

**ROUSE FRETS WHITE GOSS  
GENTILE RHODES, P.C.**

**PATRICIA R. JENSEN**  
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816.502.4723

February 16, 2026

**VIA CERTIFIED MAIL / RETURN RECEIPT REQUESTED AND  
VIA U.S. MAIL**

To Adjacent Neighbors

**Re: Dillons / Neighborhood Meeting**

Dear Property Owner:

We represent Phillips Edison & Company concerning property located generally at N.E. Douglas Street and N.E. Tudor Road. We submitted applications to the City of Lee's Summit for approval of a Rezoning (from PI, PO and RP-4 to CP-2) and Preliminary Development Plan.

Approval of our applications will allow for the development of approximately 9.286 acres for a Dillons grocery store and other retail uses. A copy of the plans is enclosed with this letter.

You are receiving this notice in accordance with city code that requires a neighborhood meeting with adjacent property owners within 300 feet. This public meeting is an opportunity for you to come learn more about the Dillons Grocery Store and discuss this plan with the developer's representatives.

The meeting will be held on March 19, 2026 at 6:00 p.m. at the Missouri Innovation Campus, 1101 NW Innovations Parkway, Lee's Summit, Missouri 64086; Room B252 (map attached).

Any questions or concerns can be addressed to:

Name:	Patricia R. Jensen
Email:	pjensen@rousepc.com
Phone:	816-502-4723
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Phillips Edison & Company

The Applications are tentatively scheduled to be heard by the City Plan Commission on Thursday, April 9, 2026.

We look forward to seeing you at the meeting.

Very truly yours,

  
Patricia R. Jensen

PRJ:kab

Attorneys at Law || 801 W. 47th Street, Suite 500 || Kansas City, MO 64112 || rousepc.com

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# DIRECTIONS TO THE MISSOURI INNOVATION CAMPUS

**1101 NW Innovation Parkway, Lee's Summit, MO 64086**

## FROM DOWNTOWN KANSAS CITY AREA

- Take I-70 East to Independence.
- Exit South Hwy 291/I-470 (Exit 15A) toward Lee's Summit.
- From I-470, take Hwy 50 East (Exit 7A) to the Chipman Road Exit
- Turn left (east) onto Chipman Road and drive under the overpass and through the Blue Parkway intersection.
- Turn left onto NW Ward Road (past McDonald's)
- Turn right onto Tudor Road
- Turn left onto NW Innovation Parkway

## FROM JOHNSON COUNTY, KANSAS

- Take I-470 East to Hwy 50 (Exit 7A)
- Stay in the exit lane to the Chipman Road exit, staying in the left turn lane
- Turn left (east) onto Chipman Road and drive under the overpass and through the Blue Parkway intersection.
- Turn left onto NW Ward Road (past McDonald's)
- Turn right onto Tudor Road
- Turn left onto NW Innovation Parkway

