



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2025-038
<b>File Name</b>	Preliminary Development Plan for Valvoline Oil Change
<b>Applicant</b>	WSO Partners, LLC
<b>Property Address</b>	610 NW Chipman Rd
<b>Planning Commission Date</b>	April 24, 2025
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Ian Trefren, Planner

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### Public Notification

Pre-application held: January 22, 2025  
Neighborhood meeting conducted: March 19, 2025  
Newspaper notification published on: April 5, 2025  
Radius notices mailed to properties within 300 feet on: April 4, 2025  
Site posted notice on: April 3, 2025

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### Attachments

Preliminary Development Plan, dated March 25, 2025 – 5 pages  
Neighborhood Meeting Minutes, dated March 23, 2025 – 2 pages  
Originally Approved Preliminary Development Plan, dated September 27, 2022 – 18 pages  
Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	WSO Partners, LLC / Developer
<b>Applicant's Representative</b>	Jewett Ferguson
<b>Location of Property</b>	610 NW Chipman Road
<b>Size of Property</b>	+/- 0.93 acres (32,232.82 sf.)
<b>Number of Lots</b>	1
<b>Zoning</b>	PMIX (Planned Mixed Use)
<b>Comprehensive Plan Designation</b>	Activity Center - Summit
<b>Procedure</b>	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan and the City Council takes final action on the preliminary development plan.</p> <p>Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p>

### Current Land Use

The subject 0.93-acre property is currently undeveloped site located at the northwest corner of the intersection at NW Chipman Rd & NW Ward Rd. The PMIX (Planned Mixed Use District) was established in 1999 by Appl. #1999-014 as part of the Summit Technology Campus development plan.

### Description of Applicant's Request

The applicant requests approval of a Preliminary Development Plan to allow for the construction of a 2-bay, 1,500 sq. ft. oil change facility on the property. No modifications are being requested as part of the scope of this application.



Figure 1 – Exterior elevation of the proposed oil change facility.

## 2. Land Use

### Description and Character of Surrounding Area

The subject property is located at the northwest corner of the intersection of NW Ward Road and NW Chipman Road. The surrounding area north of NW Chipman Road is heavily commercial in character, containing a mix of restaurant and retail businesses in both standalone pad site and strip commercial formats. The area south of the NW Chipman Road is residential in character, with the neighborhoods being comprised of detached, single-family homes.

Adjacent properties include Andy's Frozen Custard restaurant (currently under construction) to the west, and a single-family residential subdivision to the south, across NW Chipman Road. East of the property, across NW Ward Road, is a series of single-tenant out-parcel restaurant buildings. North of the property is an undeveloped commercial property, and the Trilogy apartment development (currently under construction).



Figure 2 – Aerial map of the surrounding property (subject property in red).

### Adjacent Land Uses and Zoning

<b>North:</b>	Undeveloped commercial pad site / PMIX
<b>South (across NW Chipman Rd):</b>	Single-Family Residential / R-1
<b>East (across NW Ward Rd):</b>	Restaurant Pad Sites / PMIX
<b>West:</b>	Restaurant Pad Site / PMIX

### Site Characteristics

The subject property at 610 NW Chipman Road is an undeveloped parcel. The site is served by a shared-access drive that is under construction as part of the adjacent Andy's Frozen Custard project. As such, the property has access onto NW Ward Rd to the east and NW Outview Rd to the west. The site is relatively unremarkable and does not contain any notable geographic or landscape features.

**Special Considerations**

None

**3. Project Proposal**

The applicant seeks approval of a PDP to permit the construction of a Valvoline oil change facility on the subject property. No modifications are being requested.

**Parking**

Proposed		Required	
Total parking spaces:	13	Total parking spaces required:	9
Accessible spaces provided:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

**Proposed Setbacks**

Yard	Required Minimum (CP-2)	Proposed
Front	15' (Building) 20' (Parking)	65.5' (Building) 20' (Parking)
Side	10' (Building) 6' (Parking)	50.1'/28.6' (Building) 20' (Parking)
Rear	20' (Building) 0' (Parking)	161.4' (Building) 0' (Parking – Internal Drive)

**Structure(s) Design**

Number and Proposed Use of Building
1 / Oil Change Facility
Building Size
1,500 S.F.
Number of Stories
1 story
Floor Area Ratio
0.0464

**4. Unified Development Ordinance (UDO)**

Section	Description
4.240	PMIX (Planned Mixed Use District)
2.300-2.340	Preliminary Development Plans

In 2022 a Preliminary Development Plan was approved for a 3-lot, mixed-use development that consisted of commercial, multi-family residential, and office/warehouse uses. Under this previously approved PDP the subject site was identified for future use as retail, restaurant, or commercial development with the intent to serve as a continuation of the Summit Orchards development to the west across SW Ward Rd.

