

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AUTOMOTIVE SALES IN DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL) ON LAND LOCATED AT 2150 NE INDEPENDENCE AVE FOR A PERIOD OF THIRTY (30) YEARS, ALL IN ACCORDANCE WITH CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2020-045 submitted by Lee's Summit Town Center, LLC, requesting a special use permit for automotive sales in District CP-2 on land located at 2150 NE Independence Ave 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 May 14, 2010, 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 June 9, 2020, 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 6.1050 of the Unified Development Ordinance to allow auto sales in District CP-2 with a Special Use Permit is hereby granted for a period of thirty (30) years from the approval date of this ordinance, with respect to the following described property:

*A part of the Northeast Quarter of the Northwest Quarter, Section 29, Township 48 North, Range 31 West, Lee's Summit, Jackson County, Missouri, described as follows:*

*Commencing at the Northeast corner of the Northwest Quarter of said Section 29; thence S 1°35'52" W along the East line of the Northeast Quarter of the Northwest Quarter for 991.63 feet for the Point of Beginning; thence S 1°35'52" W continuing along said East line for 330.00 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter; thence N 88°15'22" W along the South line of the Northeast Quarter of Northwest Quarter for 561.55 feet to the Southeast corner of LEE'S SUMMIT TOWN CENTRE, LOT 1 & LOT 2, a subdivision of record; thence N 1°42'31" E along the East line of said subdivision for 330.00 feet; thence S 88°15'22" E for 560.91 feet to the Point of Beginning. Subject to the road right-of-way of Independence Avenue. Containing 4.25 acres more or less.*

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the 20' vehicle display area setback requirement, to allow a 17'-11" setback from the north property line.
2. The special use permit shall be granted for a period of thirty (30) years.

**BILL NO. 20-98**

**ORDINANCE NO. 8904**

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 Unified Development Ordinance, of the Code of Ordinances of the City of Lee's Summit.

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 11<sup>th</sup> day of  
June, 2020.



Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 17<sup>th</sup> day of June, 2020.



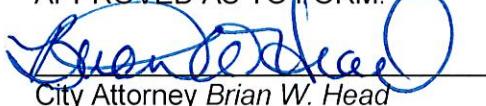
Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:



City Attorney Brian W. Head

# Commercial Preliminary Development Plan for

## Detail Facility – Balderton

Section 29, Township 48 North, Range 31 West  
City of Lee's Summit, Jackson County, Missouri



2  
Vicinity Map

Utility Contact

Sentinel – City of Lee's Summit – phone (816) 989-1900

Water – City of Lee's Summit – phone (816) 989-1900

Storm Sewer – City of Lee's Summit – phone (816) 989-1900

Electric – Energy – phone (800) 471-5275

Gas – Sante – phone (816) 256-5322

Telephone – AT&T – phone (800) 464-7978

Cable – Spectrum – phone (816) 359-8813

Symbol

sanitary manhole

service connection

fire hydrant

water valve

water meter

backflow preventer

natural gas meter

service transformer (pad mount)

primary switch gear

light pole

catch/bench/data junction box

street sign

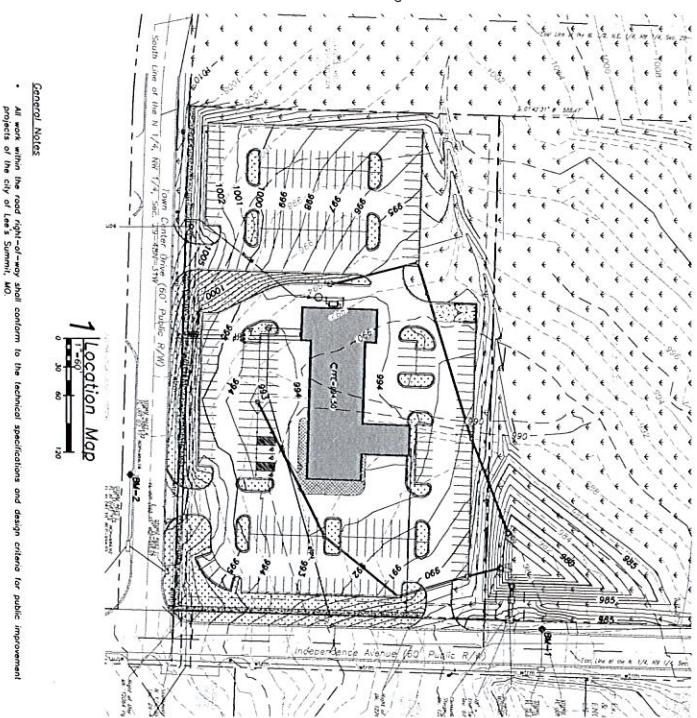
pedestrian street light

electric pole

utility wire

end section

General Notes



1  
Location Map

Project Information	
governing municipality	Lee's Summit, Missouri
zoning	GP-2
site area:	~175,305 s.f. or ~20 acres
improvement area:	124,311 s.f., 75% or 93,000 s.f.
green space:	51,003 s.f., 25% or 40,000 s.f.
total building area:	15,932 s.f.t.
required parking:	general establishment
5 parking spaces per 1,000 s.f.t.	
5 x 16,000 s.f. = 80 parking spaces	
actual parking on site:	222 parking spaces

actual parking on site

222 parking spaces

general notes

## Street Index

Civil Engineer:  
Davidson Architecture & Engineering, LLC  
Attn: Paul A. Miller, P.E.  
4307 Huron Creek Parkway  
Phone: 816.451.5100  
Email: Paul@Davidson.com

## Owner Information

Lee's Summit Auto Center, LLC  
2000 New South Drive Road  
Lee's Summit, MO 64132



Commercial Preliminary Development Plan for  
Automotive Detail Center  
2150 NE Independence Ave  
Lee's Summit, Missouri 64064

dated 02/21/2020  
by David A. Miller, P.E.  
SLLM and Co., Inc.  
Professional Engineers  
and Land Surveyors  
Architectural Services  
Civil Engineering Services  
Land Surveying Services  
Commercial Real Estate Services  
Geotechnical Services  
Construction Project Management  
Environmental Services  
Land Development Services  
Planning Services  
Zoning Services

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## Commercial Preliminary Development Plan for

## Automotive Detail Center

2150 NE Independence Ave  
Lee's Summit, Missouri 64064

dated 03/24/2020  
by David A. Miller, P.E.  
SLLM and Co., Inc.  
Professional Engineers  
and Land Surveyors  
Architectural Services  
Civil Engineering Services  
Land Surveying Services  
Commercial Real Estate Services  
Geotechnical Services  
Construction Project Management  
Environmental Services  
Land Development Services  
Planning Services  
Zoning Services

