

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AUTO SALES AND MAJOR AUTOMOTIVE REPAIR FOR PROPOSED VOLKSWAGEN OF LEE'S SUMMIT IN DISTRICT CP-2 ON LAND LOCATED AT 2225 NE INDEPENDENCE AVENUE FOR A PERIOD OF TWENTY (20) YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #2013-053 submitted by New Concepts Construction, Inc., requesting a special use permit for auto sales and major automotive repair proposed Volkswagen in District CP-2 (Planned Community Commercial District) on land located at 2225 NE Independence, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, related Application #2013-052 has been submitted and processed for the approval of a preliminary development plan in conjunction with the zoning for the subject property; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on June 25, 2013, 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 July 25, 2013, 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 10.450 and Section 9.330 of the Unified Development Ordinance to allow auto sales and major automotive repair in District CP-2 with a Special Use Permit is hereby granted for a period of twenty (20) years, with respect to the following described property:

LOT 1, SILVERTHORN INDUSTRIES, 1ST PLAT

SECTION 2. That development shall be in accordance with the preliminary development plan dated May 2, May 3, June 4 and July 25, 2013, submitted as Appl. #2013-052, subject to the following conditions of approval:

1. The roof-mounted mechanical equipment shall be screened from view.
2. Architectural metal siding as presented at the City Council hearing on July 25, 2013, shall be approved on the existing building walls.
3. Architectural aluminum paneling on the 13,596 sq. ft. new building addition shall be approved as proposed on the building elevations date stamped June 4, 2013.
4. A total of 7 wall signs shall be approved as proposed on the building elevations date stamped June 4, 2013.

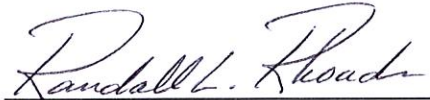
5. A total of 3 monument signs shall be approved for the site. One (1) monument sign shall be located along the Independence Avenue frontage and 2 monuments shall be located along the I-470 frontage.
6. Pole signs shall not be allowed. Free-standing signs shall be limited to monument signs.
7. All monument signs shall comply with the 16' maximum allowable height requirement.
8. The monument sign on the south side of the driveway shall be allowed an overall structure area of 79 sq. ft.
9. A revised final plat or separate document shall be required for the dedication of the necessary right-of-way for the future road improvements at the intersection of Independence Avenue and Town Centre Boulevard. The final plat shall be approved and recorded prior to the issuance any building permit.
10. The special use permit shall be granted for a period of 20 years,

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 5. 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 15th day of August, 2013.



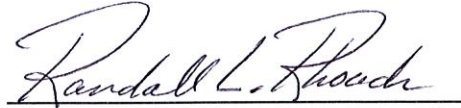
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 16th day of August, 2013.



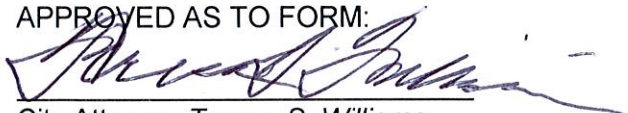
Mayor Randall L. Rhoads

ATTEST:



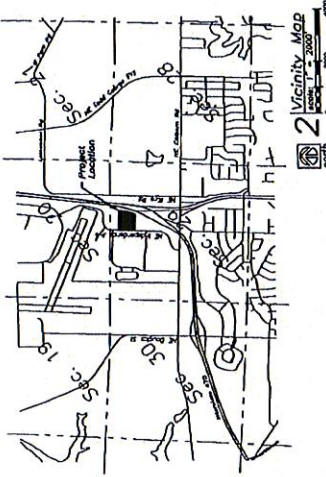
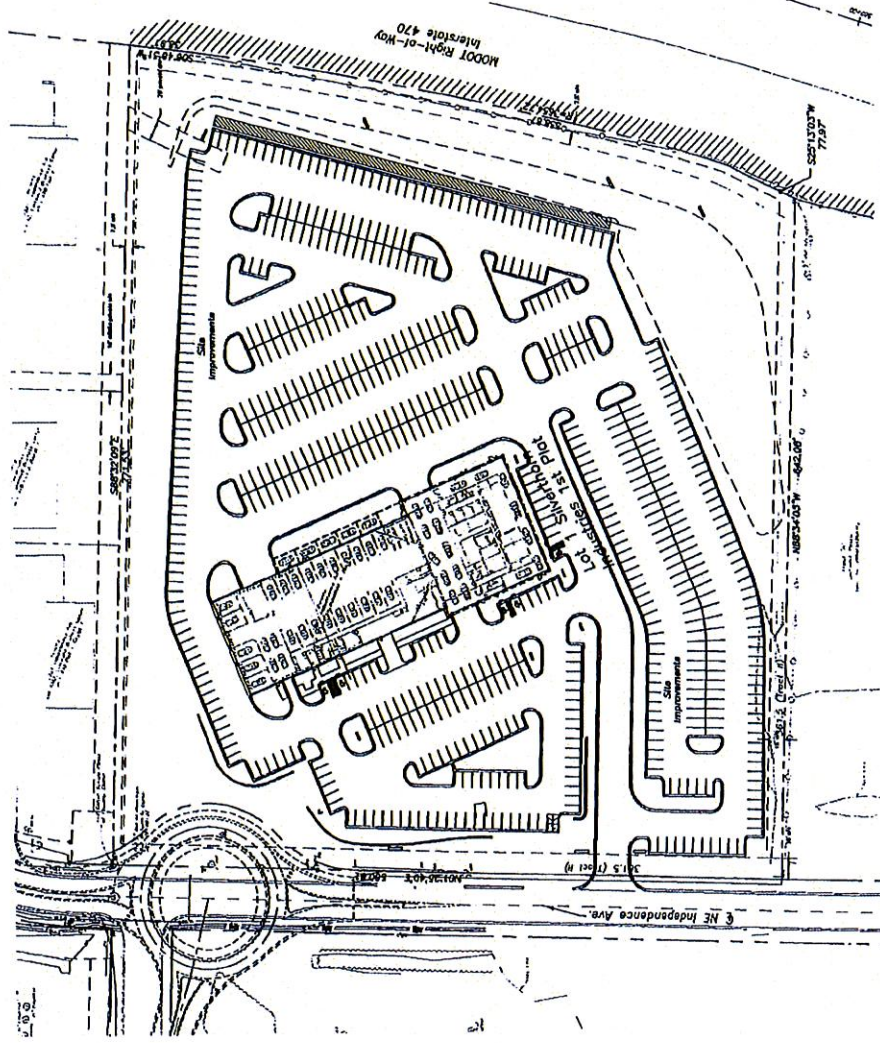
City Clerk Denise R. Chisum

