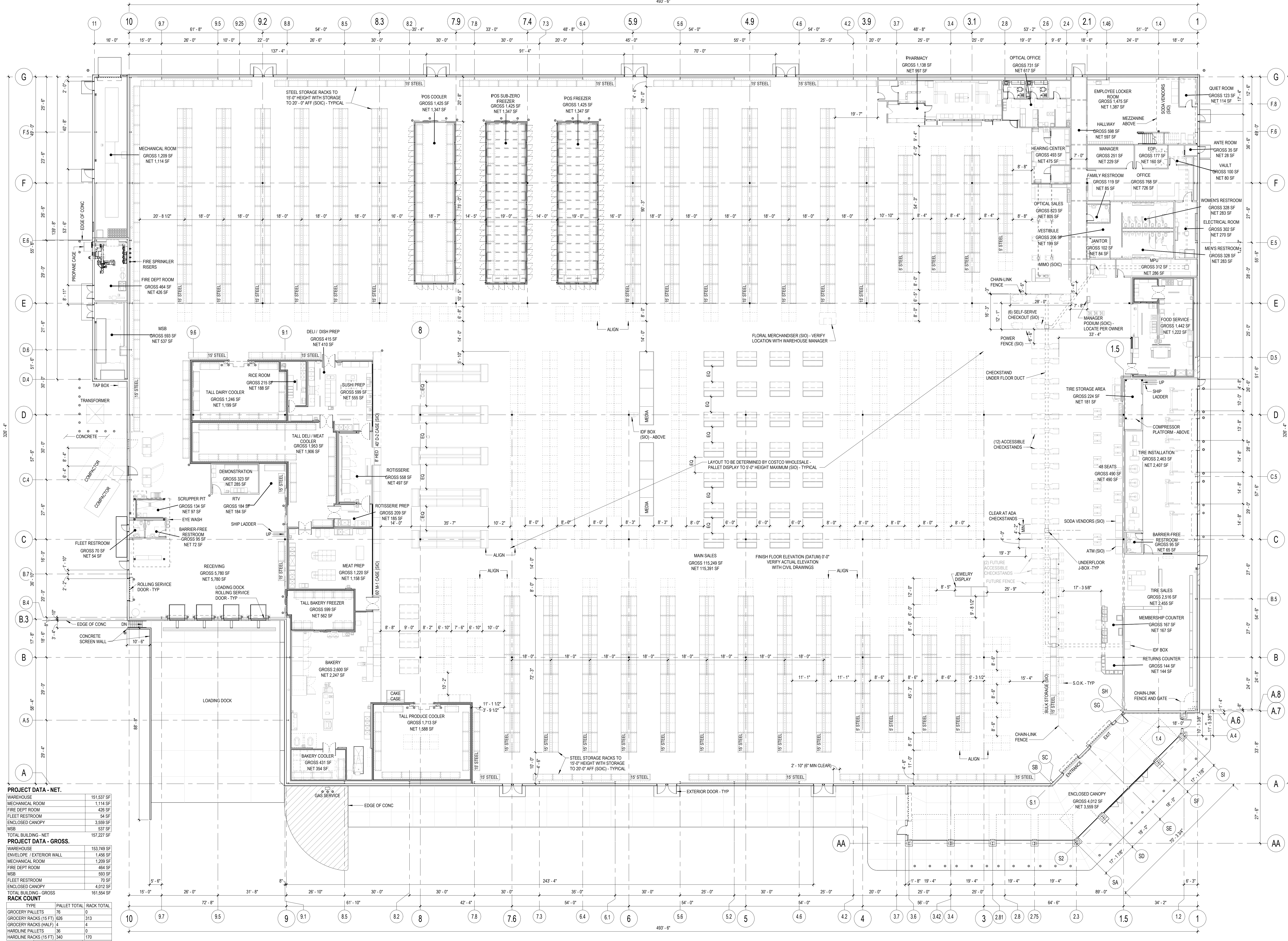
DD43-01

COSTCO WHOLESALE

LEE'S SUMMIT, MO

FUEL ELEVATIONS

NOVEMBER 13, 2025



PROJECT DATA - NET.		
WAREHOUSE	151,537 SF	
MECHANICAL ROOM	1,114 SF	
FIRE DEPT ROOM	426 SF	
FLEET RESTROOM	54 SF	
ENCLOSED CANOPY	3,559 SF	
MSB	537 SF	
TOTAL BUILDING - NET		
PROJECT DATA - GROSS.		
WAREHOUSE	153,749 SF	
ENVELOPE / EXTERIOR WALL	1,456 SF	
MECHANICAL ROOM	1,209 SF	
FIRE DEPT ROOM	464 SF	
MSB	593 SF	
FLEET RESTROOM	70 SF	
ENCLOSED CANOPY	4,012 SF	
TOTAL BUILDING - GROSS		
161,554 SF		
RACK COUNT		
TYPE	PALLET TOTAL	RACK TOTAL
GROcery PALLET	76	0
GROcery RACKS (15 FT)	626	313
GROcery RACKS (HALF)	4	2
HARDLINE PALLET	36	0
HARDLINE RACKS (15 FT)	340	170
CENTER SECTION		19,847 SF

APPROVED BY:

PRESIDENT

EXECUTIVE VP

SENIOR VP

REGIONAL VP

DATE

DATE

DATE

DATE

EMPLOYEE LOCKER ROOM MEZZANINE

SCALE: 1/16" = 1'-0"

1.5

1

1.5

1

COMPRESSOR PLATFORM

SCALE: 1/16" = 1'-0"

10

1

10

1

EQUIPMENT PLATFORM

SCALE: 1/16" = 1'-0"

10

1

10

1

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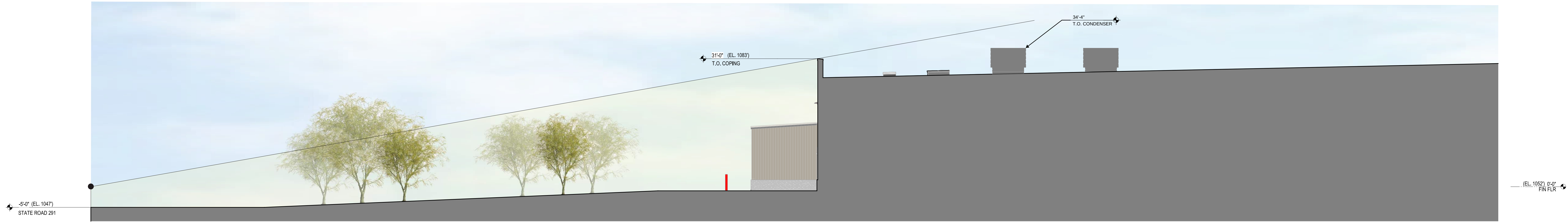
FLOOR PLAN

