



LEE'S SUMMIT
MISSOURI®

Valvoline Oil Change – 610 NW Chipman Rd.

Preliminary Development Plan

PL2025-038



Project Request

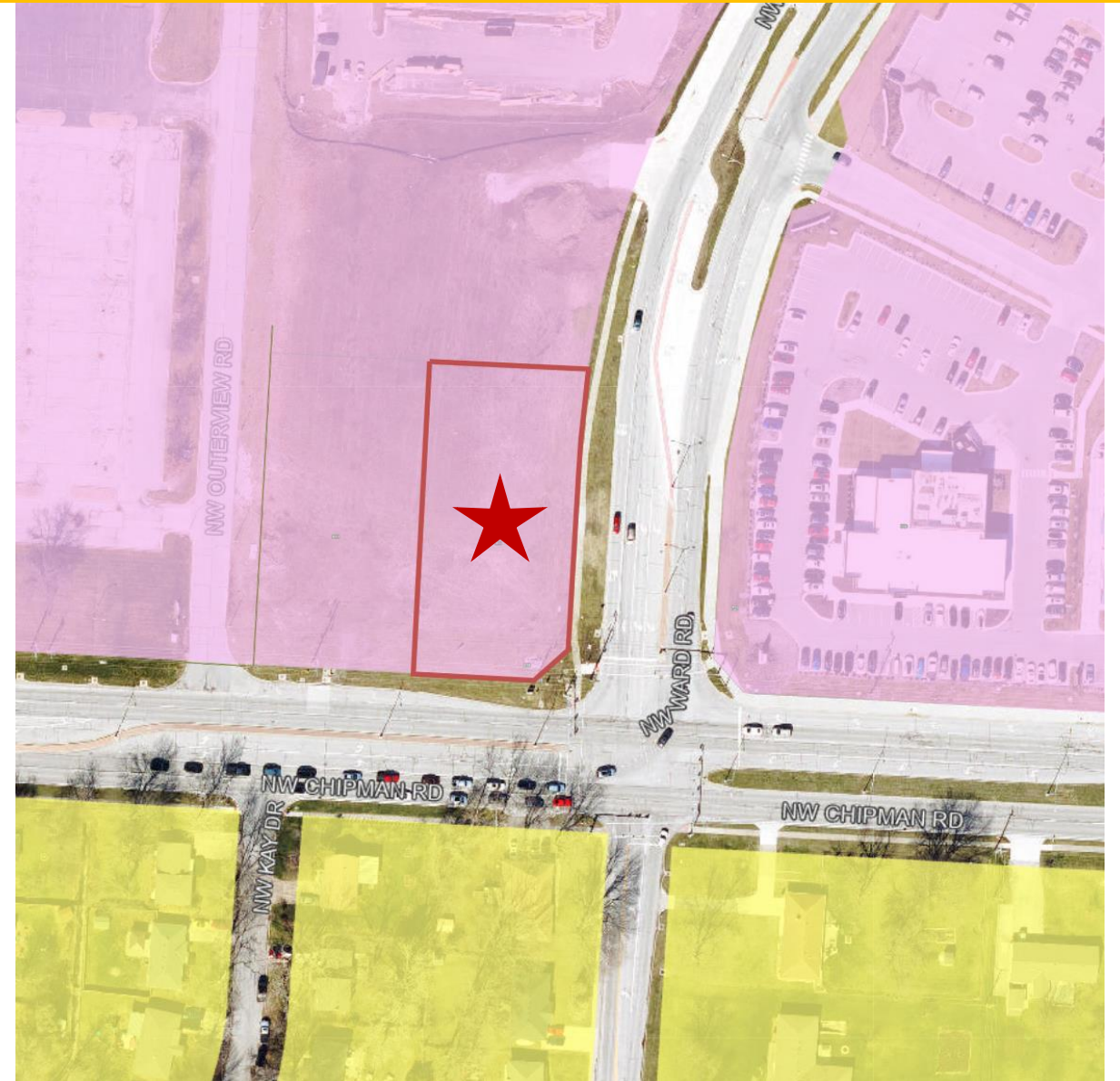
Proposed preliminary development plan on 0.93-acres for development of a 2-bay oil change facility.



