

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

PATRICIA R. JENSEN
pjensen@rousepc.com
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

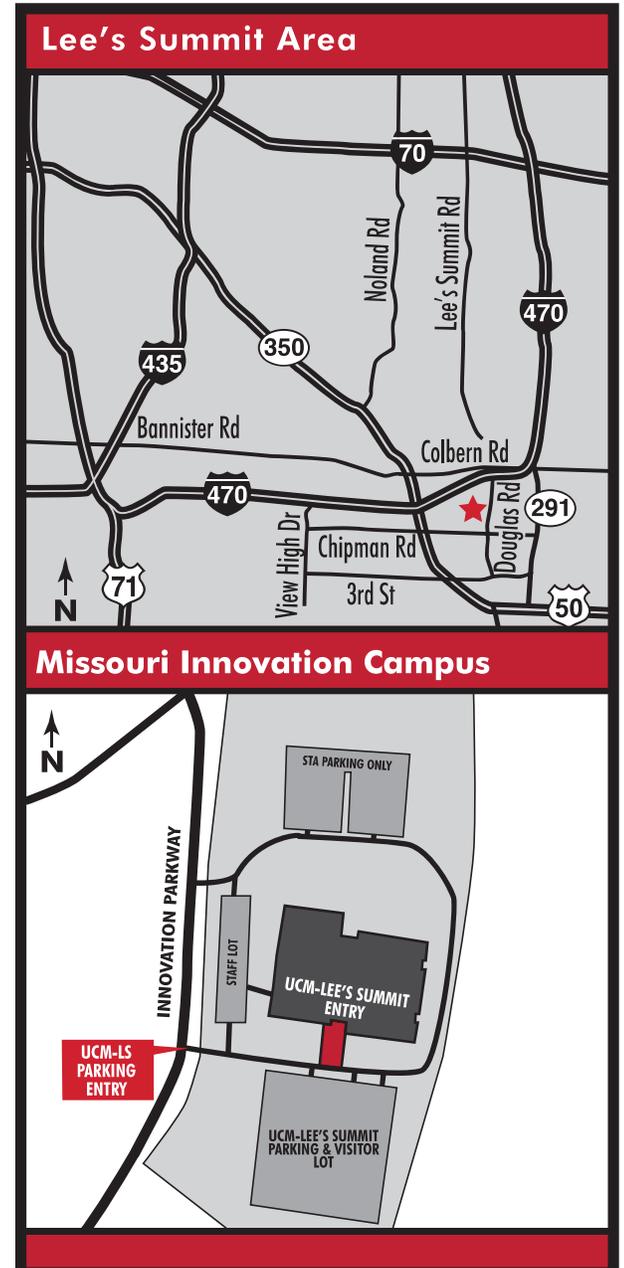
FROM KCI

- 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
- Turn left onto NW Innovation Parkway

