

PLANNING AND DEVELOPMENT

**Special Use Permit
Applicant's Letter**

Date: Friday, November 08, 2013

To:

Property Owner: MAGIC WOODS INC Email: dwood@smittyslg.com Fax #: (913) 339-6186
Applicant: THOMAS A FOURNIER Email: tomfournier@yahoo.com Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2013134
Application Type: Special Use Permit
Application Name: DAD'S GARAGE AUTO REPAIR AND SALES
Location: 1306 SW MARKET ST, Unit:C, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, November 26, 2013 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Planning Commission Meeting 12/10/2013 05:00 PM: **12/10/2013**
City Council Public Hearing 01/02/2014 06:15 PM: **01/02/2014**
City Council Ordinance 01/16/2014 06:15 PM: **01/16/2014**

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:

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| Planning Review | Christina Stanton (816) 969-1607 | Senior Planner Christina.Stanton@cityofls.net | Corrections |
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1. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

2. 185' Buffer. The required 185' buffer is from the property line, not the address. Notices must be sent to the property owners, which may not necessarily be the same as the businesses.

3. Parking. Any areas not currently striped for parking will need to be striped.

4. Provide the square footage breakdown for the repair garage, office, and showroom. In addition, provide information on hours of operation for your business and any other businesses located in the same building. If there is overlap of hours please provide an estimate of the number of vehicles typically on-site during the anticipated overlap.

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| Engineering Review | Gene Williams (816) 969-1812 | Senior Staff Engineer Gene.Williams@cityofls.net | No Comments |
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| 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.

Plans for the 2-hour fire barrier shall be submitted to the City for review and approval.

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