Area/Zoning Map

610 NW Chipman Rd
(zoned PMIX)

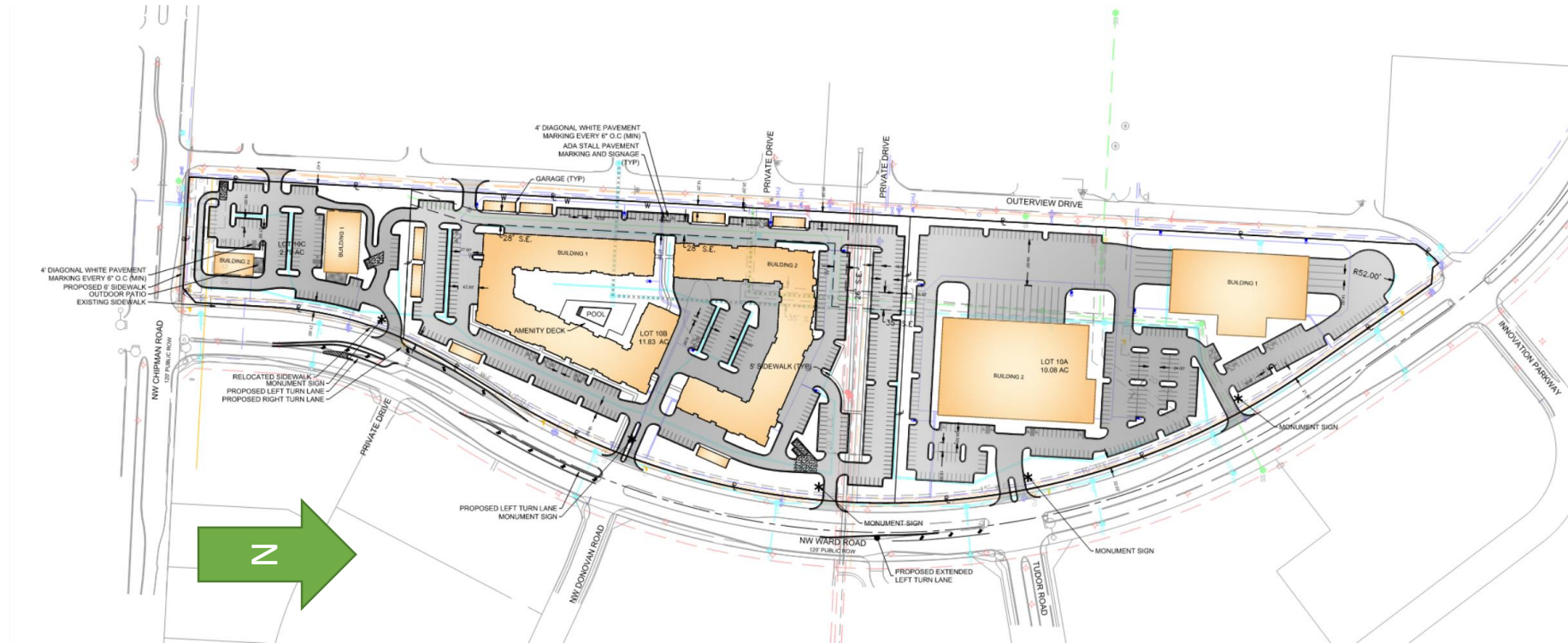
Adjacent Zoning:
North – PMIX
South – R-1
East – PMIX
West – PMIX