DD21-01

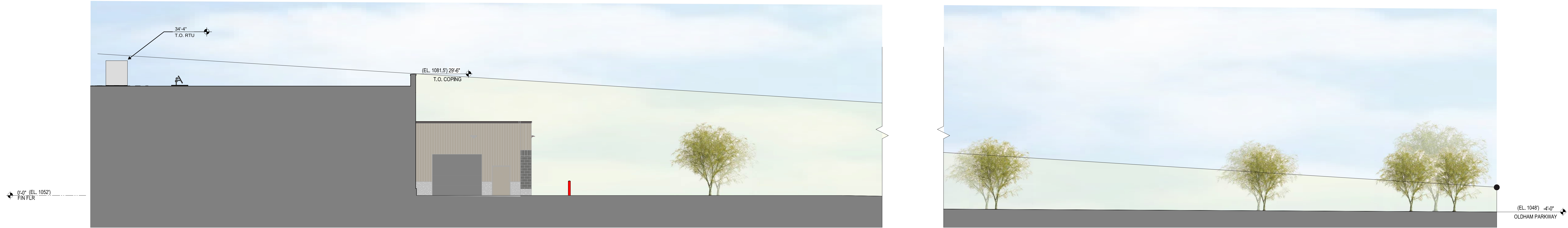
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COSTCO WHOLESALE

FLOOR PLAN



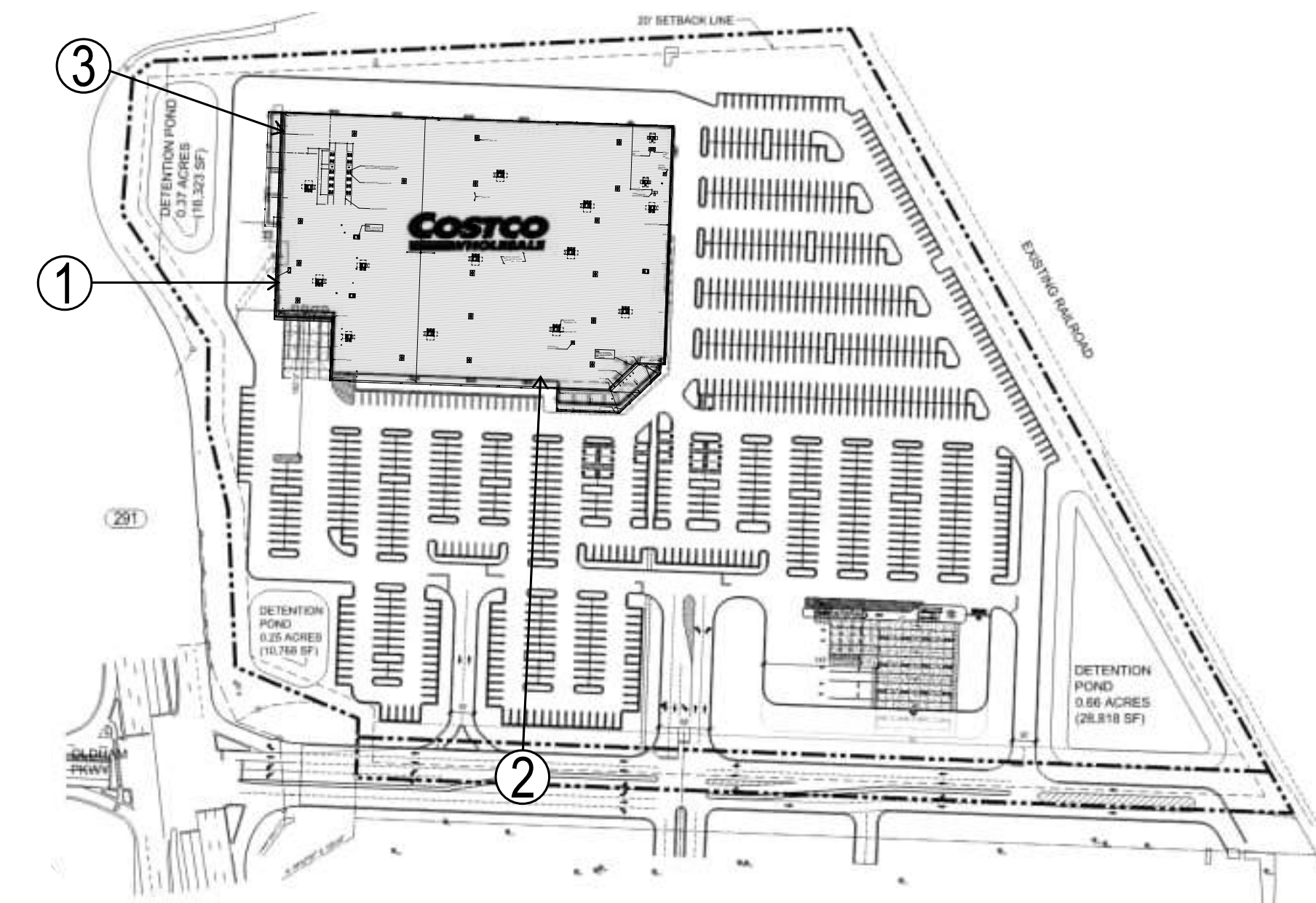
1 SIGHTLINE VIEW FROM STATE ROUTE 291
SCALE: 1" = 10'-0"



