



# LEE'S SUMMIT MISSOURI

## Meeting Summary

Meeting Info-PM			
Date	July 29, 2021 – Strother Conf Rm City Hall (4-5pm)		
Address/Location	Proposed Project Location - 1150 SE Blue Pkwy		
Project Title	America's Car-Mart Rezoning/SUP – PL2021203/PL2021204		
Applicant Contact Info-PM			
Name	Role	Email	Phone
Vista Del Verde HOA	Neighborhood Reps (6 total)		
City Staff Present			
Name	Role	Email	Phone
Scott Ready	Project Manager (main point of contact)	Scott.Ready@cityofls.net	
Hector Soto	Planning	Hector.Soto@cityofls.net	
Victoria Nelson	Planning	Victoria.Nelson@cityofls.net	
Sue Pyles	Engineering	Sue.Pyles@cityofls.net	

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- HOA Neighbor Reps asked about the possibility of forming a protest against the project. Staff provided information about the process and will follow-up regarding property owners within the 185' distance.
- Reps asked about the possibility of a extension for more to organize and review the project. Staff stated neighbors could ask the Planning Commissioners to consider this at the August 12th Planning Commission meeting.
- Reps asked about the potential drainage issues and runoff that would be created by the project. Staff explained APWA Section 5600 design standards required by the City which must be met; submitted engineering plans have met the criteria.
- Reps asked about the possibility of removing the proposed entrance off of SE 8<sup>th</sup> Street along the north property owner. Staff mentioned neighbors could bring this up at the PC meeting.
- Reps asked about the possibility adding additional screening along the rear of the buildings. Staff mentioned neighbors could bring this up at the PC meeting.
- Reps asked what could be done if the project is built and then closes after five years. Staff stated this would become a Neighborhood Services item per any code violations brought to their attention.



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## M I S S O U R I

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- Reps asked about the potential issues caused by the detail building's car wash. Staff explained the submitted engineering plans have met the design criteria, with the same situation as it would be for a parking lot.
- Reps asked which entity would own the proposed project, whether it's Car-Mart or a third-party. Staff stated they were not sure.
- Reps asked about the proposed exterior lighting on-site. Staff explained the submitted engineering plans have met the design criteria, including the light pole heights and the lamp head types.
- Reps stated they are concerned about the proposed detention basin and the safety of neighborhood children playing in the basin. Staff explained the submitted engineering plans have met the design criteria, with built-in mechanisms to prevent injury.
- Reps random thoughts throughout the meeting as follows:
  - We don't want it; not in L.S.
  - It's not right; it's just wrong.
  - We're furious.
  - It's already approved.
  - The proposal is ugly.
  - We pay high property taxes to live in L.S.
  - Our property values will decrease.
  - There will be too much traffic.
  - It's a cheap auto place, a crap business.
  - It's a used car lot.
  - They won't be around in 5 years.
  - Other neighborhoods would not want it next to them.
  - There's land further east that's available.
  - How about a park; how about a restaurant.
  - We're the stepchild of Lee's Summit.
  - Don't count on any more of my money or vote in support of L.S.
  - The owner of the property promised us a HOA swimming pool 35 years ago.