



900 W. 48th Place, Suite 900, Kansas City, MO 64112 • (816) 753-1000

April 27, 2022

Curtis Petersen
913-234-7458
cpetersen@polsinelli.com

CERTIFIED MAIL

**RE: Neighborhood Meeting / LS Industrial Rezoning and Comprehensive Plan
Amendment (PL2022122 and PL2022154)**

Dear Property Owner,

You are invited to a neighborhood meeting to learn about the proposed industrial development for the property located at the southeast corner of the intersection of Missouri Highway 291 and SE Bailey Road. The property includes approximately 50 acres of land and will be developed with two industrial warehouse buildings and associated parking. Please feel free to share this information with others who may be interested in attending the meeting.

Date: Wednesday, May 4, 2022
Time: 6:00 p.m.
**Location: Bridge Space
Members Lounge/Open Café Area
210 SW Market Street
Lee's Summit, Missouri 64063**

We look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact Amy Grant at agrانت@polsinelli.com to coordinate a time to visit with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Petersen'.

Curtis Petersen

ALG

polsinelli.com

Atlanta Boston Chicago Dallas Denver Houston Kansas City Los Angeles Miami Nashville New
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Polsinelli PC, Polsinelli LLP in California
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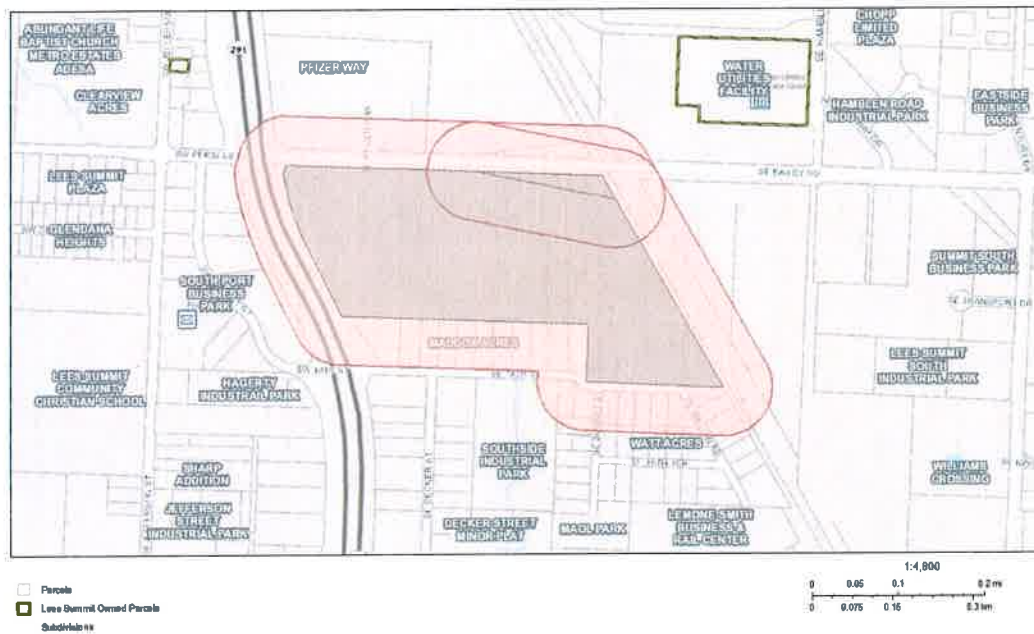


