

**PLANNING AND DEVELOPMENT**

**Special Use Permit  
Applicant's Letter**

**Date:** Friday, December 05, 2014

**To:**

**Property Owner:** SCHLOTZHAUER  
ROBERT A

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** ADAMS TOYOTA LEE'S  
SUMMIT

**Email:**  
TBOEHM@ADAMSAUTOGROUP.COM

**Fax #:** (816) 554-3758

**From:** Ron Seyl, Planner

**Re:**

**Application Number:** PL2014152

**Application Type:** Special Use Permit

**Application Name:** ADAM'S TOYOTA AUTO REPAIR AND MAINTENANCE FACILITY

**Location:** 2401 NE DOUGLAS ST, LEES SUMMIT, MO 64064

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, December 23, 2014 (4 paper copies, 1 reduced (8 ½ x 11 copy).

Planning Commission Meeting 01/13/2015 05:00 PM: **01/13/2015 12:00 AM**

City Council Public Hearing 02/05/2015 06:15 PM: **02/05/2015 12:00 AM**

City Council Ordinance 02/05/2015 06:15 PM: **02/05/2015 12:00 AM**

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**

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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**

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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 Notices.** The applicant must mail 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:

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
<b>Planning Review</b>	Ron Seyl (816) 969-1603	Planner Ron.Seyl@cityofls.net	Pending

1. Staff recommends a ten (10) year renewal on the Special Use Permit renewal request.

2. When considering any application for a special use permit, the Commission and Governing Body may give consideration to criteria outlined in the Unified Development Ordinance, Article 10. Special Use Permits. Please submit in writing, to the extent they are pertinent to this particular application, how this special use meets/compares to the listed criteria (see attached "List of Criteria" for Special Use Permits). Please contact me for any questions or concerns regarding this requirement.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Locates should be called in prior to any new plantings of trees other than small ornamentals. The City's policy is that trees should be located greater than or equal to five (5) feet from any City-owned utility such as a water line, sanitary sewer line, or storm sewer line as measured from the mature tree trunk to the outside diameter of the utility pipe or structure.

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

No Comments

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