APPROVED AS TO FORM:



City Attorney Teresa S. Williams

Preliminary Development Plan for
Volkswagen of Lee's Summit
2225 NE Independence Ave
Lee's Summit, Jackson County, Missouri



Local Description
LOT 1, SILVERMOON INDUSTRIES, 1ST PLAT, A SUBDIVISION OF LAND
WITHIN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Sheet Index

- C1.0 Cover Sheet
- C1.1 Site Plan
- C1.2 Demolition Plan
- C1.3 Grading & Erosion Control Plan
- C1.4 Storm Water Management Plan
- C1.5 Lighting Plan
- ATT. Schematic Design Elevations
- A2.1

Project Summary

governing municipality:
governing code:
zoning:
site area:
impervious area:
floor area ratio:
parking required:
parking provided:
stories:
building height:
existing building area:
proposed building area:
first floor area:
total area:
occupancy group:

Lee's Summit, Missouri
2008 IBC, 2006 IBC, 2006 IRC
2006 IBC, 2006 IRC, 2006 IRC
ADA

C1-2
477,499 s.f. = 10.98 acres
269,885 s.f. 58% < 60%
32,566 / 477,499 = 6.8%

21,000 s.f. of interior area area
10 spaces : 4,200 s.f.
12,500 s.f. of outdoor display
27 spaces : 80,720 s.f.
33 spaces : 110 spaces
total ADA required = 110 spaces
total ADA required = 5 spaces

627 spaces
one story + mezzanine
see schematic design elevations
18,873 s.f.
32,569 s.f.
8,474 s.f.
41,043 s.f.
B (business) /
S-1 (white report)

a building expansion and site improvements for
Lee's Summit Volkswagen
15 NE Independence Ave
Lee's Summit, Missouri