Notification Report - LS Industrial

Area of Interest (AOI) Information

Area : 104.25 acres

Apr 21 2022 21:08:27 Central Daylight Time



Summary

Name	Count	Area(acres)	Length(mi)
Parcels	43	79.55	N/A

Parcels

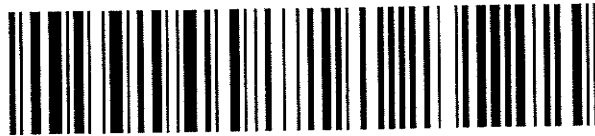
#	LS_Address	Owner_Name	Owner_Address	Owner_City	Owner_State	Owner_Zip	Area(acres)
1	1120 SE BROWNING ST	UNION PACIFIC RAILROAD	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179-1640	< 0.01
2	No Data	RANVILLE MATTHEW D	4378 SW BREEZY PLAZA LN	LEES SUMMIT	MO	64082	0.03
3	200 SE 16TH TER	SIGNAL HOME SOLUTIONS LLC	1604 SE SUMMIT ST	LEES SUMMIT	MO	64081	0.10
4	202 SE 16TH TER	KUMAR LALIT	1964 HILLEBRANT PL	SANTA CLARA	CA	95050	0.10
5	204 SE 16TH TER	CONNELLY MARK S	207 SE 16TH TER	LEES SUMMIT	MO	64081	0.10
6	206 SE 16TH TER	REINKEMEYER SCOTT J	1609 SE WILLOW RD	LEES SUMMIT	MO	64081	0.10
7	208 SE 16TH TER	CLARK CHAPPIE JAMES	208 SE 16TH TER	LEES SUMMIT	MO	64081	0.10
8	1604 SE WILLOW RD	HUNZIKER BRADFORD A AND SARAH S	1604 SE WILLOW RD	LEES SUMMIT	MO	64081	0.11
9	1321 SW MARKET ST	HILL INVESTMENT PROPERTIES LLC	1321 SW MARKET ST	LEES SUMMIT	MO	64081	0.16
10	1607 SE WILLOW RD	BENNETT JAMES F & MARLENE E	1607 WILLOW	LEES SUMMIT	MO	64081-3126	0.18
11	1317 SW MARKET ST	GG HOLDING LLC	14433 MAPLE ST	OVERLAND PARK	KS	66223	0.24
12	1325 SW MARKET ST	HUNCH FAMILY LLC	1325 SW MARKET ST	LEES SUMMIT	MO	64081	0.25
13	1604 SE SUMMIT ST	SIGNAL HOME SOLUTIONS LLC	1604 SE SUMMIT ST	LEES SUMMIT	MO	64081	0.31
14	201 SE 16TH ST	RANVILLE PROP MANAGEMENT LLC	PO BOX 579	LEES SUMMIT	MO	64063	0.46
15	205 SE 16TH ST	BURRUS VIRGINIA & BURRUS FRANCES PAULINE	205 SE 16TH ST	LEES SUMMIT	MO	64081	0.46
16	1605 SE WILLOW RD	FORSTER STEPHEN N & SUZANNE C	4313 SW GULL POINT DR	LEES SUMMIT	MO	64082	0.46
17	207 SE 16TH ST	CONNELLY MARK S	207 SE 16TH TER	LEES SUMMIT	MO	64081	0.46
18	203 SE 16TH ST	RANVILLE PROP MANAGEMENT LLC	PO BOX 579	LEES SUMMIT	MO	64063	0.46
19	1603 SE WILLOW RD	CHAPCO PROPERTY GROUP LLC	9223 CYCLONE SCHOOL RD	LEES SUMMIT	MO	64064	0.47
20	1601 SE WILLOW RD	ZELLMER STEVEN W	11800 CENTRAL ST	KANSAS CITY	MO	64114	0.48
21	109 SE 16TH ST	CONNELLY CHARLES E	207 SE 16TH TER	LEES SUMMIT	MO	64081	0.50
22	107 SE 16TH ST	CONNELLY MARK STEPHEN	207 SE 16TH TER	LEES SUMMIT	MO	64081	0.52
23	No Data	LUMAR LLC	10320 S PERDUE RD	GRAIN VALLEY	MO	64029	0.53
24	1600 SE WILLOW RD	SHRIVER JAMES WILLIAM	313 SW MADISON	LEES SUMMIT	MO	64063	0.58
25	1471 SW MARKET ST	SOUTHPORT BUSINESS CENTER LLC	1485 SW MARKET ST	LEES SUMMIT	MO	64081	0.68
26	16 SE 16TH ST	TIFFANY MARBLE HOLDINGS 2 INC	124 S SEYMOUR	ST JAMES	MO	65559	0.74
27	14 SE 16TH ST	TIFFANY MARBLE HOLDINGS 1 INC	124 S SEYMOUR ST	ST JAMES	MO	65559	0.74
28	12 SE 16TH ST	ALL-CARS SERVICE LLC	12 SE 16TH ST	LEES SUMMIT	MO	64081	0.74
29	10 SE 16TH ST	OZMAT INVESTMENTS LLC	220 ASPEN	LEES SUMMIT	MO	64064	0.74
30	108 SE 16TH ST	MANASA LINDA & SCHMITZ STEPHEN	PO BOX 293	GREENWOOD	MO	64034	0.77
31	102 SE 16TH ST	NIGRO STEVE & FELICIA	316 NW LOCUST ST	LEES SUMMIT	MO	64064	0.77
32	100 SE 16TH ST	RANVILLE MATTHEW D	220 NW ASPEN ST	LEES SUMMIT	MO	64064	0.77
33	106 SE 16TH ST	ZADE JAMES R	30253 W 127TH ST	OLATHE	KS	66061	0.77
34	104 SE 16TH ST	RLDK PROPERTIES LLC	2901 SW BRIDLEWOOD CIR	LEES SUMMIT	MO	64081	0.77
35	1250 SE HAMBLIN RD	GENERAL TAX COMMISSIONER	No Data	ST LOUIS	MO	63103	0.86
36	4 SE 16TH ST	LS INDUSTRIAL LLC	1439 WOODBURY LN	LIBERTY	MO	64068	0.87
37	1449 SE M 291 HWY	DAVONNI BUILDERS LLC	2100 GENG RD STE 210	PALO ALTO	CA	94303	1.38
38	No Data	LS INDUSTRIAL LLC	1439 WOODBURY LN	LIBERTY	MO	64068	2.06

