

City Council Meeting: East Village – PL2025207 December 9, 2025

East Village – PL2025207
Lee's Summit, MO

DR  **KE**
DEVELOPMENT

E **ENGINEERING**
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S **SOLUTIONS**
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



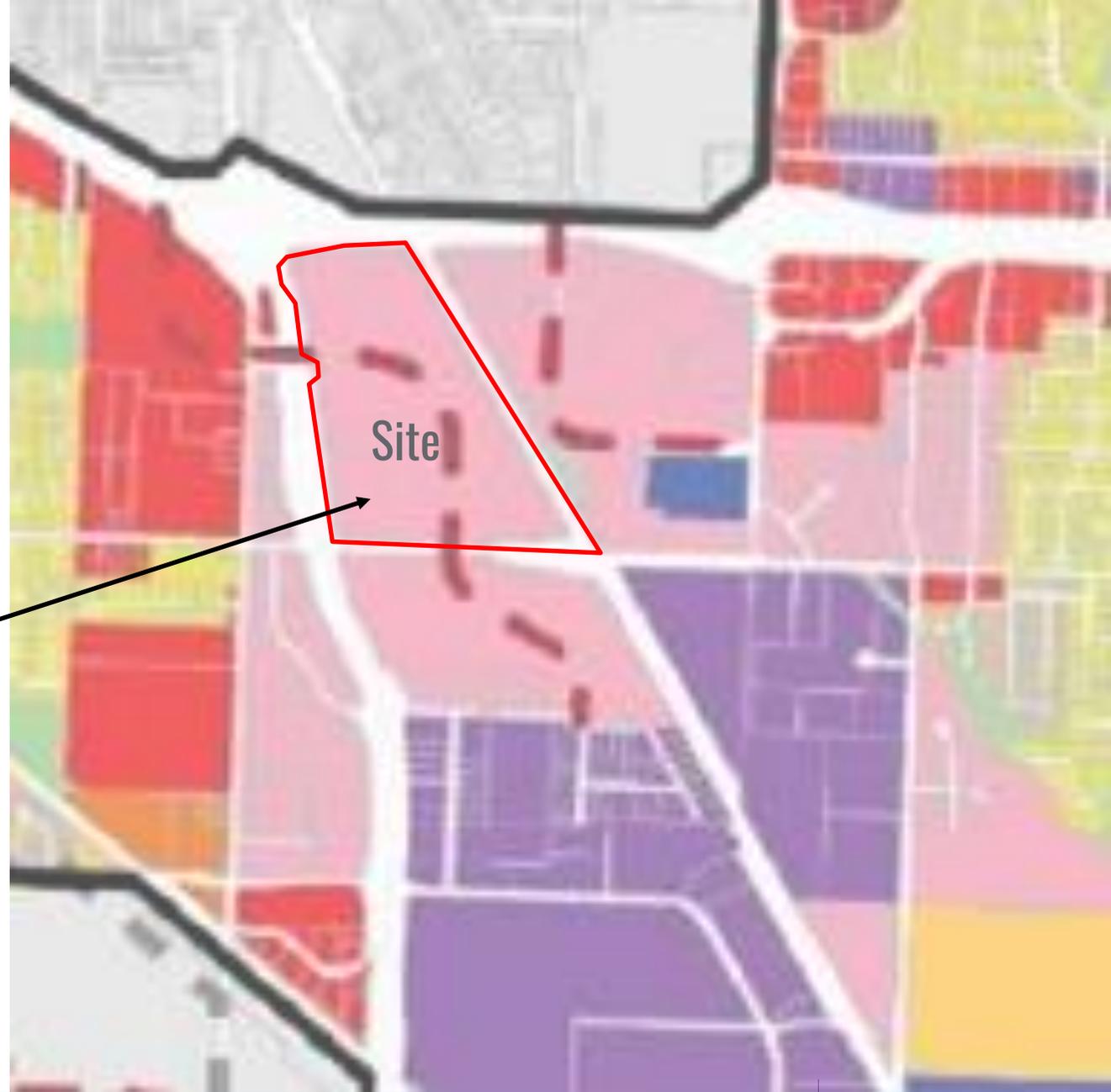
East Village – PL2025207

Lee's Summit, MO

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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

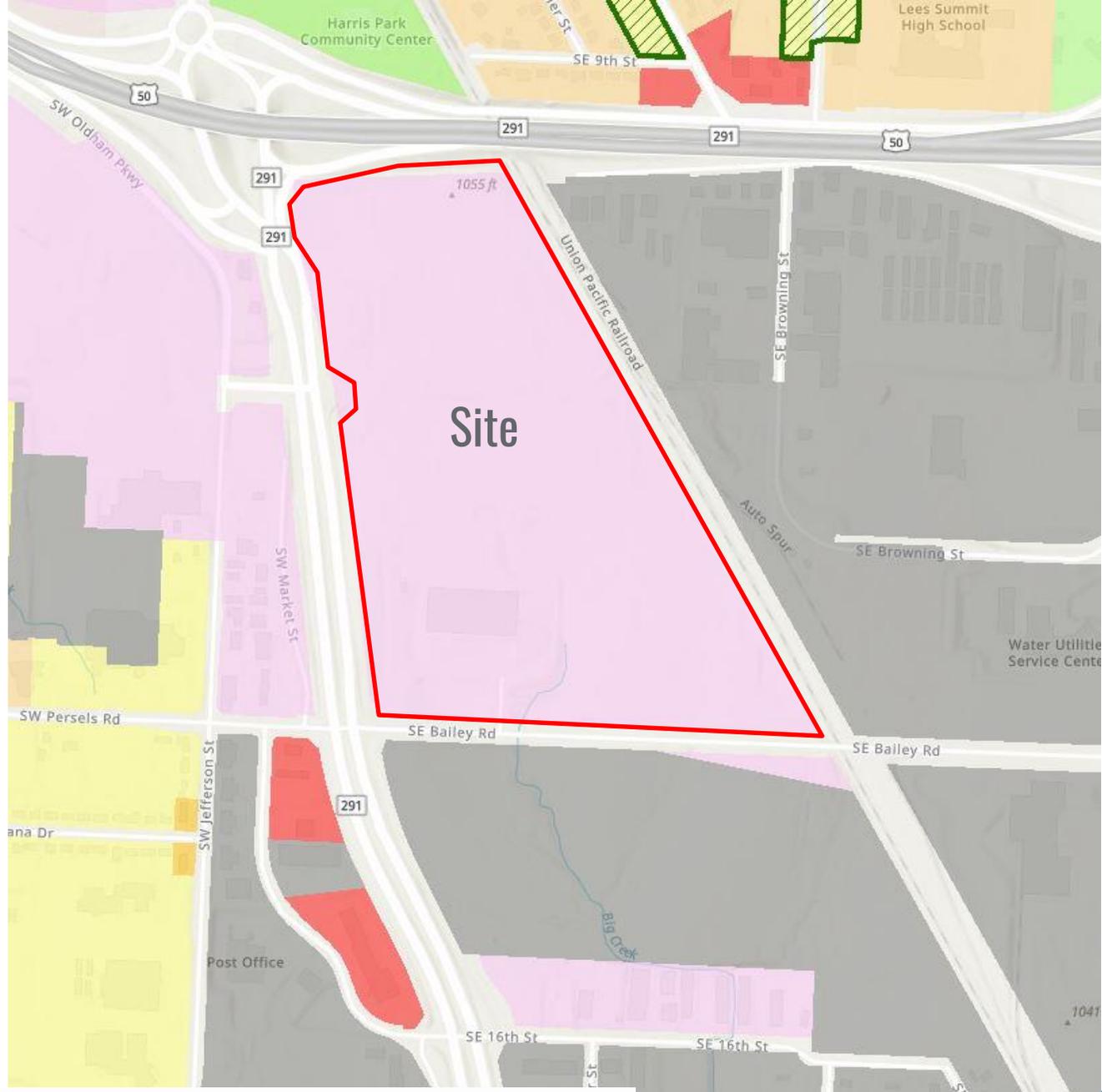
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Zoning Map