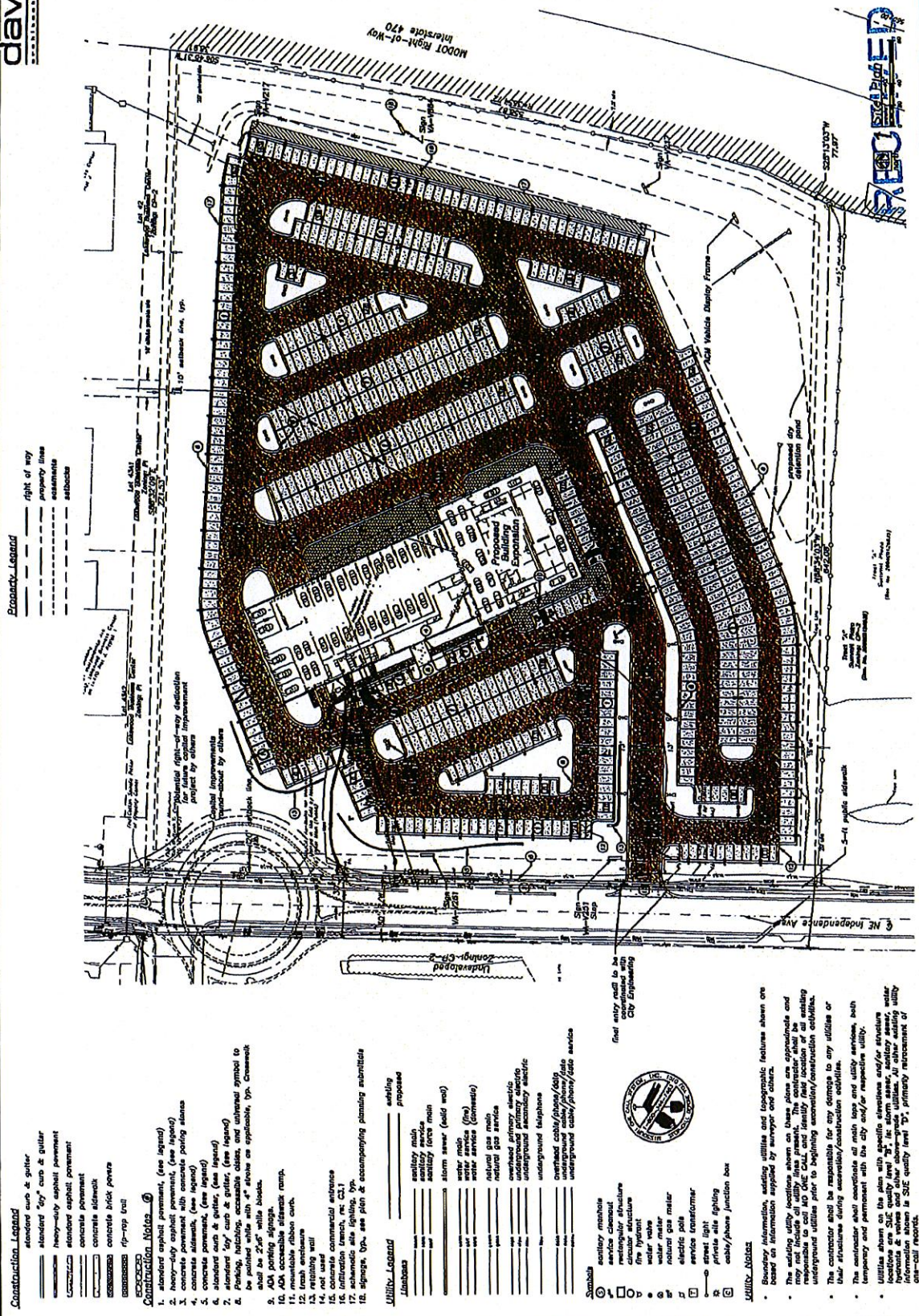
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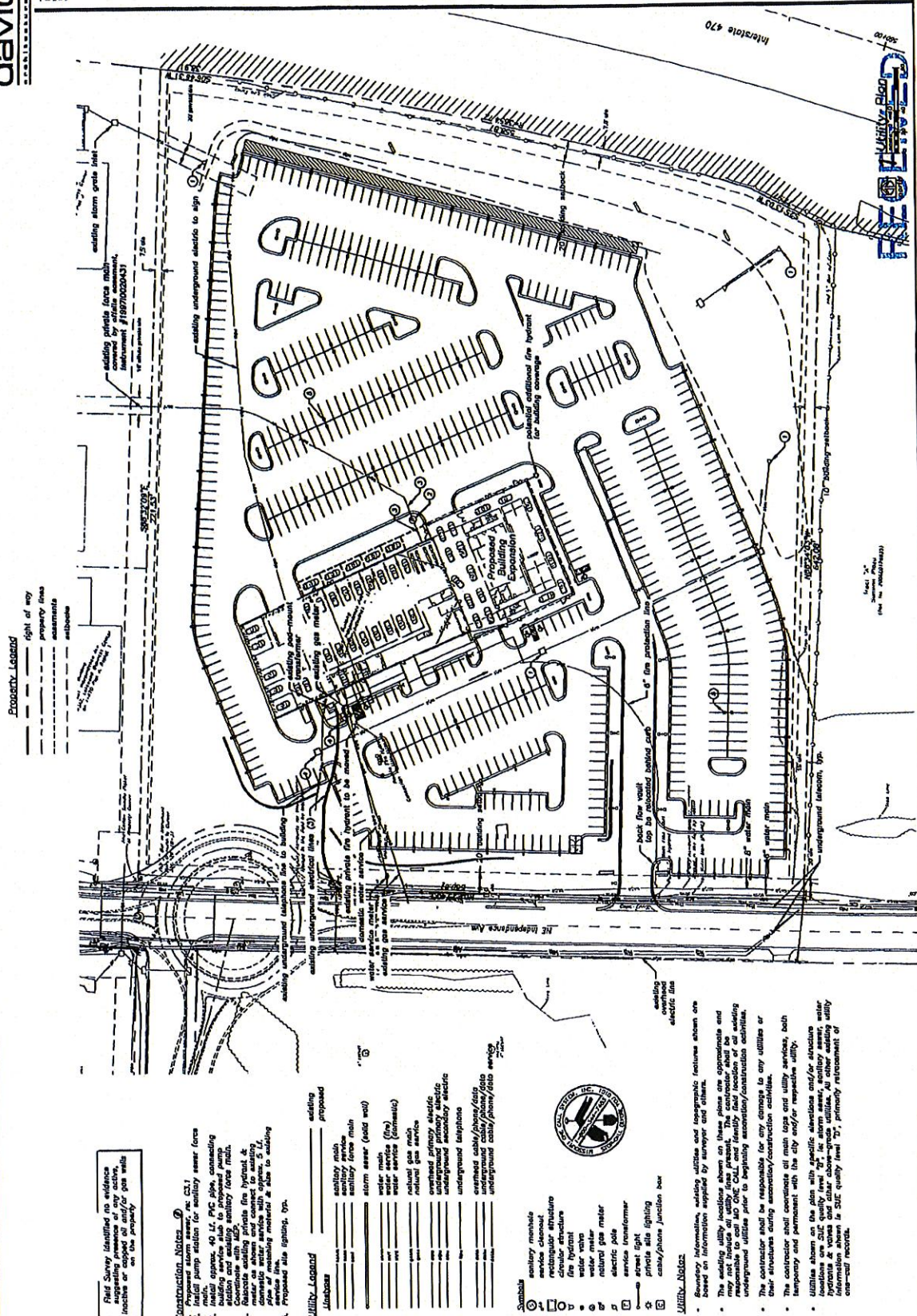
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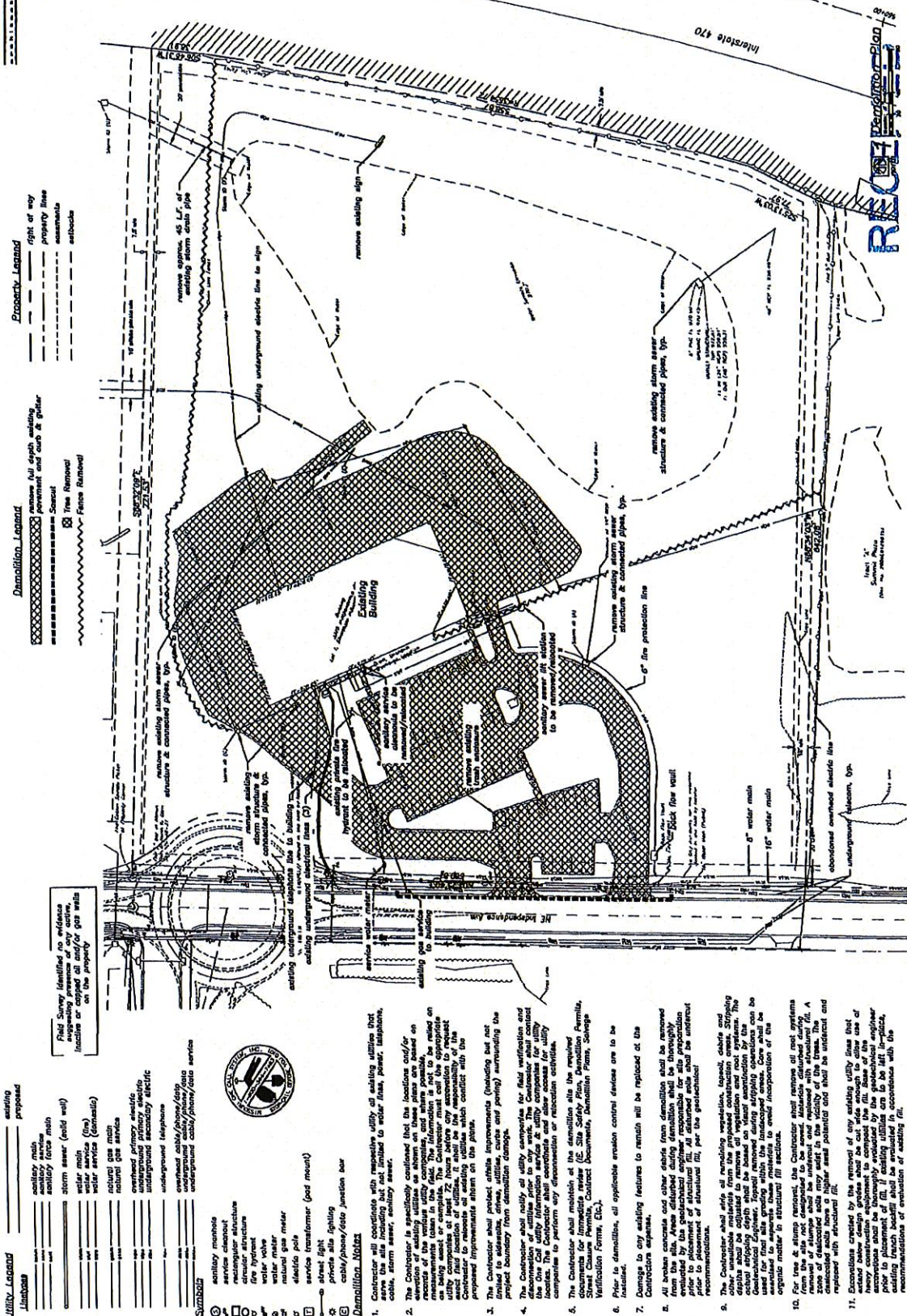
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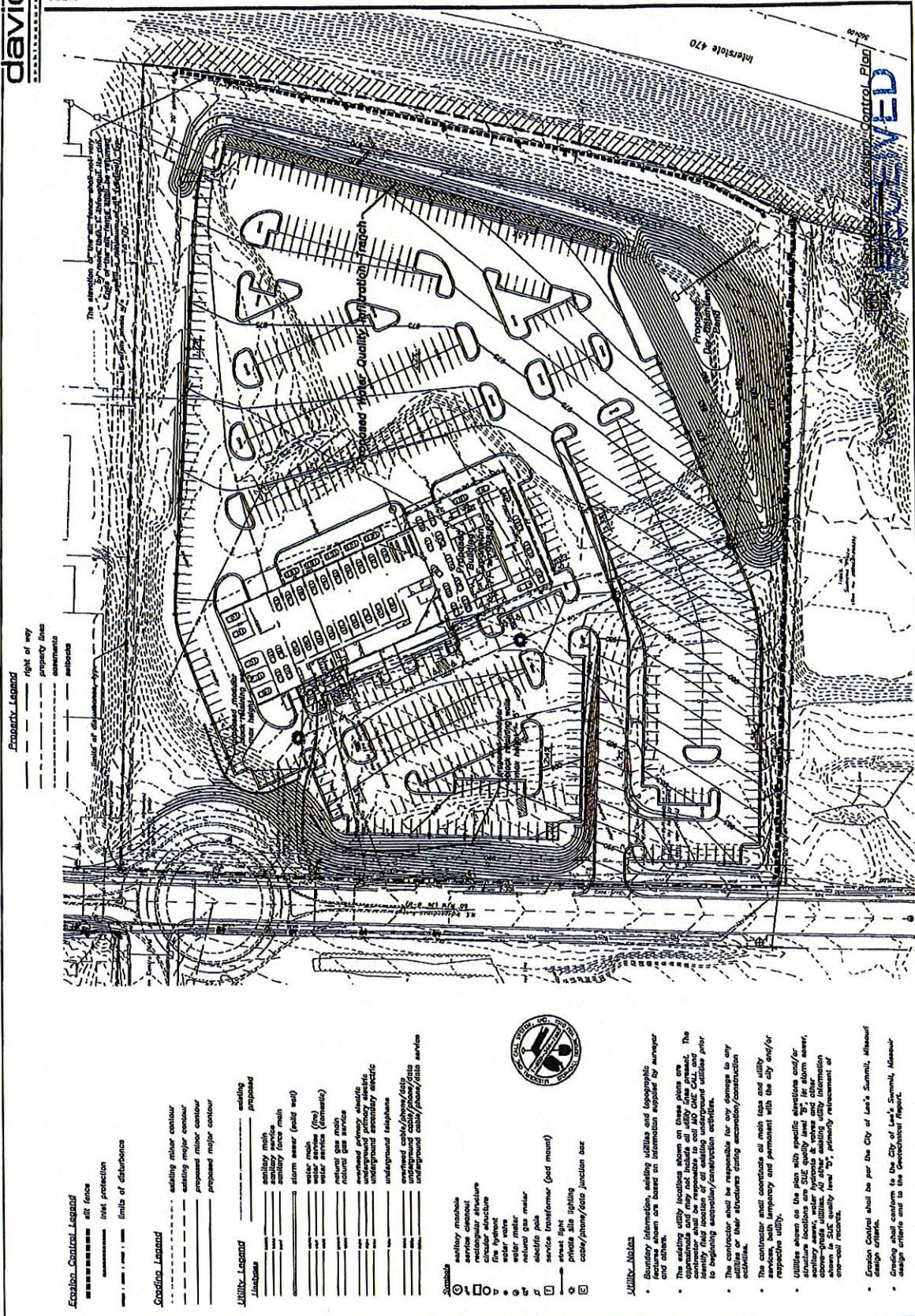
-2013-052