2 SIGHTLINE VIEW FROM OLDHAM PARKWAY
SCALE: 1" = 10'-0"



3 SIGHTLINE VIEW FROM US 50
SCALE: 1" = 10'-0"



COSTCO WHOLESALE

LEE'S SUMMIT, MO

SIGHTLINE STUDY

NOVEMBER 13, 2025



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SIGHTLINE STUDY

DD73-03

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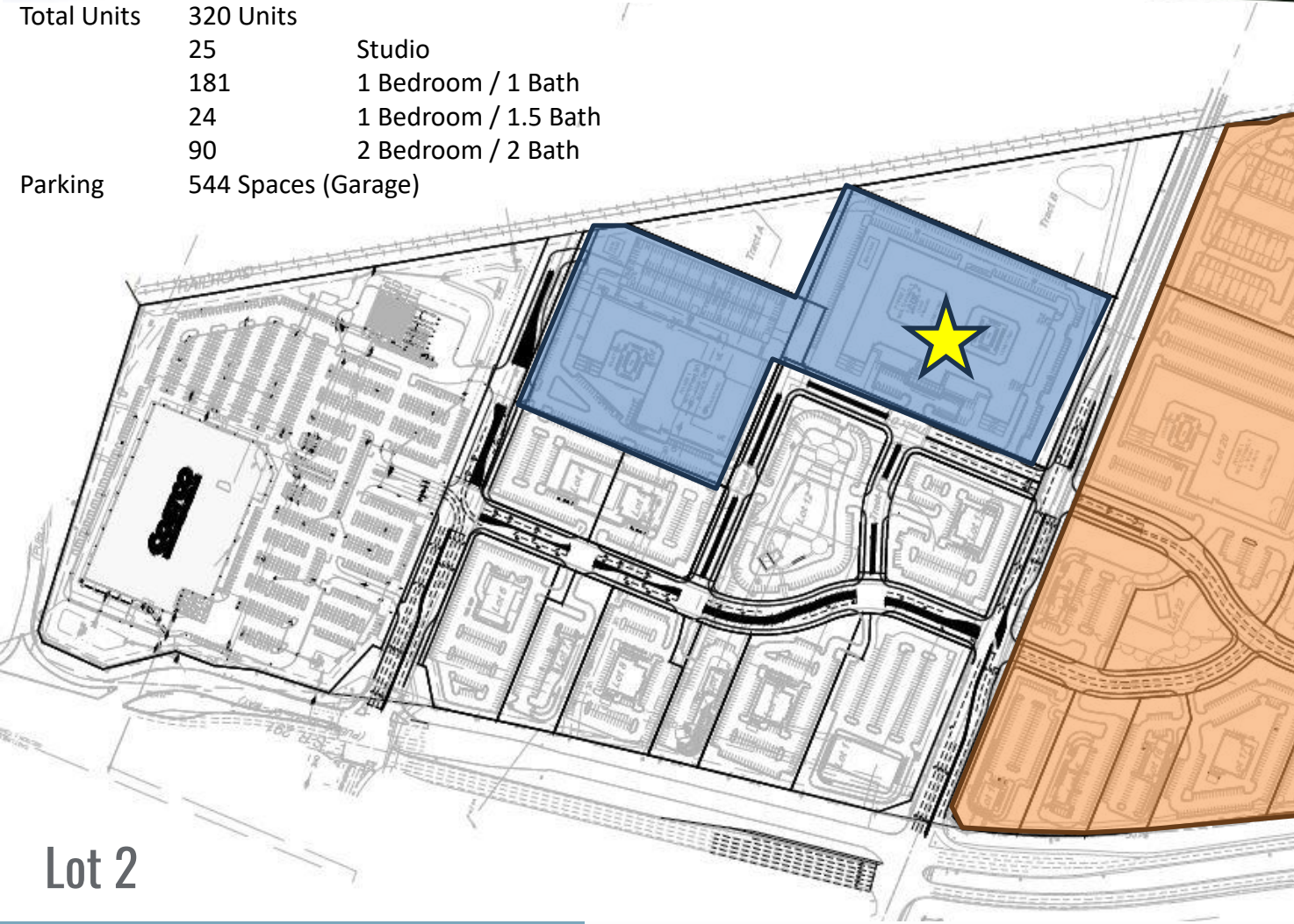
COSTCO WHOLESALE
WAREHOUSE SITE
SEC OF HWY 50 AND ROUTE 291
LEE'S SUMMIT, MO

DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

L0.0
LANDSCAPE
RENDERING

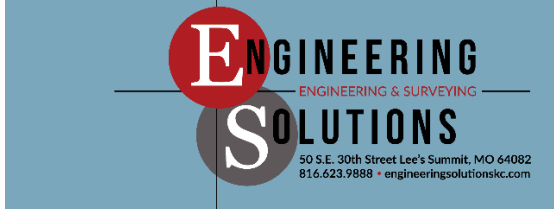


Total Units 320 Units
 25 Studio
 181 1 Bedroom / 1 Bath
 24 1 Bedroom / 1.5 Bath
 90 2 Bedroom / 2 Bath
 Parking 544 Spaces (Garage)