Current Zoning
-PMIX



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Southeast View



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Southeast View



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Northeast View



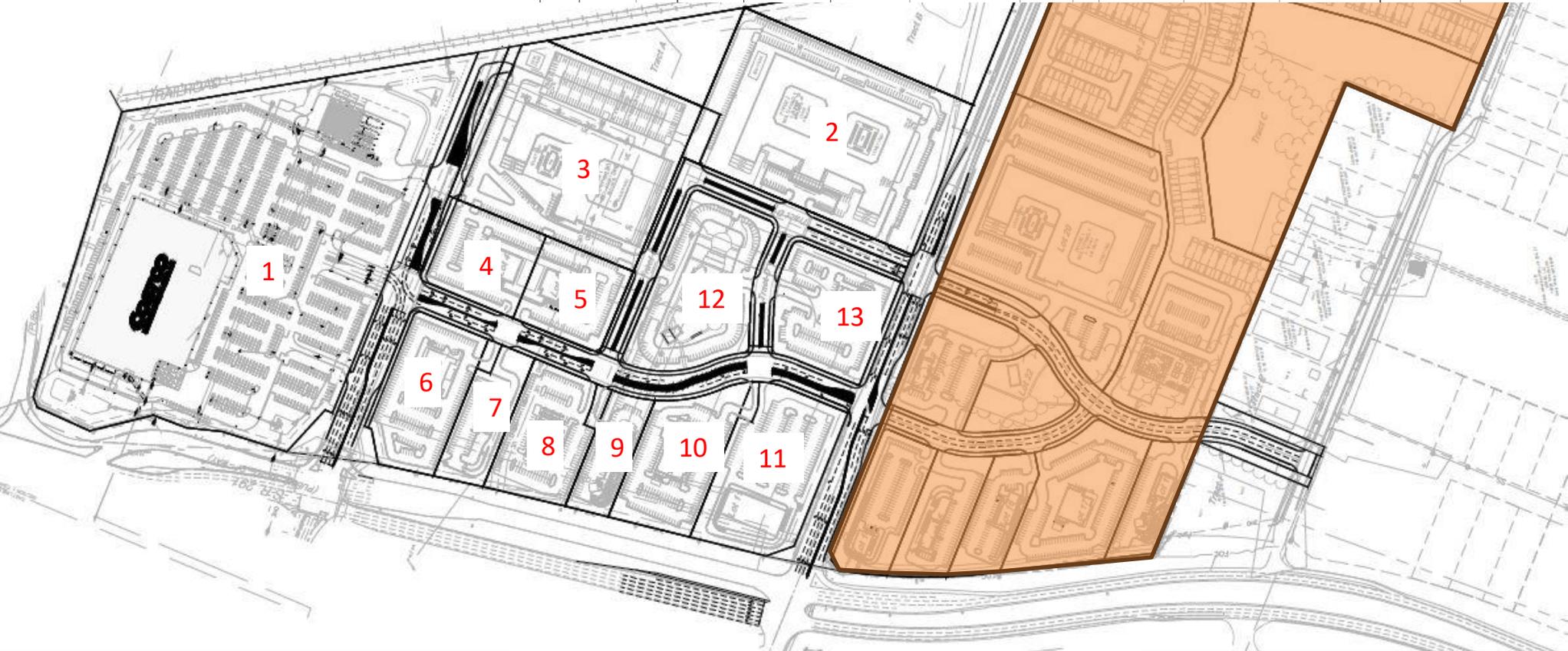
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Development Plan

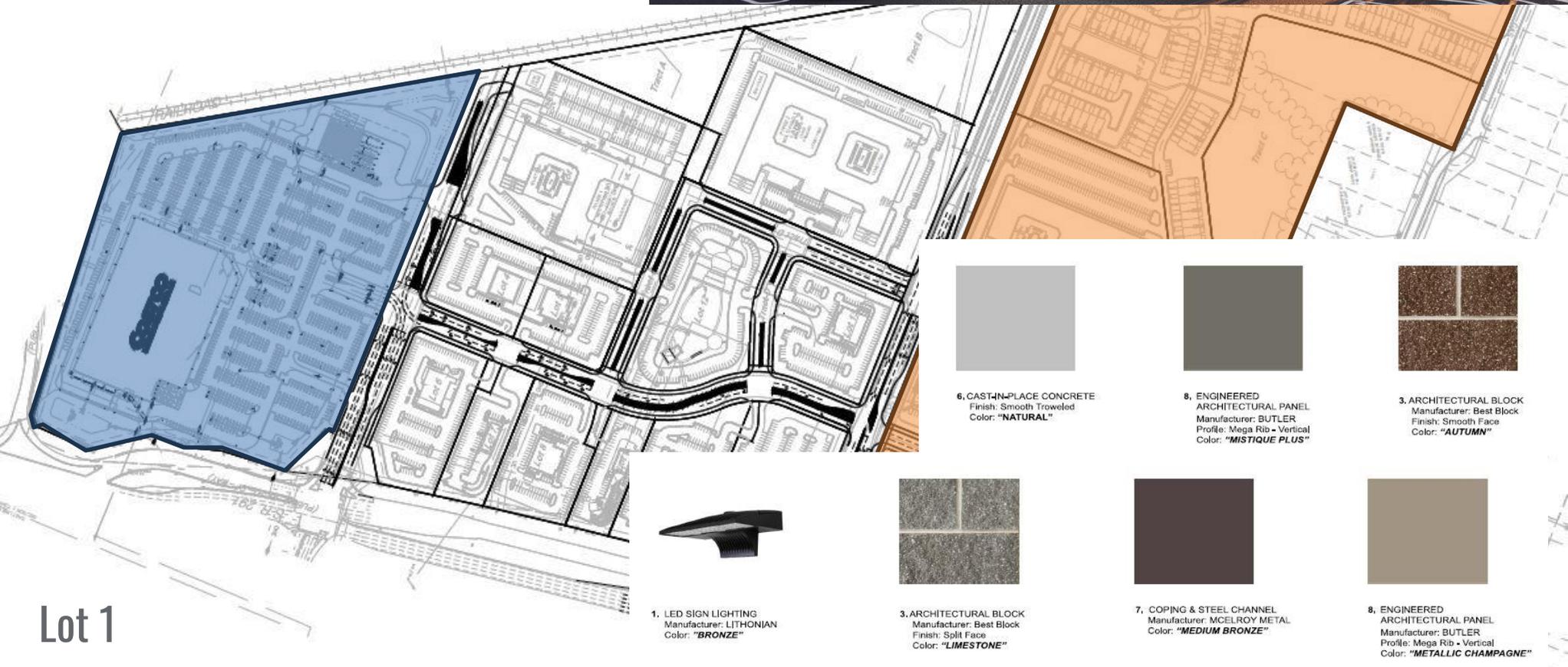
LOT	ADDRESS	LAND USE	LOT AREA (AC.)	PROPOSED USE	NUMBER OF FLOORS	BLDG SIZE (SQ FT)	DEVELOPMENT DATA							
							DWELLINGS/AC	F.A.R.	PARKING RATIO REQUIRED	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	PARKING RATIO PROVIDED	TOTAL IMPERVIOUS COVERAGE	
1		PMX	22.47		1		899	16.6%	NA	1.5 PER UNIT	480	544	1.7	80% MAX.
2		PMX	8.03	RESIDENTIAL	1	320 UNITS	38.6	NA	1.5 PER UNIT					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	125	17.7	80% MAX.
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 GIFT STORE 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	80% MAX.
10		PMX	2.54	FAST CASUAL RESTAURANT	1	7,020	NA	3.8%	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/CONKIT SHOP W/OUT DRIVE THRU	1	PARK	NA	NA	NA		NA	172	22.5	80% MAX.
13		PMX	2.50	FINE DINING RESTAURANT	1	7,640	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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STATE HIGHWAY 50

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'

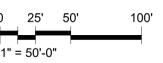
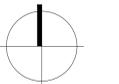
BUILDING DATA:

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:
10' WIDE STALLS 870 STALLS
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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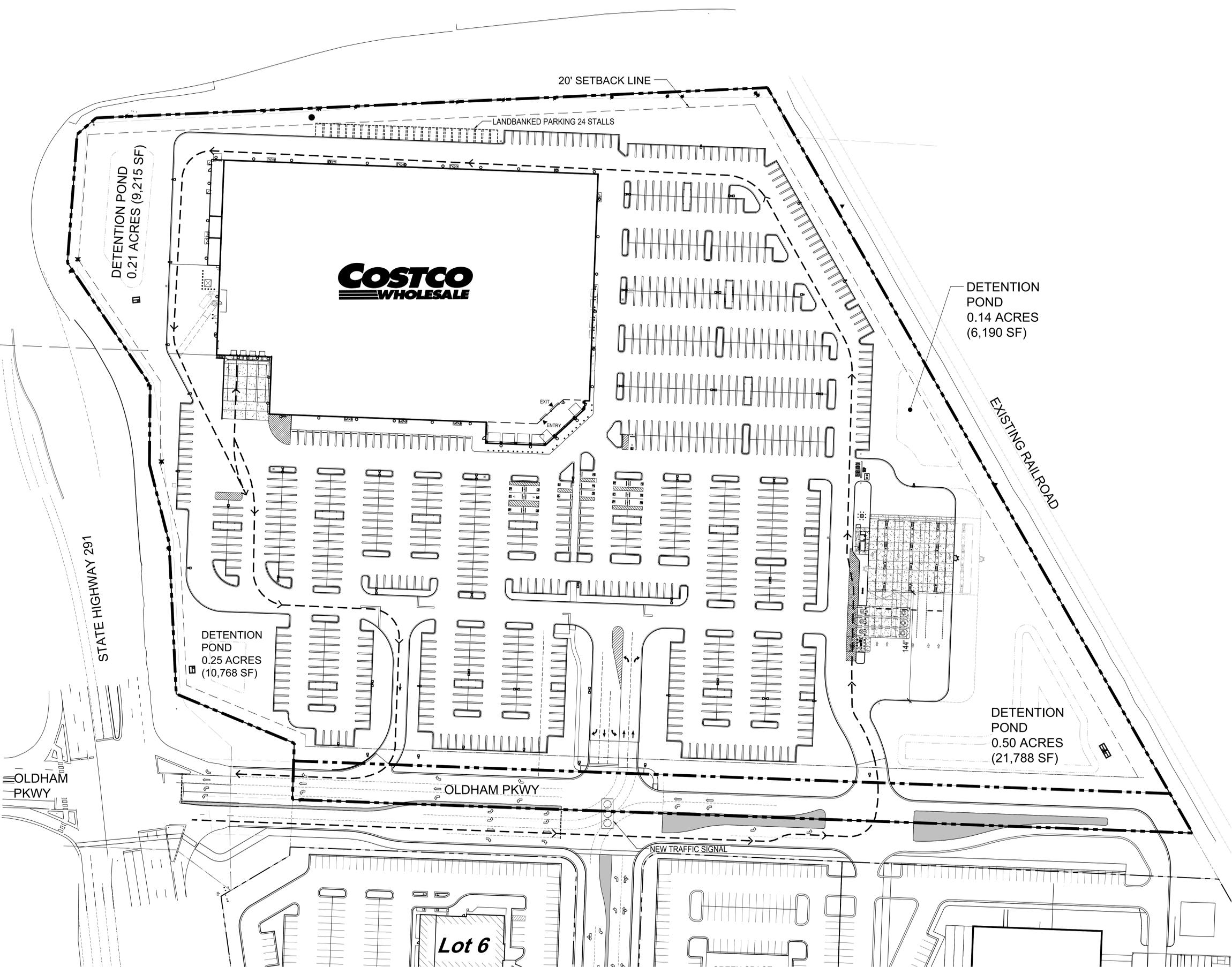


25-5563-01
NOVEMBER 13, 2025

CONCEPT
SITE PLAN

DD11-02

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COSTCO WHOLESALE

LEE'S SUMMIT, MISSOURI

CONCEPT SITE PLAN

NOVEMBER 13, 2025



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:

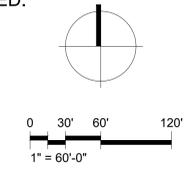
TOTAL PARKING: 888 STALLS

INCLUDES:
 10' WIDE STALLS 870 STALLS
 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
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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"**



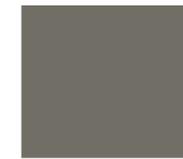
COPING & STEEL CHANNEL
 Manufacturer: MCELROY METAL
 Color: **"MEDIUM BRONZE"**



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



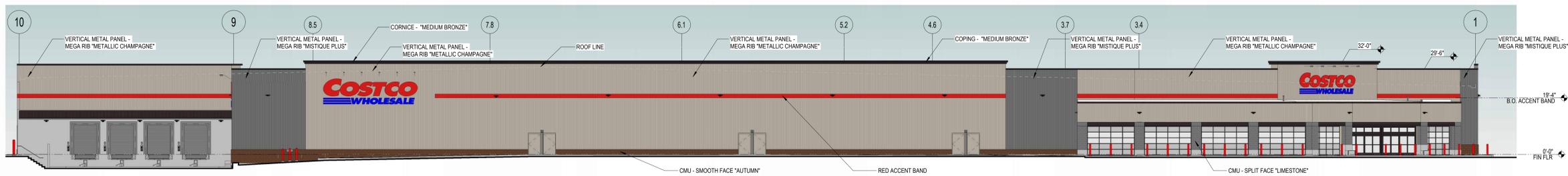
CAST-IN-PLACE CONCRETE
 Finish: Smooth Troweled
 Color: **"NATURAL"**



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

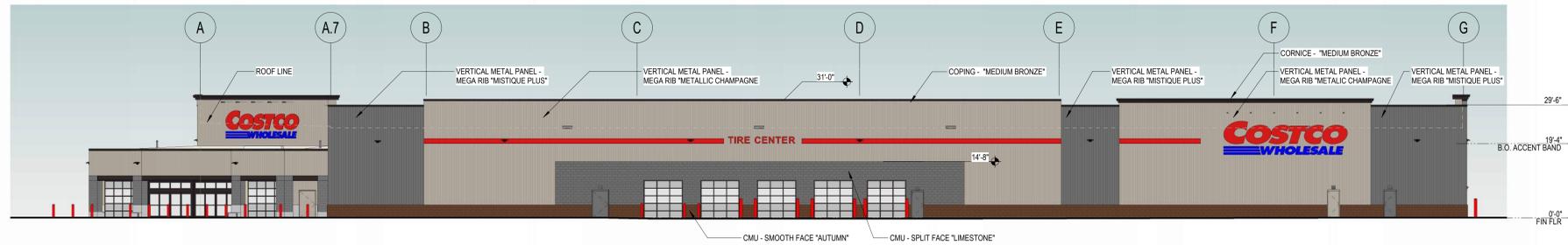


ARCHITECTURAL BLOCK
 Manufacturer: Best Block
 Finish: Smooth Face
 Color: **"AUTUMN"**



1 SOUTH ELEVATION

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



2 EAST ELEVATION

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



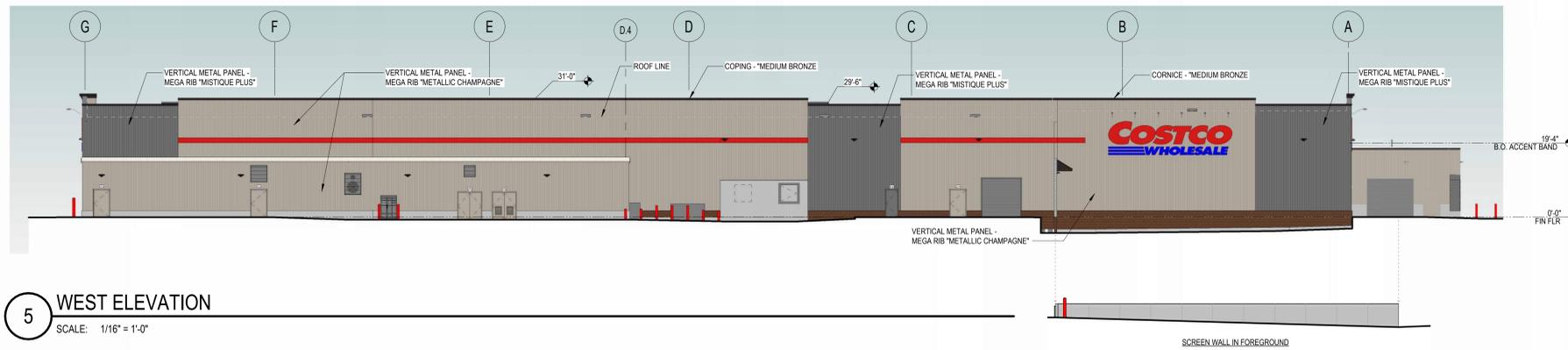
3 ENTRY CANOPY ELEVATION

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



4 NORTH ELEVATION

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



5 WEST ELEVATION

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

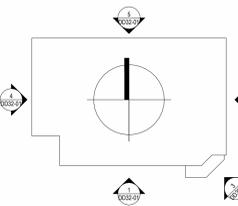
MATERIAL PERCENTAGES

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%	7,928 SF 74%	1,104 SF 57%	71 %
VERTICAL RIBBED ARCHITECTURAL METAL PANEL "MISTIQUE PLUS"	1,916 SF 14%	1,678 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