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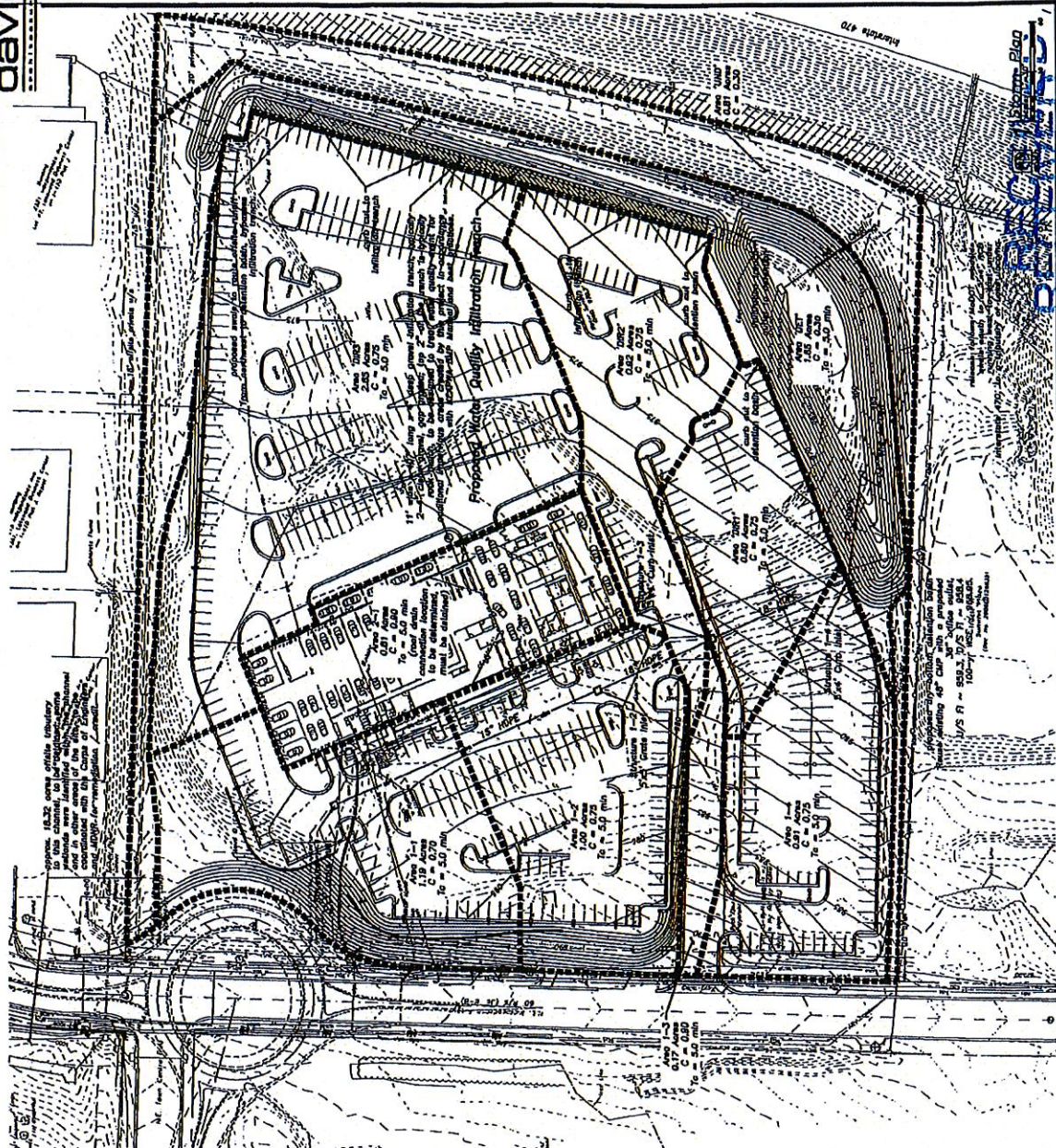