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39	100 SE BAILEY RD	LS INDUSTRIAL LLC	4 E FRANKLIN	LIBERTY	MO	64068	3.59
40	301 SE BAILEY RD	COUNTY BEVERAGE COMPANY INC	1290 SE HAMBLIN RD	LEES SUMMIT	MO	64081	3.98
41	1 SE PFIZER WAY	PFIZER INC	150 E 42ND ST FL 38TH	NEW YORK	NY	10017	4.20
42	<i>No Data</i>	LS INDUSTRIAL LLC	4 E FRANKLIN	LIBERTY	MO	64068	47.96

USPS CERTIFIED MAIL

Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0067 48

UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD
1400 DOUGLAS ST
STOP 1640
OMAHA, NE 68179-1640

Shipper Ref: Kansas City

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Kansas City, MO 64112



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RANVILLE MATTHEW D
RANVILLE MATTHEW D
4378 SW BREEZY PLAZA LN
LEES SUMMIT, MO 64082

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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SIGNAL HOME SOLUTIONS LLC
SIGNAL HOME SOLUTIONS LLC
1604 SE SUMMIT ST
LEES SUMMIT, MO 64081

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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KUMAR LALIT
KUMAR LALIT
1964 HILLEBRANT PL
SANTA CLARA, CA 95050

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Kansas City, MO 64112



9414 8149 0305 5732 0067 86

CONNELLY MARK S
CONNELLY MARK S
207 SE 16TH TER
LEES SUMMIT, MO 64081

Shipper Ref: Kansas City

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0067 93

REINKEMEYER SCOTT J
REINKEMEYER SCOTT J
1609 SE WILLOW RD
LEES SUMMIT, MO 64081

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900 W 48th Place, Suite 900
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CLARK CHAPPIE JAMES
CLARK CHAPPIE JAMES
208 SE 16TH TER
LEES SUMMIT, MO 64081

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9414 8149 0305 5732 0068 16

HUNZIKER, BRADFORD A
HUNZIKER, SARAH S
1604 SE WILLOW RD
LEES SUMMIT, MO 64081

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HILL INVESTMENT PROPERTIES LLC
HILL INVESTMENT PROPERTIES LLC
1321 SW MARKET ST
LEES SUMMIT, MO 64081

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BENNETT JAMES F
BENNETT MARLENE E
1607 WILLOW
LEES SUMMIT, MO 64081-3126

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GG HOLDING LLC
GG HOLDING LLC
14433 MAPLE ST
OVERLAND PARK, KS 66223

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900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0068 54

HUNCH FAMILY LLC
HUNCH FAMILY LLC
1325 SW MARKET ST
LEES SUMMIT, MO 64081

Shipper Ref: Kansas City

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



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RANVILLE PROP MANAGEMENT LLC
RANVILLE PROP MANAGEMENT LLC
PO BOX 579
LEES SUMMIT, MO 64063

Shipper Ref: Kansas City

USPS CERTIFIED MAIL

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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BURRUS VIRGINIA
BURRUS FRANCES PAULINE
205 SE 16TH ST
LEES SUMMIT, MO 64081

