



## MEETING NOTES

DATE/TIME: 6.29.2021

PROJECT: Car-Mart, Lee's Summit

NUMBER: 2140180

LOCATION: 1150 SE Blue Parkway

ATTENDING: Lisa Cash  
Tracee P  
Dennis Sieg  
Mark & Debbie Reed  
Barb & Julie  
Teresa Schumaker  
Rachel Weeda  
Kelly Campbell  
Larry Mock  
Kris Bauer  
PL  
Dawn Cook  
JoAnne Bloxham  
Tim Schwab  
Dwight  
Christie Bowling, BSA  
Scott Rodehaver, Wallace  
Ted Taylor, Car-Mart  
MaryClare Amer, Wallace  
Stephen Gaulin, Wallace  
Butch Parmlee, Car-Mart

John Williams  
Adrienne Burton  
Jen Davis  
Vince Bundy  
Louis Breinin  
Richard Swadley  
John Eldridge  
John

PURPOSE: Neighborhood Meeting to introduce the project and receive feedback

NOTES BY: Scott Rodehaver

ITEMS DISCUSSED (project team responses are in italic>)

Ted: Introduced the project and America's Car Mart

1. America's Car Mart
2. Home office Rogers, AR, established 1981
3. 151 locations, 12 states
4. Quality vehicles & on site financing
5. Not repair on site, retail sales

JoAnne:

1. Why was this lot chosen? There are many empty buildings with large parking lots in the area. *Empty lot vs existing lot; Car Mart did explore the existing vacant lots. Not all were available or zoned correctly for their use. Others were not the correct size.*
2. How are you addressing drainage? Are you aware we have flooding problems at the creek? *Drainage: We are aware of the downstream flooding issues and floodplain location. Mary Clare Amer explained the proposed drainage system for the site and detention basin. Per the City standards this site release stormwater from the property at peak rates that are lower than the existing condition at the site. Also the runoff will be collected and placed directly into the box culvert and no longer draining to the low point inlets in 8<sup>th</sup> ST.  
How big is the detention basin? *The basin has a volume of 54000 Cu Ft  
What will the increase from all the pavement do to the creek? *The storm runoff is collected and stored in the detention basin and released at lower rates so there is no increase in the creek.***

Tracee:

1. Will the sale of this lot impact us? Is this Lot owned by HOA? *This lot is not owned by the Vista Del Verde HOA.*
2. Info meeting to inform neighbors
3. What are your hours of operation? *Ted Taylor stated the Car Mart hours of operation are from 9 am to 6pm, Mon – Sat.*

Joanne:

1. Will a new signal be installed at Vista Dr and Blue Parkway? *No. The city traffic engineer determined this business does not generate enough traffic to require a new signal.*

Rachel:

1. How are test Drives conducted? Will they be going through the neighborhood? *Ted Taylor explained the test drives exit on main street and take a predetermined route of mostly right hand turns staying on the main streets and do not go through residential neighborhoods.*

Kelly

1. Will there be any kind of wall or fence division between the houses and the Car Mart property? *Yes, there will be a screening wall and landscaping.*
2. What is the process for this plan? *Explained the Preliminary Plan / Special Use Permit submittal process and meetings; staff meeting, neighborhood meeting Planning Commission meeting and City Council.*

1. What is the lighting like on this lot? Will it be like other car dealerships?  
*Ted Taylor stated this facility is not lit like other car dealerships. They do not have evening shopping and do not have lighting levels like other dealerships. The exterior lights aim downward and inward and have shielded light fixtures.*  
*Mary Clare Amer explained the city's requirement that the site lighting not spill out off of the property, a level of 0 ft-candles is required at the property line.*
2. What kind of lights do you use? *LED fixture*
3. How tall will the light poles be? *20-25 ft*
4. Is any screening or fencing being installed? *Stephen Gaulin replied, City requires an opaque fence screen when adjacent to residential property. A 6' vinyl fence is shown on the plan. Landscape screening is also required on both sides of the fence.*

