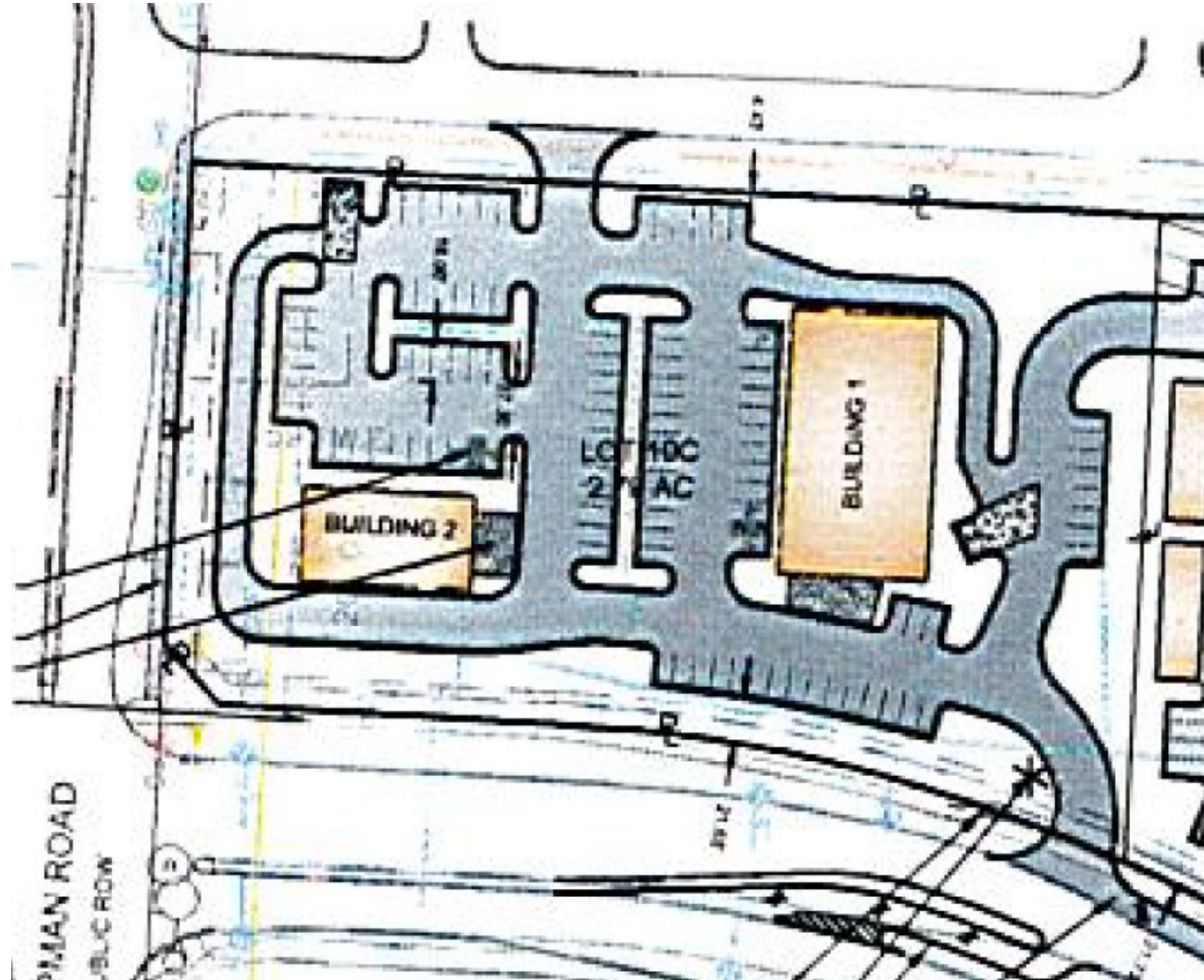


Current Approved Preliminary Development Plan for Summit Orchards West (Ord No 9551, 12/6/2022)