C1.0  
drawing date  
03/24/2020  
preliminary  
product number  
19076







### Local Restrictions:

**BLR-1** Storm Structure, Atticade Cover

Deviation: 300-24-05

N: 10-3482-137G

E: 28-72-61-0505-06

BLR-2 Storm Structure, Atticade Cover

N: 10-3484-7454

E: 28-71-61-0101-01

### Grading Legend:

existing minor contour

existing major contour

proposed minor contour

proposed major contour

existing

proposed

### Property Legend:

right of way

property lines

structures

watercourse

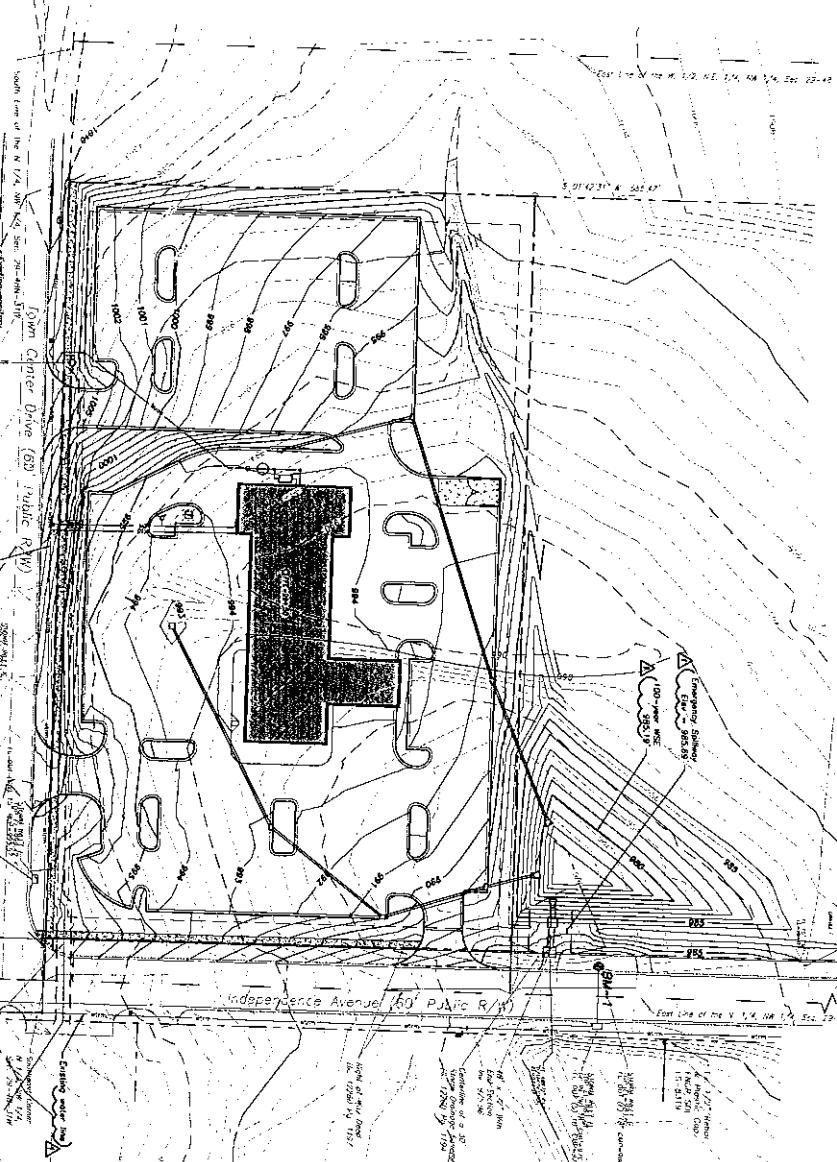
### Water Legend:

existing

proposed

### Landmarks:

boundary lines  
storm sewer (existing)  
storm sewer (proposed)  
storm sewer (proposed)  
storm sewer (proposed)  
water main  
water main (existing)  
water main (proposed)



Commercial Preliminary Development Plan for  
**Automotive Detail Center**  
2150 NE Independence Ave  
Lee's Summit, Missouri 64064

dated 01-24-2020

drawn by

checked by

supervised by

signed by

filed by

date 01-24-2020



**C2.1**

sheet number  
drawing date  
preliminary  
product number  
15076



**davidson**

Architectural  
Engineering  
Surveying  
Planning  
Landscape  
Construction  
Management

Architectural  
Engineering  
Surveying  
Planning  
Landscape  
Construction  
Management



Local Boundaries: **BL-1**

**BL-1** - Storm Structure, Monolithic Cover  
Elevation: 984.00' CO  
N. 101.942° E. 112.24'  
E. 202.340° N. 24.354'  
N. 101.940° E. 24.354'  
E. 202.340° N. 0.01'

**Grading Legend**

- - - - - existing minor contour
- - - - - existing major contour
- - - - - proposed minor contour
- - - - - proposed major contour
- - - - - proposed

**Utilities**

- - - - - sanitary main
- - - - - sanitary service
- - - - - storm sewer (existing)
- - - - - storm sewer (existing, proposed)
- - - - - storm sewer (proposed)
- - - - - water main (existing)
- - - - - water main (proposed)
- - - - - water main (existing, proposed)
- - - - - water main (proposed)
- - - - - utility gas main
- - - - - utility gas service
- - - - - underground primary electric
- - - - - overhead primary electric
- - - - - overhead electric
- - - - - underground secondary electric
- - - - - overhead secondary electric
- - - - - utility fiber optic
- - - - - utility power lines
- - - - - utility service
- - - - - utility service (existing)
- - - - - utility service (proposed)

**Erosion Control Legend**

- Existing Contour Line**
- Proposed Contour Line**
- Proposed Site Lines**
- Proposed Site Areas**
- Proposed Site Protection**
- Proposed Site Areas**
- Proposed Site Protection**
- Proposed Site Protection**
- Proposed Site Protection**
- Proposed Site Protection**

**Existing Legend**

- - - - - point of way
- - - - - property lines
- - - - - easements
- - - - - setbacks

**Proposed Legend**

- - - - - point of way
- - - - - property lines
- - - - - easements
- - - - - setbacks

**Symbols**

- (C) utility manhole
- (C) service chamber
- (Cm) force main/branch valve
- (Cn) rebar structure
- (Ct) curb structure
- (F) fire hydrant
- (G) water well
- (H) water meter
- (L) backflow preventer
- (M) natural gas meter
- (P) service transformer (load manual)
- (S) property switch gear
- (T) pump
- (U) curb/gutter/curb junction box
- (W) street light
- (X) pedestrian street sign
- (Z) electric pole
- (D) fire hydrant
- (D) water meter

After mass grading & construction of curb and gutter, initial soil protection, to be maintained throughout project duration. Up to 18 inches per City Standards.

Prior to land disturbance activities, soil and material temporary construction enhancement shall be provided. This may include, but not limited to, a geotextile, geogrid, or other geosynthetic material, and rock, and removed for object removal.

1. Prior to land disturbance activities, soil and material temporary construction enhancement shall be provided. This may include, but not limited to, a geotextile, geogrid, or other geosynthetic material, and rock, and removed for object removal.

