

From: Jackie Huff <jlhuff90@gmail.com>
Sent: Friday, April 17, 2026 9:21 AM
To: Matt Smith; Jed Huff
Subject: Application PL2026078 Lee's Summit MO

Hi Matt -

My name is Jackie Huff, and I am a homeowner at 654 SE Canterbury Lane in Lee's Summit and an eight-year resident of the Ashton at Charleston Park neighborhood. I am writing to express my opposition to the proposed gas station and commercial development (Application PL2026078).

While I understand and support responsible development as our community grows, I have significant concerns about the *location* of this project and its impact on the surrounding residential area.

Additionally, I was concerned to learn that the neighborhood meeting with the your company had already taken place by the time I received notice. The limited timing of this communication restricted the ability for residents to participate in a meaningful way. I believe this was intentional as this is not a popular proposal if you asked the neighborhood.

My specific concerns include:

- **Traffic and Safety:** This area already experiences heavy traffic, and there have been prior incidents near Shenandoah, including vehicles leaving the roadway near the roundabouts. Adding a gas station and commercial development—particularly with proximity to the highway—will likely increase congestion and accident risk. This is especially concerning given the number of families in our neighborhood who regularly use sidewalks for walking, biking, and outdoor activity.
- **Noise and Quality of Life:** Our neighborhood is already impacted by highway noise. Additional commercial activity, lighting, and late-night operations would further degrade the residential character and livability of the area.
- **Public Safety Considerations:** Uses such as gas stations, which often operate late into the night, can introduce higher levels of transient traffic and increase the risk of opportunistic crimes such as theft and vehicle break-ins.
- **Property Values:** Introducing this type of commercial use directly adjacent to established residential neighborhoods may negatively impact home values and overall neighborhood appeal. Many of my neighbors share these concerns.

- **Environmental Impact:** Gas stations carry inherent environmental risks, including potential fuel leaks and increased air pollution, which could affect nearby homes and surrounding land.
- **Redundancy of Services:** There are already multiple gas stations within a short distance on Langsford Road. This raises questions about the necessity of placing an additional one in such close proximity to established neighborhoods.

I want it on the record that my husband and I strongly oppose this development. I would ask that you consider alternative sites—particularly those not directly adjacent to mature residential communities— as that would be more appropriate.

Sincerely,

Jackie & Jed Huff

654 SE Canterbury Lane

Lee's Summit, MO 64063

jlhuff90@gmail.com

Scott Ready

From: Erin Ralovo
Sent: Thursday, April 23, 2026 11:13 AM
To: Scott Ready
Subject: FW: Hearing for Project #PL2026078 Blackwell Convenience Store?

Erin Ralovo, Senior Staff Engineer, P.E., PTOE
220 SE Green St. | Lee's Summit, MO 64063
816.969.1800 | lspw.net | PublicWorks@cityofls.net



From: Nancy Jenkins <nancy@jenkinsim.com>
Sent: Thursday, April 23, 2026 10:02 AM
To: kdbearski@gmail.com; Gene Williams <Gene.Williams@cityofls.net>; Erin Ralovo <Erin.Ralovo@cityofls.net>
Subject: Hearing for Project #PL2026078 Blackwell Convenience Store?

You don't often get email from nancy@jenkinsim.com. [Learn why this is important](#)

CAUTION! This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the **SENDER** and know the content is safe.

Dear Sirs and Madams,

I am a resident of Lees Summit and own a home in the Charleston Park subdivision that abuts Blackwell and 50 and Todd George roads. I am NOT happy to hear about a proposal for a convenience store at Blackwell and 50. There are 4 roundabouts in that interchange, which back up in mornings or during rush hour. And you want to bring a gas station in that will double or triple traffic? And then there are the bright lights.

When is our hearing on this issue? We have had none. We have created a calm and serene neighborhood and we DONT want commercial development abutting our homes. Thus, we approved the hospital, churches, a daycare, library, etc., that do populate the area. There's plenty of room to build on the south side of 50. Leave the north side to the large neighborhood with children.

Please advise when our hearing is scheduled.

Nancy Jenkins

Project Number:
PL2026078

Project Name:

Blackwell Convenience Store

Nancy Jenkins

Jenkins Integrated Methods

Your Resource for Growth

913-709-0229

Has there been any movement on this project, I'm behind on watching planning commission meeting.

*Please excuse any grammatical errors as this is being sent from a mobile device.

Donnie Funk, City Councilmember
220 SE Green Street | Lee's Summit, MO 64063
City Hall: 816.969.1010
cityofLS.net | Donnie.Funk@cityofls.net



Begin forwarded message:

From: Brigid Andrews <brigid.andrews79@gmail.com>
Date: May 14, 2026 at 9:01:24 AM CDT
To: Donnie Funk <Donnie.Funk@cityofls.net>, Nyauna Cravens
<Nyauna.Cravens@cityofls.net>
Subject: Residential Concern over Neighborhood Development

You don't often get email from brigid.andrews79@gmail.com. [Learn why this is important](#)

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Hello,

My name is Brigid Andrews, and I am a homeowner at 2204 SE 6th St. in Lee's Summit and a thirteen-year resident of the Ashton at Charleston Park neighborhood. I am writing to express my opposition to the proposed gas station and commercial development (Application PL2026078).

While I understand and support responsible development as our community grows, I have significant concerns about this project's location and its impact on the surrounding residential area.

Additionally, I was concerned to learn that the neighborhood meeting with the developer had already taken place by the time letters were received. The limited timing of this communication restricted residents' ability to participate meaningfully. I strongly encourage a more transparent and accessible process moving forward.