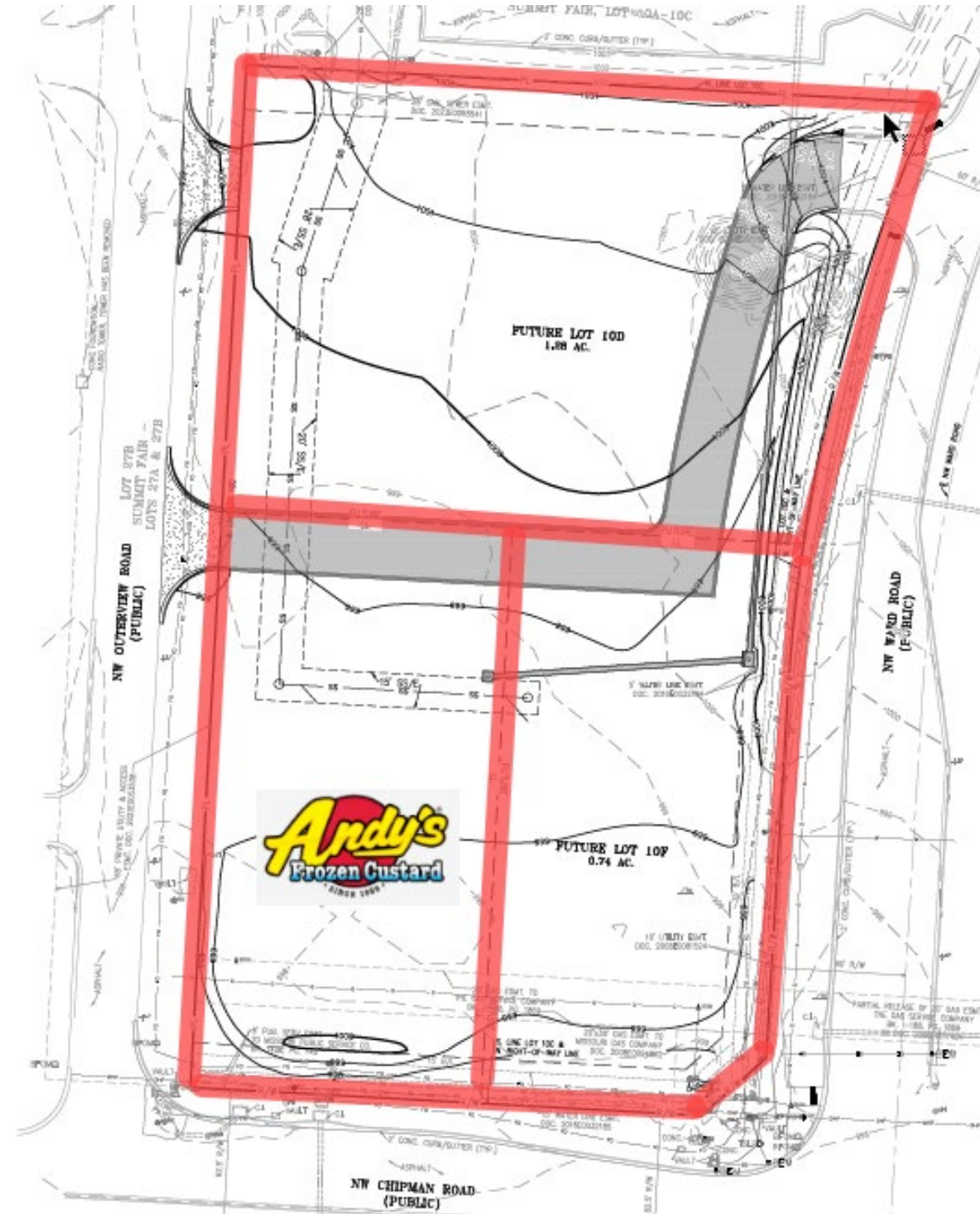
12,300 SF of “Retail, Restaurant, Commercial Uses”



PMIX Zoning does not preclude automotive oriented uses, but the conceptual building elevations presented with this PDP did not contemplate architectural elements common to such uses