2. After mass grading & construction of curb and gutter, initial soil protection, to be maintained throughout project duration. Up to 18 inches per City Standards.

3. △

Commercial Preliminary Development Plan for

## Automotive Detail Center

2150 NE Independence Ave  
Lee's Summit, Missouri 64064

date

04-21-2020

drawn by

SLM

checked by

PJ

revised by

PL

signed by

PL

1



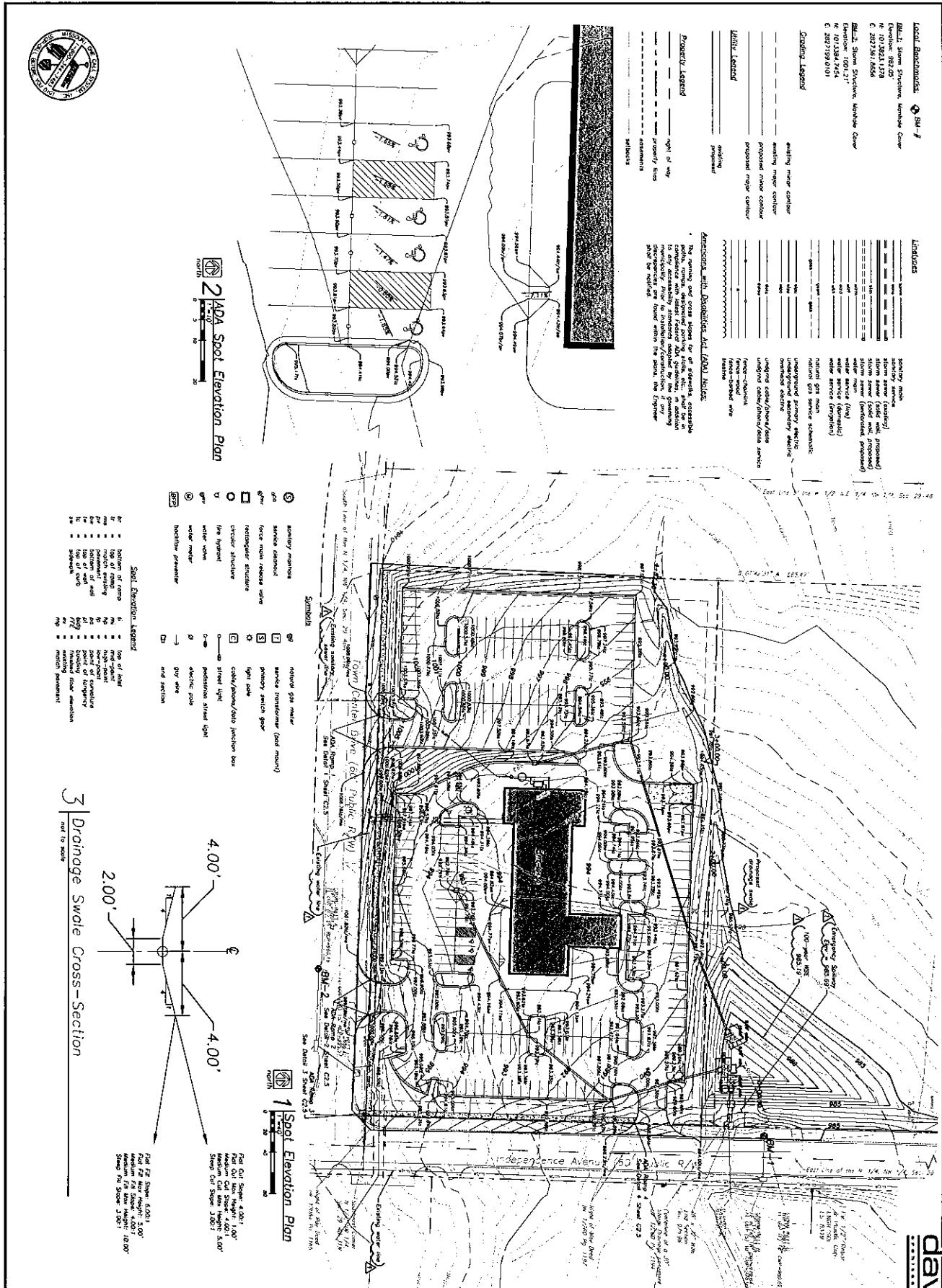
**C2.3**

drawn by  
preliminary  
engineer

03-24-2020

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Architects • Engineers • Land Surveyors  
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**Commercial Preliminary Development Plan for**  
**Automotive Detail Center**  
**2150 NE Independence Ave**  
**Lee's Summit, Missouri 64064**

**C2-4**

**Stamp:** *Davidson*  
 Commercial Preliminary Development Plan  
 Lee's Summit, Missouri  
 Date: 02-27-2020  
 Drawing No.: C2-4  
 Sheet No.: 1  
 Scale: 1" = 50'-0"

**Stamp:** *Davidson*  
 Commercial Preliminary Development Plan  
 Lee's Summit, Missouri  
 Date: 02-24-2020  
 Drawing No.: C2-4  
 Sheet No.: 1  
 Scale: 1" = 50'-0"

**Local Benchmark:** BM-#

BM-1, Storm Structure, Monroe Creek

Direction: N 103.823 E 177.88

Alt: 1013.894 ft MSL

Ref: 2827501-0655

El: 2827501-0650

N: 1013.894 ft MSL

E: 2827501-0651

**Grounding Legend:**

- existing minor contour
- existing major contour
- - - proposed minor contour
- - - proposed major contour
- - - - existing
- - - - proposed

**Property Legend:**

- right of way
- property lines
- boundaries
- easements
- roads

**Utilities:**

- utility main
- utility service
- storm sewer (existing)
- storm sewer (existing and new, proposed)
- storm sewer (new, constructed, proposed)
- water main (new)
- water service (existing)
- water service (new)
- natural gas main
- natural gas service
- electric main
- underground secondary electric
- overhead electric
- cable/satellite/phone
- unspliced cable/satellite/phone/phone/phone
- antenna
- antenna
- buried wire