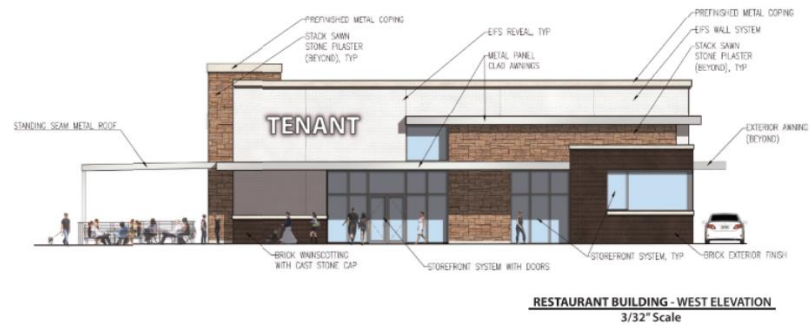
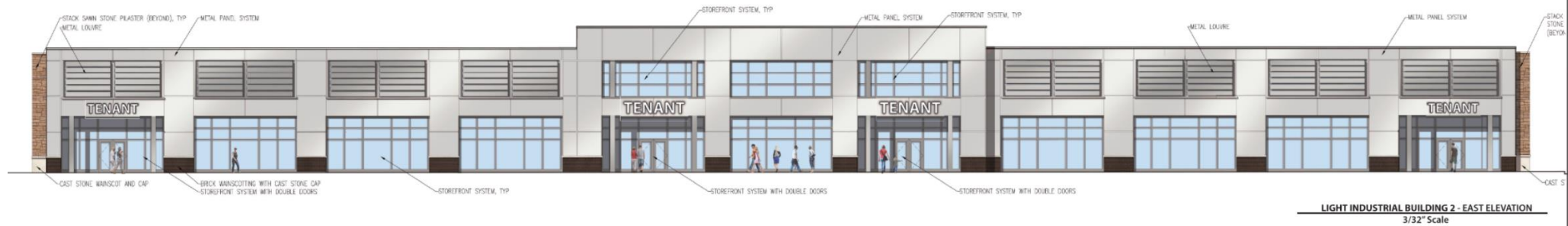
2022 PDP