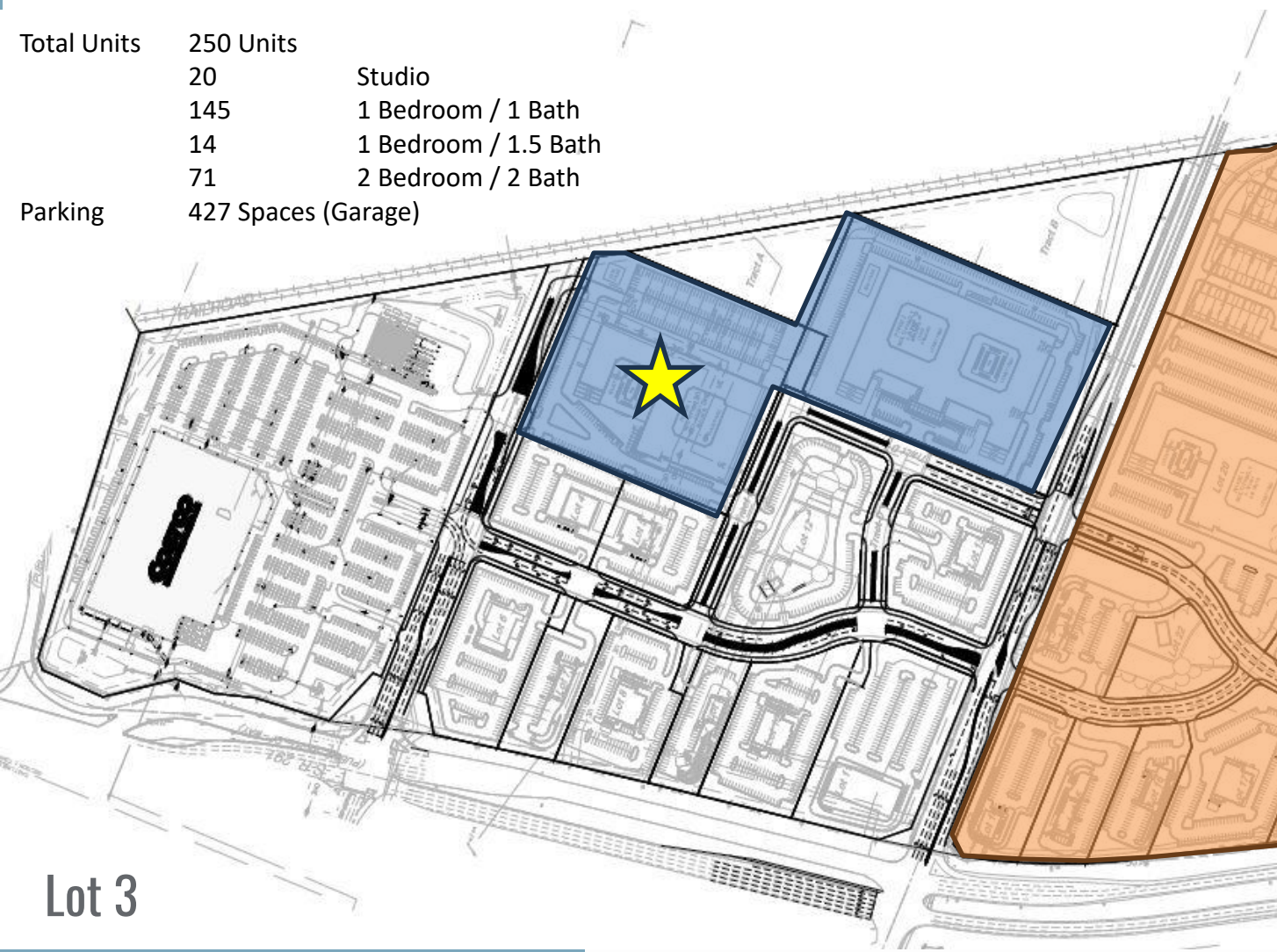
EXTERIOR MATERIALS LIST		
(AWN-1)	ALUMINUM AWNING	PRE-MANUFACTURED ALUMINUM AWNING COLOR: BLACK
(BR-1)	FACE BRICK	GLEN GERY COLOR: WINDHAM SIZE: MODULAR
(CMU-1)	CONCRETE MASONRY UNIT	BEST BLOCK COLOR: LIMESTONE FINISH: SPLIT FACE
(CST-1)	CULTURED STONE	CULTURED STONE SERIES: COUNTRY LEDGESTONE COLOR: WHEATON
(FCS-1)	FIBER CEMENT SIDING	JAMES HARDIE SIDING - 5 1/4" COLOR: ARCTIC WHITE FINISH: CEDAR MILL
(FCP-1)	FIBER CEMENT PANEL - BOARD & BATTEN	JAMES HARDIE SIDING - BOARD & BATTEN COLOR: ARCTIC WHITE FINISH: RUSTIC GRAIN
(FCT-1)	FIBER CEMENT TRIM BOARD	JAMES HARDIE TRIM COLOR: ARCTIC WHITE FINISH: SMOOTH
(GR-1)	METAL GUARDRAIL	PRE-MANUFACTURED METAL GUARDRAIL SYSTEM W/ METAL MESH IN-FILL PANEL COLOR: BLACK
(MP-1)	COMPOSITE METAL PANEL	COLOR: BLACK
(MR-1)	METAL ROOF	STANDING SEAM METAL ROOF COLOR: SILVER METALLIC
(SF-1)	ALUMINUM STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED CLEAR GLASS W/ LOW-E COATING - COLOR: BLACK
(SF-2)	ALUMINUM STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED CLEAR GLASS W/ FROSTED FILM - COLOR: BLACK
(WS-1)	RESIDENTIAL WINDOW SYSTEM	FIBERGLASS WINDOW SYSTEM W/ INSULATED LOW-E GLASS COLOR: BLACK

Lot 2
 East Village – PL2025207
 Lee's Summit, MO





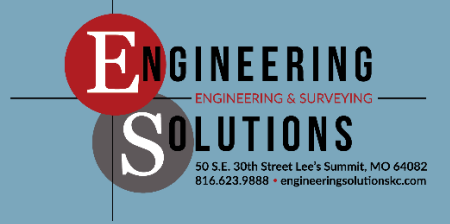
Total Units 250 Units
 20 Studio
 145 1 Bedroom / 1 Bath
 14 1 Bedroom / 1.5 Bath
 71 2 Bedroom / 2 Bath
 Parking 427 Spaces (Garage)