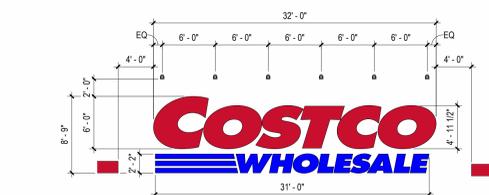
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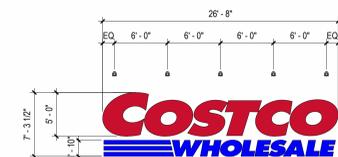
BUILDING ELEVATIONS

DD32-01



8 BUILDING SIGNAGE

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



9 ENTRY SIGNAGE

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



10 LOCATION SIGNAGE

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

COSTCO WHOLESALE

LEE'S SUMMIT, MO

BUILDING ELEVATIONS

NOVEMBER 13, 2025

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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)

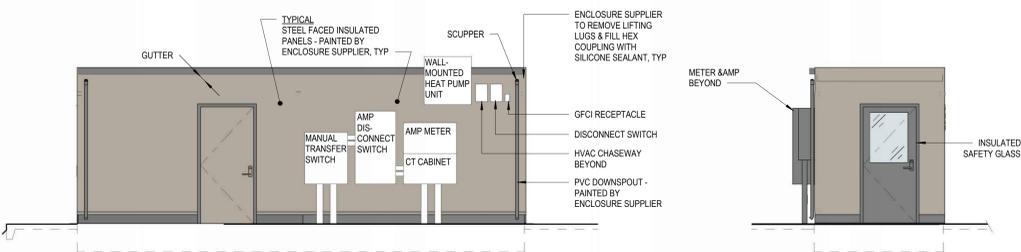
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
1	COSTCO WHOLESALE (EAST FACADE)	2'-5 1/4" x 8'-6 5/8"	20.85 SF	20.85 SF
1	COSTCO WHOLESALE (WEST FACADE)	2'-5 1/4" x 8'-6 5/8"	20.85 SF	20.85 SF
1	COSTCO WHOLESALE (NORTH FACADE)	2'-5 1/4" x 8'-6 5/8"	20.85 SF	20.85 SF
1	COSTCO WHOLESALE (SOUTH FACADE)	2'-5 1/4" x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

1 CANOPY AND DISPENSER ISLAND
SCALE: 1/4" = 1'-0"

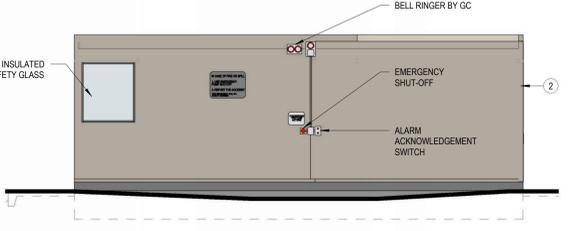


- ### KEYNOTES
- PRE-FINISHED METAL FASCIA PANEL, COLOR METALLIC CHAMPAGNE - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
 - COLUMN - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT. SEE EXTERIOR FINISH SCHEDULE.
 - ACCESSIBLE MULTIPRODUCT DISPENSER
 - CONCRETE-FILLED 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

2 CANOPY AND DISPENSER ISLAND
SCALE: 1/4" = 1'-0"



3 SIDE FACING AWAY FROM CANOPY
SCALE: 1/4" = 1'-0"

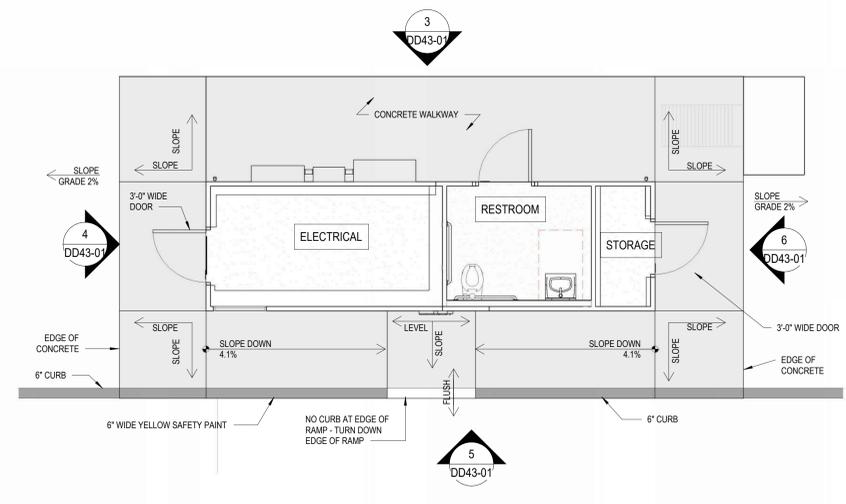


5 SIDE FACING CANOPY
SCALE: 1/4" = 1'-0"

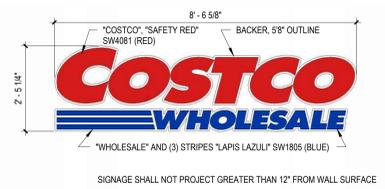
4 ELECTRICAL ENTRY
SCALE: 1/4" = 1'-0"



6 STORAGE ENTRY
SCALE: 1/4" = 1'-0"



7 CONTROLLER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



8 CANOPY SIGNAGE
SCALE: 1/2" = 1'-0"



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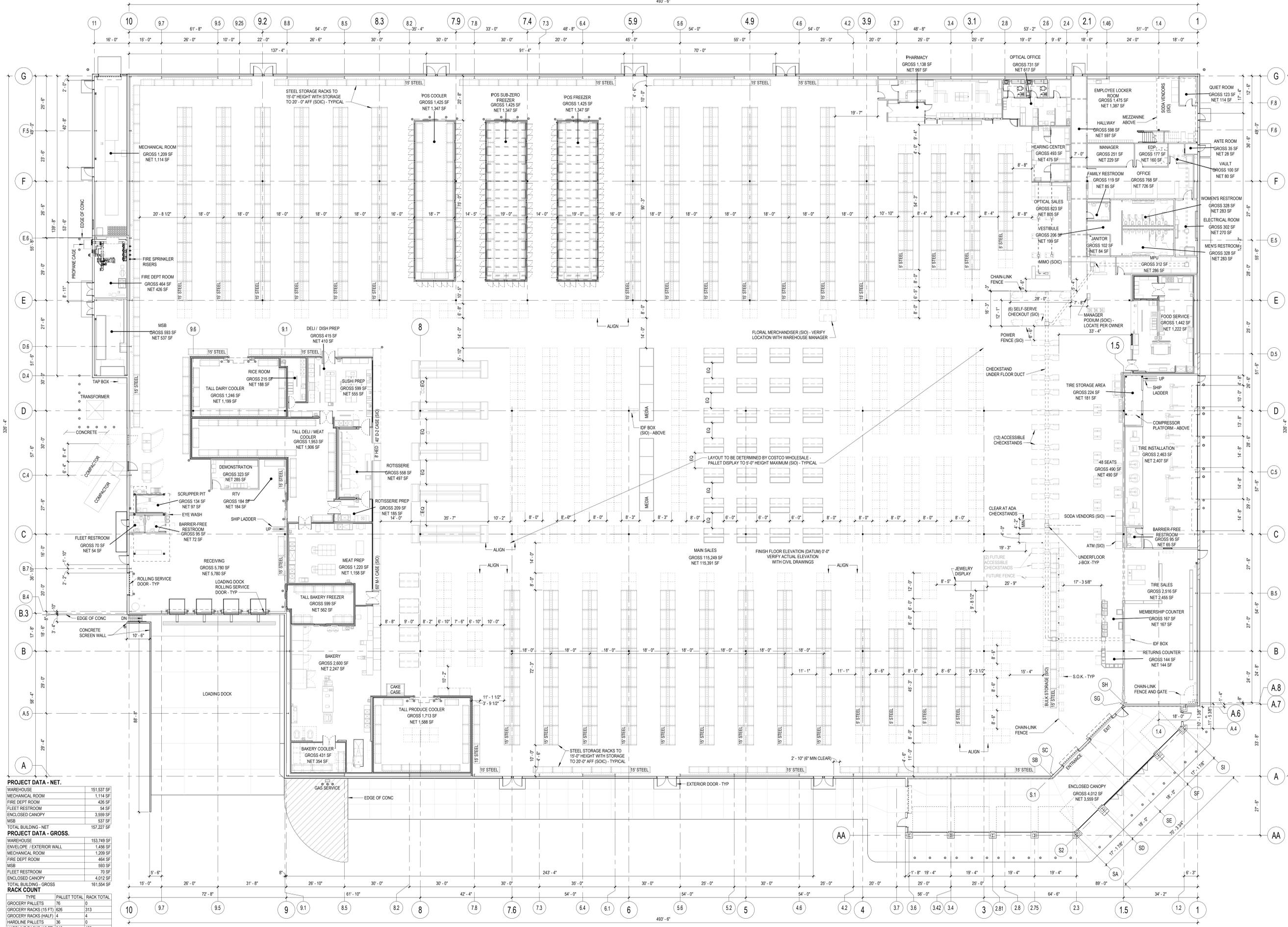
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NOVEMBER 13, 2025