The proposed land use of an oil change facility and the auto centric architectural style of the proposed building is a significant change from the previously approved plan thereby requiring approval of a new plan by the City Council.

The UDO distinguishes between major and minor automotive repair and this use is classified as a minor automotive repair land use. Minor automotive repair is defined as the use of a building for the replacement or repair of any automobile part that does not require the removal of the engine head or pan, engine transmission, or differential – but may include incidental body and fender work i.e., dent repair and minor painting and upholstery service. Muffler replacement, brake service, lube and oil service, and glass installation/replacement are considered minor repairs.

Minor automotive repair facilities are subject to the conditional use standards set forth in Section 6.440 of the UDO. These include screening of activities and outdoor storage, prevention of noise, odor, and fume generation, and closure of overhead doors within 300 feet of residential districts. The proposed project does not include any outdoor storage, and all activities will take place within the confines of the building itself. The impacts of noise, odors, and fumes will be addressed through a combination of enhanced landscaping along the southern property line and HVAC solutions. Additionally, as the overhead doors are located approximately 180 feet away from a residential property line, the closure of the overhead doors when performing maintenance on customer vehicles will be required.

#### **Neighborhood Meeting**

The applicant hosted a neighborhood meeting on March 19, 2025. Two (2) members of the public attended and according to the meeting notes, the attendees expressed their opposition to the project and expressed concerns over the following issues:

- Incompatibility of the proposed project with the surrounding area's character
- Negative impacts of noise from the proposed project
- Negative impacts on property valuation
- Deviation from previously approved plans
- Difficulty associated with redeveloping the site in the future

Staff has not received any comments, emails, or phone calls in favor or in opposition to the project



## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	<p>Goal 3.3.A: Build an adaptable framework for continued growth in a changing environment.</p> <p>Objective: Diversify the Lee's Summit economy.</p> <p>Objective: Increase business retention and grow business activity.</p> <p>Objective: Maintain a diverse and valuable tax base.</p>

Goal 3.3.A of the Resilient Economy section lays out objectives to stimulate continued economic development investment and reinvestment by the private sector. Approval of the subject PDP application to allow for the development of the city by broadening the range of uses offered to the public in order to meet the community's needs.



The subject property is located in the “Summit Activity Center” future land use designation. Activity centers are intended to develop as, “walkable, mixed-use nodes with varying levels of height and density” with an emphasis on pedestrian ways that facilitate and support walkability and ease of access to amenities and services. Activity centers vary in intensity and intended land use across the City, with some having a higher emphasis on commercial, residential, and/or industrial land uses – or a mix between the three.

The activity center the subject property is located in is detailed in the Ignite! Comprehensive Plan to support a range of commercial, industrial, and residential land use options. While activity center designations are primarily intended for pedestrian-oriented land uses, the proposed project meets multiple other standards

of the Ignite! Comprehensive Plan and does not substantially conflict with the overall intended land use categories supported by the Activity Center designation.

## 6. Analysis

### Background and History

- May 20, 1999 – The City Council approved the rezoning from PI (then M-1) to PMIX (then CP-PUD) and the Preliminary Development Plan (Appl. #1641 / 1999-014) for the 333-acre Summit Technology Campus by Ordinance No. 4793. The plan included the site of the Summit Technology Campus, portions of Summit Fair, Summit Innovation Center, and the existing Summit Orchards and Summit Orchards West developments.
- December 6, 2022 – The City Council approved a request for a Preliminary Development Plan (Appl. #PL2022-311) for the 3-lot, mixed-use Summit Orchards West development by Ordinance No. 9551.

### Compatibility

Staff worked with the applicant to ensure that the architectural materials and design were more in line with the material utilized in surrounding properties. For instance, the fiber cement architectural features match that of the Dutch Brother's coffee shop to the east, and the grey brick is intended to match with the brick present in the Andy's Frozen Yogurt restaurant to the west. General architectural features of the proposed project also include architectural tower features to provide vertical breaks as well as primarily brick facades with EIFS located along the parapet wall.



The subject property is adjacent to PMIX zoning to the east, north, and west. These adjacent properties are commercial in character, including two restaurant businesses as well as an undeveloped commercial pad site to the north. Drive-through and sit-down restaurant businesses, such as those located to the west and east respectively, are some of the most intensive commercial land uses that the present PMIX district can support.

As such, the proposed project is a step down in land use intensity and will not conflict with the existing land uses surrounding the subject property.

Across NW Chipman Road to the south is a residential neighborhood zoned R-1. While commercial and residential zoning districts are not typically compatible with each other, the major arterial four-lane NW Chipman Road serves as a buffer between differing land uses. In order to further mitigate the conflicting nature of these two land uses, the applicant has included enhanced landscape screening and berming along the southern property line. This enhanced landscaping and berming is focused around the areas in front of the roll-up doors wherein the business operations will take place.