FROM EAST OF LEE'S SUMMIT

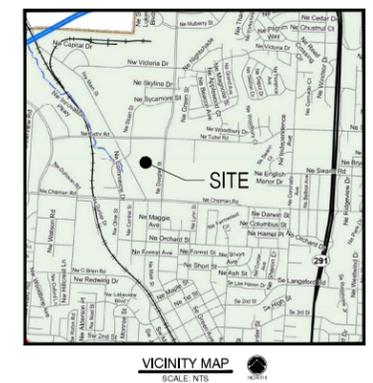
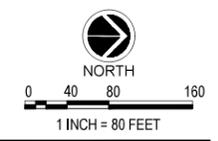
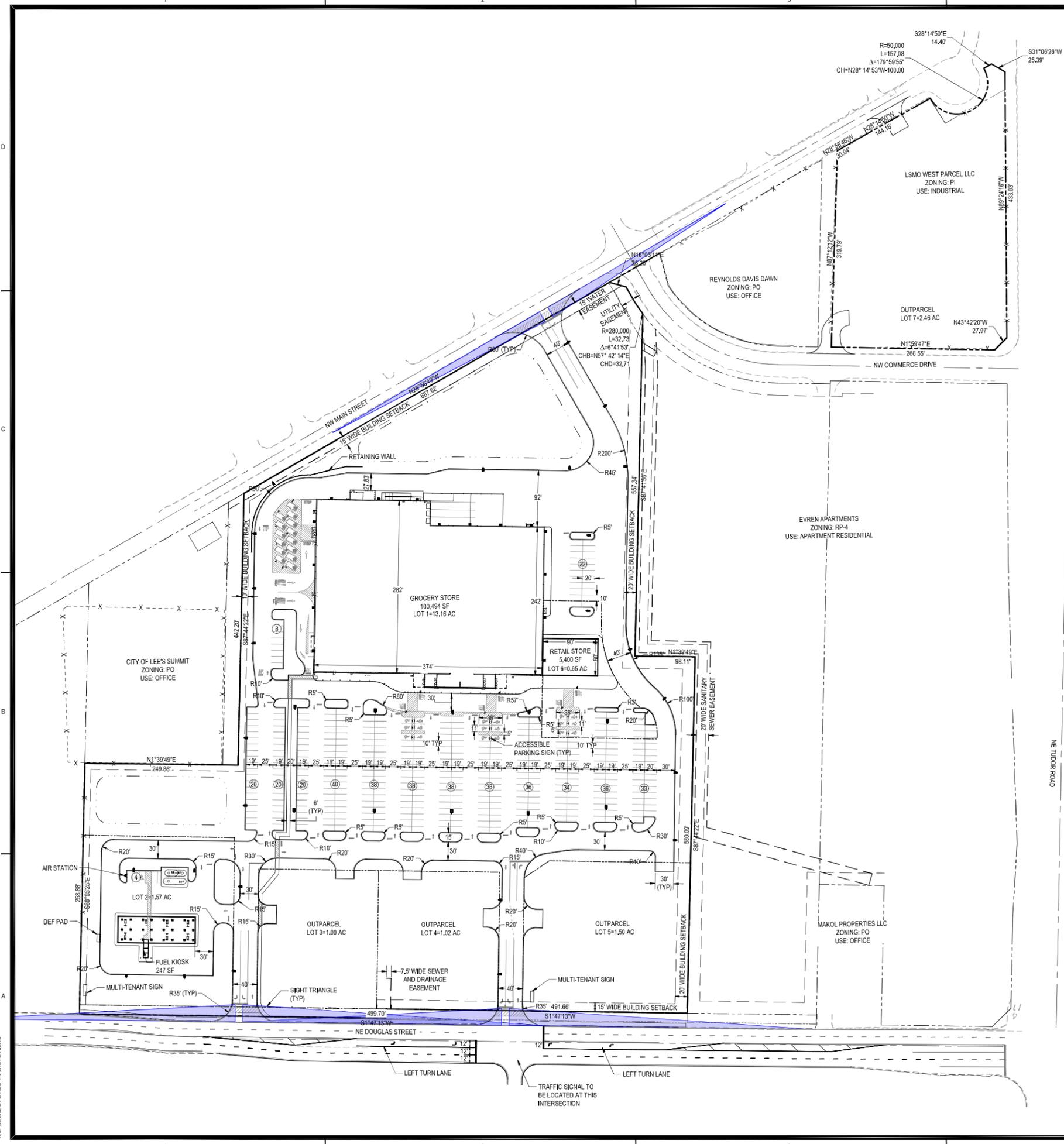
- Take Hwy 50 West to the Chipman Road exit.
- At the end of the off-ramp (traffic light), turn right onto Chipman Road and proceed through the Blue Parkway intersection
- Turn left onto NW Ward Road (past McDonald's)
- Turn right onto Tudor Road
- Turn left onto NW Innovation Parkway

**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



PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER:
 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER AND THE OWNER'S EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

- SITE TBM #1**
ELEVATION: 1015.01
CHISELED SQUARE ON N FACE OF INLET
 - SITE TBM #2**
ELEVATION: 1031.01
CHISELED SQUARE NW FACE PED SIGNAL
 - SITE TBM #3**
ELEVATION: 1042.57
CHISELED PLUS ON SW BOLT OF FIRE HYDRANT
 - SITE TBM #4**
ELEVATION: 1058.50
CHISELED SQUARE ON N FACE TL CONCRETE BASE
 - SITE TBM #5**
ELEVATION: 994.97
RAILROAD SPIKE IN E FACE OF UTILITY POLE
- NOTE: BEFORE THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE SITE DATUM WITH ALL SITE TBMS AND IMMEDIATELY REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER.