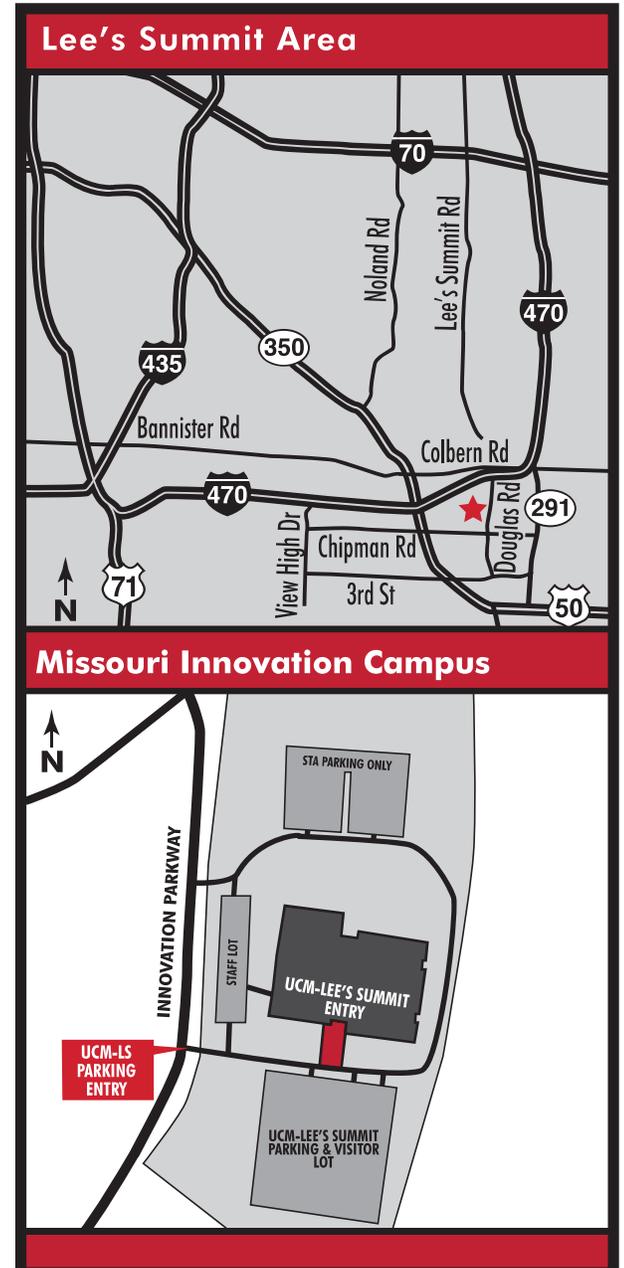
## FROM KCI

- Drive south on I-29 to downtown.
- Continue on I-29 to I-70 East.
- From I-70 East, take I-435 South to I-470 East-Lee's Summit.
- Exit off I-470 to Hwy 50 East (exit 7A).
- Stay in the exit lane and take Chipman Road exit, staying in the left turn lane.
- Turn left (east) on Chipman Road and drive under the overpass and through the Blue Parkway intersection.
- Turn left onto NW Ward Road (past McDonald's)
- Turn right onto Tudor Road
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## FROM EAST OF LEE'S SUMMIT