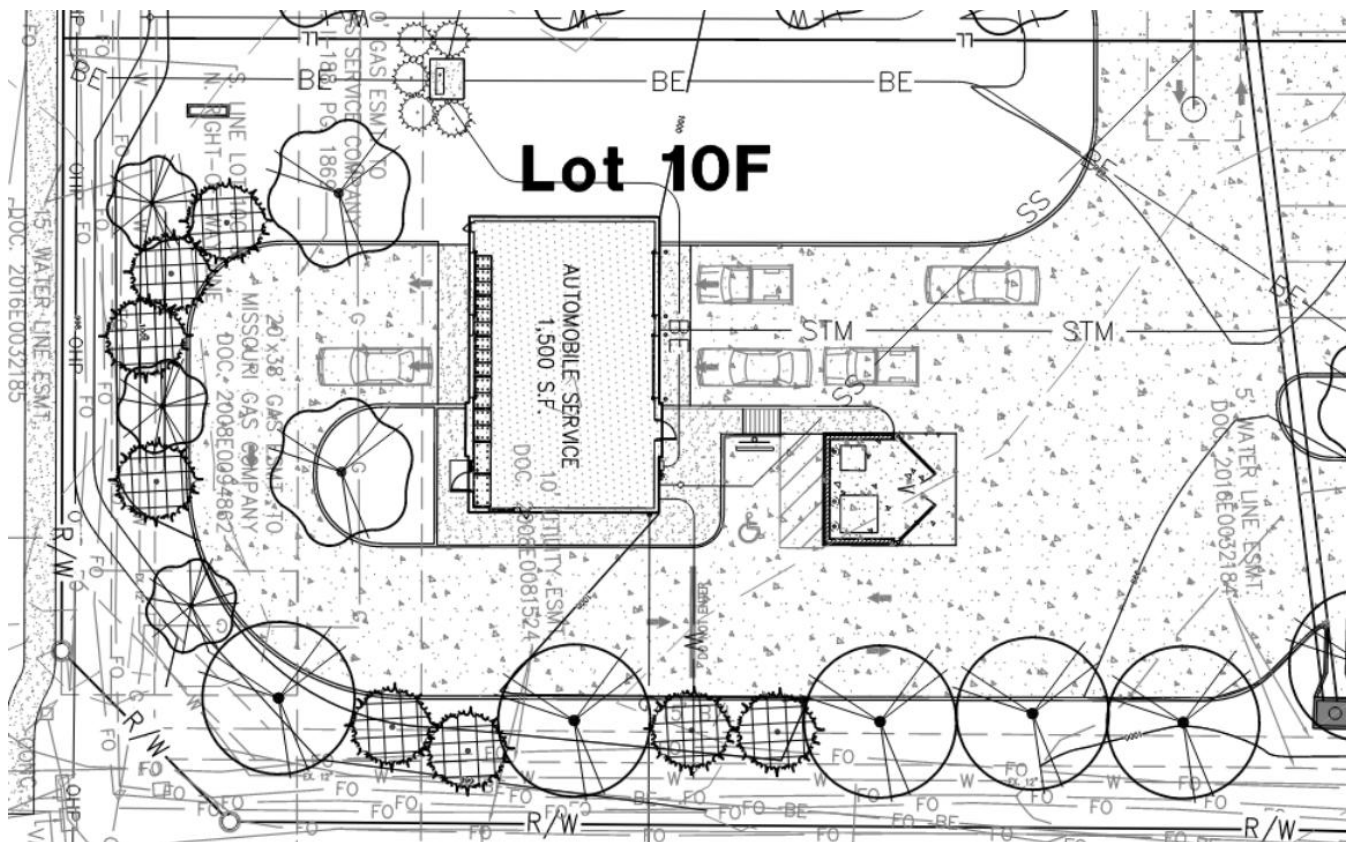


Figure 5 – Enhanced landscaping along southern property line (left)

### **Adverse Impacts**

Approval of the PDP to permit the development of the oil change facility is not anticipated to detrimentally impact the surrounding area. The enhanced landscaping buffer along the southern property line as well as the substantial physical separation provided by the 4-lane, major arterial NW Chipman Road mitigate negative impacts that the proposed project will have on nearby land uses which may be incompatible otherwise.

### **Public Services**

Use of the site as an oil change facility will not impede the normal and orderly development and improvement of the surrounding property. All adjacent properties have been developed. Water and sanitary



sewer service to the site will continue to utilize existing public water and sewer line connections. The existing street network has adequate capacity to support the site.

### **Recommendation**

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO and Design and Construction Manual (DCM).

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. The development shall occur in accordance with the Preliminary Development Plan dated March 25, 2025.

### **Standard Conditions of Approval**

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
4. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
5. IFC 506.1 – Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. Gates shall have Knox padlocks.