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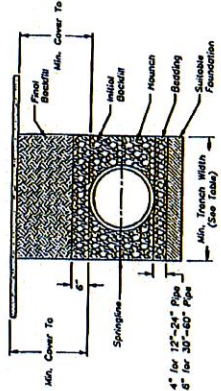
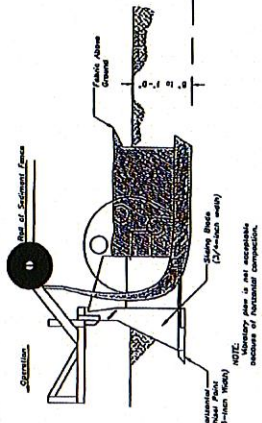
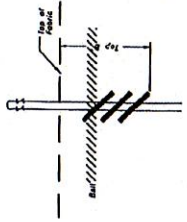
T service transformer (pad mount)
 street light
G private area lighting
C cable/phone/data junction box

UNITY - NOKAS

- **Boundary information, existing utility and topographic**
restored areas are based on information supplied by surveyor and utilities.
- The utility utility locations shown on these plans are preliminary. The contractor shall be responsible to find ONE CALL, and to be responsible to locate and mark all existing utility prior to beginning excavation/ construction activities.
- The contractor shall be responsible for any damage to any utility or their structures during excavation/construction activities.
- The contractor shall coordinate all main type and utility services, both temporary and permanent with the city and/or respective utility.
- **Utilities shown on the plan with specific locations and/or**
depths shall be protected by trench shields, trench boxes, existing wires, meter hydrants & valves and other above-ground facilities. All existing utility information shall be verified by utility map and/or, primarily referenced to one-call records.
- Storm Water design shall be per the City of Lee's Stormwater Management design criteria, except that the proposed detention pond improvements are to be designed to meet existing pond system design criteria. The detention pond shall be a stormwater system. Additionally, storm water quality improvements on the site shall be designed to meet the City of Lee's stormwater system, as opposed to a 40-year return of the 2-year storm event.