Shipper Ref: Kansas City

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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FORSTER STEPHEN N
FORSTER SUZANNE C
4313 SW GULL POINT DR
LEES SUMMIT, MO 64082

Shipper Ref: Kansas City

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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CHAPCO PROPERTY GROUP LLC
CHAPCO PROPERTY GROUP LLC
9223 CYCLONE SCHOOL RD
LEES SUMMIT, MO 64064

Shipper Ref: Kansas City

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900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0069 08

ZELLMER STEVEN W
ZELLMER STEVEN W
11800 CENTRAL ST
KANSAS CITY, MO 64114

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0069 15

CONNELLY CHARLES E
CONNELLY CHARLES E
207 SE 16TH TER
LEES SUMMIT, MO 64081

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



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CONNELLY MARK STEPHEN
CONNELLY MARK STEPHEN
207 SE 16TH TER
LEES SUMMIT, MO 64081

Shipper Ref: Kansas City

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900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0069 39

LUMAR LLC
LUMAR LLC
10320 S PERDUE RD
GRAIN VALLEY, MO 64029

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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SHRIVER JAMES WILLIAM
SHRIVER JAMES WILLIAM
313 SW MADISON
LEES SUMMIT, MO 64063

Shipper Ref: Kansas City

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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SOUTHPORT BUSINESS CENTER LLC
SOUTHPORT BUSINESS CENTER LLC
1485 SW MARKET ST
LEES SUMMIT, MO 64081

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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TIFFANY MARBLE HOLDINGS 2 INC
TIFFANY MARBLE HOLDINGS 2 INC
124 S SEYMOUR
ST JAMES, MO 65559

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



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TIFFANY MARBLE HOLDINGS 1 INC
TIFFANY MARBLE HOLDINGS 1 INC
124 S SEYMOUR ST
ST JAMES, MO 65559

Shipper Ref: Kansas City

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900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0069 84

ALL-CARS SERVICE LLC
ALL-CARS SERVICE LLC
12 SE 16TH ST
LEES SUMMIT, MO 64081

Shipper Ref: Kansas City

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900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0069 91

OZMAT INVESTMENTS LLC
OZMAT INVESTMENTS LLC
220 ASPEN
LEES SUMMIT, MO 64064

Shipper Ref: Kansas City

USPS CERTIFIED MAIL

Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0070 04

MANASA LINDA
SCHMITZ STEPHEN
PO BOX 293
GREENWOOD, MO 64034

Shipper Ref: Kansas City

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0070 11

NIGRO STEVE
NIGRO FELICIA
316 NW LOCUST ST
LEES SUMMIT, MO 64064

Shipper Ref: Kansas City

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0070 28

RANVILLE MATTHEW D
RANVILLE MATTHEW D
220 NW ASPEN ST
LEES SUMMIT, MO 64064

Shipper Ref: Kansas City

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0070 35

ZADE JAMES R
ZADE JAMES R
30253 W 127TH ST
OLATHE, KS 66061

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



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RLDK PROPERTIES LLC
RLDK PROPERTIES LLC
2901 SW BRIDLEWOOD CIR
LEES SUMMIT, MO 64081

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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LS INDUSTRIAL LLC
LS INDUSTRIAL LLC
1439 WOODBURY LN
LIBERTY, MO 64068

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0070 66

DAVONNI BUILDERS LLC
DAVONNI BUILDERS LLC
2100 GENG RD STE 210
PALO ALTO, CA 94303

Shipper Ref: Kansas City

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



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LS INDUSTRIAL LLC
LS INDUSTRIAL LLC
4 E FRANKLIN
LIBERTY, MO 64068

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900 W 48th Place, Suite 900
Kansas City, MO 64112



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COUNTY BEVERAGE COMPANY INC
COUNTY BEVERAGE COMPANY INC
1290 SE HAMBLER RD
LEES SUMMIT, MO 64081

Shipper Ref: Kansas City

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Polsinelli
900 W 48th Place, Suite 900
Kansas City, MO 64112



9414 8149 0305 5732 0070 97

PFIZER INC
PFIZER INC
150 E 42ND ST
FL 38TH
NEW YORK, NY 10017

Shipper Ref: Kansas City