PMIX designation
established in 1999 by
Ord. No. 4793

Summit Orchards West
PDP approved in 2022
by Ord. No. 9551

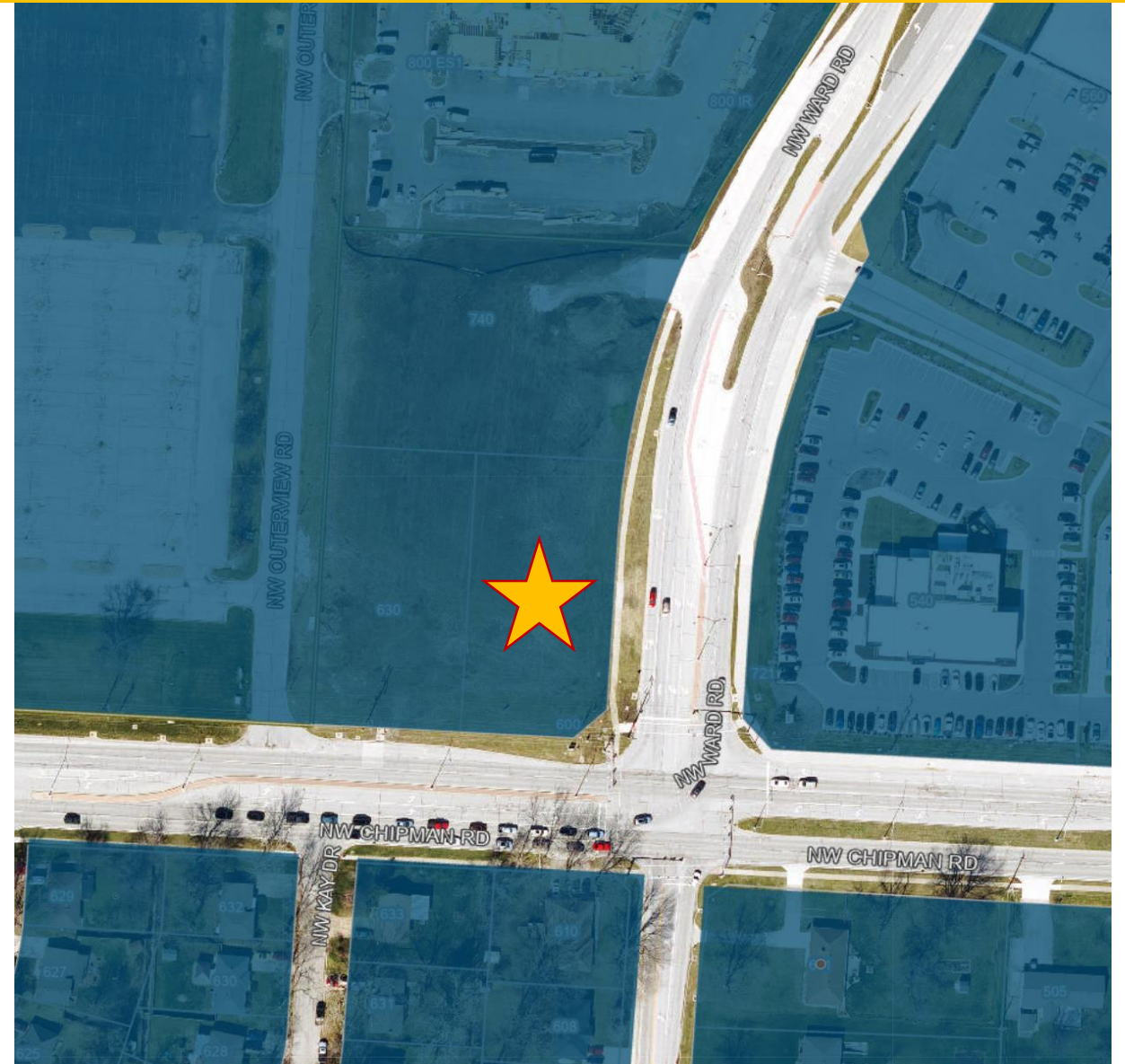


2022 PDP



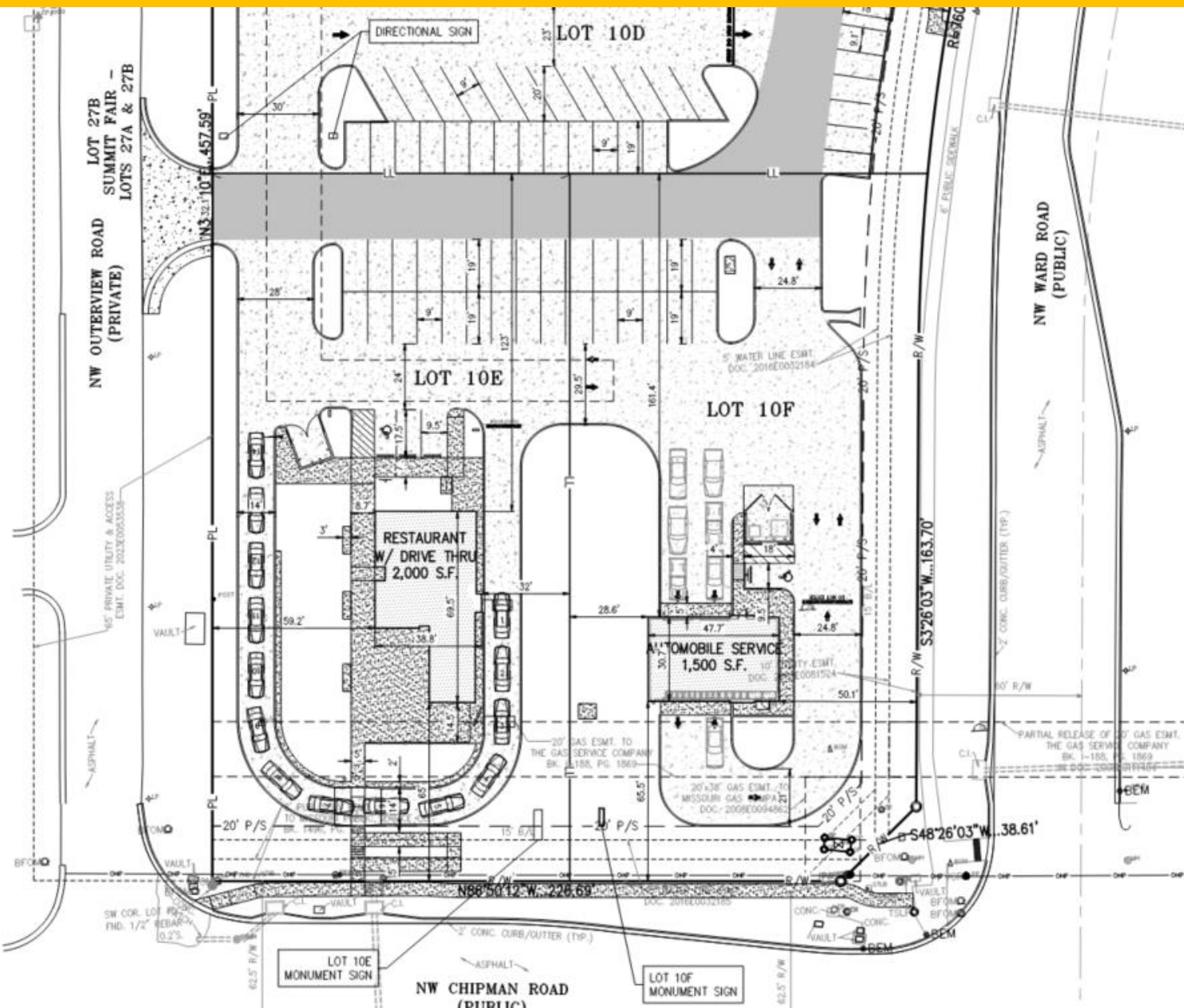
Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

