

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A MAJOR AUTOMOTIVE REPAIR SERVICES FACILITY IN DISTRICT PI ON LAND LOCATED AT 1510 SE KINGSFORT DR, PROPOSED THE RESTMOD STORE, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2019-119 submitted by The Restomod Store, LLC, requesting a special use permit for a major automotive repair services facility in District PI (Planned Industrial District) on land located AT 1510 SE KINGSFORT DR was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a special use permit by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the special use permit on June 13, 2019, and rendered a report to the City Council recommending 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 June 18, 2019, and approved a motion for a second ordinance reading to approve the special use permit for said property; and,

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 6.650 of the Unified Development Ordinance to allow for a major automotive repair services facility in District PI with a special use permit is hereby granted for a period of 10 years, with respect to the following described property:

*LOT 298, NEWBERRY LANDINGS FIRST PLAT, A SUBDIVISION IN 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.

SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 4. 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,

**BILL NO. 19-134****ORDINANCE NO. 8656**

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 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 9<sup>th</sup> day of July, 2019.

  
Mayor William A. Baird

ATTEST:

  
City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 11<sup>th</sup> day of July, 2019.

  
Mayor William A. Baird

ATTEST:

  
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

  
City Attorney Brian Head

## Description of Use Sought

The Restomod Store, LLC provides show quality restoration, customization and modernization services for classic vehicles. This includes body and paint, mechanical and interior work.

Any damaged body or structural components are properly repaired or replaced. Body customization may also be done. MIG or TIG welding may be required. The bodies are smoothed, primed and sanded to prepare for paint. They are then painted, wetsanded and polished to a show quality finish.

The mechanical services provided include motor, transmission and rear end swaps. Suspensions, brakes and fuel systems are also repaired or replaced with modern technology.

Vehicle interiors are restored to original or customized for the customer.

In order to provide these services, we will install 2 (two) four post lifts, a Kayco downdraft paint booth and an air compressor. Industrial sewing machines, welders and a variety of hand tools will be used.

We do NOT provide machine shop work, alignments, tire mounting or sandblasting.

Customer vehicles will be stored indoors. All work will be performed inside.

We request the term of use to be 50 years with the ability to renew at that time.

REVISIONS \_\_\_\_\_  
\_\_\_\_\_   
\_\_\_\_\_   
\_\_\_\_\_

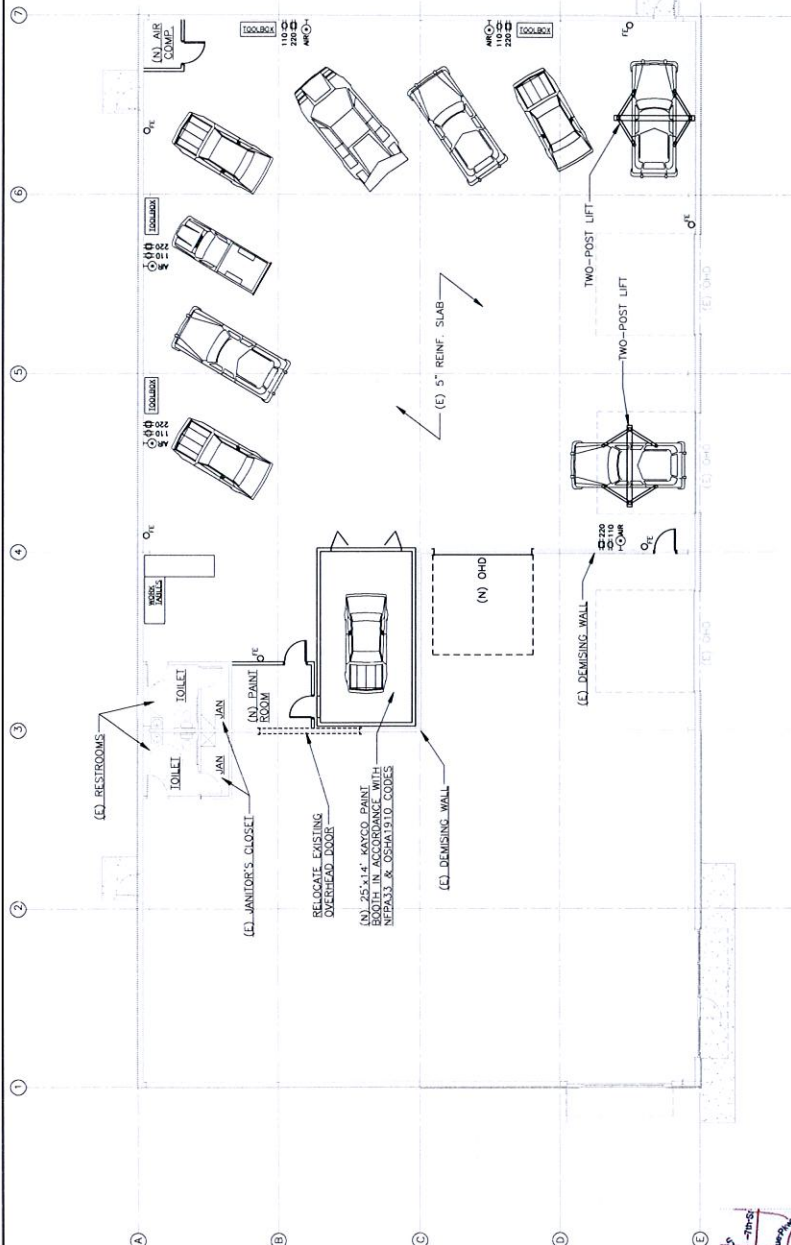
PROJECT NO. \_\_\_\_\_  
DATE 4/28/2018  
DRAWN BY: H  
CADD FILE: AI  
CITY APPLICATION # \_\_\_\_\_