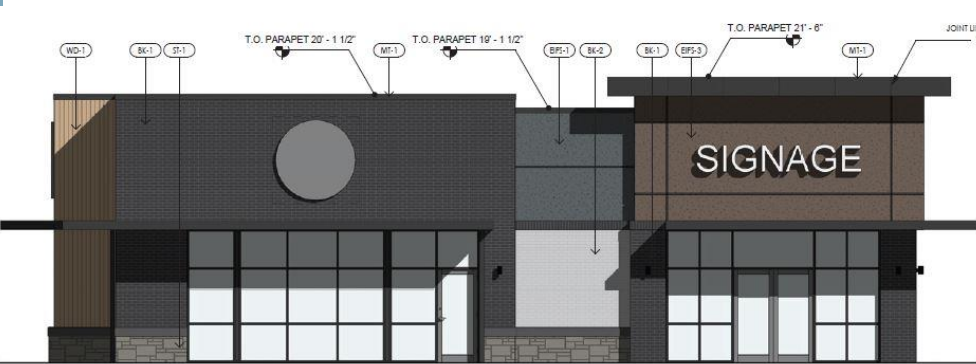


EXTERIOR MATERIALS LIST		
BR-1	FACE BRICK	GLEN GERY COLOR: OLDE CITY SIZE: MODULAR
CST-1	CULTURED STONE	CULTURED STONE SERIES: COUNTRY LEDGESTONE COLOR: ASHFALL
FCS-1	FIBER CEMENT SIDING	JAMES HARDIE SIDING - 5 1/4" COLOR: ARCTIC WHITE FINISH: CEDAR MILL
FCP-1	FIBER CEMENT PANEL - BOARD & BATTEN	JAMES HARDIE SIDING - BOARD & BATTEN COLOR: ARCTIC WHITE FINISH: RUSTIC GRAIN
FCP-2	FIBER CEMENT PANEL - BOARD & BATTEN	JAMES HARDIE SIDING - BOARD & BATTEN COLOR: IRON GRAY FINISH: RUSTIC GRAIN
FCT-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE TRIM COLOR: ARCTIC WHITE FINISH: SMOOTH
GR-1	METAL GUARDRAIL	PRE-MANUFACTURED METAL GUARDRAIL SYSTEM W/ METAL MESH IN-FILL PANEL COLOR: BLACK
LVR-1	LOUVER	PRE-MANUFACTURED METAL LOUVER COLOR: WHITE
MP-1	COMPOSITE METAL PANEL	COLOR: BLACK
PT-1	PAINT	PAINT EXPOSED STRUCTURE COLOR: BLACK
PT-2	PAINT	PRE-CAST CONCRETE PANEL SHERWIN WILLIAMS COLOR: SW 7017 DORIAN GRAY
SF-1	ALUMINUM STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED CLEAR GLASS W/ LOW-E COATING - COLOR: BLACK
WS-1	RESIDENTIAL WINDOW SYSTEM	FIBERGLASS WINDOW SYSTEM W/ INSULATED LOW-E GLASS COLOR: BLACK

Lot 3

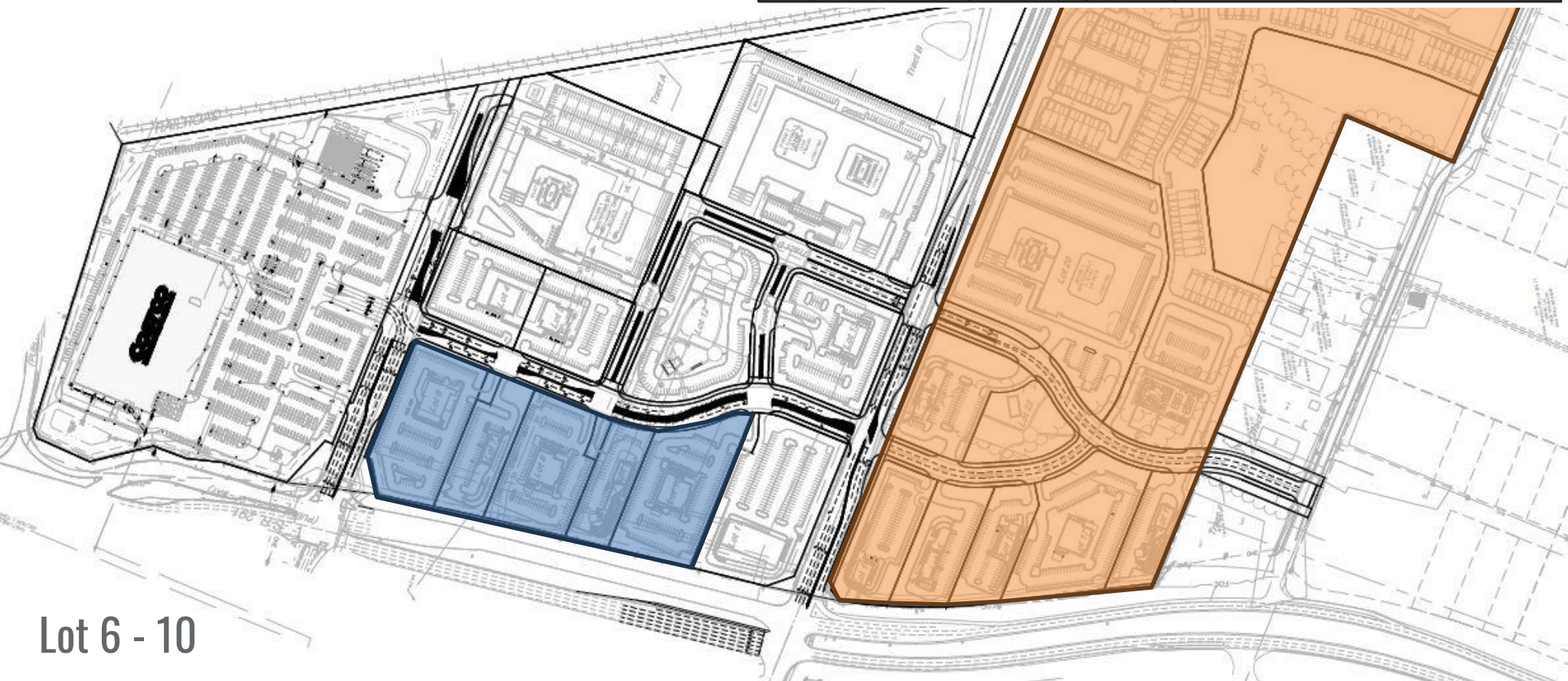
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EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	MANUFACTURER	MODEL/COLOR	COMMENTS
BK-1	FULL BRICK	MUTUAL MATERIALS	COAL CREEK	SABLE MORTAR 770
BK-2	FULL BRICK	INTERSTATE BRICK	PEWTER	---
CMU-1	CONCRETE MASONRY UNIT	---	COLOR TO MATCH BLDG	INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
CS-1	CAST STONE TRIM UNIT	MIDWEST CAST STONE	6A	---
EIFS-1	EIFS	DRYVIT	GRANITE GRAY	---
EIFS-3	EIFS	DRYVIT	COLOR TO MATCH	MATCH NICHHA VINTAGEWOOD AWP-1818 "CEDAR" #EPC762F
MT-1	METAL	---	FLAT BLACK	---
ST-1	STONE	LAMINA STONE	SHELBY	---
WD-1	VERTICAL SIDING	IDENTITY WOOD	EXTRA CRISPY	5/8" THICK X 7 1/4" WIDE



