



November 09, 2022

Summit 470 Logistic Center Preliminary Development Plan

C.7. Modification Statement

Ryan Companies is proposing the Summit 470 Logistics Center, a Class A industrial building, totaling 465,000 SF in Lees Summit, MO. It is located on the I-470 loop west of the St. Luke's East Hospital. The approximately 35 acre site is currently in both PMIX (Planned Mixed Use District) and PI (Planned Industrial District). The plan proposed industrial building will feature a 36 foot clear height, forty-seven dock doors (expandable to 83), four drive-in doors, ESFR sprinkler system and quality exterior façade of painted high-design concrete panels, ample glazing, and architectural canopies at building entries. Zoning the area to a Planned Industrial District is consistent with the PI zoning of the adjacent parcels and will not have any detrimental impact to the surrounding businesses.