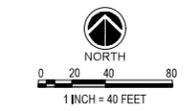
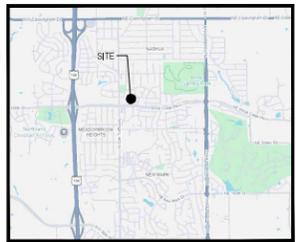
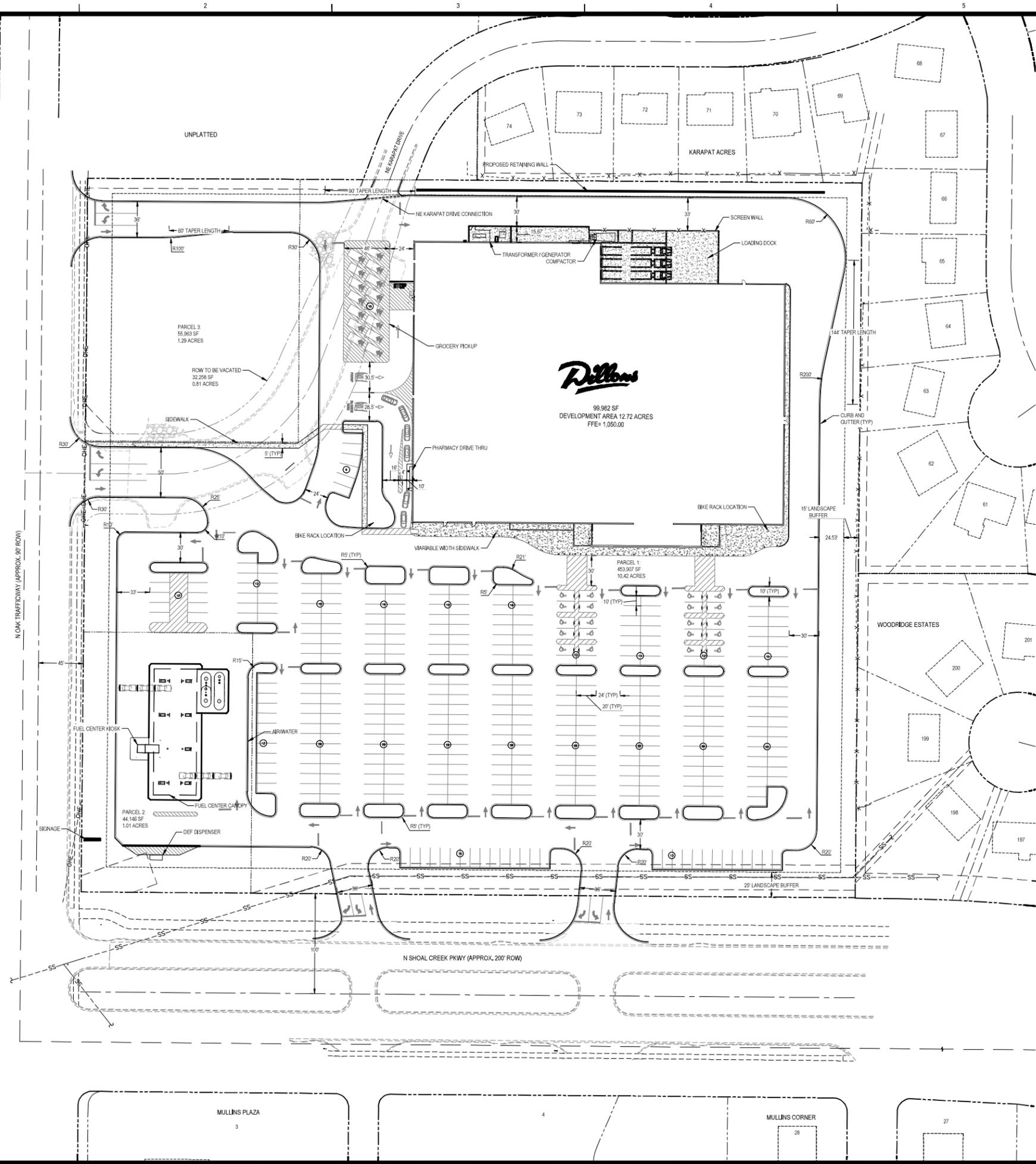
- Take Hwy 50 West to the Chipman Road exit.
- At the end of the off-ramp (traffic light), turn right onto Chipman Road and proceed through the Blue Parkway intersection
- Turn left onto NW Ward Road (past McDonald's)
- Turn right onto Tudor Road
- Turn left onto NW Innovation Parkway

**Students and guests can park in the south parking lot.  
Enter the building through the south doors.**



THE MISSOURI  
INNOVATION  
CAMPUS.