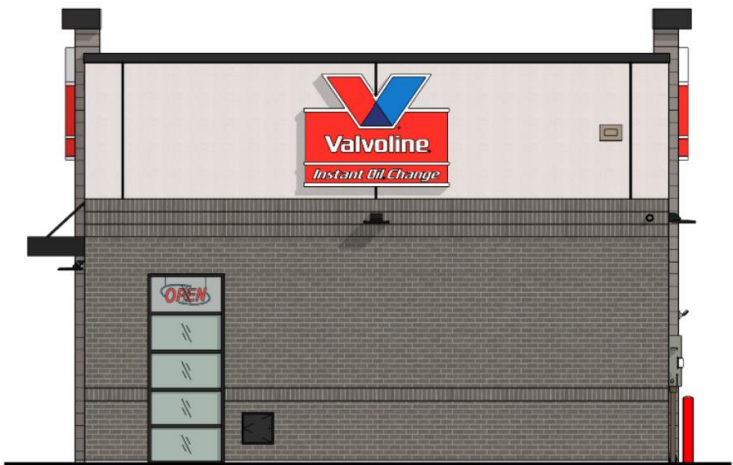


Project Information

| Specification | Proposed |
|----------------|------------|
| Zoning | PMIX |
| Property Size | 0.93-acres |
| Building Size | 1,500-sf. |
| FAR | 0.0464 |
| Parking (Req) | 9 |
| Parking (Prop) | 13 |



Elevations

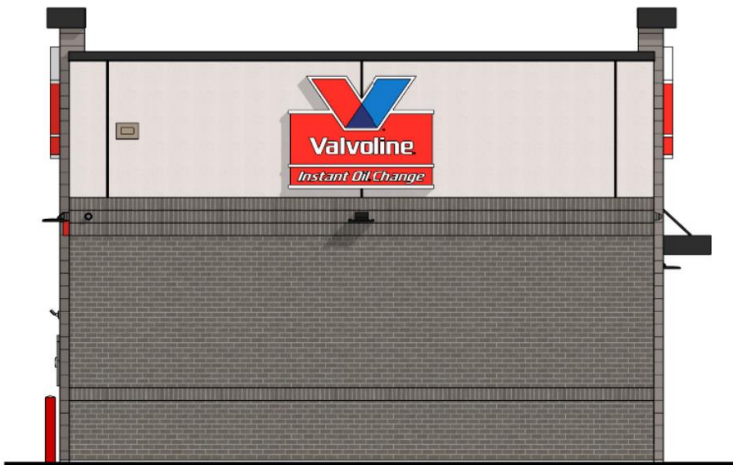


2 EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



1 EXTERIOR ELEVATION (REAR)
Scale: 1/8" = 1'-0"

- T.O. TOWER ± 24' - 0"
- T.O. PARAPET ± 21' - 8"
- T.O. ACCENT BAND 14' - 0"
- B.O. ACCENT BAND 12' - 0"
- T.O. WAINSCOT 4' - 0"
- UPPER LEVEL 0' - 0"



4 EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



3 EXTERIOR ELEVATION (FRONT)
Scale: 1/8" = 1'-0"

- FIBER CEMENT SIDING
- T.O. TOWER ± 24' - 0"
- T.O. PARAPET ± 21' - 8"
- EIFS
- BRICK (SOLDIER COURSE)
- T.O. ACCENT BAND 14' - 0"
- B.O. ACCENT BAND 12' - 0"
- METAL AWNING
- BRICK
- BRICK (SOLDIER COURSE)
- T.O. WAINSCOT 4' - 0"
- UPPER LEVEL 0' - 0"

Application Information

Neighborhood meeting held on March 19, 2025. Two (2) members of the public attended and expressed opposition.

