

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR MAJOR AUTOMOTIVE REPAIRS AND OUTDOOR SALES OF MOTOR VEHICLES/EQUIPMENT IN DISTRICT CP-2 ON LAND LOCATED AT 1000 SE BLUE PARKWAY FOR A PERIOD OF TEN (10) YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2014-004, submitted by CRB Industries, LLC , requesting a special use permit for major automotive repairs and outdoor sales of motor vehicles/equipment in District CP-1 on land located at 1000 SE Blue Parkway, 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 March 11, 2014, 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 April 3, 2014, 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 Section 10.050 and 10.450 of the Unified Development Ordinance to allow major automotive repairs and outdoor sales of motor vehicles/equipment in District CP-2 with a Special Use Permit is hereby granted for a period of ten (10) years, with respect to the following described property:

*Lot 2, FARMER'S COMMERCIAL LOTS 1 AND 2, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.*

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall cover major automotive repairs and the outdoor sale or lease of motor vehicles, to include motor homes, recreational vehicles, boats, trailers and trucks (one ton or greater) with 3 or fewer axles.
2. The parking spaces for the primary business plus the parking spaces for vehicles on display for sale shall be striped within 45 days of the approval of the special use permit, and shall be maintained in accordance with the UDO.
3. The required parking lot screening shall be installed within 45 days of the approval of the special use permit, and shall be maintained in accordance with the UDO.
4. The existing abandoned pole sign structure shall be removed within 45 days of the approval of the special use permit.
5. The special use permit shall be granted for a period of 10 years.

6. Any motor home, recreational vehicle, boat, trailer and/or large truck with three axles or fewer and more than one ton shall only be displayed in the 11 designated outdoor display parking spaces at the rear of the property depicted on the site plan, date stamped February 20, 2014, and shall be limited to no more than 3 displayed at any given time.

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, 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 3<sup>rd</sup> day of April, 2014.

  
Mayor Randall L. Rhoads

ATTEST:

  
City Clerk Denise R. Chisum

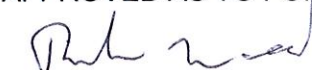
APPROVED by the Mayor of said city this 9<sup>th</sup> day of April, 2014.

  
Mayor Randall L. Rhoads

ATTEST:

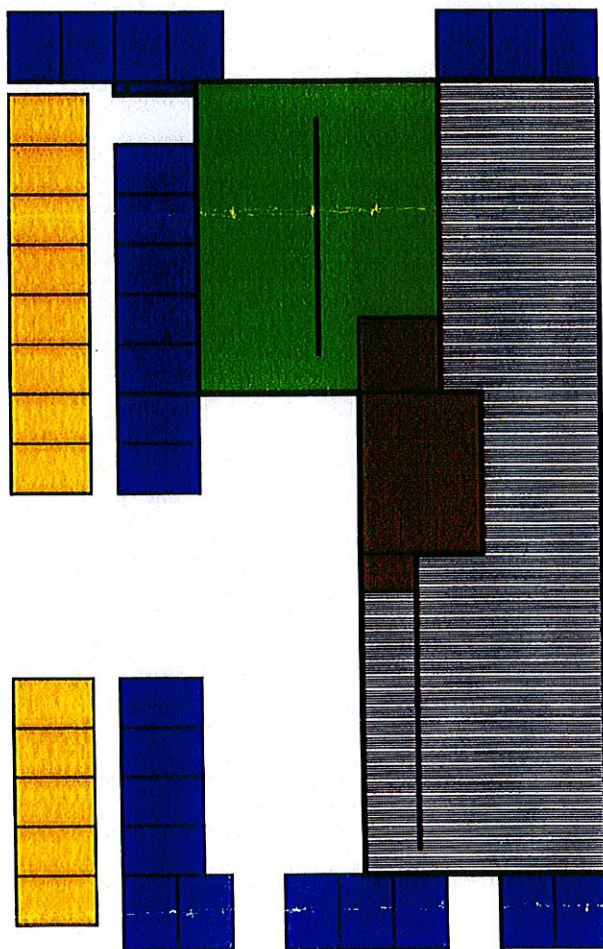
  
City Clerk Denise R. Chisum

APPROVED AS TO FORM:

  
Acting City Attorney Rich Wood

# 1000 SE Blue Parkway Special Use Permit Parking Design




Blue Parkway



## PARKING

	Required Parking Spaces	(13)	
	Outdoor Display Parking Spaces	(25)	(2137 Sq. Ft.)

## BUILDING FLOORPLAN

	Shop Area	1,254 Sq. Ft.
	Sales Floor	640 Sq. Ft.
	Vehicle Showroom	3,008 Sq. Ft.
		4,896 Sq. Ft.

RECEIVED

FEB 20 2014

Planning & Development

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**#PL2014-004 -- Special Use Permit**  
**Pit Stop Auto Detailing, 1000 SE Blue Parkway**  
**CRB Industries, LLC, applicant**