**Symbol:**

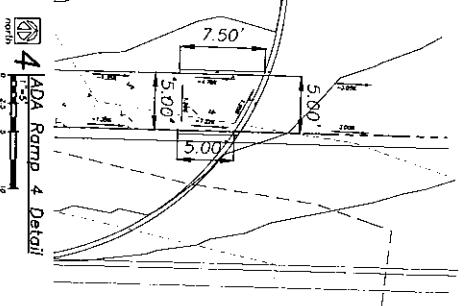
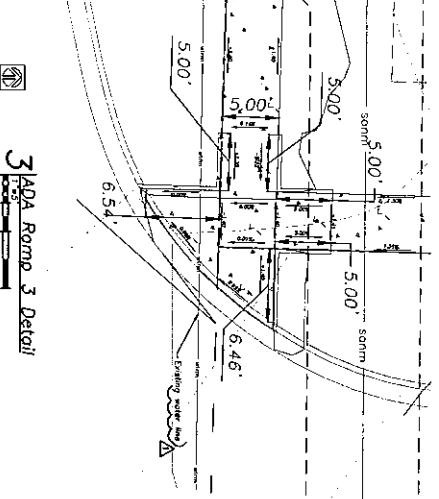
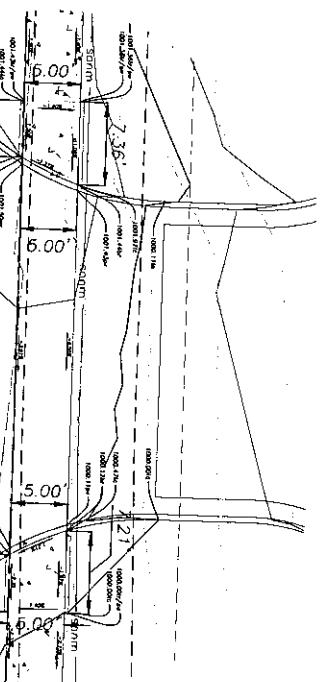
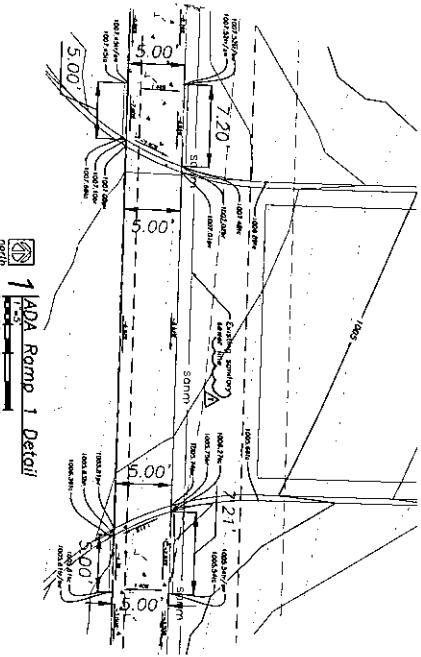
- (C) cemetery/mausoleum
- (C) service chamber
- (C) water main valve
- (C) rectangular structure
- (C) circular structure
- (C) tree support
- (C) water valve
- (C) water meter
- (C) electric/generator
- (C) natural gas meter
- (C) service transformer (post mount)
- (C) primary switch gear
- (C) pump
- (C) cable/satellite/phone junction box
- (C) street lamp
- (C) pedestrian street light
- (P) electric pole
- (W) guy wire
- (S) end section

**Surface Elevation Legend:**

- Ir = bottom of ramp
- Tr = top of ramp
- H = top of hill
- R = roof point
- P = point of projection
- B = bottom of bank
- D = depth of cut
- Sp = shoulder
- mp = manhole
- pd = manhole cover

**ADAS with Guidelines Acc (GDA) Notes:**

- \* The running and cross sections for all dimensions, gradeable areas, and elevations are to be taken from the GDA notes. Any discrepancies with figures found in the drawings or any discrepancies with figures defined by the engineering firm will be resolved by the engineer and architect. Any changes made will be done in the drawings and the architect will be advised.



Commercial Preliminary Development Plan for

**Automotive Detail Center**

2150 NE Independence Ave  
Lee's Summit, Missouri 64064

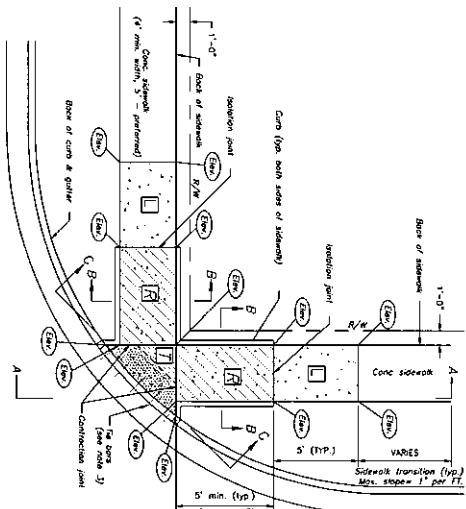
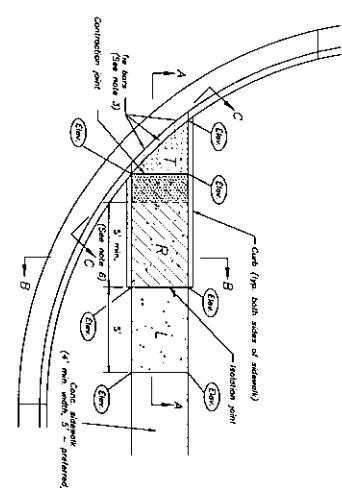
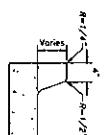
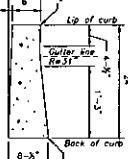
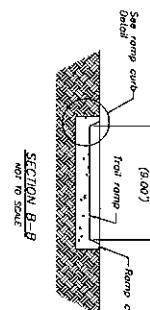
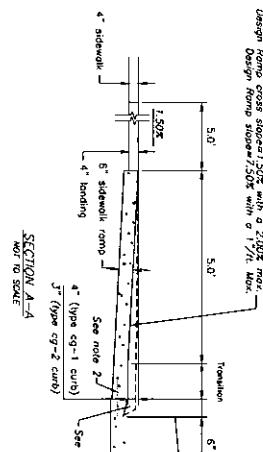
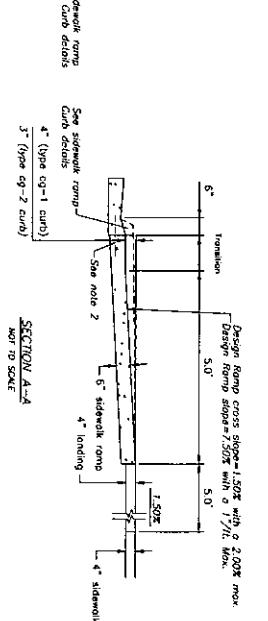
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**davidson****C2.6**drawing date  
02-21-2020  
preliminary  
version number  
1drawing date  
03-24-2020  
preliminary  
version number  
1

Commercial Preliminary Development Plan for  
**Automotive Detail Center**  
2150 NE Independence Ave  
Lee's Summit, Missouri 64064

- SIDEWALK & SIDEWALK RAMP NOTES:
1. Sidewalk curb height determined from the intersection of the elevation of back of sidewalk and back of curb and gutter.
  2. Key off construction joints or use tie bars if necessary.
  3. Longitudinal joint spacing to match curb or sidewalk.
  4. Bedding joints shall be 1/2" thick with 100% mortar. Joint width per unit thickness shall be 200 mils max.
  5. Vertical 10' by 100' ft. Epoxy coating @ 1/8" o.c.
  6. Sidewalk curb will be strengthened to provide end supports. Curb tail bar need not exceed 15'.
  7. ADA minimum curb slope = 1/16".
  8. See detectable warning circular street for the installation requirements.