CONCRETE FENCE INSTALLATION - SLICING METHOD - NOTES:

1. Limit spacing height to 24".
2. Check back to determine side of post.
3. All concrete shall be placed in 2' or greater lifts.
4. Slower pour, slower cure.
5. No pouring over.
6. No pouring over.
7. No pouring over.

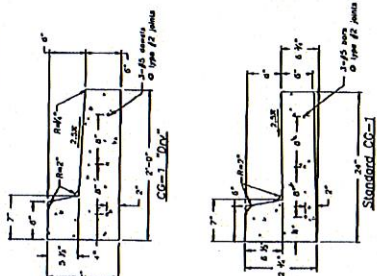


Recommended Minimum Trench Width

Pipe Diam.	Min. Trench Width
6"	23"
8"	28"
10"	30"
12"	34"
15"	38"
18"	42"
24"	48"
30"	54"
36"	60"

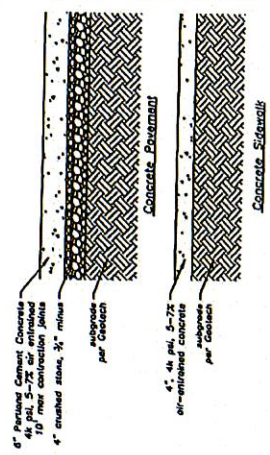
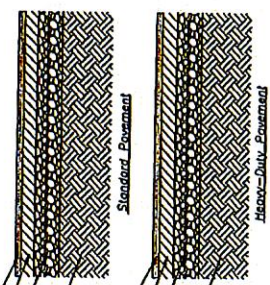
- Notes:**
1. All pipe systems shall be installed in accordance with ASTM D2231, Standard Practice for Sizing and Spacing of Thermoplastic Pipes for Sewers and Other Gravity Flow Applications - latest edition.
 2. Measures shall be taken to prevent migration of native soils into ducts installed, when required.
 3. **Excavation:** Where the trench bottom is variable, the trench shall be excavated to the lowest point of the trench and replaced with suitable material as specified by the Engineer, the material shall be compacted using a portable vibrator.
 4. **Backfill:** Backfill shall be compacted using a portable vibrator. Backfill shall be placed in lifts of 6" or less, unless otherwise noted by the Engineer. Backfill shall be compacted to a minimum density of 95% (100mm-400mm), 90% (400mm-600mm), 85% (600mm-1000mm) and 80% (1000mm-1500mm).
 5. **Initial Backfill:** Suitable material shall be placed in the trench to a depth of 6" above crown of pipe, material shall be installed as required in ASTM D2231, latest edition.
 6. **Minimum Cover:** Minimum Cover, H, in non-traffic applications (green or landscape areas) is 12" from the top of pipe to finished ground surface. Minimum Cover may be required to prevent flooding. For traffic applications, minimum cover shall be 12" up to 48" diameter pipe and 24" of cover for 48"-60" diameter pipe to top of right pavement.

1 Sediment Fence Installation - Slicing Method



- Notes:**
1. 1/2" expansion joints with 3'-6" x 2" dowels to be placed at 10' intervals. These dowels shall be grouted and wrapped on end with expansion cloth.
 2. 1/2" deep contraction joints shall be installed at 10' intervals through the entire curb section surface.
 3. Concrete shall be 44 psi, 55 to 75 air entrained.

2 HDPE Pipe Embedment



3 Type CG-1 Curb & Gutter

4 Pavement Sections

Note: Pavement sections shown for pricing - final design to be provided during project permitting.

C4-1

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2013-052

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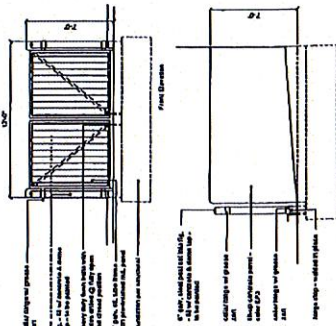
Lee's Summit Volkswagen
225 NE Independence Ave
Lee's Summit, Missouri