FUEL ELEVATIONS

DD43-01

APPROVED BY:

PRESIDENT	DATE
EXECUTIVE VP	DATE
SENIOR VP	DATE
REGIONAL VP	DATE



PROJECT DATA - NET.

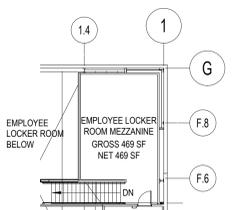
WAREHOUSE	151,537 SF
MECHANICAL ROOM	1,114 SF
FIRE DEPT ROOM	426 SF
FLEET RESTROOM	54 SF
ENCLOSED CANOPY	3,559 SF
MSB	537 SF
TOTAL BUILDING - NET	157,227 SF

PROJECT DATA - GROSS.

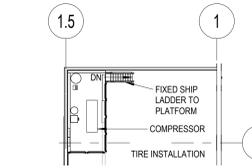
WAREHOUSE	153,749 SF
ENVELOPE / EXTERIOR WALL	1,456 SF
MECHANICAL ROOM	1,209 SF
FIRE DEPT ROOM	464 SF
MSB	593 SF
FLEET RESTROOM	70 SF
ENCLOSED CANOPY	4,012 SF
TOTAL BUILDING - GROSS	161,554 SF

RACK COUNT

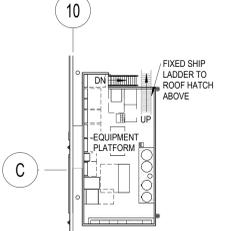
TYPE	PALLET TOTAL	RACK TOTAL
GROcery PALLETS	76	0
GROcery RACKS (15 FT)	626	313
GROcery RACKS (HALF)	4	4
HARDLINE PALLETS	36	0
HARDLINE RACKS (15 FT)	340	170
CENTER SECTION		19,847 SF



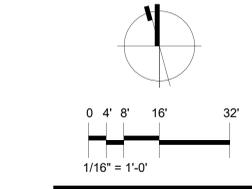
EMPLOYEE LOCKER ROOM MEZZANINE
SCALE: 1/16" = 1'-0"



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



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



LEE'S SUMMIT, MO

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NOVEMBER 13, 2025

FLOOR PLAN

DD21-01

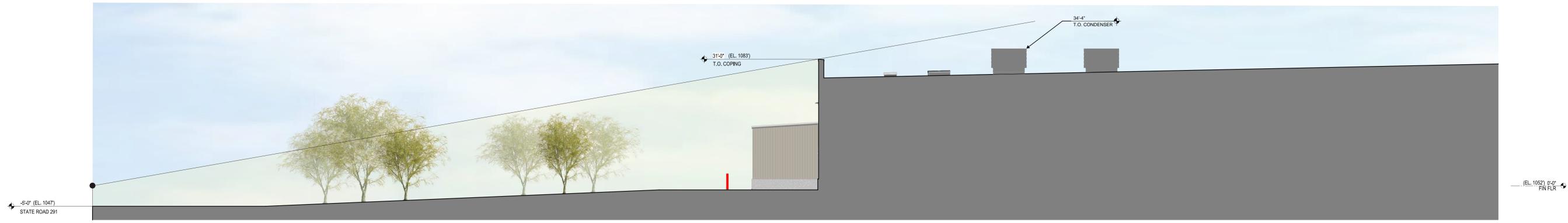
COSTCO WHOLESALE

FLOOR PLAN

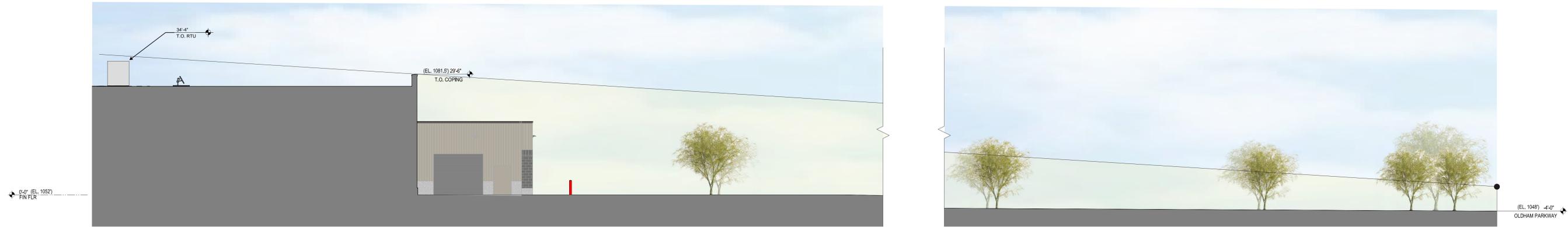
LEE'S SUMMIT, MO

NOVEMBER 13, 2025

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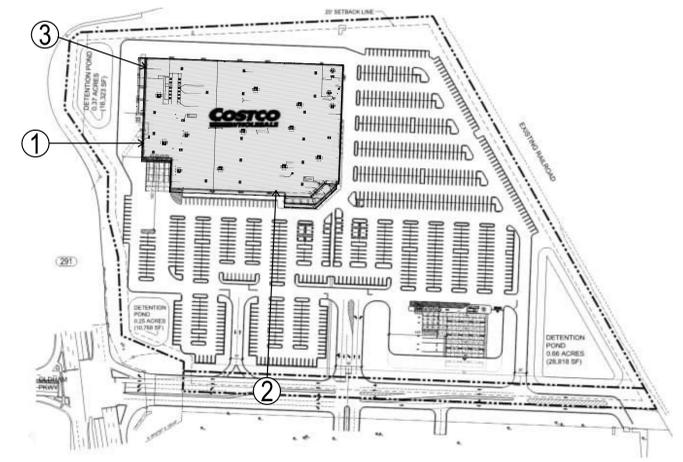
1 SIGHTLINE VIEW FROM STATE ROUTE 291
SCALE: 1" = 10'-0"



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



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



LEE'S SUMMIT, MO

8444 Westpark Dr, Ste 120
McLean, VA 22102
703 564 8484
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NOVEMBER 13, 2025

