

AN ORDINANCE GRANTING A SPECIAL USE PERMIT RENEWAL FOR MAJOR AUTOMOTIVE REPAIR SERVICES IN DISTRICT PI (PLANNED INDUSTRIAL) ON LAND LOCATED AT 2401 NE DOUGLAS STREET FOR A PERIOD OF TEN (10) YEARS FROM THE PREVIOUS EXPIRATION DATE, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, on December 15, 2011 by Ordinance No. 7126, the City Council granted a special use permit for major automotive repair services for a period of three (3) years on land located at 2401 NE Douglas, and said permit expired on December 15, 2014; and,

WHEREAS, Application #PL2014-152 submitted by Adams Toyota Lee's Summit, requesting a special use permit for automotive repair services, Adams Toyota, in District PI (Planned Industrial) on land located at 2401 NE Douglas, 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 January 13, 2015, 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 February 5, 2015, 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 9.330 of the Unified Development Ordinance to allow major automotive repair in PI (Planned Industrial) with a Special Use Permit is hereby granted for a period of 10 years from the previous expiration date, to expire on December 15, 2024 with respect to the following described property:

Lot 2, Douglas Corporate Center, Lee's Summit, Jackson County, Missouri


SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be granted for a period of 10 years. All repair activities shall be conducted inside the building.
2. Inoperable vehicles, as defined in the UDO, shall not be stored in the defined employee or customer parking areas. Such storage shall be northeast of the building in the specified area shown on the submitted site plan.
3. The use shall not generate noise, odors, or fumes that can be detected beyond the walls of the building in which the use is housed.
4. Overhead doors shall remain closed to eliminate associated noise from such uses that are within 300 feet of any residential district or use.


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's Unified Development Ordinance, enacted by Ordinance No. 5209 and 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 19th day of February, 2015.


Mayor Randall L. Rhoads

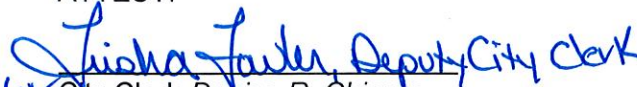
ATTEST:


for City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 20th day of February, 2015.


Mayor Randall L. Rhoads

ATTEST:

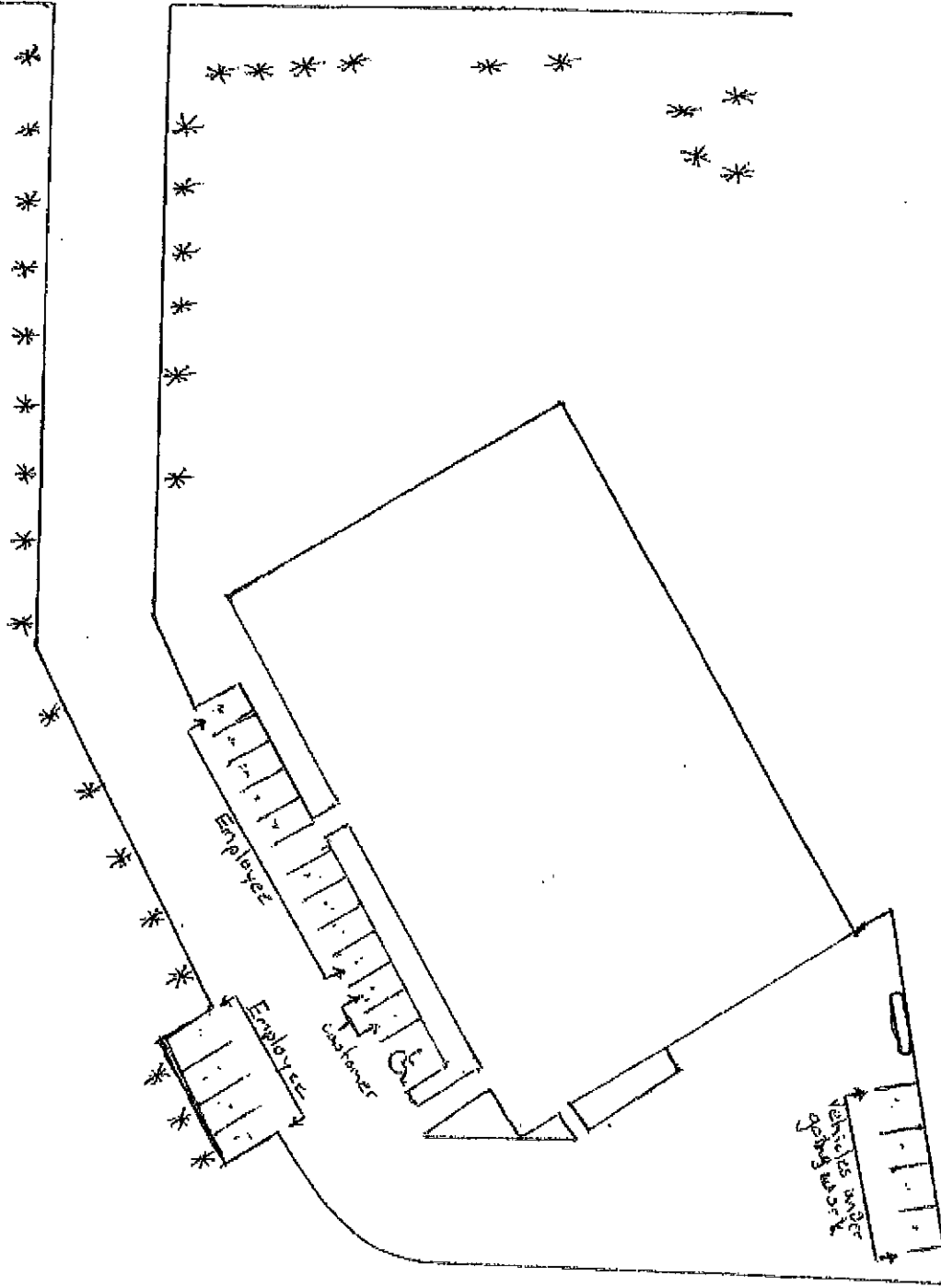

for City Clerk Denise R. Chisum

APPROVED AS TO FORM:


City Attorney Brian W. Head

NE Douglas St.

Proposed Adams Toyota Body Shop

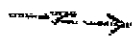


20 spaces.

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Planning & Development



**PL#2014-152 ADAM'S TOYOTA AUTO REPAIR
SPECIAL USE PERMIT RENEWAL
2401 NE DOUGLAS STREET**