a building expansion and site improvements for

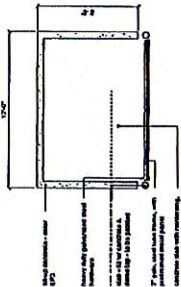
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BPP
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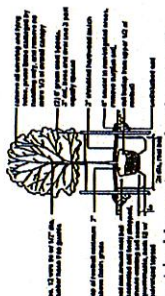
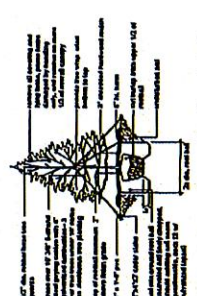
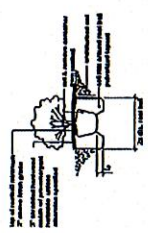
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UNIVERSITY OF CALIFORNIA, BERKELEY			
Faculty: <i>Lawrence</i>			
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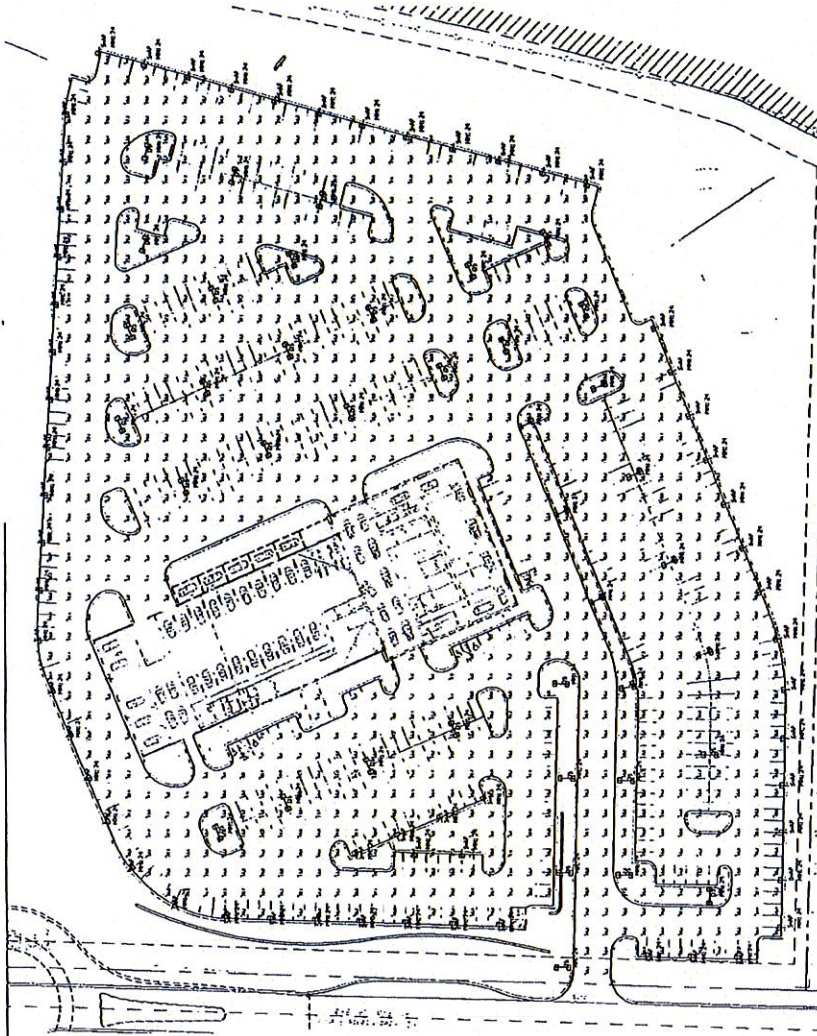
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Questions and answers

CIN7 7. ALIN

2013

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NOTES:
 LIGHT LOSS FACTOR = 0.90
 MOUNTING HEIGHT = 24' (22' POLE / 2' BASE)
 FOOTCANDLE LEVELS CALCULATED AT GRADE

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Total Lamp Lumens
	39	D5	BACK-BAK	44376
	60	S-AF	SINGLE	47664

Calculation Summary				
Label	CalcType	Units	Avg	Max
Overall Lot	Illuminance	Fc	18.90	51.8
Typ Center Lot	Illuminance	Fc	15.79	18.4
Typ Front Row	Illuminance	Fc	40.23	50.9

Based on the information provided, all dimensions and locations are approximate. The lighting layout is based on the information provided and is not a guarantee of performance. The lighting layout is based on the information provided and is not a guarantee of performance. The lighting layout is based on the information provided and is not a guarantee of performance.

PREMIER
LIGHTING & CONTROLS

LIGHTING LAYOUT FOR
Village - Lees Summit, MO

SCALE: 1" = 40'

DATE: 05/03/13

BY: [Signature]

PROJECT: PL0214-SITE-2

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MAY 03 2013

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CHARTER & ASSOCIATES
ARCHITECTS
1000 N. 10TH ST.
SUITE 100
MINNEAPOLIS, MN 55412
TEL: 612.338.1000
FAX: 612.338.1001
WWW.CHARTER-ARCHITECTS.COM

LET'S SUN UP
VOLKSWAGEN
DEALERSHIP

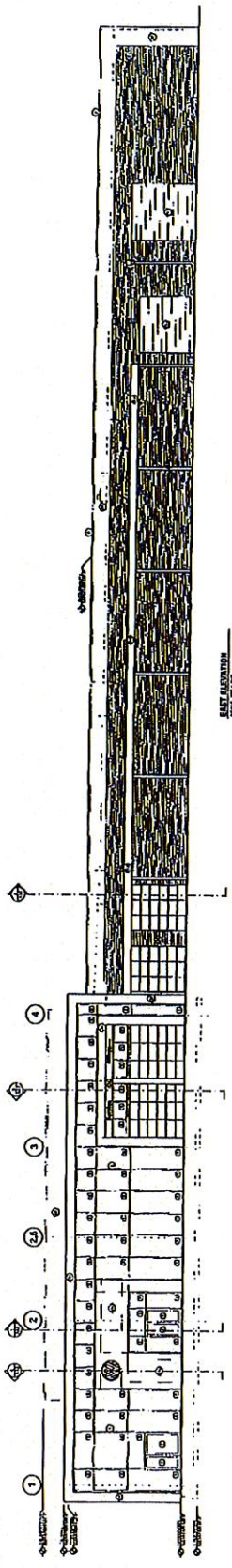
2220 NE INDEPENDENCE
AVENUE
LEWIS & CLARK, MO
64594

CONSTRUCTION
SET - 30% (REVISION)

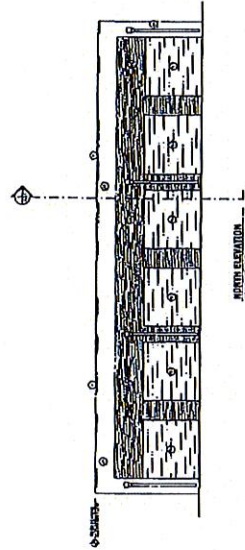
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BUILDING
ELEVATIONS