Kris B:

1. What is the Time Line for this project? When will construction start? *Ted Taylor; the construction schedule has not been determined at this time. After the approval process is completed Car-Mart will work out a schedule.*
2. How will the Dealership impact our property value? *Ted Taylor; he does not have actual real estate numbers but does know that active development and property improvements in an area always increases property values over vacant property.*
3. What will your building look like? *Christie Bowling showed and explained the building elevations. Ted Taylor explained this building design is unique & nicer than standard used car lot buildings.*

Security:

1. What kind of security do you have for the property? *Ted Taylor; they have a video surveillance system and other measures he does not want to divulge. They do not have a loud speaker or PA system.*
2. What is your property and building refresh policy to update building? Is there a corporation policy? *Ted Taylor: Car-Mart does not have a corporate policy but their new building design is planned to be fresh and relevant for at least 20 years.*

Joanne:

1. Will any streets be widened for this project? *No, street widening is required at this time.*
2. Where will the delivery trucks that bring in the cars enter the site? Will they be coming in from 8<sup>th</sup> St? *Ted Taylor: No, any delivery trucks will be entering the site from SE Blue Parkway. Many times the cars are driven onto the site individually by employees.*

B & Julie:

1. How many cars will be on your lot at one time? *The Preliminary Development Plan shows a max of 91 cars displayed.*

Joanne:

1. What kind of cars do you sell? *Ted: All makes & models*

Teresa S:

1. What is the water usage for the car lot? Will it have an impact on our water pressure. We have low water pressure in our area. *Mary Clare Amer provided the water usage for the site. Stated the dealership is not a big water usage. Informed them what the city had told us in the morning meeting that the water main in SE 8<sup>th</sup> Street was being replaced this fall. Suggested they can direct specific water pressure questions to the Lee's Summit Public Works Department.*
2. Will the Car-Mart have an impact on the electricity? Their power had gone out that morning. *We do not have information on the public power system. We can try to pass their concern on to Evergy.*

John E:

1. Can he have a copy of the drainage calcs and development plan? *Mary Clare Amer told them the entire preliminary development plan submittal package is available for public view on the City's website. A link to the planning submittal page would be sent to any of the neighbors who would like it. (the link was sent to all of those who participated in the neighborhood meeting).*

John Williams:

1. John is with American legion, is Car Mart aware of the crime at the hotel on the west side of American Legion building? He informed Ted that the hotel is a haven for drug deals and prostitution. The visitors to the hotel damage his property. *Ted Taylor thanked him for the information and they will take it under advisement when addressing security at the property.*

John E:

1. There are currently several other dealerships across highway. How are you going to compete with the big dealerships? We do not want to have an abandoned lot in a few years.
2. *Ted Taylor: Car Mart is not a direct competitor to the dealerships on the other side of Blue Parkway. Car Mart sells high quality used cars and are not one particular manufacturer. The way Car Mart does business is different and their financing is different from other dealerships. Car Mart is a buy here / pay here dealership who has many repeat customers. Also, Car Mart does not repair or recondition cars and does not rely on repairs as a part of their business. They are not in direct competition with the dealerships across the highway.*
3. *Ted Taylor stated that if they had any additional questions after the meeting, feel free to email Mary Clare Amer. If she cannot answer them she will forward the question to the design team. America's Car Mart wants to be a good neighbor.*

Sue:

1. What make you so special that you can compete with all the other dealerships that are so close?

*Ted Taylor: The way Car Mart does business is unique. They have a different approach to buying a car. Their financing is different from other dealerships. They have great customer loyalty. They have many customers who return to them 5, 10 and even 15 times. The names of these customers are on the plaques in their lobby. We are not special. We just have a different approach.*

Meeting adjourned at 6:48 pm CDT

If you have corrections or additions to submit, please contact Mary Clare Amer at [maryclare.amer@wallace.design](mailto:maryclare.amer@wallace.design).

COPIES:        Design team  
                  City of Lee's Summit

ISSUED:        July 8, 2021