**816-347-1612**  
**ucmo.edu/mic**



VICINITY MAP  
SCALE: NTS

SITE DATA	
<b>DILLONS 08-170 SUPER MARKET</b>	
ADDRESS:	10807 NORTH OAK TRAFFICWAY 10921 NE KARAPAT DRIVE KANSAS CITY, MISSOURI
(A)ZONING:	MFD (EXISTING / PROPOSED)
(B)GROSS AREA (INCLUDING EXISTING ROW):	12.72 AC
(C)EXISTING ROW (TO BE VACATED):	0.81 AC
(D)NET AREA (PRE-VACATION EXISTING CONDITION):	11.91 AC
(E)NET AREA (POST-VACATION FINAL DEVELOPABLE AREA):	12.72 AC
(F)USE:	GASOLINE AND FUEL SALES RETAIL (GROCERY)
(G)NUMBER OF FLOORS:	1
(H)MAX BUILDING HEIGHT:	40'
(I)(D)DILLONS BUILDING AREA:	99,982 SF
(J)(F)FUEL CENTER AREA:	177 SF
(K)(G)TOTAL BUILDING AREA:	101,159 SF
(L)(F)AR DILLONS:	0.219
(M)(F)AR FUEL:	0.034
(N)PARKING:	1 PER PUMP (FUEL) - 14 SPACES 2.5 / 1000 SF (RETAIL) - 250 SPACES
(O)PARKING PROVIDED:	408 SPACES (INCLUDING 20 ADA STALLS, ALL ADA STALLS ARE VAN ACCESSIBLE.)
(P)LONG TERM BICYCLE PARKING (PARKING REQUIRED):	1 + 1 / 10,000 SF - 11 SPACES
(Q)PARKING PROVIDED:	11 SPACES
(R)SHORT TERM BICYCLE PARKING (PARKING REQUIRED):	10% OF PROVIDED PARKING - 41 SPACES
(S)PARKING PROVIDED:	41 SPACES
(T)ANTICIPATED DEVELOPMENT PERIOD:	10 YEARS

EXISTING ROW IS PROPOSED TO BE VACATED; THEREFORE, IT IS INCLUDED IN THE FINAL POST VACATION NET DEVELOPABLE SITE AREA.

**MFD STATEMENT OF INTENT**

THIS MFD PLAN IS FOR THE UNIFIED DEVELOPMENT OF THE SUBJECT PROPERTIES AT THE NORTHEAST CORNER OF NORTH OAK TRAFFICWAY AND NE SHOAL CREEK PARKWAY. THIS PLAN ANTICIPATES ROW VACATION FOR A PORTION OF NE KARAPAT DRIVE AND A RECONNECTION OF THAT ACCESS THROUGH PROPOSED SITE DRIVES. THE ANTICIPATED DEVELOPMENT INCLUDES 99,982 SF OF GROCERY RETAIL, 177 SF AND 14 PUMPS OF GASOLINE AND FUEL SALES AND A FUTURE DEVELOPMENT OUTPARCEL.

**REQUESTED DEVIATIONS**

A. DEVIATIONS ARE REQUESTED FROM 88-323, PARKWAY AND BOULEVARD STANDARDS TO PERMIT THE GROCERY STORE TO FRONT SHOAL CREEK PARKWAY WITH PARKING BETWEEN THE BUILDING AND SHOAL CREEK PARKWAY AND ANY OTHER NECESSARY DEVIATIONS FOR THE SITE.

B. DEVIATION IS REQUESTED OF THE SEPARATION REQUIREMENTS OF THE ADJACENT CONVENIENCE STORE AND RESIDENTIAL DISTRICT PER 88-3424-4 TO PERMIT THE LOCATION OF THE GASOLINE KIOSK AND GAS PUMPS LOCATED AS SHOWN ON THE SITE PLAN.

