



PLANNING
ENGINEERING
IMPLEMENTATION

Date: March 23, 2025

Meeting Date: March 19, 6:00 PM

Location of Meeting: Mid-Continent Public Library - Lee's Summit Branch
150 N.W. Oldham Parkway
Lee's Summit, MO 64081-1501

Project: PL2025038, Valvoline PDP

Neighborhood Attendees: Steve & Karen Baxter
611 NW Ward Road, 816-679-7611

Development Team: Daniel Finn – Phelps Engineering
John Davis – WSO Partners, LLC

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1. Steve and Karen Baxter were the only attendees of the Neighborhood Meeting.
 2. Around 6:00 PM, John Davis and Daniel Finn welcomed the attendees. The proposed project was explained as well as the City's approval process and current anticipated schedule for public hearings. The notice process and distance from project to neighbors was also discussed.
 3. Steve/Karen voiced that they felt that the proposed Valvoline business did not fit the surrounding area. They were concerned that there could be some noise issues from business operations, employees (music), etc... They also were concerned about a potential hit to the property values. They also stated that the original plan included office buildings.
 4. John explained the difficulties of the site given the limited space which results in a limited number of potential tenants. He explained that Valvoline is a great national tenant that prides itself on cleanliness. The proposed Valvoline will be a corporate run location with strict internal standards.
 5. Steve/Karen asked if there was any feedback from other neighbors.
 6. John confirmed that no other neighbors have provided any comments on the plan.

7. Steve voiced his concern that the building would not be easy to convert in the future and would always remain an oil change user.
8. John mentioned that he has worked on a previous oil change facility that was converted to a drive thru restaurant in the Kansas City area. He also discussed the proposed user being less intense on the surrounding street system compared to other potential drive thru restaurant users.
9. Steve/Karen, reiterated that their main concern was the fit of the business in the area.
10. John showed the landscape plan and explained that there will be landscaping screening along the south side of the drive to help screen the use and provide a natural buffer.
11. The meeting concluded at around 6:30 pm