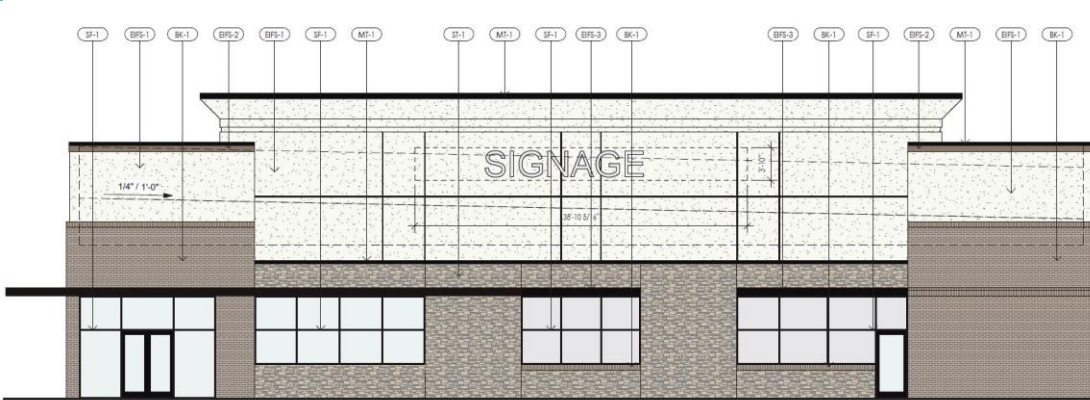
Lot 6 - 10

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EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL	MANUFACTURER	COLOR
BK-1	FULL BRICK	BELDEN BRICK	LANDMARK GRAY SMOOTH
EIFS-1	EIFS	DRYVIT	HIGH REFLECTIVE WHITE
EIFS-2	EIFS	DRYVIT	COLOR TO MATCH BK-1
EIFS-3	EIFS	DRYVIT	COLOR TO MATCH MT-1
MT-1	METAL	TBD	BLACK
SF-1	STOREFRONT	KAWNEER OR EQ	BLACK
ST-1	STONE	INDUSTRIAL LEDGE	OAKBROOK