My specific concerns include:

- **Traffic and Safety:** This area already experiences heavy traffic, and there have

been prior incidents near Shenandoah, including vehicles leaving the roadway near the roundabouts. Adding a gas station and commercial development—particularly with proximity to the highway—will likely increase congestion and accident risk. This is especially concerning given the number of families in our neighborhood who regularly use sidewalks for walking, biking, and outdoor activity.

- **Noise and Quality of Life:** Our neighborhood is already impacted by highway noise. Additional commercial activity, lighting, and late-night operations would further degrade the residential character and livability of the area.
- **Public Safety Considerations:** Uses such as gas stations, which often operate late into the night, can introduce higher levels of transient traffic and increase the risk of opportunistic crimes such as theft and vehicle break-ins.
- **Property Values:** Introducing this type of commercial use directly adjacent to established residential neighborhoods may negatively impact home values and overall neighborhood appeal. Many of my neighbors share these concerns.
- **Environmental Impact:** Gas stations carry inherent environmental risks, including potential fuel leaks and increased air pollution, which could affect nearby homes and surrounding land.
- **Redundancy of Services:** There are already multiple gas stations within a short distance on Langsford Road. This raises questions about the necessity of placing an additional one in such close proximity to established neighborhoods.

Given these concerns, I respectfully ask that you oppose approval of this project in its current location and consider whether alternative sites—particularly those not directly adjacent to mature residential communities—would be more appropriate. I also request clear communication regarding future opportunities for public input so that residents can participate in a timely and informed manner.

Thank you for your time and for representing the interests of our community.

Scott Ready

From: Webforms@cityofls.net
Sent: Friday, June 26, 2026 2:14 PM
To: Dev Projects
Subject: Project Public Comment online form submitted CityofLS.net

Follow Up Flag: Follow up
Flag Status: Flagged

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Katie Reynolds

Address:
2545 Southeast Kimbrough Lane
Lees Summit, Missouri 64063-1080

Home Phone: 8165471505

Cell Phone:

Email: kc.kmr87@gmail.com

Application Number: PL2026078

Comments: I am a nearby resident and strongly oppose the proposed Blackwell Convenience Store.

This development is not compatible with the surrounding residential neighborhood. A 24-hour convenience store with fuel sales will increase traffic, noise, lighting, and activity, negatively affecting the quality of life for nearby homeowners. I am also concerned about safety, increased congestion, and the long-term impact on surrounding property values.

I ask the Planning Commission and City Council to carefully consider whether this is the appropriate location for this type of commercial development. Please prioritize protecting the character of the existing neighborhood and deny this application.

Thank you for your consideration.

From Page URL: <https://cityofls.net/development-services/planning-development/process/development-project-list/submit-public-comment-for-a-project>

Submission Date: 2026-06-26_14:09:46

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[Development Project List - CityofLS.net](#)



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1 dead, 2 seriously injured in Lee's Summit car-into-tree crash



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One man is dead and two are injured after a car crash on Shenandoah Drive in Lee's Summit. Police said speed was a factor, and alcohol may have been as well.



By: Melissa Greenstein , Charlie Keegan

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Sgt. Chris Depue with Lee's Summit police said the driver and front passenger were ejected from the car; neither was using a seatbelt. The backseat passenger was using a seatbelt.

Depue said the front passenger died. The driver and backseat passenger suffered serious and/or life-

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She said one of the survivors screamed for help.

"He just kept saying, 'My arm, my arm.' I tried to comfort him and tell him help is on the way. Like I said, dispatch was still on the phone with me and they could hear me talking to him," Janet, who didn't want to share her last name, explained.

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According to Depue, officers found empty beer cans in the car. Officials will run toxicology tests to determine if the driver was intoxicated.

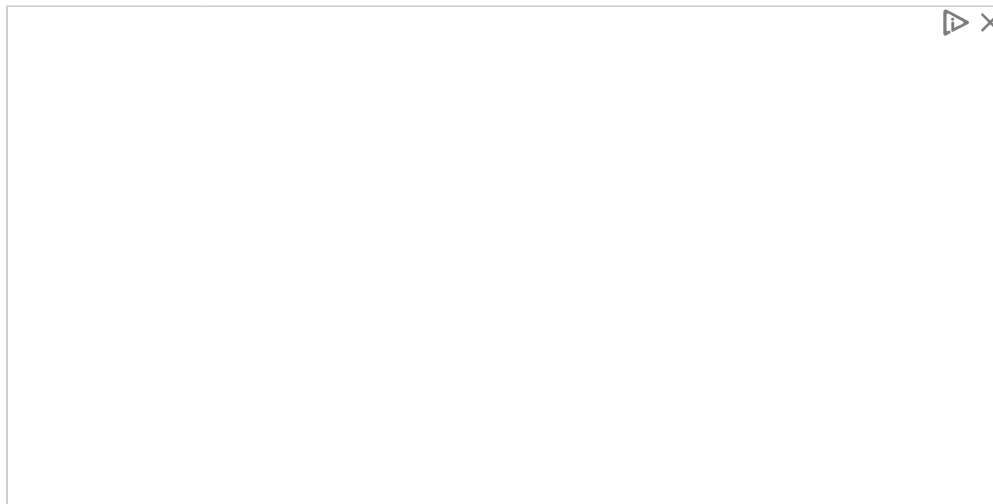
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— *Lees Summit Police (@LSPDPIO) April 18, 2018*

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