REVISIONS	

PROJECT # 27478,00  
DATE: JANUARY 9, 2028  
DRAWN BY: TB  
DESIGNER: TB  
CHECKED BY: MB



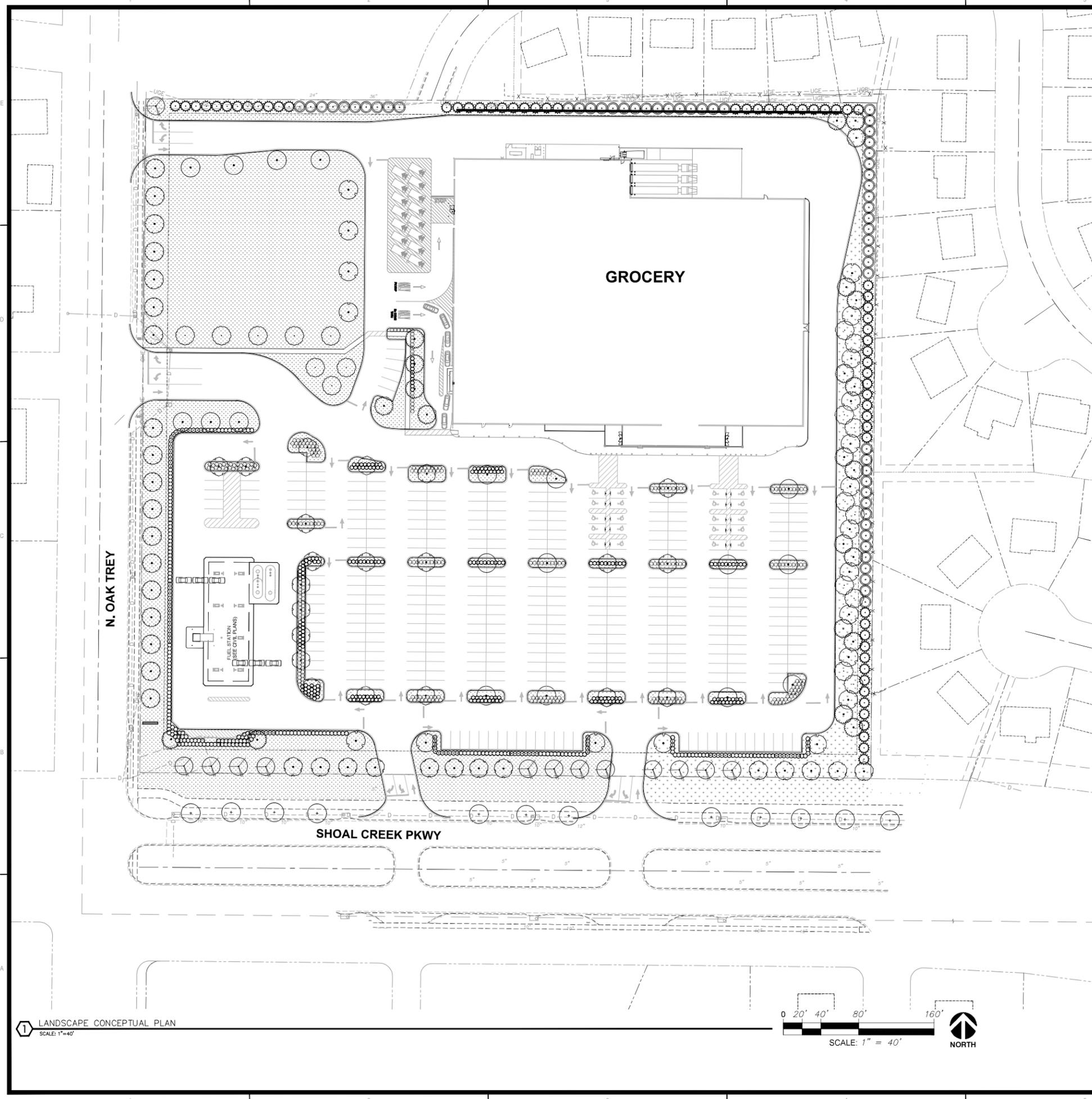
**NEW BUILD**  
**10807 N. OAK TRFY**  
**10921 N.E. KARAPAT DRIVE**  
**KANSAS CITY, MISSOURI**



SEAL:  
**PRELIMINARY**  
**- NOT FOR**  
**CONSTRUCTION**

SHEET NUMBER:  
**C-110**

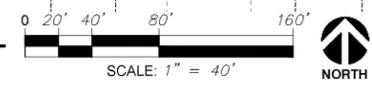
DESCRIPTION:  
SITE PLAN



88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	43	44		
88-425-04 General	20	20		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10'	24'		
Trees	48	56		
Shrubs/Wall/Berm	282	287		
Adjacent to Residential Zones				
Buffer Width	10'	15'		
Shrubs/Berm/Fence/Wall	4 SHRUBS	120		
88-425-06 Interior Vehicular Use Area				
Interior Area	87	99		
Trees	435	499		
Shrubs				
88-425-07 Parking Garage Screening		Describe		
88-425-08 Mechanical/Utility Equipment Screening		Describe		
88-425-09 Outdoor Use Screening		Describe		