Questions and topics of concern:

- Compatibility
- Noise and property value impacts
- Deviation from previously approved plans
- Redevelopment difficulties

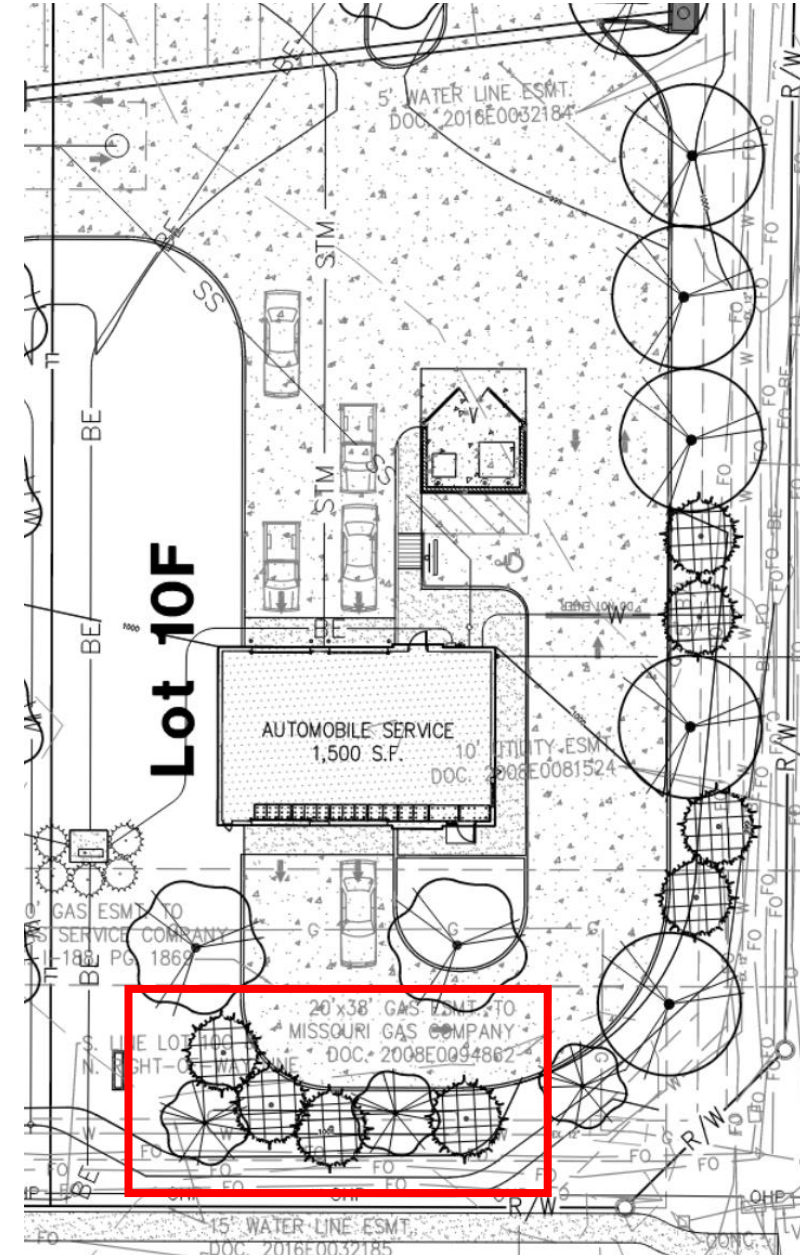
Staff has received no comments in opposition or support from the public.



Application Information

Staff worked with the applicant to address concerns regarding compatibility:

- Materials to match nearby first-tier businesses along NW Chipman Road
- Enhanced landscaping along southern P/L facing NW Chipman Road



Approval Conditions

1. Development shall be in accordance with the preliminary development plan dated of March 25, 2025.



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