TYPE A SIDEWALK RAMP  
NOT TO SCALETYPE A SIDEWALK RAMP  
NOT TO SCALERAMP CURB DETAIL  
NOT TO SCALESTREET CURB DETAIL AT RAMP  
NOT TO SCALEUSE WITH TYPE CG-2 CURB  
NOT TO SCALEUSE WITH TYPE CG-1 CURB  
NOT TO SCALESECTION A-A  
NOT TO SCALESECTION B-B  
NOT TO SCALESECTION C-C  
NOT TO SCALESECTION A-A  
NOT TO SCALE

Accommodations with Disabilities Act (ADA) Notes:

The vertical and horizontal dimensions for the sidewalks and curb ramps shall conform to the Americans with Disabilities Act standards, in addition to any specific local codes and regulations adopted by the jurisdiction. Any deviations from ADA requirements, including descriptions and reasons therefor, shall be noted.



ISOLATION JOINT

(see note 5)

date  
02-21-2020  
drawn by  
P.M.  
checked by  
P.M.  
verified by  
P.M.  
preliminary  
version number  
1



Local Restrictions:

BM-#

BM-1, Storm Structure, Monroe Creek

No. 101382-178

C. 2022-01-06-09

BLK-2, Storm Structure, Monroe Creek

Direction: 100(120)

No. 101384-7454

E. 2022-01-01

## Description Note:

The site has entirely within "Zone X" areas determined to be outside the 0.25' annual chance floodplain as depicted on the 2010 Missouri Flood Insurance Rate Map (FIRM). On December 1, 2010, flood insurance rates were first applied to this location. Information date: January 21, 2017.

## Database Legend:

existing flow direction

## Property Legend:

right of way

## Utility Legend:

existing minor contour

existing major contour

proposed minor contour

proposed major contour

setbacks

## Landuse Legend:

existing

existing minor contour

existing major contour

proposed minor contour

proposed major contour

setbacks

## Symbol Legend:

service transformer (gas main)