PLANT SCHEDULE					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
<b>INTERIOR TREES</b>					
(Symbol)	21	Acer buergerianum	Trident Maple	2" Cal.	
(Symbol)	22	Amelanchier alnifolia	Servicberry	2" Cal.	
(Symbol)	18	Cercis canadensis	Eastern Redbud	2" Cal.	
(Symbol)	18	Quercus phellos	Willow Oak	2" Cal.	
(Symbol)	20	Ulmus parvifolia	Lacebark Elm	2" Cal.	
<b>PERIMETER SHRUBS (ADJACENT TO RESIDENTIAL)</b>					
(Symbol)	64	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6'-8" HT.	
(Symbol)	56	Thuja x 'Green Giant'	Green Giant Arborvitae	6'-8" HT.	
<b>STREET TREES</b>					
(Symbol)	13	Acer rubrum	Red Maple	2" Cal.	
(Symbol)	18	Carpinus caroliniana	American Hornbeam	2" Cal.	
(Symbol)	13	Quercus macrocarpa	Burr Oak	2" Cal.	
(Symbol)	12	Ulmus parvifolia	Lacebark Elm	2" Cal.	Existing
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>INTERIOR SHRUBS</b>					
(Symbol)	284	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	24" HT.	
(Symbol)	205	Spiraea japonica	Japanese Spirea	24" HT.	
<b>PERIMETER SHRUBS</b>					
(Symbol)	105	Buxus x 'Green Mountain'	Green Mountain Boxwood	24" HT.	
(Symbol)	103	Ilex crenata	Japanese Holly	24" HT.	
(Symbol)	79	Ilex glabra	Irreberry Holly	24" HT.	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	UNIT
<b>GROUND COVERS</b>					
(Symbol)	131,063 sf	Groundcover	Groundcover	---	

LANDSCAPE CONCEPTUAL PLAN  
SCALE: 1" = 40'



REVISIONS	

PROJECT # 27478,00  
DATE: DECEMBER 30, 2025  
DRAWN BY: TB  
DESIGNER: TB  
CHECKED BY: TB



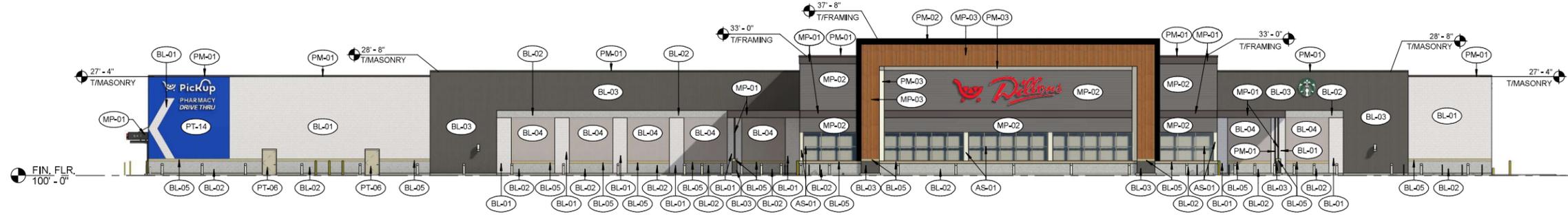
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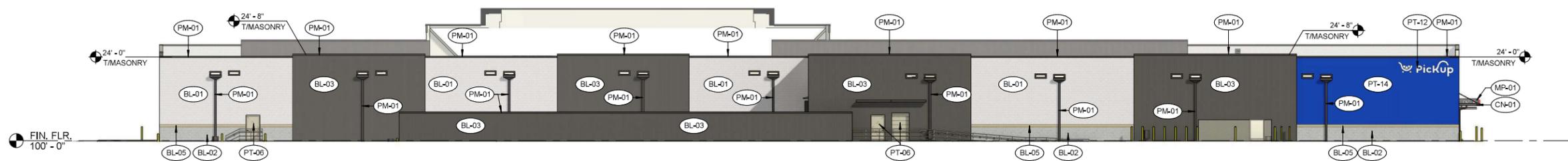
SEAL  
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SHEET NUMBER  
**L1.0**