SIGHTLINE STUDY

DD73-03

COSTCO WHOLESALE

LEE'S SUMMIT, MO

SIGHTLINE STUDY

NOVEMBER 13, 2025

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

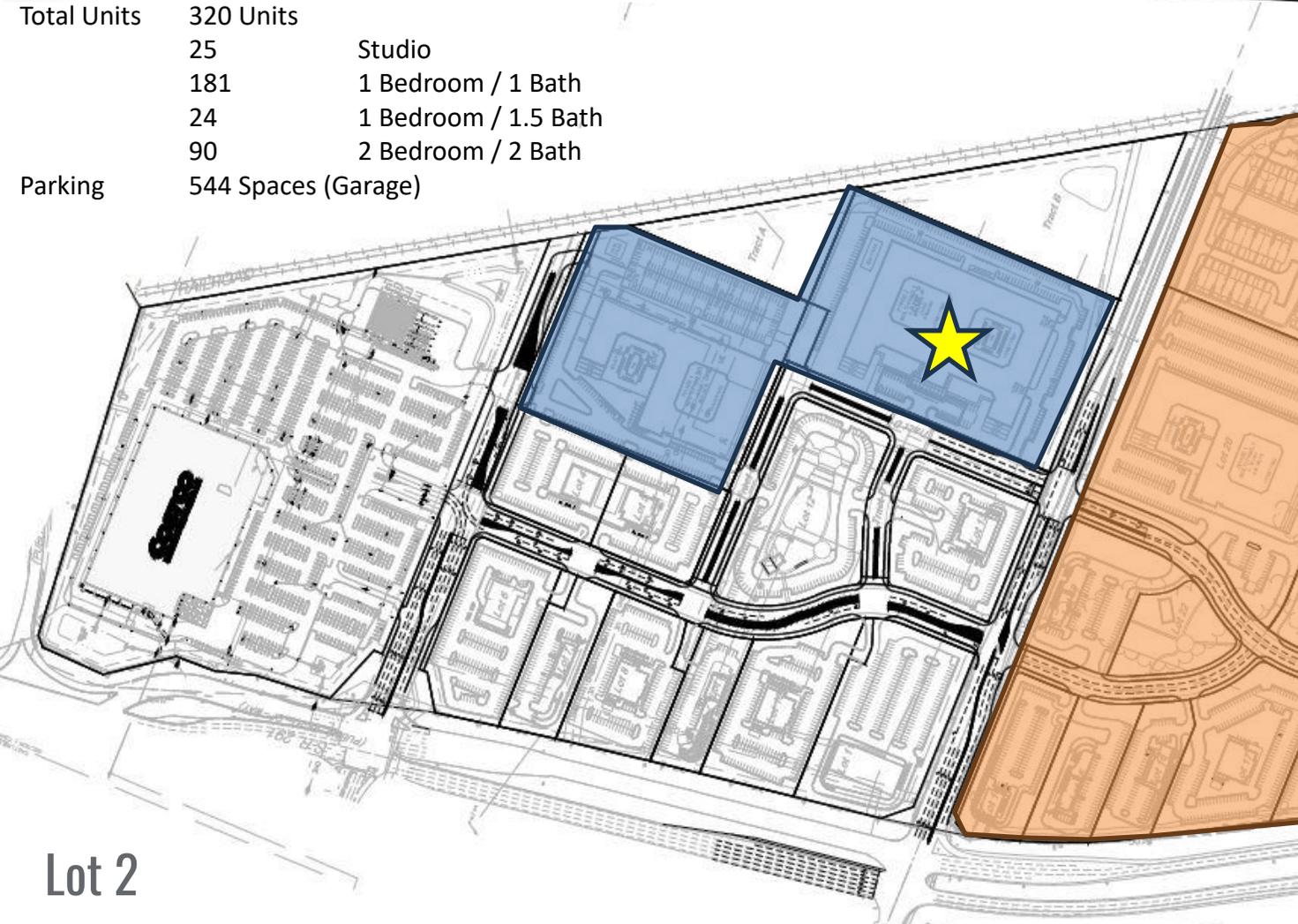
DATE	ISSUED FOR	REV
07/18/2025	GREEN INK	
09/23/2025	PRELIMINARY DEVELOPMENT RESUBMITTAL	

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

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Total Units 250 Units
 20 Studio
 145 1 Bedroom / 1 Bath
 14 1 Bedroom / 1.5 Bath
 71 2 Bedroom / 2 Bath

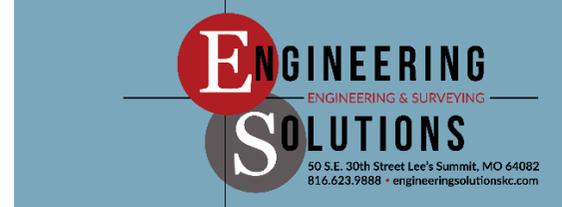
Parking 427 Spaces (Garage)

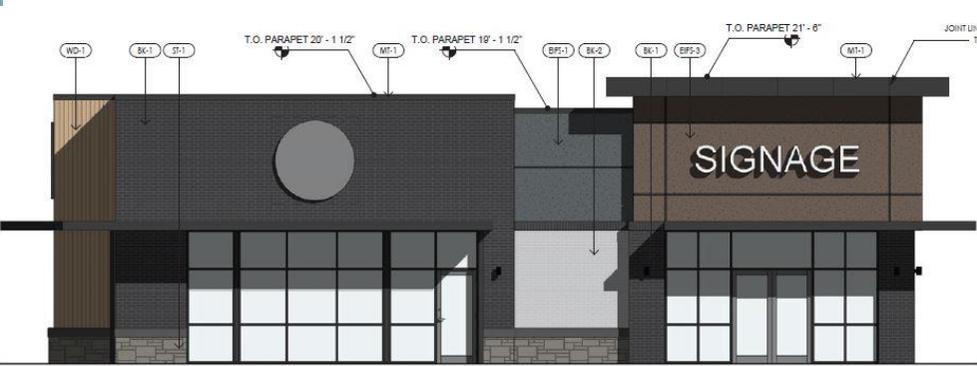


EXTERIOR MATERIALS LIST		
BR-1	FACE BRICK	GLEN GERY COLOR: OLDE CITY SIZE: MODULAR
CST-1	CULTURED STONE	CULTURED STONE SERIES: COUNTRY LEDGESTONE COLOR: ASHFALL
FCS-1	FIBER CEMENT SIDING	JAMES HARDIE SIDING - 5 1/4" COLOR: ARCTIC WHITE FINISH: CEDAR MILL
FCP-1	FIBER CEMENT PANEL - BOARD & BATTEN	JAMES 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