BK-1



EIFS-1



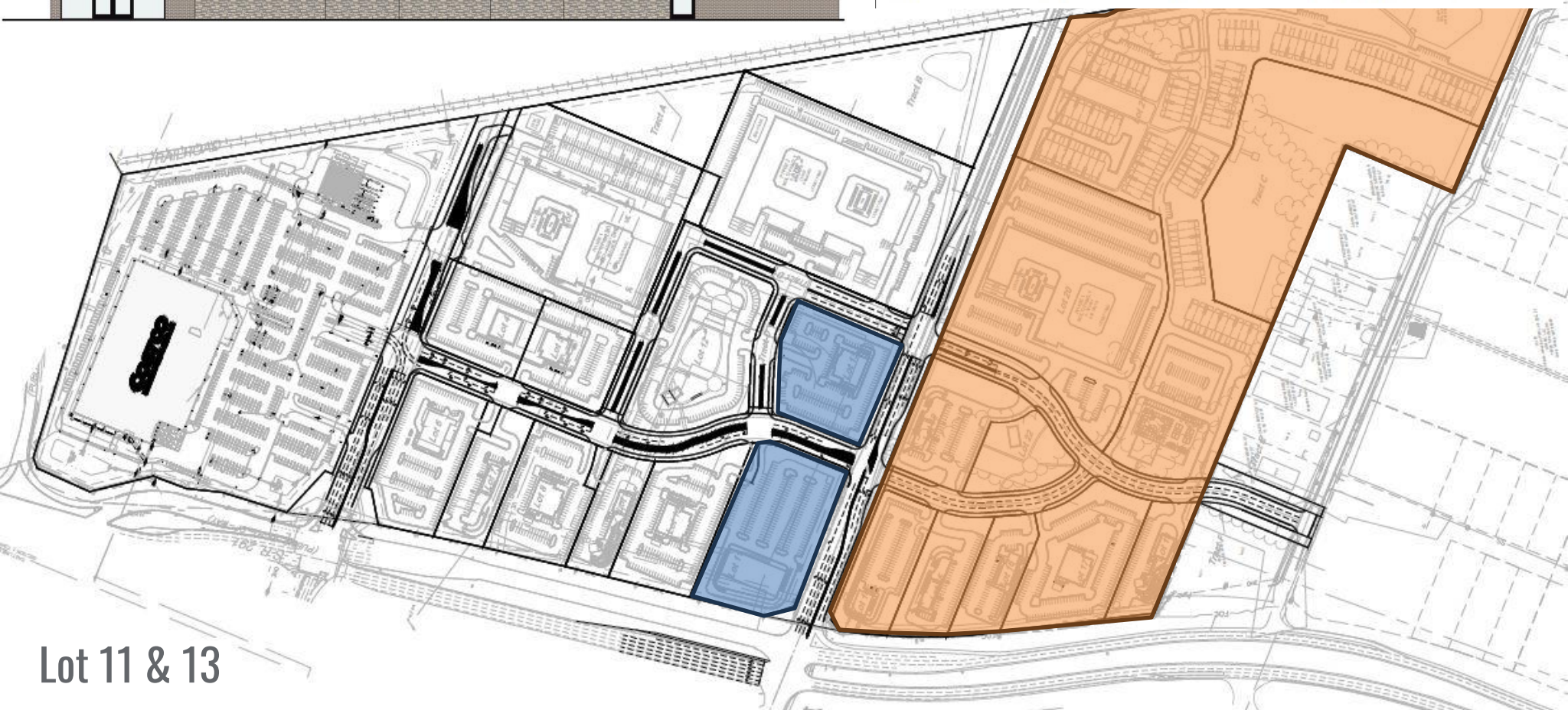
EIFS-2



MT-1, SF-1, & EIFS-3



ST-1



Lot 11 & 13

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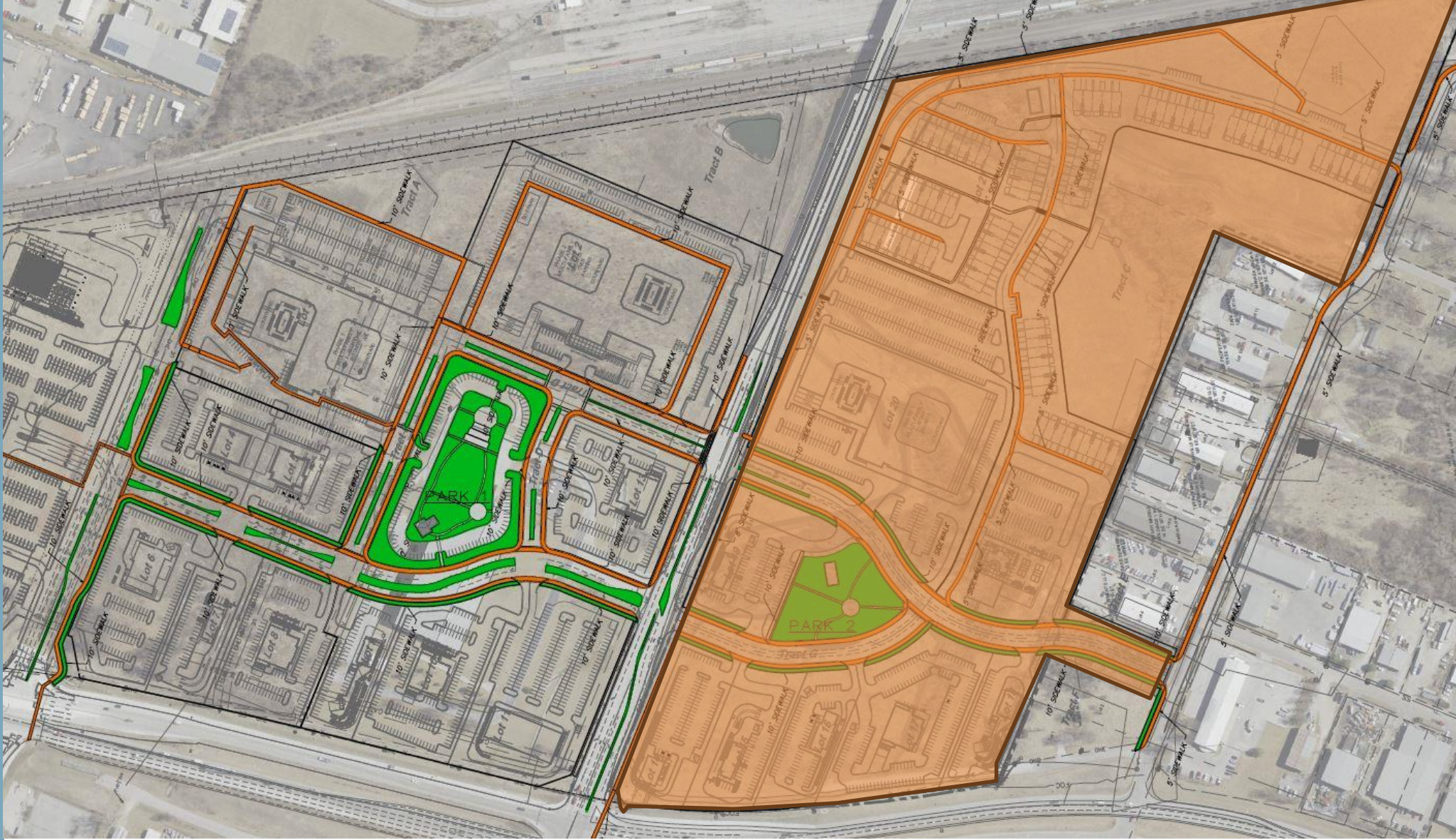
Lot 4 & 5