Staff has previously supported Site Plans and Minor Subdivision of the Subject Property into three separate Lots
Developer substantially completed Driveway and Utility Extensions in Fall 2024 so that each Lot is “Pad Ready”

Andy’s Frozen Custard recently completed construction upon Lot 10E



Valvoline Instant Oil Change

- **Proven Industry Leader**
- **Socially Responsible**
- **Environmentally Responsible**
- **Compatible Use**



EXTERIOR FINISHES - BRICK / BRICK / CMU					
EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR #1: #104 DOVER SKY	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK :	GLEN GERY "EBONITE VELOUR THIN BRICK"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "BLACK"	TRASH ENCLOSURE:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7050 "USEFUL GRAY". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
FIBER CEMENT SIDING (TOWER):	JAMES HARDI V-GROOVE SIDING 8.25" PAINTED SW-7018 "DOVETAIL"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "BLACK"	GATE SYSTEM:	FIELD PAINTED SHERWIN-WILLIAMS SW-7069 "IRON ORE". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "CHARCOAL"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "BLACK"	O.H. DOOR FINISH:	PREFINISHED TO MATCH PAC-CLAD "BLACK"
		THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BLACK"	ACCESS PANEL:	PREFINISHED TO MATCH PAC-CLAD "BLACK"

HFA-AE, LTD.	DATE	ISSUE RECORD

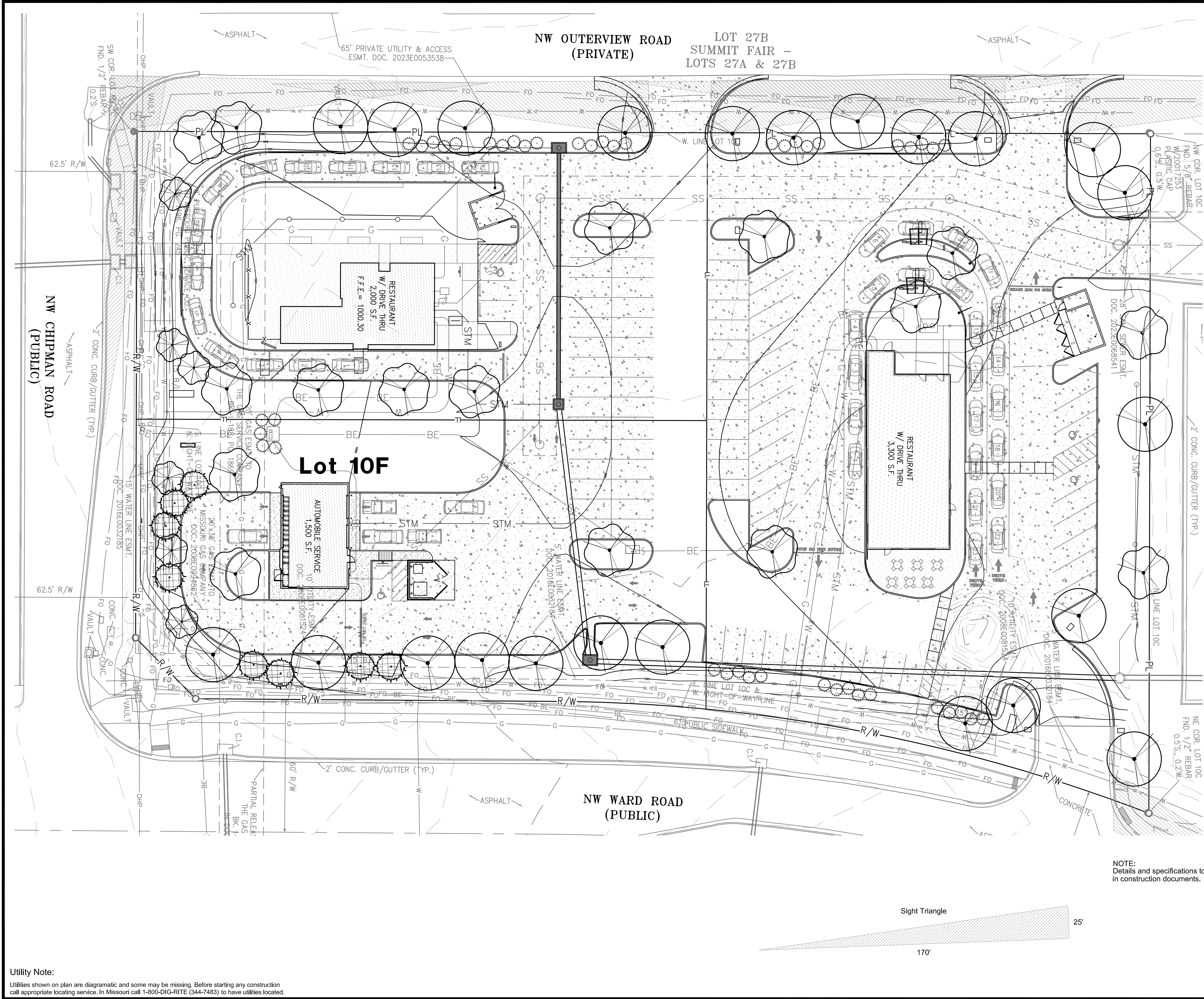
VALVOLINE INSTANT OIL CHANGE

LEE'S SUMMIT, MO.



Project No: 06-24-20062

C1



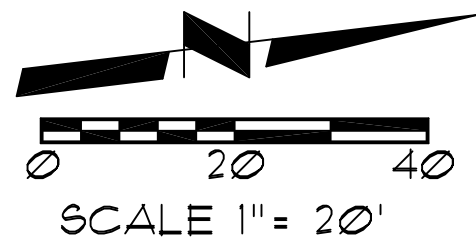
CONCEPT_PLANT_SCHEDULE_VALVOLINE

- LARGE SHADE TREES** 7
Redpointe Maple, Summershade Maple, October Glory maple, Heritage River Birch, Swamp White Oak, Shumard Red Oak, Village Green Zelkova, Bald Cypress
