

EXHIBIT A – Jackson County Parcel Viewer with current lot lines



EXHIBIT B – Google Satellite Image with surrounding business names

EXHIBIT C – Lee's Summit Zoning Map & Legend



Legend

Zoning

Zoning Overlay

- 🔲 Airport Hazard Overlay
- Corridor Development Overlay HWY-150 DESIGN
- Historic Overlay
- Neighborhood Stabilazation Overlay

Zoning

- Airport Zone
- AG Agricultural
- CBD Planned Central Business District
- CS Planned Commercial Services
- CP-1 Planned Neighborhood Commercial
- CP-2 Planned Community Commercial
- NFO Neighborhood Fringe Office
- PI Planned Industrial
- PMIX Planned Mixed Use
- PO Planned Office
- PRO Planned Residential Office
- R-1 Single Family Residential
- RLL Residential Large Lot
- RDR Rural Density Residential
- RP-1 Planned Single Family Residential

EXHIBIT B – Surrounding Property Owners

Black check marks (8 total) to be notified of neighborhood meeting (300 ft+ from development). List and details on following pages.

Red X's are greater than 300ft away from property and are not required to be notified.



SURROUNDING PROPERTY OWNER INFORMATION (Eight total From Exhibit B)

1. ADDRESS: 1281 SW ARBORWALK BLVD. LEES SUMMIT, MO 64082 *

a. OWNER: MARTIN CITY PARTNERS LLC 7217 W 110TH ST

OVERLAND PARK, KS 66210

- b. ZONING: PMIX Planned Mixed Use
- c. Land Use: Vacant land to be developed
- d. Parcel # 69-640-39-99-01-0-00-000 & 69-640-39-06-00-00-000
- e. Existing Structure(s): See following pages for photos/information

*Two parcel(s) (south of Arbourwalk Blvd & to the east of proposed development) are all owned by same company, which is also the current owner/seller of project.

2. ADDRESS: 3800 SW WARD RD. LEES SUMMIT, MO 64082

a. OWNER: Patsy Parks

- b. ZONING: CP-2 Planned Community Commercial
- c. Land Use: Vacant land
- d. Parcel # 69-710-01-14-01-0-00-000
- e. Existing Structure(s): none

3. ADDRESS: 1231 SW M 150 HWY LEE'S SUMMIT MO, 64082

- a. OWNER: Mary Susan & George W Harper
- b. ZONING: CP-2 Planned Community Commercial
- c. Land Use: Residential home
- d. Parcel # 69-710-01-15-00-0-000
- e. Existing Structure(s): See following pages for photos/information

4. ADDRESS: 1241 SW M 150 HWY LEE'S SUMMIT MO, 64082

a. OWNER: PLUMMER MICHAEL D & MICHELLE R-TRUSTEES

PO BOX 1916

LEES SUMMIT, MO 64063

- b. ZONING: PO Planned Office
- c. Land Use: Residential home with attached plumbing/construction business
- d. Parcel # 69-710-01-16-00-0-00-000
- e. Existing Structure(s): See following pages for photos/information

5. ADDRESS: "CA RESIDENTIAL, LEE'S SUMMIT, MO 64082"

a. OWNER: STONEY CREEK ESTATES HOMES ASSOC

PO BOX 508

LEES SUMMIT, MO 64063

- b. ZONING: R1 Single Family Residential
- c. Land Use: Vacant land/ROW for HOA community to the west
- d. Parcel # 69-710-01-11-00-0-000
- e. Existing Structure(s): none, only fencing & subdivision monument signage to entrance

6. ADDRESS: 1299 SW ARBORWALK BLVD LEE'S SUMMIT MO, 64082

a. OWNER: MEINERS DEVELOPMENT CO 530 W 123RD ST

<mark>KANSAS CITY, MO 64145</mark>

- b. ZONING: PMIX Planned Mixed Use
- c. Land Use: Convenience store and Subway restaurant
- d. Parcel # 69-640-39-08-00-0-00-000
- e. Existing Structure(s): See following pages for photos/information

7. ADDRESS: 1301 SW ARBOR PARK DR LEE'S SUMMIT MO, 64082

a. OWNER: CITY OF LEE'S SUMMIT

<mark>207 SW Market St.</mark>

Lee's Summit, MO 64063

- b. ZONING: PMIX Planned Mixed Use
- c. Land Use: Detention Pond/green space for Arbourwalk subdivision to north & west
- d. Parcel # 69-640-28-01-00-0-000
- e. Existing Structure(s): none

8. ADDRESS: "TRAFFIC MEDIAN, LEE'S SUMMIT, MO 64082"b

a. OWNER: THE ARBORWALK HOME OWNERS ASSOC 251 SW VIEW HIGH DR

LEES SUMMIT, MO 64081-1816

- b. ZONING: PMIX Planned Mixed Use
- c. Land Use: Landscaped traffic median that HOA to west maintains
- d. Parcel # 69-640-45-01-00-0-000
- e. Existing Structure(s): none

STRUCTURES WITHIN 185 FEET OF DEVELOPMENT ON # 3, 4, 6 (SEE EXHIBIT B FOR NUMBER SYSTEM):

SPECIAL USE PERMIT ADDITIONAL REQUIREMENTS:

Color photographs of surrounding structures within 185 feet ... to determine compliance with the zoning district regulations in which the special use is to be located.

#3 --- **1231 SW M 150 HWY** – Across HWY-150 from development. Residential home sits far back from street and is *approximately 360+ feet away from proposed development*. Photo of existing structure(s) from Google July 2021:



#4 --- 1241 SW M 150 HWY—Across HWY-150 from development. Residential home & out building sits far back from street and is *approximately 180+ feet away from proposed development*. Photo of existing structure(s) from Google July 2021:



#6 --- MEINER'S CONVIENIENCE STORE & SUBWAY RESTAURANT @ 1299 Arbourwalk Blvd.

Directly neighboring to the west of the proposed McBee's Coffee N Carwash. Photo of existing structure(s) from Google July 2021:

View from HWY 150 on east corner:



View from HWY 150 on west corner:



PROPOSED MCBEE's COFFEE N CARWASH LOCATION – vacant land to the east of Meiner's:

