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February 24, 2022

Development Services Department
220 SE Green Street
Lees Summit, MO 64063

**RE: WHATABURGER – REZONING WITH PDP NARRATIVE
204 SW MISSOURI 150 HWY
LEES SUMMIT, MO 64081**

To Whom It May Concern,

ms consultants, Inc. submits this project narrative for modification of the applicable zoning district regulations on behalf of Whataburger. The present parcel (Tax ID: 70-400-04-03-02-3-00-000) is currently zoned AG – Agricultural. We respectfully request a modification to the present zoning to CP-2 Planned Community Commercial. This zoning designation would accommodate the proposed use of a fast food restaurant with drive-thru service. The plan for the parent parcel is to be subdivided into 3 tracts (Whataburger will go through minor plat process with the City for their tract), with Whataburger planning to purchase tract A for their proposed development. Tracts B, and C will be required to apply for rezoning under separate applications once projects are identified for those lots.

Sincerely,
ms consultants, inc.

A handwritten signature in black ink that reads "Jason Boley".

Jason Boley