S

priority switch gear

high pole

cable/polyduct junction box

street lamp

pedestrian street light

electric pole

gas well

man section

natural gas meter

gas meter

gas line

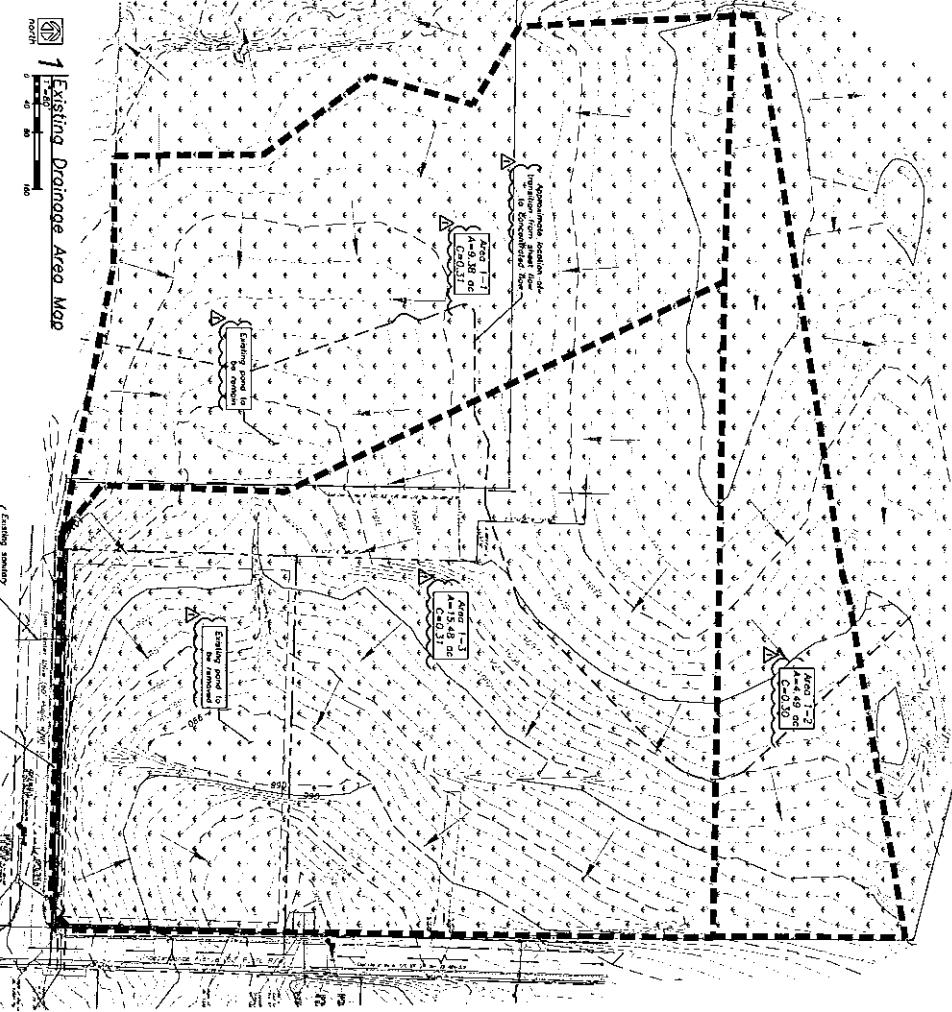
gas pipe

gas valve

gas meter

gas pipe

gas valve



## Commercial Preliminary Development Plan for

## Automotive Detail Center

2150 NE Independence Ave  
Lee's Summit, Missouri 64064

C.3.1

Drawing Sheet  
Preliminary  
Development Plan

03/24/2020

1

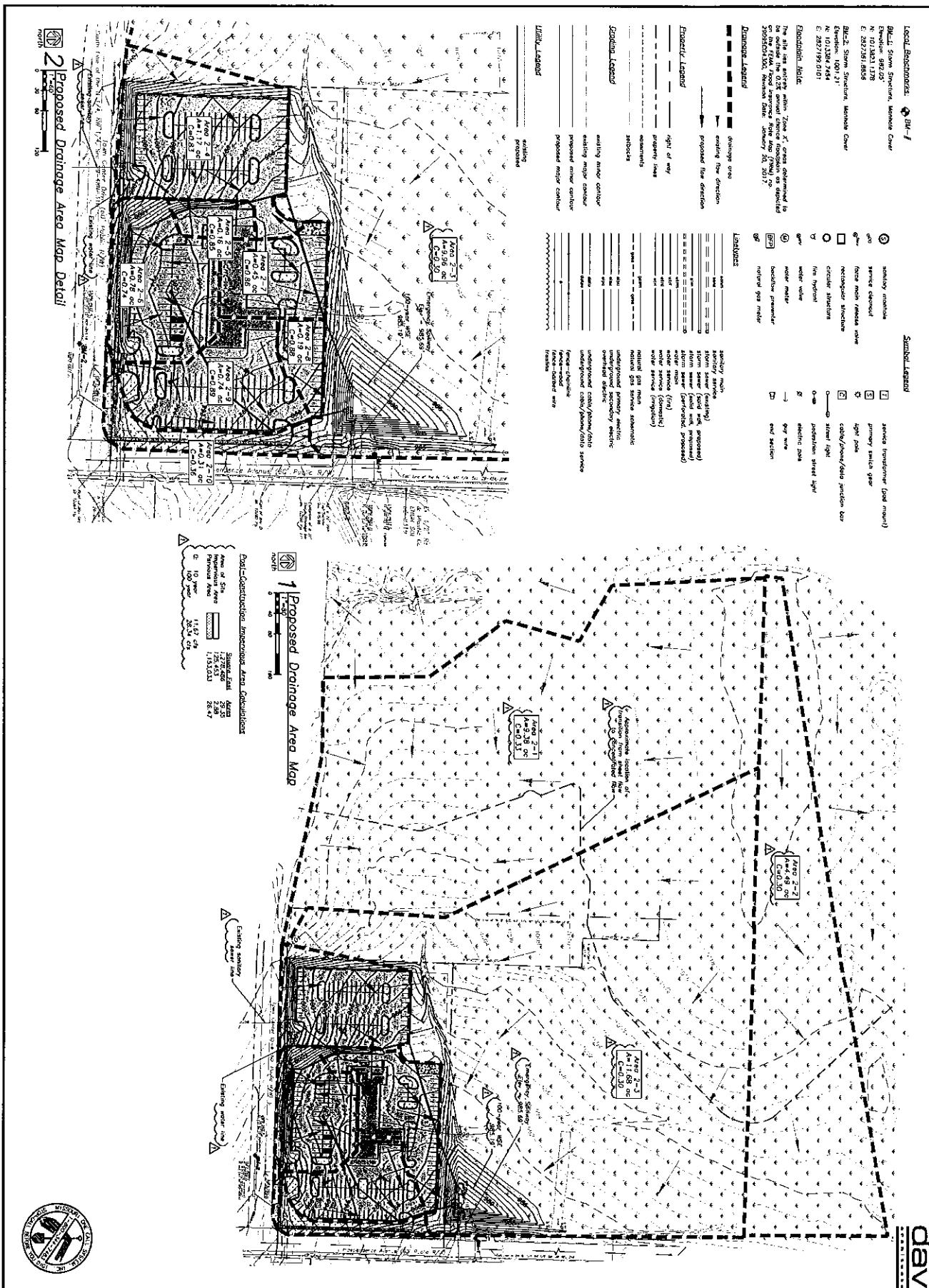


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COMMERCIAL PRELIMINARY  
DEVELOPMENT PLAN

DRAWING SHEET

C.3.1



**C.3.2**  
drawing date:  
Preliminary  
Project Number:

03/24/2020  
1





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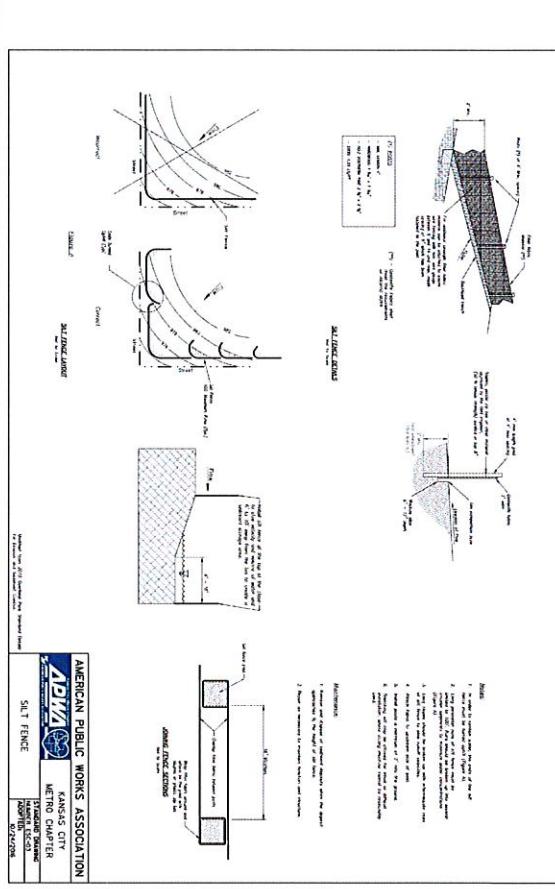
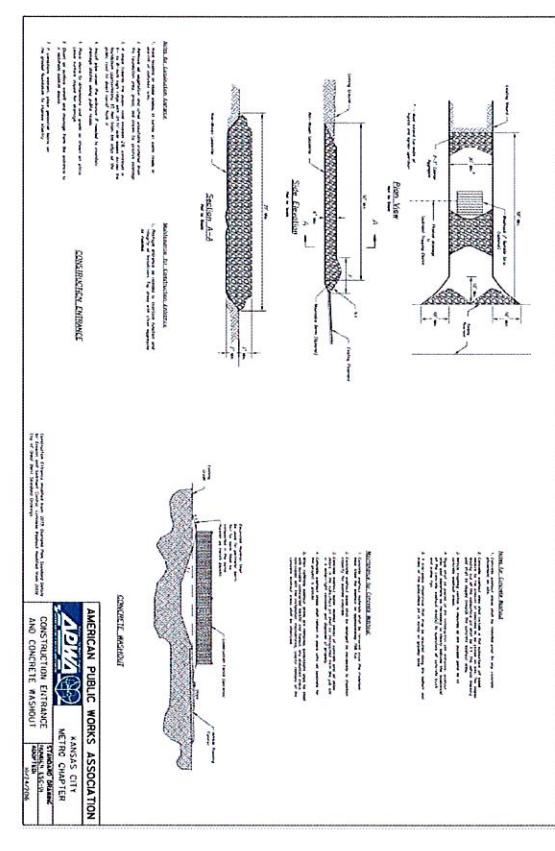
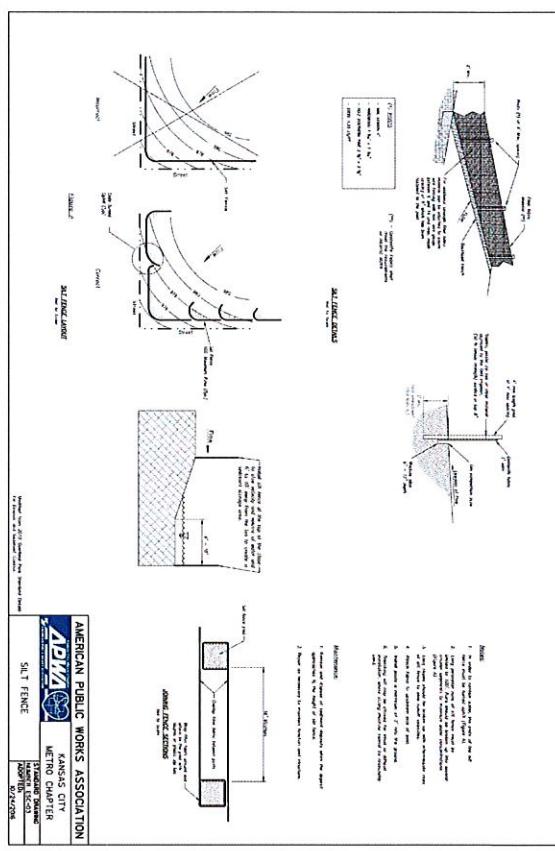
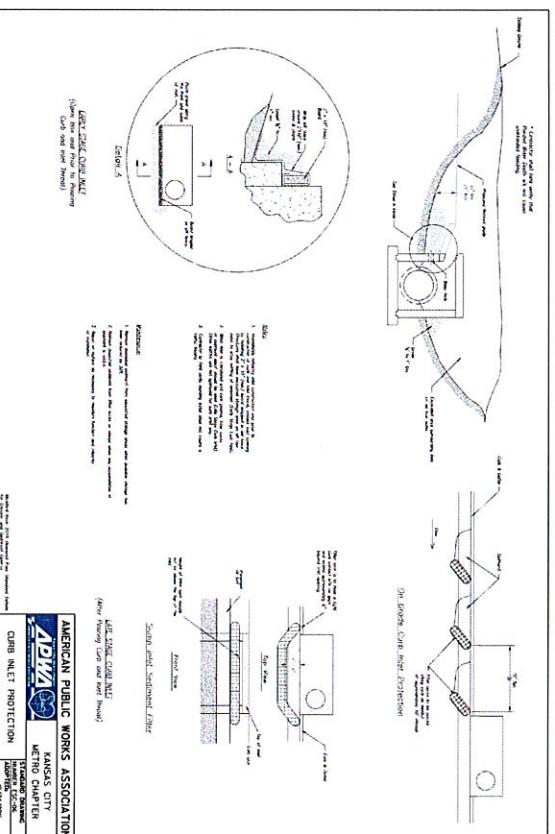
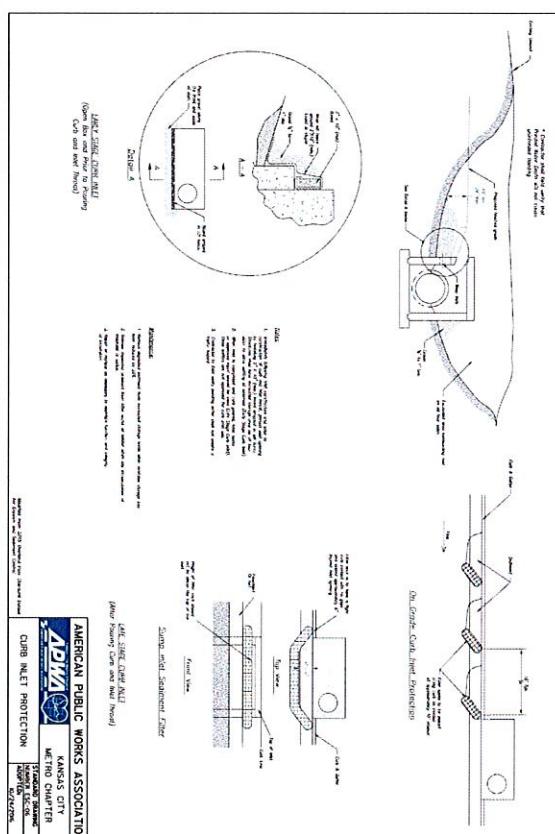
City of Lee's Summit  
Commercial Preliminary Development Plan  
Ordinance No. 2020-01  
Approved by the City Council  
on March 24, 2020