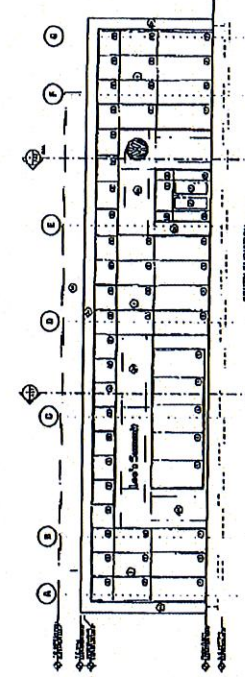
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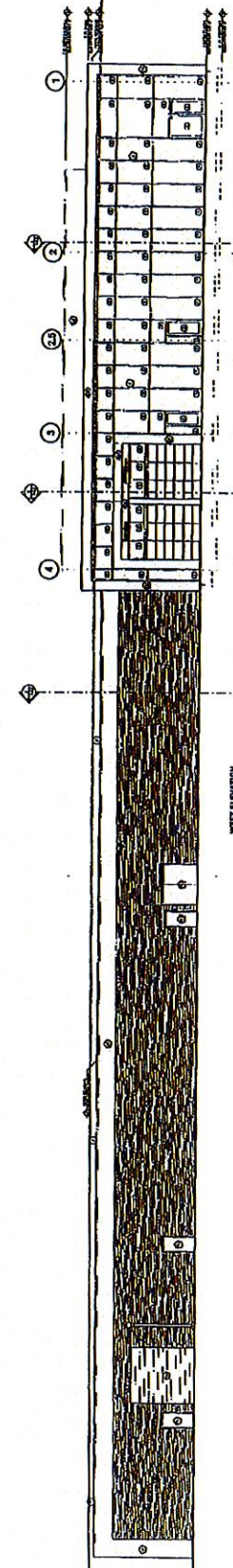
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

COLOR ELEVATION	
1	Light Gray
2	Medium Gray
3	Dark Gray
4	White
5	Black
6	Light Blue
7	Medium Blue
8	Dark Blue
9	Light Green
10	Medium Green
11	Dark Green
12	Light Yellow
13	Medium Yellow
14	Dark Yellow
15	Light Orange
16	Medium Orange
17	Dark Orange
18	Light Red
19	Medium Red
20	Dark Red

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-2013-052

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-2013-053

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Volkswagen of Lee's Summit

Exterior Rendering

SHEET NOTES
SEE M21-M23 FOR MATERIAL SCHEDULE
ALL ACM-J JOINTS TBO BY SOBOTEC

These drawings are for communication of design intent only.
These drawings are not suited or intended for construction or fabrication.



Das Auto.

R1.0 Date 03/28/2013 Issue Design Criteria Document City/State: Lees Summit, MO Project #: 12-572

EVIEW36C

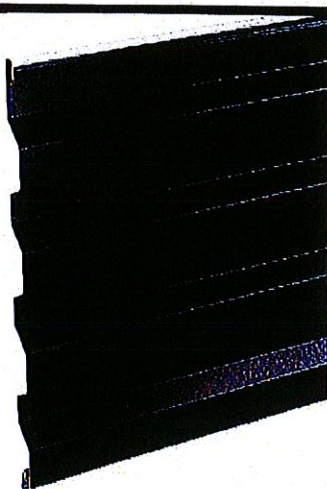
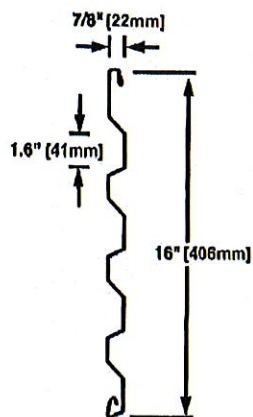


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JUL 25 2013

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Horizontal Vertical



Concept Series® Concealed Fastener Panels CS-660

Concept Series® Concealed Fastener Panels provide thousands of combinations of articulation, shadows, and sight lines, along with a complete line of design, finish, integration, special systems and detail options.



Features:

- **Substrates:**
 - Standard 24 – 18 gage G-90 galvanized steel
 - Galvanized steel, galvalume® steel, aluminex or stainless steel – optional
 - Zinc -- .039" (1mm)
- **Surface Finish:**
 - Smooth
 - Embossed
 - Zinc: Smooth only
- **Panel Depth:**
 - 7/8" [22mm]
- **Panel Width:**
 - 16" [406mm]
- **Panel Lengths**
 - 5 ft. [1.52m] to 30 ft. [9.14m] standard
 - Shorter & longer lengths available – contact CENTRIA
 - Zinc 20'-0" [6.10m] horizontal applications; 10'-0" [3.05m] vertical applications
- **Options**
 - An extended fastener leg option is for vertical applications (CS-660E), except for zinc. A clip is not needed and the panel is held in place by a screw.
 - Microline Extrusions are available that make it easy to trim around windows and doors, inside or outside corners, at the base of walls or create clean vertical joints.
 - Profile Louvers match corresponding panels and blend invisibly into a wall, eliminating visual breaks in site lines.

Product Specifications Load Span Tables Green / Sustainability
Product Options Integrated Options Coatings Promo Details

Column Covers Series 1000

Column Covers Series 2000

Column Covers Series 3000

Liner Panel L-2

Liner Panel L2-2

Liner Panel L2-3

MetalWrap

MicroLine Extrusions

MicroSeam Corners

Patent No.: US D538,948; D527,834

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**Appl. #PL2013-052 SUP and
Appl. #PL2013-053 - PRELIM DEV PLAN
2225 NE Independence Avenue,
Volkswagen;
New Concepts Construction, Inc., applicant**

