

PLANNING AND DEVELOPMENT

**Special Use Permit
Applicant's Letter**

Date: Friday, October 18, 2013

To:

Applicant: PINNACLE INVESTMENTS LLC Email: pinnaclehomes1010@yahoo.com Fax #: (816) 525-8555

Property Owner: O REILLY AUTOMOTIVE INC Email: Fax #: <NO FAX NUMBER>

Property Owner: PINNACLE INVESTMENTS LLC Email: pinnaclehomes1010@yahoo.com Fax #: (816) 525-8555

From: Chris Hughey, Planner

Re:

Application Number: PL2013122

Application Type: Special Use Permit

Application Name: PINNACLE INVESTMENTS / AUTO SALES

Location: 516 SW 3RD ST, LEES SUMMIT, MO 64063

Tentative Schedule

Submit revised plans by noon on Tuesday, October 29, 2013 (4 paper copies, 1 reduced (8 ½ x 11 copy).

Planning Commission Meeting 11/12/2013 05:00 PM: **11/12/2013**

City Council Public Hearing 12/05/2013 06:15 PM: **12/05/2013**

City Council Ordinance 12/05/2013 06:15 PM: **12/05/2013**

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Permitting and Plan Review Division of the Codes Administration Department at 969-1200.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the Document Camera to display on the screen. Electronic presentations shall be on a laptop, CD ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s)

shall be submitted to Planning and Development staff no later than the day of the Planning Commission meeting by 4 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Certified Notices.** The applicant must mail certified letter notices to all property owners within 185 feet at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Planning and Development Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the notice sent.

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

Analysis of Special Use Permit:

Planning Review	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Corrections
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1. Property Ownership. According to Jackson County property records this site is still owned by O'Reilly Automotive. Please provide documentation of the transfer of ownership.

2. What is the anticipated number of cars for sale that will be stored on site? Staff understands this may vary from time to time.

3. For information only. Per our discussions and the application the closure of the driveways at the southeast corner of the site will be a condition of approval.

4. Accessible Parking space. As shown on the submitted plans on accessible parking space (ADA) shall be installed. The proposed location of this space is acceptable to staff. Please note the accessible parking space design requirements from Article 12 of the Unified Development Ordinance (Section 12.080).

The UDO is available at: <http://cityofls.net/Development/Zoning/Unified-Development-Ordinance.aspx>

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Applicant shall obtain a right of way permit from Public Works when closing off the entrances shown on the site plan. This permit can be obtained by calling 816-969-1800.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Fire Department- All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

It is our understanding that the building will NOT be used for automotive repair.

2. Fire Department -503.4 Obstruction of fire apparatus access roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

The placement of vehicles shall not impair fire department access to the building.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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