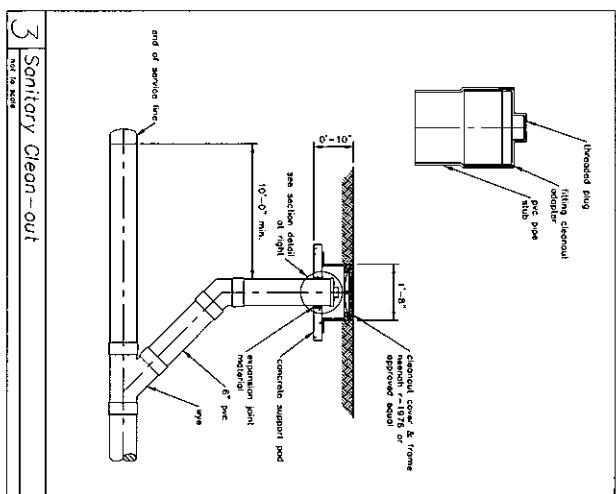
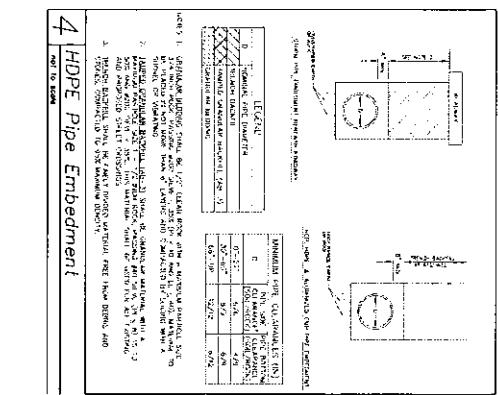
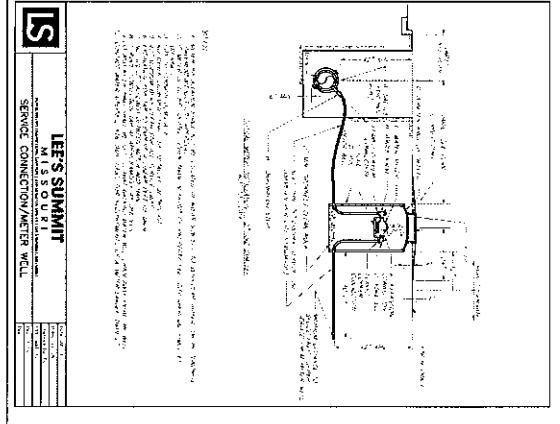
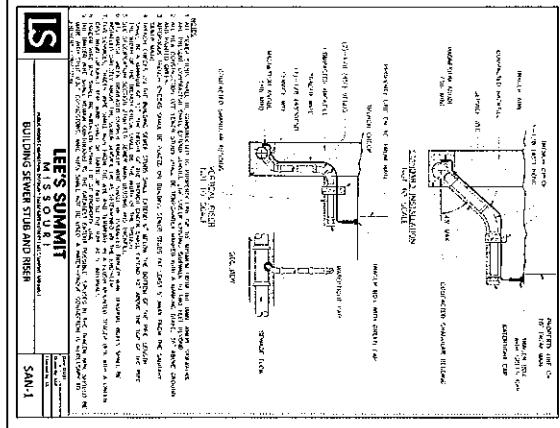
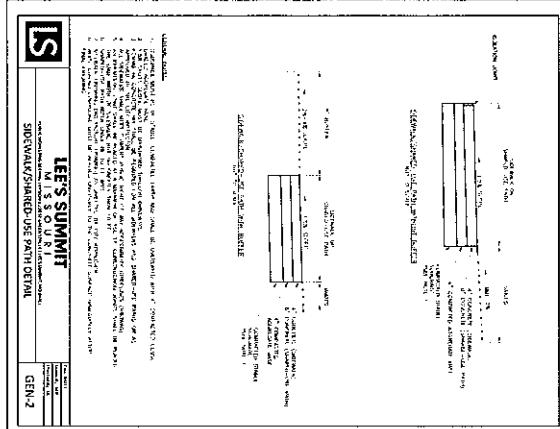
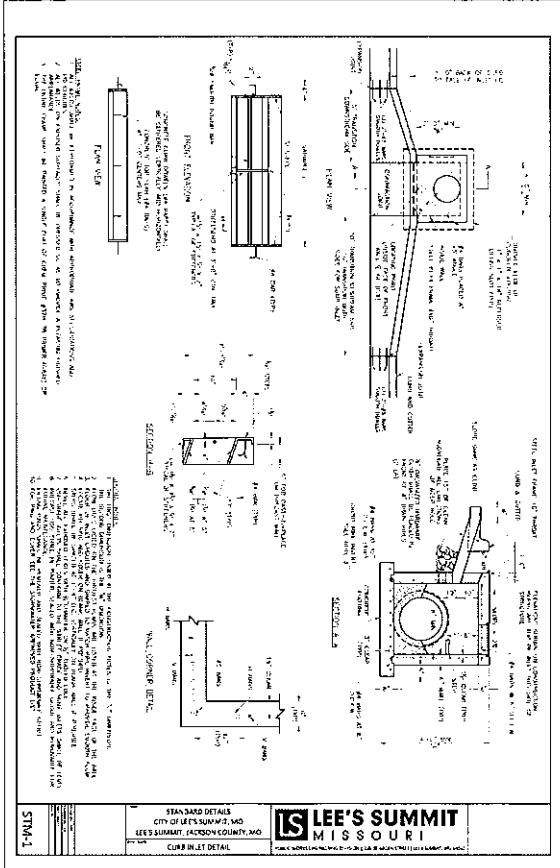
## Commercial Preliminary Development Plan for Automotive Detail Center