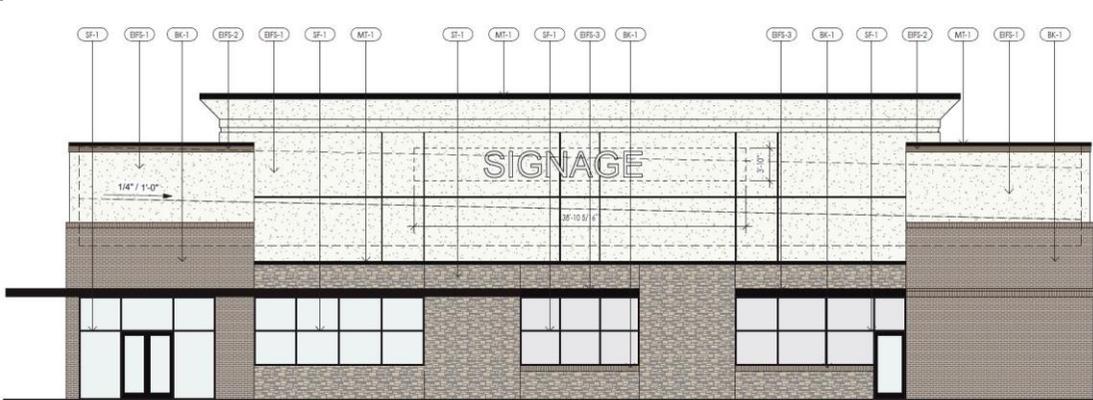


Lot 6 - 10

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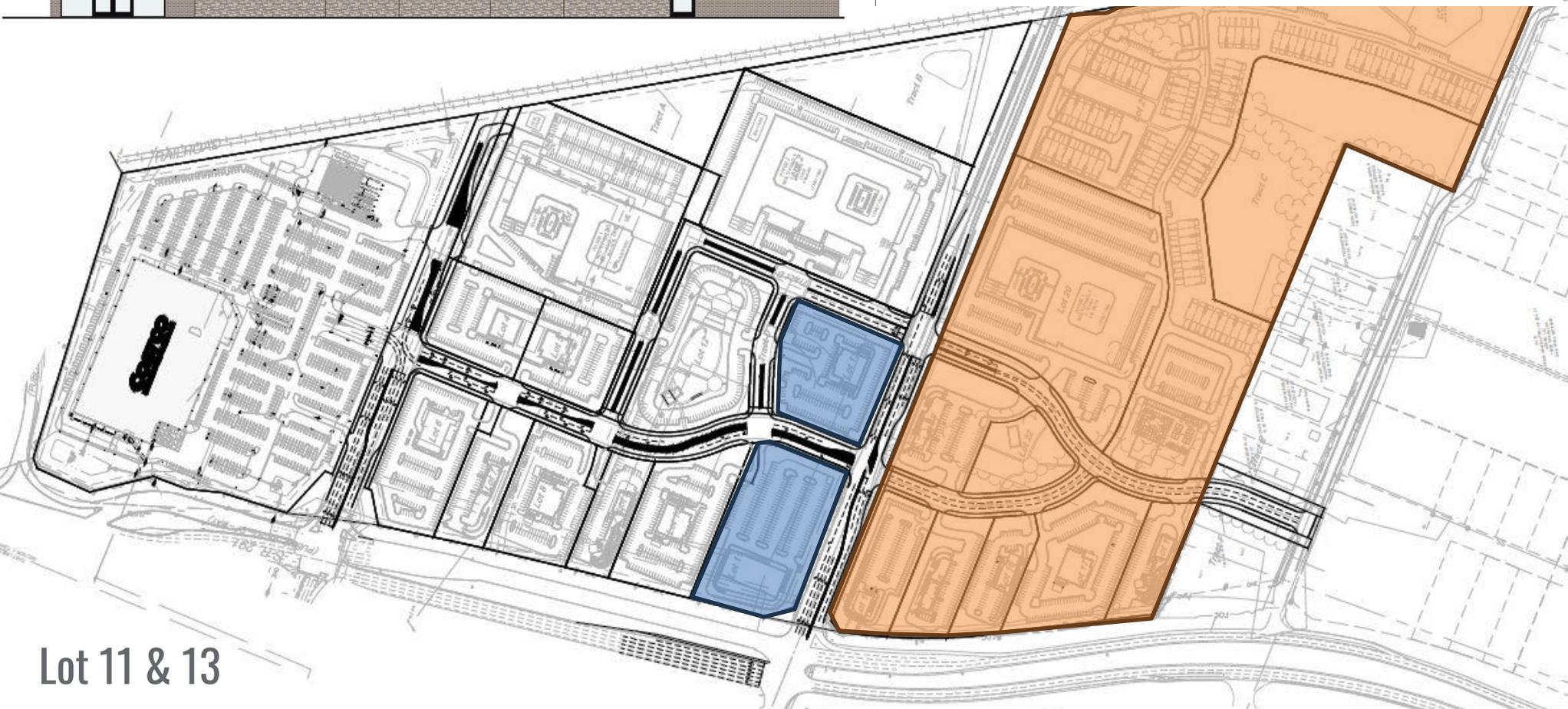
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EXTERIOR FINISH SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR
BK-1	FULL BRICK	BELDEN BRICK	LANDMARK GRAY SMOOTH
EFS-1	EIFS	DRYVIT	HIGH REFLECTIVE WHITE
EFS-2	EIFS	DRYVIT	COLOR TO MATCH BK-1
EFS-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



Lot 11 & 13

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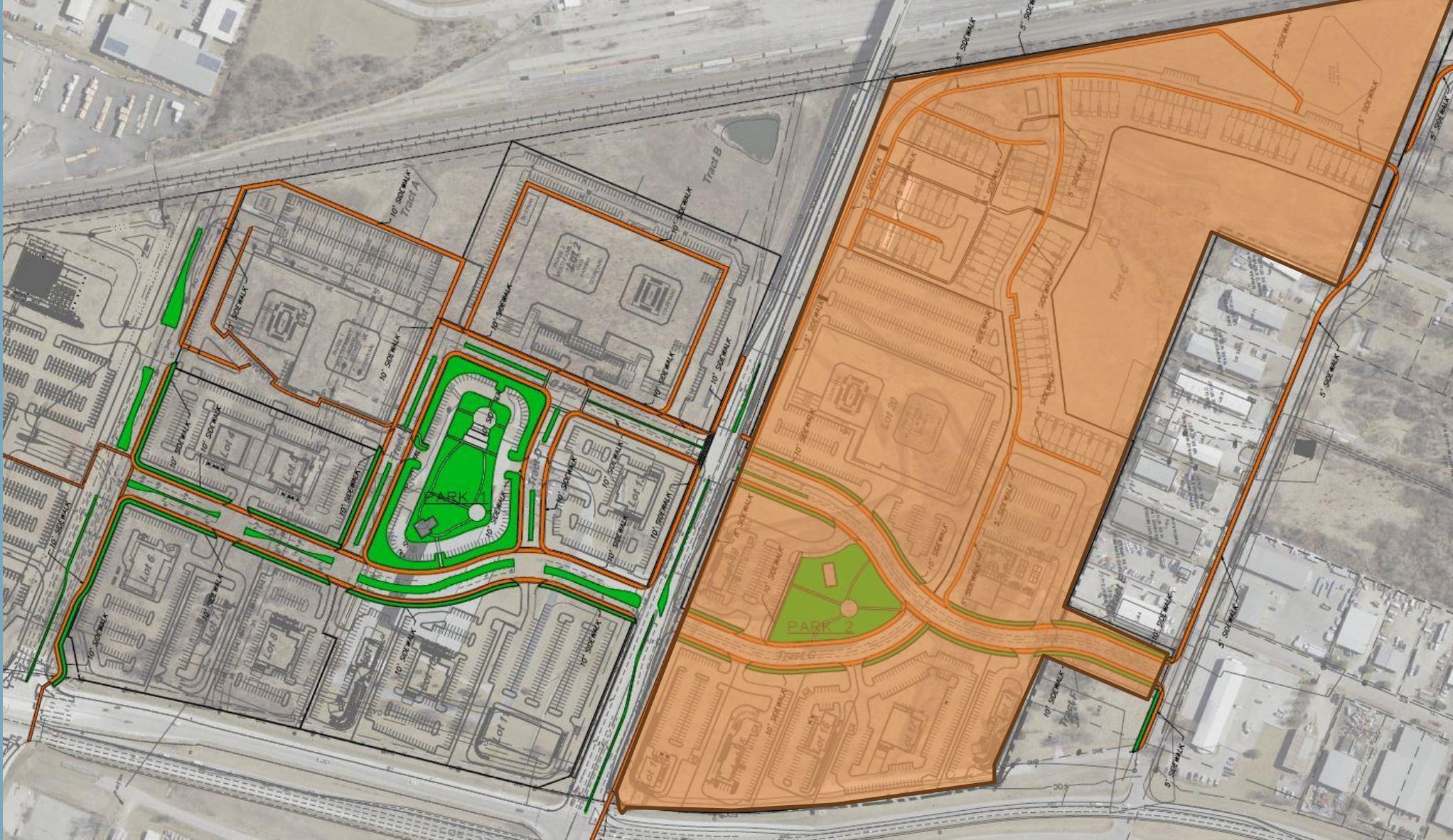


Lot 4 & 5

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Sidewalk & Trail Plan

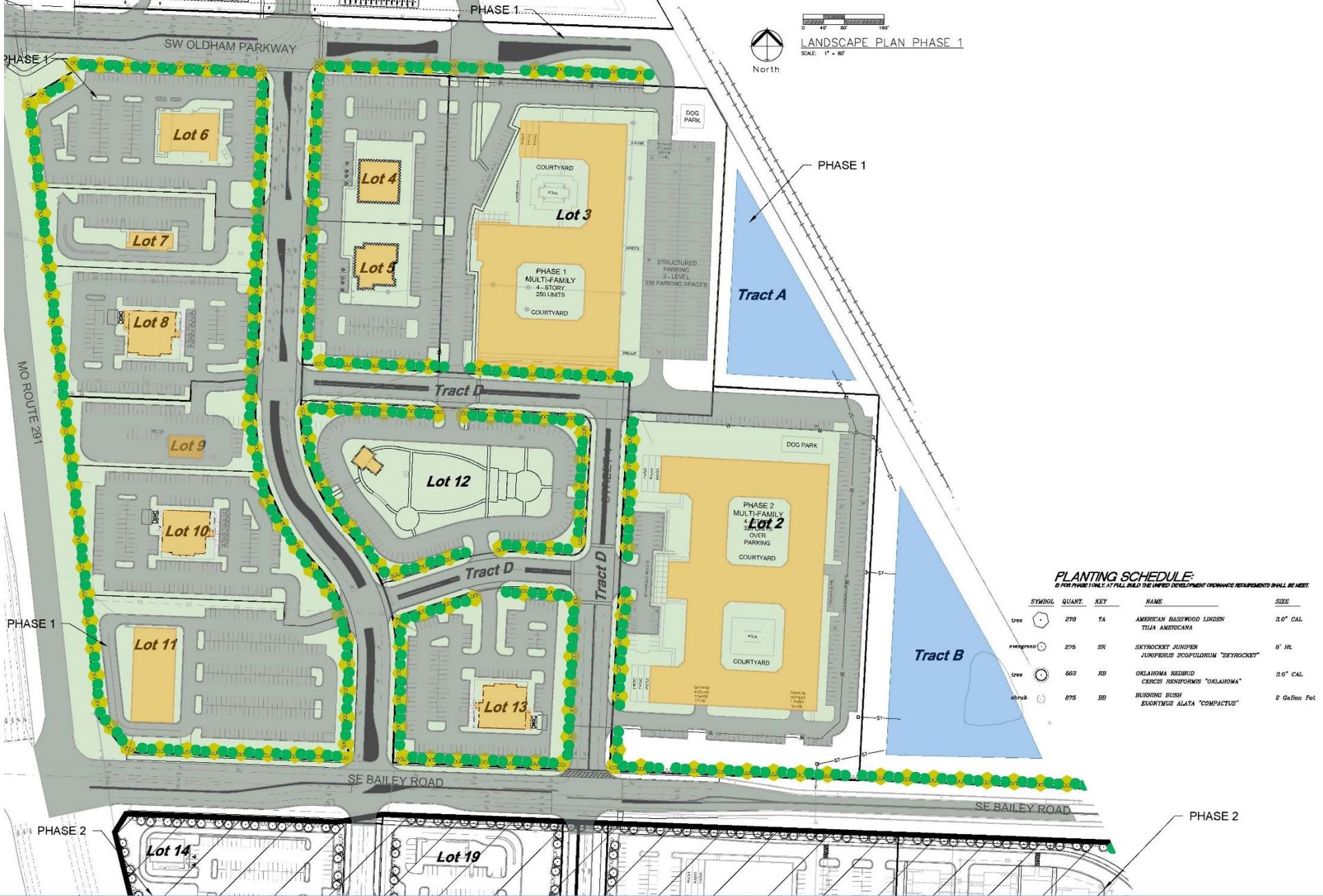
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LANDSCAPE PLAN PHASE 1
SCALE: 1" = 80'