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Sidewalk & Trail Plan

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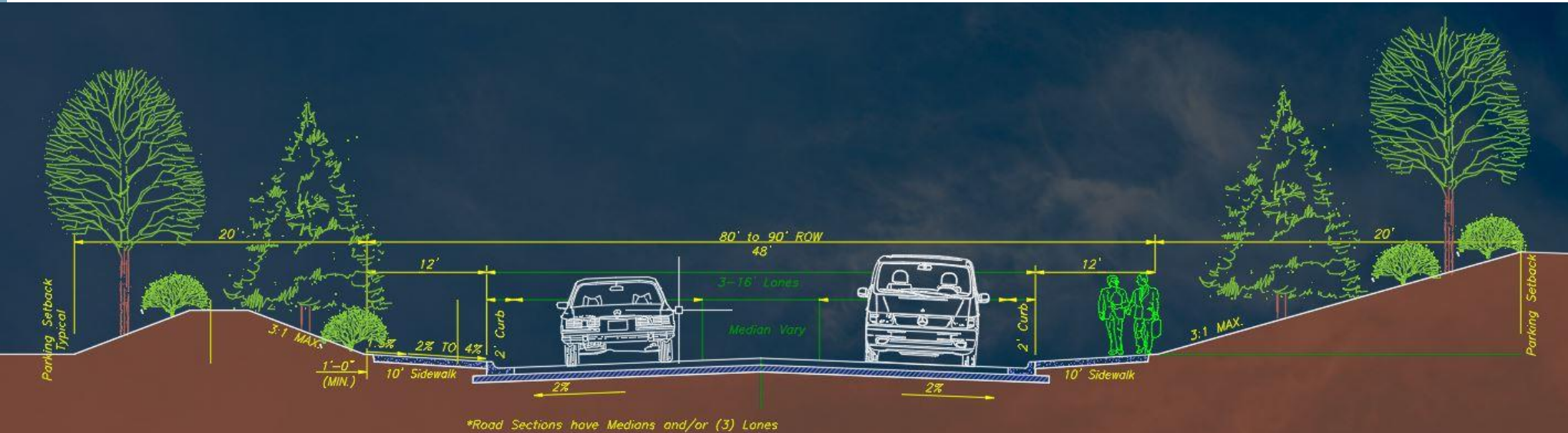
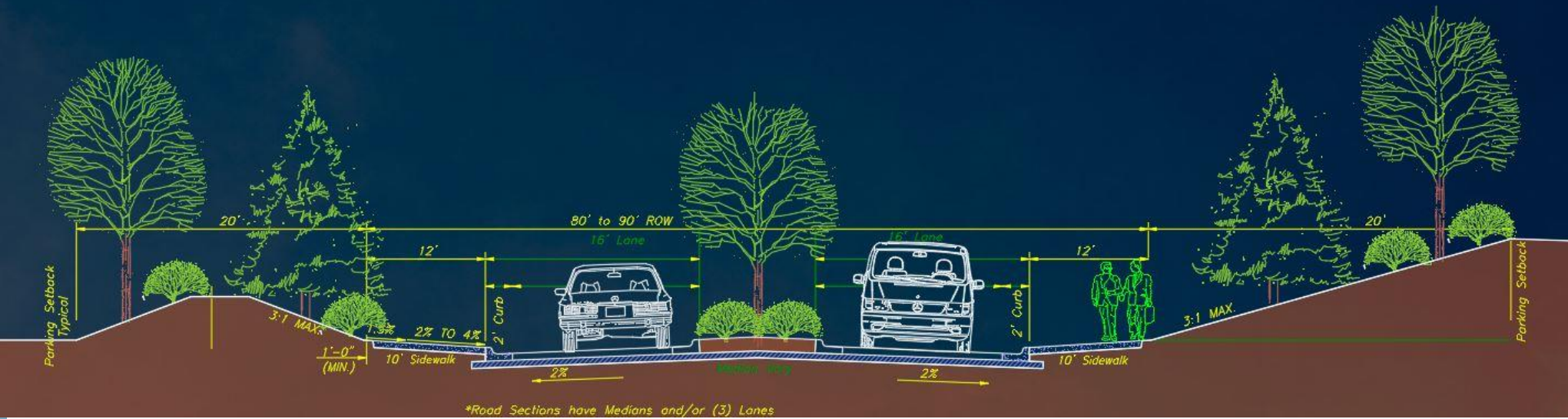
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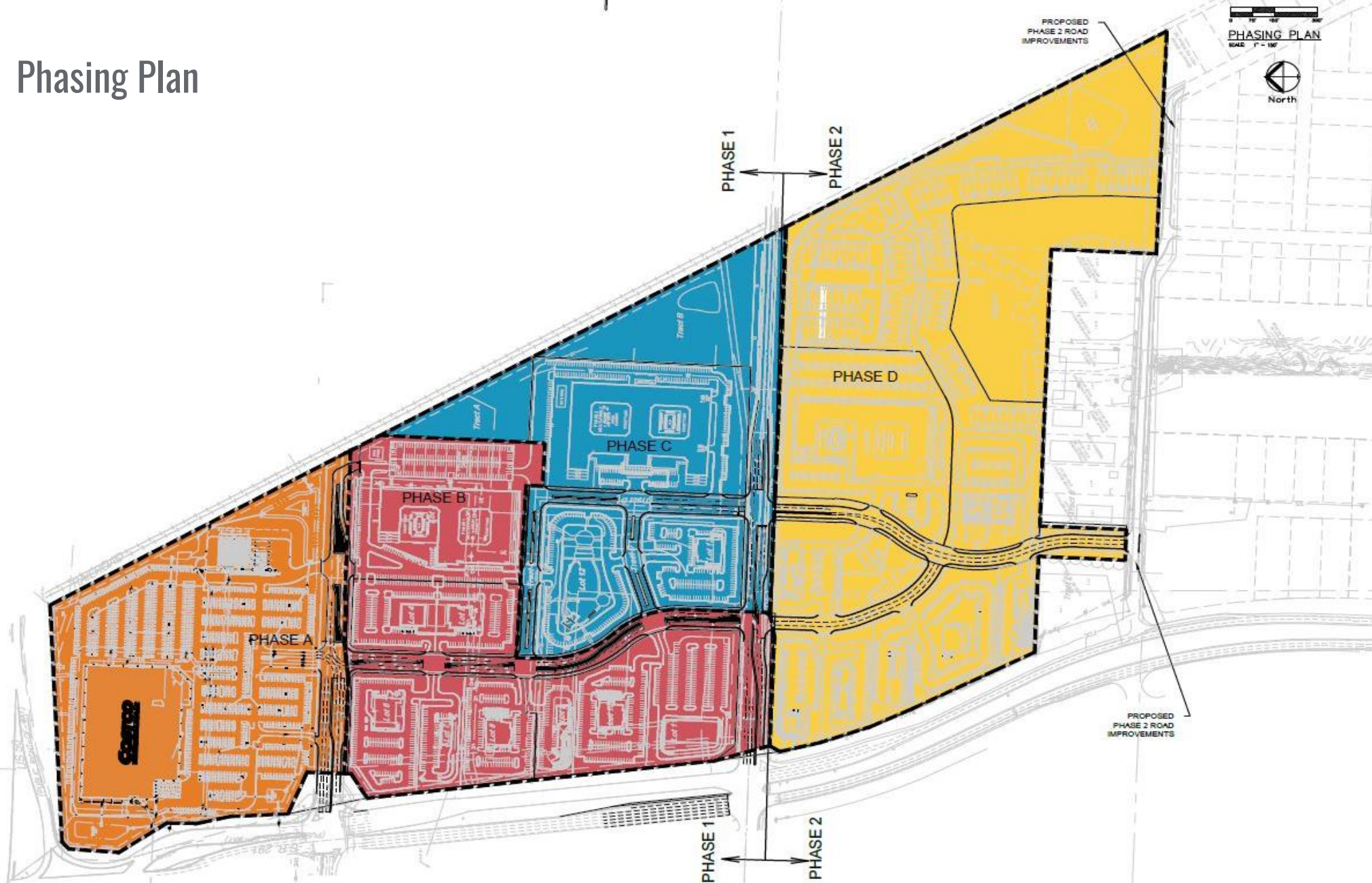


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Phasing Plan



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RECOMMENDATION SUMMARY BY PHASE

PHASE 1 RECOMMENDATIONS

- Extend existing double SBLT on M-291 to a minimum of 430'
- Construct all of Oldham Parkway with traffic signal at collector street

PHASE 2 RECOMMENDATIONS

- Update Traffic Impact Study
- M-291 Corridor Improvements to construct third SB thru-lane from south of Oldham Parkway to (or through) Scherer Road. Removal of existing shoulder, new paved lane, new paved shoulder
- Median improvements to Bailey Road and collector street

PHASE 3 RECOMMENDATIONS

- Construct second SBLT on M-291 at Bailey to a minimum of 380'. With associated median modifications and eastbound receiving lane.
- Construct WBRT improvements for channelized turn.
- Construct traffic signal at Bailey Road at eastern access point



EAST VILLAGE TIS

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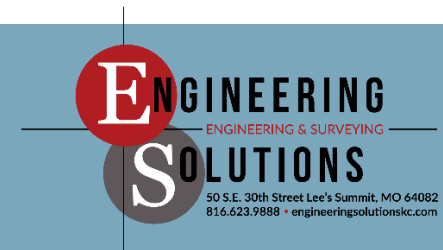
Neighborhood Meeting – Held September 23, 2025

- What happens to the old Pfizer building?
 - Intended to be removed with phase 2 of the development
- What is the schedule for the project because we have sat through a lot of plans at this point for projects that never happened?
 - Hoping to break ground in the spring of 2026
- With Lee's Summit Elementary closing how does the school handle this project?
- This project will help support the schools with taxes but should not have a big impact on the school capacity.
- Is the Developer getting incentives?
 - Yes
- Does 16th and Summit Street get improved?
 - 16th is being improved to the eastern most entrance, likely in the last phase of development
 - Do the utilities on 16th get improved?
 - Yes Storm, water and sanitary improvements will accompany the road improvements

Thank You

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Lot 12

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