

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR VEHICLE SALES AND U-HAUL LEASING IN DISTRICT CP-2 ON LAND LOCATED AT 520 SW 3RD STREET FOR A PERIOD OF FIVE (5) YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2011-108, submitted by Sinclair of Lee's Summit, requesting a special use permit for vehicle sales and U-Haul leasing in District CP-2 on land located at 520 SW 3d Street, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on September 13, 2011, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on October 6, 2011, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Sections 10.450.A and 10.450.B of the Unified Development Ordinance to allow vehicle sales and u-haul leasing in District CP-2 with a Special Use Permit is hereby granted for a period of five (5) years, with respect to the following described property:

Tract I

Los 1 and 2, L.H. HIGGINS PLACE, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

Tract 11:

Beginning at a point 561.88 feet West of the Southeast corner of the Southwest Quarter of Section 6, Township 47, Range 3 1; thence West 58 feet; thence North 248.91 feet; thence East 58 feet; thence South 248.91 feet to beginning; except that part thereof dedicated for right-of-way for 3d Street.

SECTION 2. That the following conditions of approval apply:

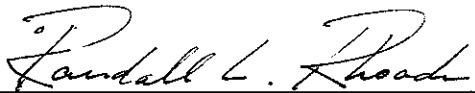
1. The special use permit shall be granted for a period of five (5) years.
2. The number of cars/vehicles for sale at any given time shall be limited to ten (10), and they shall be parked only in the spaces along the east property line and not along the SW 3rd Street frontage.
3. No U-Haul trucks shall be displayed, parked or stored on the front portion of the site, either along 3rd Street or along the east property line. All U-Haul trucks shall be stored in the rear of the site behind the building.
4. The only signage allowed on the vehicles will be limited to what is required by the State of Missouri for auto sales.
5. Parking lot screening shrubs of twelve (12) shrubs per forty (40) linear feet of street frontage shall be installed. Shrubs shall have a minimum height of two and one-half feet (2 ½) at the time of planting.

BILL NO. 11-97**ORDINANCE NO. 7100**

SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City Unified Development Ordinance, enacted by Ordinance No. 5209, and amended from time to time.

SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 6th day of October, 2011.



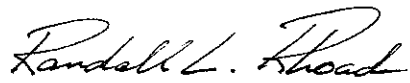
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 11th day of October, 2011.



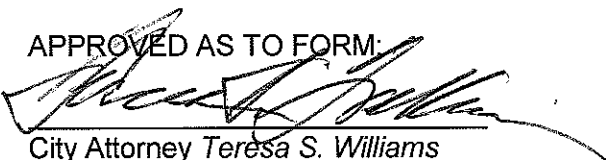
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:



City Attorney Teresa S. Williams

PRESENTED TO THE MAYOR ON THE 7th DAY OF October, 2011.

SIGNATURE REQUIRED BY THE 17th DAY OF October, 2011.

APARTMENTS

fence

fence

CLASSICS

Dumpster

U-HAUL

RECEIVED

SEP - 1 2011

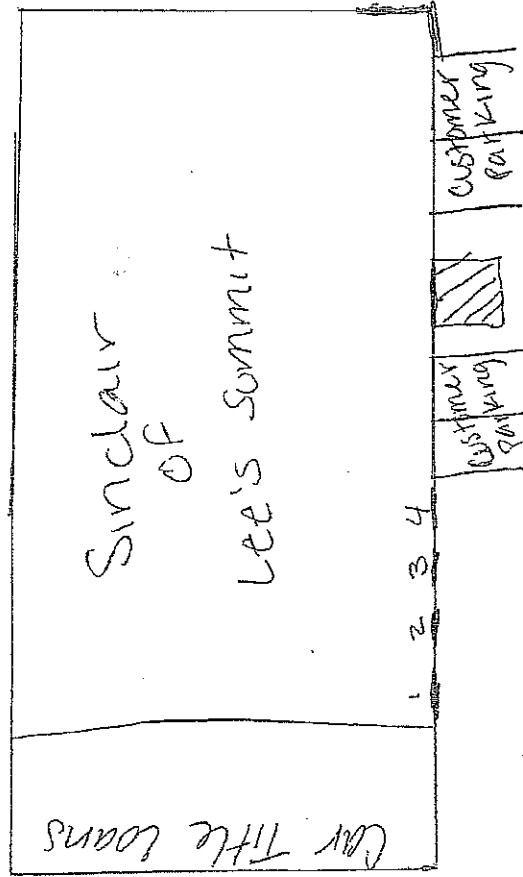
Planning & Development

- 2011-108 -

Antzuparts

customer parking

N



fish sold

**#PL2011-108 SPECIAL USE PERMIT
for vehicle sales and U-Haul Rental
Sinclair of Lee's Summit - 520 SW 3rd Street
Sinclair of Lee's Summit, applicant**