PLANTING SCHEDULE:
IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT GROWTH REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	278	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL.
evergreen	275	SR	SKYROCKET JUNIPER JUNIPERUS SCOOPULORUM "SKYROCKET"	6' HL.
tree	663	RB	OKLAHOMA REDBUD CERCIS RHENIFORMIS "OKLAHOMA"	3.0" CAL.
shrub	875	BB	BURNING BUSH EVONYMUS ALATA "COMPACTUS"	2 Gallon Pot

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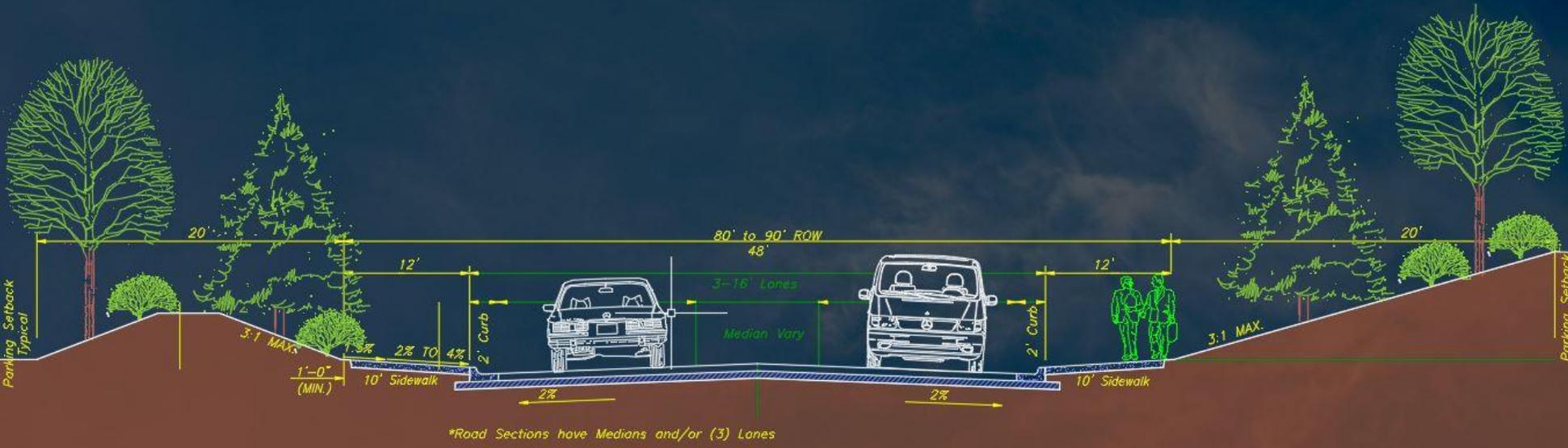


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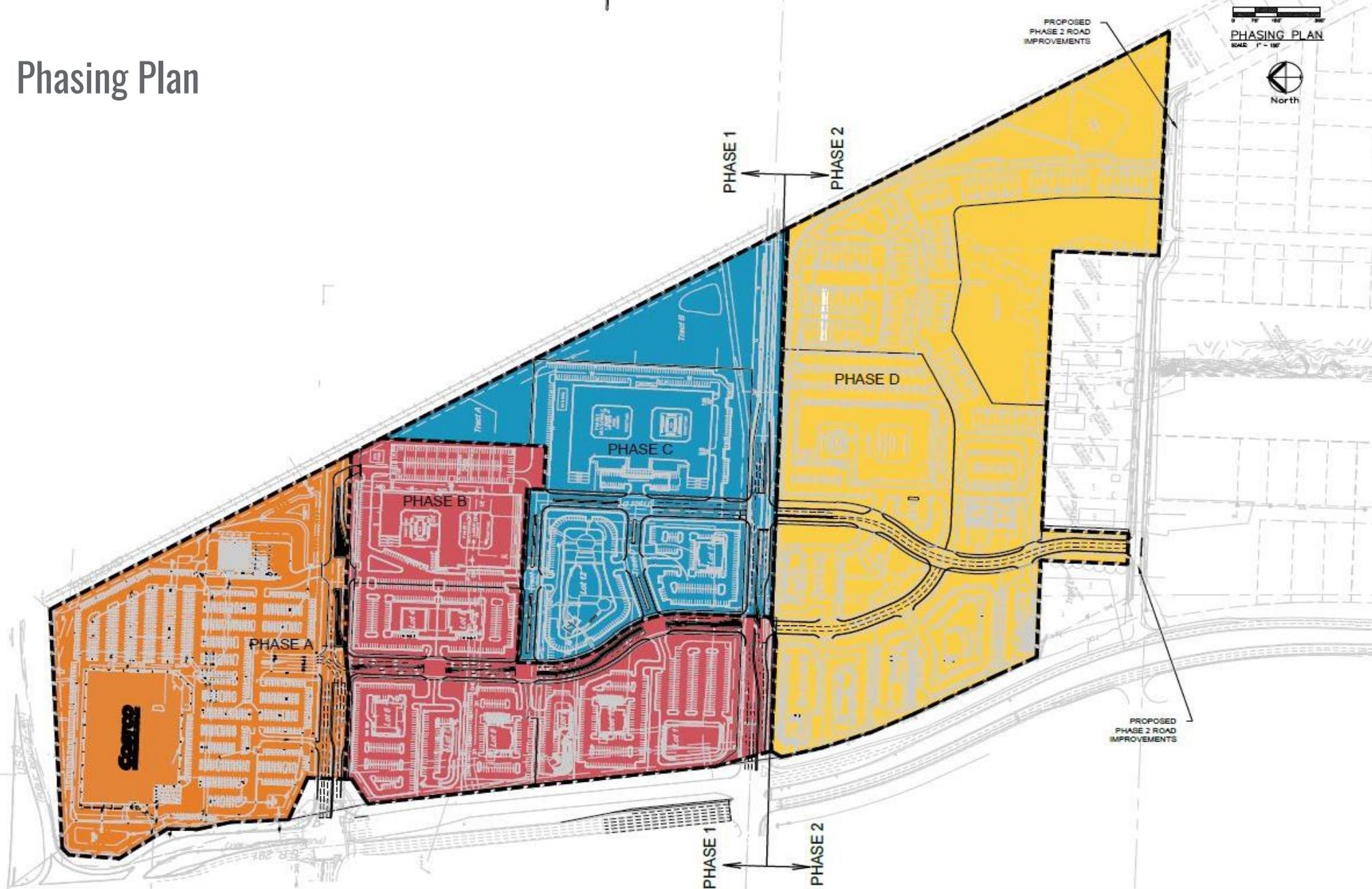


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Phasing Plan



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Modification Request – Parking Setback



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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



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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

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Thank You

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