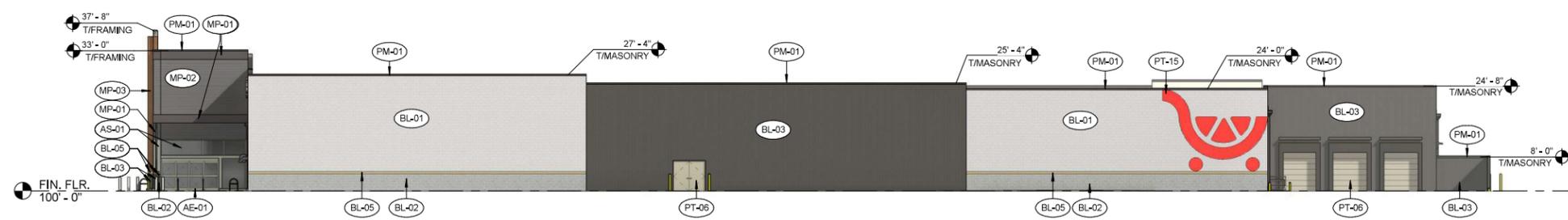
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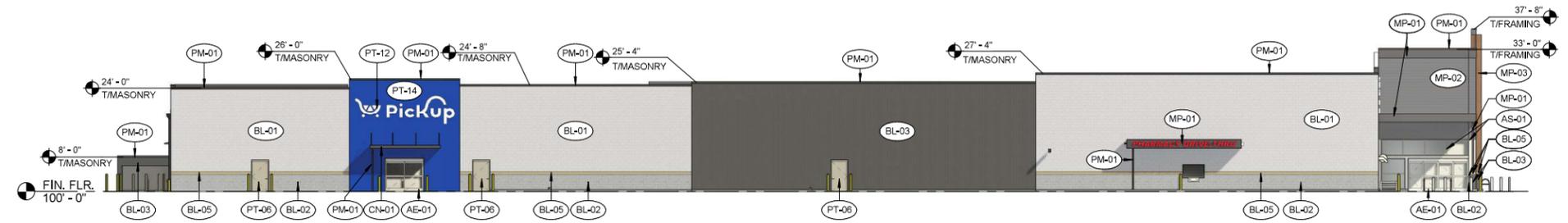
1 FRONT (SOUTH) ELEVATION  
1/16" = 1'-0"



2 BACK (NORTH) ELEVATION  
1/16" = 1'-0"



3 RIGHT (EAST) ELEVATION  
1/16" = 1'-0"



4 LEFT (WEST) ELEVATION  
1/16" = 1'-0"

SIGNAGE SHOWN FOR REFERENCE ONLY. OWNER'S SIGN CONTRACTOR TO INSTALL NEW SIGNAGE. ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	CLEAR ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	720WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE PRECISION	BASALITE	800WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	807WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE PRECISION	BASALITE	900WR
BL-05	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE PRECISION	BASALITE	923WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
MP-01	METAL PANEL - SMOOTH	ATAS INT.	SLATE GRAY
MP-02	METAL PANEL - CORRUGATED	ATAS INT.	SILVERSMITH
MP-03	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	LIGHT CHERRY
PM-01	PREFINISHED METAL		SLATE GRAY
PM-02	PREFINISHED METAL		MATTE BLACK
PM-03	PREFINISHED METAL		WHITE
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
PT-14	PAINT	SHERWIN WILLIAMS	KROGER BLUE PMS 2728C
PT-15	PAINT	SHERWIN WILLIAMS	DILLONS RED
SO-01	VINYL SOFFIT PANEL	CERTAINTeed	GRANITE GRAY