- MEDIUM SHADE TREES** 3
Skyline Honelocust, Hedge Maple, Caddo Sugar Maple, Willow Oak, Prairie Gold Aspen
- EVERGREEN TREES** 8
Hillspre Juniper, White Pine
- ORNAMENTAL TREE** 3
Autumn Brilliance Serviceberry, Oklahoma Redbud, White Fringetree, Prairie Fire Crabapple, Springsnow Crabapple
- SPREADER EVERGREEN SHRUB** 5
Seagreen Juniper, Greyowl Juniper, Dense Yew, Boxwood

CONCEPT PLANT SCHEDULE OTHER PAD SITES

- LARGE SHADE TREES** 16
Redpointe Maple, Summershade Maple, October Glory maple, Heritage River Birch, Swamp White Oak, Shumard Red Oak, Village Green Zelkova, Bald Cypress
- MEDIUM SHADE TREES** 13
Skyline Honelocust, Hedge Maple, Caddo Sugar Maple, Willow Oak, Prairie Gold Aspen
- ORNAMENTAL TREE** 3
Autumn Brilliance Serviceberry, Oklahoma Redbud, White Fringetree, Prairie Fire Crabapple, Springsnow Crabapple
- SPREADER EVERGREEN SHRUB** 40
Seagreen Juniper, Greyowl Juniper, Dense Yew, Boxwood

NOTE:
Proposed grass will be a Turf-Type Tall Fescue sod.



NOTE:
Details and specifications to be provided in construction documents.

Preliminary Landscape Plan
Summit Fair
Lot 10F

NW Chipman Road and NW Outerview Road
Lee's Summit, Missouri

LS-1



Oppermann LandDesign, LLC
Land Planning Landscape Architecture
92 Debra Lane
New Windsor, New York 12553
peterc@oppermans56@gmail.com
913.522.5598

02/21/2025

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

Automotive Oriented Uses Currently Exist Along Chipman Road in the Immediate Vicinity



Sunoco Gas Station at 420 NW Chipman Road exists under PMIX Zoning One Half Block East of Subject Property



Properties immediately to the south do not face the Subject Property

