



LEE'S SUMMIT MISSOURI

PRELIMINARY DEVELOPMENT PLAN APPLICATION

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1. PROJECT NAME: Chick-fil-A #2859 Summit Fair
2. PROPERTY LOCATION/ADDRESS: 690 NW Blue Parkway, Lee's Summit, MO 64086
3. ZONING OF PROPERTY: CP-2 (Planned Commercial) District
4. LEGAL DESCRIPTION (attach if description is metes and bounds description): See Attached
- _____
- _____
-
5. Size of Building(s) (sq. ft): 4,477 S.F. Lot Area (acres): 1.43
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6. APPLICANT (DEVELOPER) Chick-fil-A, Inc. PHONE 321-303-5575
CONTACT PERSON Patrick Thompson FAX N/A
ADDRESS 5200 Buffington Road CITY/STATE/ZIP Atlanta, GA 30349
E-MAIL patrick.thompson@cfacorp.com
7. PROPERTY OWNER Chick-fil-A, Inc. PHONE 321-303-5575
CONTACT PERSON Patrick Thompson FAX N/A
ADDRESS 5200 Buffington Road CITY/STATE/ZIP Atlanta, GA 30349
E-MAIL patrick.thompson@cfacorp.com
8. ENGINEER/SURVEYOR GBC Design, Inc. PHONE 330-836-0228
CONTACT PERSON Allan Wiley FAX N/A
ADDRESS 565 White Pond Drive CITY/STATE/ZIP Akron, OH 44320
E-MAIL awiley@gbcdesign.com
9. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
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All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.



PROPERTY OWNER



APPLICANT

Print name: Patrick Thompson

Patrick Thompson

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



LEE'S SUMMIT MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now Patrick Thompson (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described as See Attached.

in the application for Preliminary Development Plan Application
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 17 day of August, 2023



Patrick Thompson

Signature of Owner

Patrick Thompson

Printed Name

Subscribed and sworn to before me this 17 day of August, 2023

Mary Beth Davidson

Notary Public

Feb. 13, 2026

My Commission Expires



CHICAGO TITLE INSURANCE COMPANY

File No. 20105215

Policy No.:

20105215

EXHIBIT A

TRACT 1:

Lot 28, MINOR PLAT OF SUMMIT FAIR, LOTS 28, 29 AND 30, a subdivision in the City of Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof, recorded February 9, 2010, as Document No. 2010E0012640, in Plat Book 131 at Page 66.

TRACT 2:

Non-exclusive easement for access and parking as established by the Declaration of Reciprocal Easements, Covenants and Restrictions dated February 19, 2010, recorded February 24, 2010 as Document No. 2010E0018101 over the following non-exclusive easements appurtenant, in, to, over, and across the Common Areas on the plat of MINOR PLAT OF SUMMIT FAIR, LOTS 28, 29 AND 30, and as depicted on the Site Plan attached to the Declaration of Reciprocal Easements, Covenants and Restrictions and over Tracts F and G, SUMMIT FAIR, THIRD PLAT, recorded August 7, 2008, as Document No. 2008E0085122, in Plat Book I-121 at Page 84 for vehicular ingress and egress; pedestrian ingress and egress and parking.

TRACT 3:

Non-exclusive easement for storm water drainage and detention as established by the Terms and provisions of the Storm Water Drainage and Detention Easement Agreement dated May 15, 2007, recorded June 5, 2007, as Document No. 2007E0074477 by and between RED Lee's Summit East, LLC, a Missouri Limited Liability Company; CBL Lee's Summit East, LLC, a Missouri Limited Liability Company; City of Lee's Summit, Missouri and Townsend Summit, LLC, a Delaware Limited Liability Company.