SPECIAL FLOOD HAZARD STATEMENT
 ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 29095C04176, EFFECTIVE SEPTEMBER 29, 2006 THE PROPERTY SHOWN HEREON IS LOCATED IN A "X" NO SHADING (AREA OF MINIMAL FLOOD HAZARD) OR FLOOD ZONE "D" (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE), AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.).

SITE PLAN DATA CHART	
PROJECT NAME:	DILLONS - LEE'S SUMMIT
SUBMISSION:	SUMMIT PARK
LOT NUMBER:	4-6 AND 8-10
PROPERTY ADDRESS:	NE DOUGLAS ST. LEE'S SUMMIT, MO
PARCEL ID:	52-900-04-13-00-0-00-000, 52-900-04-14-00-0-00-000, 52-900-04-15-00-0-00-000, 52-900-04-16-00-0-00-000, 52-900-04-17-00-0-00-000, 52-900-04-18-00-0-00-000, & 52-900-04-20-00-0-00-000
EXISTING ZONING:	RP-4 & PO
REZONED ZONING:	CP-2
ACREAGE OF SITE:	21.59 ACRES
MINIMUM SETBACKS:	FRONT YARD: 15' SIDE YARD: 10' REAR YARD: 20'
OWNER:	DILLONS FOOD STORES DIMSON THE KROGER CO MID-CENTRAL REGION 2700 EAST 4TH AVE HUTCHINSON, KS 67501
ENGINEER:	PICKERING FIRM, INC. MARVIN L. BROWN, PE 6363 POPLAR AVENUE, SUITE 300 MEMPHIS, TN 38119 901.726.0810x1287 mbrown@pickeringfirm.com
PROPOSED USE:	GROCERY STORE, RESTAURANT/RETAIL, AUTOMOTIVE SERVICE STATION
BUILDING SQUARE FEET:	106,141 SF
GROCERY FLOOR AREA RATIO (FAR):	17.53%
FUEL STATION FLOOR AREA RATIO (FAR):	00.40%
RETAIL FLOOR AREA RATIO (FAR):	19.07%
IMPERVIOUS/PERVIOUS AREA:	
GROCERY - PERVIOUS AREA PROVIDED:	33.9%
RETAIL - PERVIOUS AREA PROVIDED:	7.7%
FUEL - PERVIOUS AREA PROVIDED:	40.8%
OUTPARCEL LOT 3 - PERVIOUS AREA PROVIDED:	97%
OUTPARCEL LOT 4 - PERVIOUS AREA PROVIDED:	97%
OUTPARCEL LOT 5 - PERVIOUS AREA PROVIDED:	97%
OUTPARCEL LOT 6 - PERVIOUS AREA PROVIDED:	97%
PARKING*	4 SPACE PER 1000 GFA
GROCERY & FUEL STORE:	REQUIRED: 403 PROVIDED: 413 (INCLUDING 13 ADA)
RETAIL/RESTAURANT STORE:	REQUIRED: 22 PROVIDED: 22 (INCLUDING 6 ADA)

REVISIONS:

PROJECT # 27480
 DATE: FEBRUARY 05, 2026
 DRAWN BY: E.J.H.
 DESIGNER: JPM
 CHECKED BY: M.L.B.



DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO



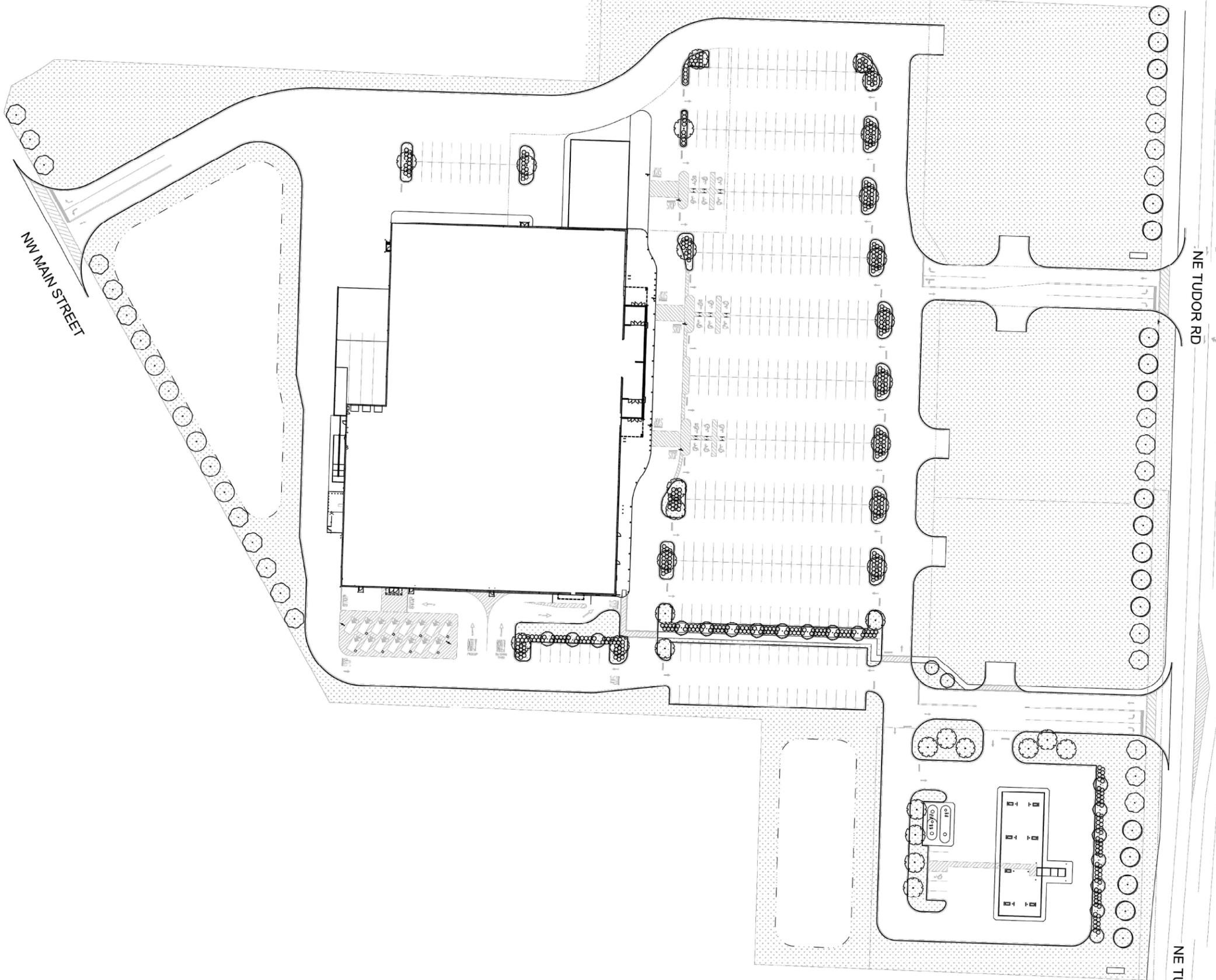
SEAL:
 PRELIMINARY
 - NOT FOR
 CONSTRUCTION

SHEET NUMBER:
C-110

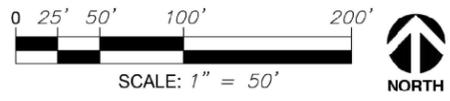
DESCRIPTION:
 SITE PLAN

* PARKING IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS

MATCHLINE - SHEET L-101
 MATCHLINE - SHEET L-100



1 LANDSCAPE CONCEPTUAL PLAN - SOUTH
 SCALE: 1"=50'



M:\DT_LAB\FILES\2021\718 - PICKERING - PICKERING - LEE'S SUMMIT\MO\CAD\CONSTRUCTION DOCUMENTS\PLANS\DWG

REVISIONS:

PROJECT # 27480
 DATE: JANUARY 15, 2026
 DRAWN BY: E.J.H.
 DESIGNER: ###
 CHECKED BY: M.L.B.

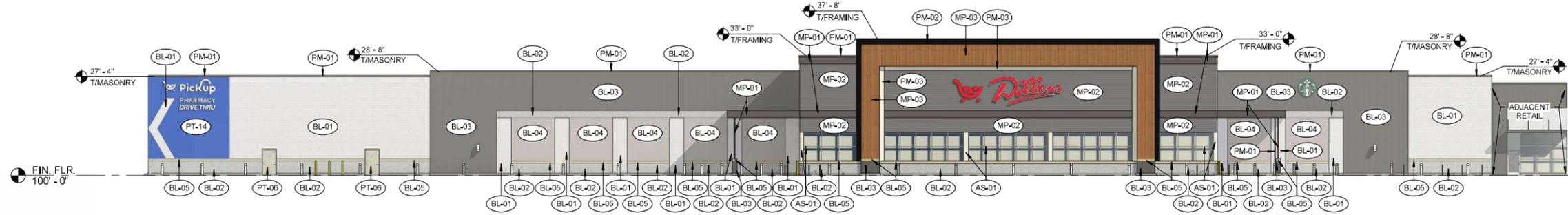
Pickering
 Pickering Firm, Inc.
 Architecture • Engineering
 Planning • Surveying
 6363 Poplar Avenue, Suite 300
 Memphis, TN 38119
 901.726.0810

DILLONS
 NE DOUGLAS ST.
 LEE'S SUMMIT, MO

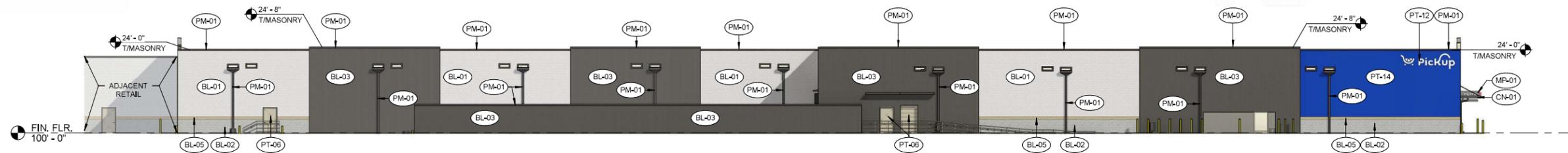
SEAL:
 PRELIMINARY
 - NOT FOR
 CONSTRUCTION

SHEET NUMBER:
L-100

DESCRIPTION:
 LANDSCAPE PLAN

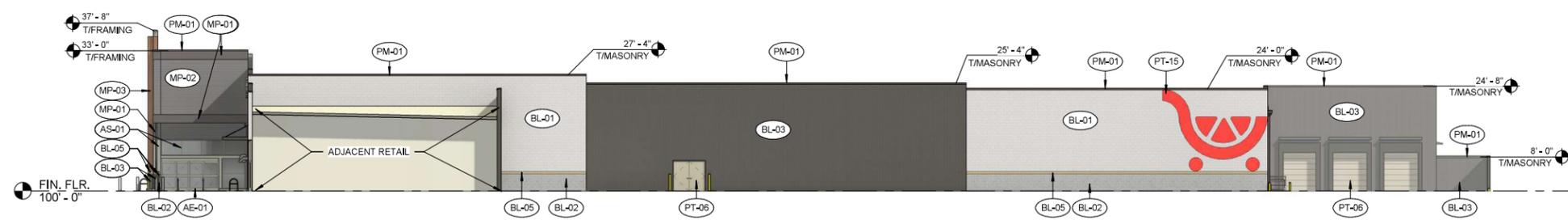


1 FRONT (EAST) ELEVATION
1/16" = 1'-0"



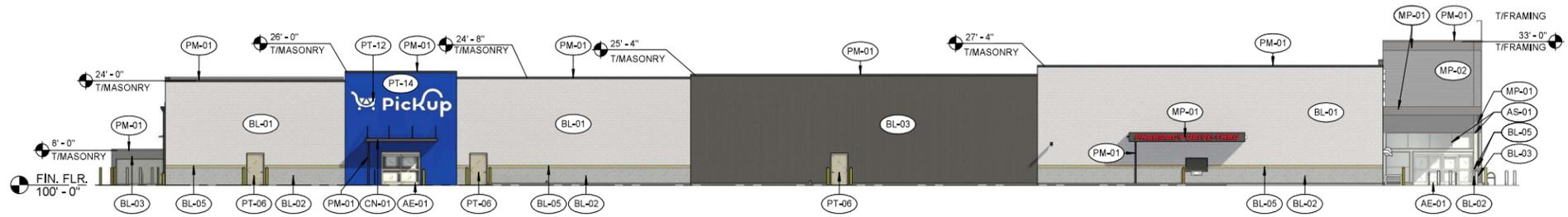
2 BACK (WEST) ELEVATION
1/16" = 1'-0"

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.



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

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



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