REVISIONS

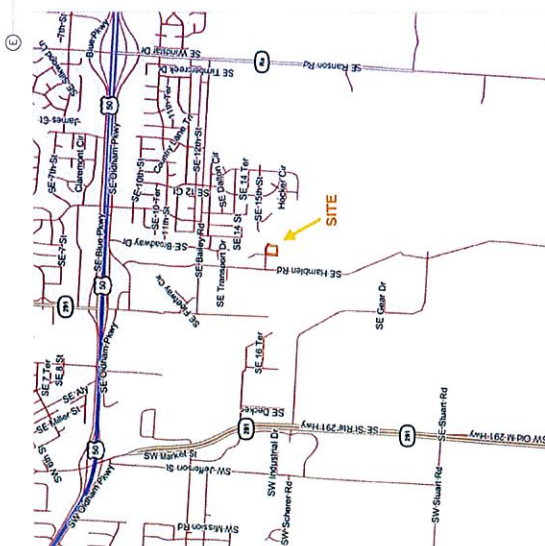
[illegible]

**HIRST** and Associates P.C.  
ARCHITECTS & PLANNERS  
C.M. HIRST  
2610 Beechwood Dr. - Lee's Summit, MO 64064-1656  
Phone: 816-225-2550  
Email: [supur@ecolod.net](mailto:supur@ecolod.net)

