

**PLANNING AND DEVELOPMENT**

**Special Use Permit  
Applicant's Letter**

**Date:** Friday, December 16, 2016

**To:**

**Applicant:** KANSAS CITY MOTORS LLC

Email: MARVINMCFARLANDKCMTR@YAHOO.COM

Fax #: <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC

Email:

Fax #: <NO FAX NUMBER>

**Property Owner:** MARVMAR PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

**Property Owner:** MARVMAR PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Christina Stanton, Senior Planner

**Re:**

**Application Number:** PL2016218

**Application Type:** Special Use Permit

**Application Name:** Kansas City Motors

**Location:** 708 SE OLDHAM CT, LEES SUMMIT, MO 64081  
704 SE OLDHAM CT, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by noon on Tuesday, January 03, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: December 21, 2016 at 09:00 AM

Planning Commission Meeting: January 24, 2017 at 05:00 PM

City Council Public Hearing: February 16, 2017 at 06:15 PM

City Council Ordinance: February 16, 2017 at 06:15 PM

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.

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**Electronic Plans for Resubmittal**

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level

of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns.

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## 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 Planning and Codes Administration Department at (816) 969-1200.

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## 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, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Planning and Codes Administration Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

## Notice Requirements

### 1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 185 feet from the boundaries of the property for which the application is being considered 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 Codes Administration 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 sent notice .

### 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>Planning Review</b>	Hector Soto (816) 969-1604	Planner Hector.Soto@cityofls.net	Corrections
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1. COLOR PHOTOS. Color photographs of the surrounding properties within 185' of the site shall be provided.

2. TIME PERIOD. The application does not include a requested time period for the special use permit. New construction auto sales facilities are typically granted for a period of 20 years and in some cases have been granted for a period of 30 years. The cases in which the longer 30 year time period has been granted is tied to the private financing of the project where the institution financing the development has required a certain number of years. What is the requested time period?

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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