THE RESTOMOD STORE  
TENANT FINISH  
1510 SE KINGSPONT DR  
LEES SUMMIT, MO 64081

NEW TENANT REVISED  
FLOOR PLAN

2 LOCATION MAP



## Special Use Permits for Car, Truck, Boat & Trailer Sales

Appl. No.	Type of Sales	Applicant/Business	Address	Ord. No.	Ord. Date	Years Granted	Expiration Date	Current Status
PL2018-078	Cars	Fenton Nissan	1001 SE Oldham Pkwy	8436	8/9/2018	20	8/9/2038	In effect
PL2018-034	Cars	McCarthy Chevrolet	1000 SE Century Dr	8396	6/7/2018	13.5	11/17/2031	In effect
PL2017-257	Cars/trucks*	Geunie Auto Repair	520 SW 3rd St.	8382	4/12/2018	5	4/12/2023	In effect
PL2016-218	Cars/trucks	KC Motors	704 and 708 SE Oldham Ct.	8101	2/16/2017	10	2/16/2027	In effect
PL2016-168	Cars	Pinnacle Investments	516 SW 3rd St	8022	11/17/2016	5	12/12/2021	In effect
PL2016-077	Cars*	Midwest Tire Service	190 NW Oldham Pkwy	7941	8/4/2016	7	4/16/2023	In effect
PL2015-197	Cars	Lee's Summit Honda	301 NE Colbern Rd	7818	2/18/2016	13.5	5/13/2029	In effect
PL2015-181	Cars	Cable Dahmer Kia	400 NE Colbern Rd	7828	3/3/2016	30	3/3/2046	In effect
PL2015-042	Cars	Lee's Summit Subaru	2001 NE Independence	7654	6/18/2015	21	8/17/2036	In effect
PL2015-002	Cars/Trucks	Auto Dreams	1231 SE Century Drive	7607	4/2/2015	10	4/2/2025	In effect
PL2014-155	Cars	HMH Autosport	713 SE M-291 Hwy.	7853	2/19/2015	10	3/3/2025	In effect
PL2014-105	Cars/trucks*	Auto Clinic	957 SE Oldham Pkwy	7552	12/18/2014	10	11/18/2024	In effect
PL2014-004	Cars*	Pit Stop Auto Detailing	1000 SE Blue Pkwy	7445	4/3/2014	10	4/3/2024	In effect
PL2013-134	Cars*	Dad's Garage	1308 SW Market St	7418	1/9/2014	5	1/9/2019	In effect
PL2013-131	Cars	Capital Motors	1703 NE Rice Rd	7411	12/19/2013	10	12/19/2023	In effect
PL2013-122	Cars	Pinnacle Investments	516 SW 3rd St	7407	12/12/2013	3	12/12/2016	Expired
PL2013-114	Cars*	Empire Auto Glass	1300 SW Market St	7383	10/10/2013	5	10/10/2018	In effect
PL2013-094	Cars	Summit Autoplex	712 NW O'Brien Rd	7381	10/10/2013	10	10/10/2023	In effect
PL2013-053	Cars	Volkswagen of Lee's Summit	2225 NE Independence Ave	7352	8/15/2013	20	8/15/2033	In effect
PL2013-014	Cars/Trucks	Instant Auto	2151 NE Independence Ave	7332	5/16/2013	10	5/16/2023	In effect
PL2012-099	Cars*	Sinclair of Lee's Summit	520 SW 3rd Street	7263	12/6/2012	5	12/6/2017	In effect
PL2012-011	Cars*	Roberts Chevrolet	945 SE Oldham Pkwy	7158	3/15/2012	20	11/17/2031	In effect
PL2011-163	Cars	Dave Cross Motors	1120 NW Blue Pkwy	7163	3/22/2012	20	3/22/2032	In effect
PL2011-111	Cars/trucks	Roberts Chevrolet	950 SE Broadway Drive	7111	11/17/2011	20	11/17/2031	In effect
PL2011-097	Cars/trucks*	Jay Hatfield Mobility	1115 SW Oldham Parkway	7106	11/3/2011	7	11/3/2018	In effect
2010-048	Cars*	Herrington Automotive	201 SE Green Street	6981	10/7/2010	5	10/7/2015	Expired
2010-054	Cars	Pickard Auto Sales	1 SE 30th St	6990	11/4/2010	10	9/21/2020	In effect
2010-027	Trucks	KC Wholesale	4244 NE Port Drive	6948	6/17/2010	10	6/17/2020	In effect
2009-091	Cars/trucks	KGP Properties, LLC	453 SE Oldham Pkwy	6857	11/19/2009	10	11/19/2019	In effect
2009-059	Boats	Summit Boats and Gear	1012-A NE Jib Court	6836	10/1/2009	10	10/1/2019	In effect
2009-003	Cars*	Midwest Tire Service	190 NW Oldham Pkwy	6779	4/16/2009	7	4/16/2016	Expired
2007-238	Cars/trucks	McLarty Satellite Parking	1101 SE Oldham Pkwy	6581	02/07/2008	12	11/18/2020	In effect
2007-151	Cars/trucks	PRO Leasing Investments, LLC	1343 NW Main Street	6511	10/18/2007	10	10/18/2017	In effect
2007-051	Cars/trucks	Nissan	1025 SE Oldham Pkwy	6426	6/21/2007	20	6/21/2027	In effect
2007-010	Cars/trucks	Bob Sight Ford	607-615 NW Blue Pkwy	6384	4/26/2007	20	4/26/2027	In effect
2006-255	Trailers	Croft Trailer, Inc	2401 SE M-291 Hwy	6327	1/4/2007	20	1/4/2027	In effect
2006-223	Cars	Cooper Auto Service	501 SE Oldham Pkwy	6350	3/1/2007	10	3/1/2017	In effect
2006-149	Cars/trucks	Blue Ridge Mazda	975 SE Oldham Pkwy	6288	10/19/2006	20	10/19/2026	In effect
2006-093	Cars/trucks	Lee's Summit Subaru	2031-2055 NE Independence Ave.	6257	8/17/2006	30	8/17/2036	In effect
2006-075	Cars	Wise Rental	1650 SW Market St	6320	12/21/2006	10	12/21/2016	Expired
2003-098	Cars	Lee's Summit Mitsubishi	1001 SE Oldham Pkwy	5561	7/17/2003	20	7/17/2023	In effect
2000-095	Cars	Jay Wolfe Dodge	1051 SE Oldham Parkway	5066	11/16/2000	20	11/16/2020	In effect
2000-148	Cars	Ray Adams Toyota	501 NE Colbern Road	5020	8/17/2000	30	8/17/2030	In effect
1999-010	Cars	Stadium Honda	401 NE Colbern Rd.	4782	5/13/1999	30	5/13/2029	In effect
1987-052	Cars	Dave Cross Motors	700 NW Blue Pkwy.	3067	11/10/1987	30	11/10/2017	In effect

\* Accessory use

Summary:

5 for 30 years 1987-2016 - new car dealerships in 470/Colbern area-Toyota, Honda, Subaru, Kia; plus Dave Cross (on Chipman)

11 for 20 years 2000-2013 - new car dealerships on 50 Hwy-Dodge, Mitsubishi, Mazda, Nissan, Roberts Chevrolet; plus Summit Ford, Croft Trailer, Dave Cross

1 for 21 years 2015

2 for 13.5 years

1 for 12 years 2008

1 for 10 years 2017

14 for 10 years 2004-2015 - used cars, boats, wholesale, accessory to repair use

3 for 7 years 2009-2016

1 for 5 years 2016 - used cars

5 for 5 years 2010-2018 - used cars-accessory

1 for 3 years 2013 - used cars



**Continued Appl. #PL2019-119 – SPECIAL USE PERMIT  
for automobile sale and major automotive repair  
1510 SE Kingspoint Dr.  
The RestoMod Store, LLC, applicant**