2150 NE Independence Ave  
Lee's Summit, Missouri 64064

dated  
02-21-2020  
by  
SILM  
submitted by  
PAM  
responsible  
03-24-2020

- △ -









Commercial Preliminary Development Plan for

**Automotive Detail Center**

2150 NE Independence Ave  
 Lee's Summit, Missouri 64064

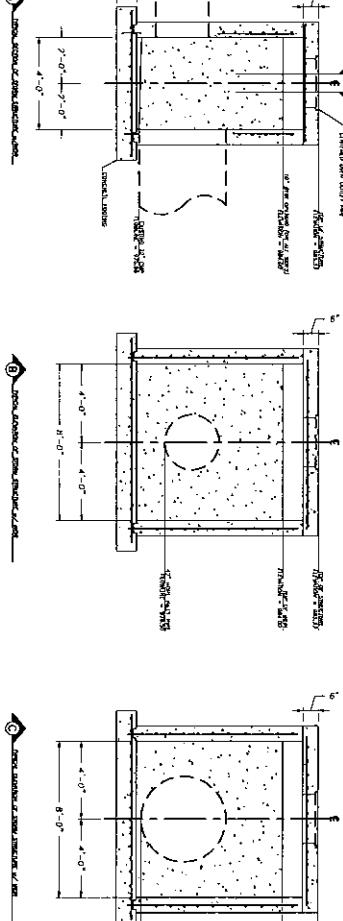
02-21-2020  
 SLI  
 Preliminary  
 Submittal

03-24-2020  
 PMA  
 Preliminary  
 Submittal

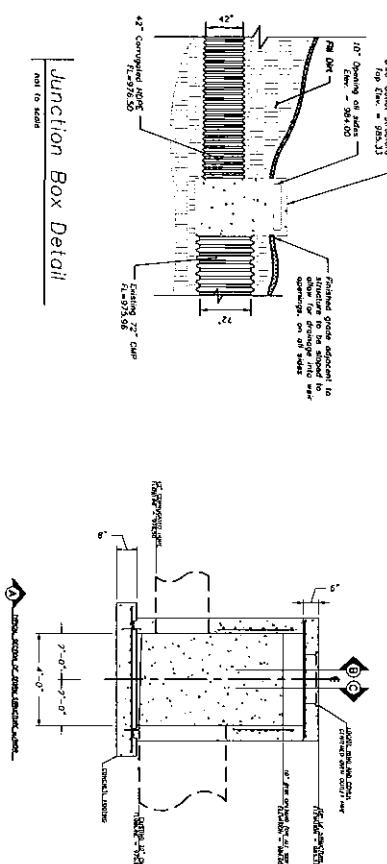
1 △

**C4.4**  
 Drawing No.  
 Preliminary  
 Submittal

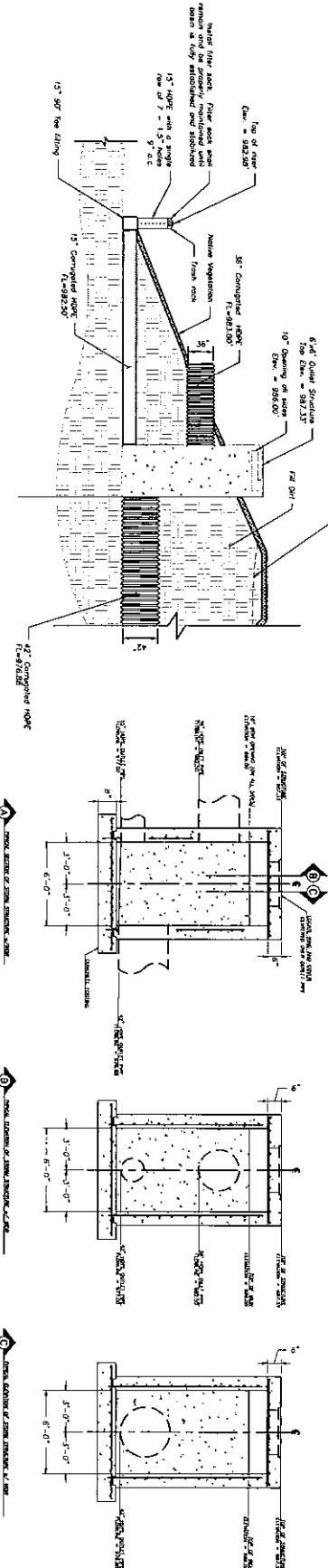
Junction Box Structure (Str. 3-3)



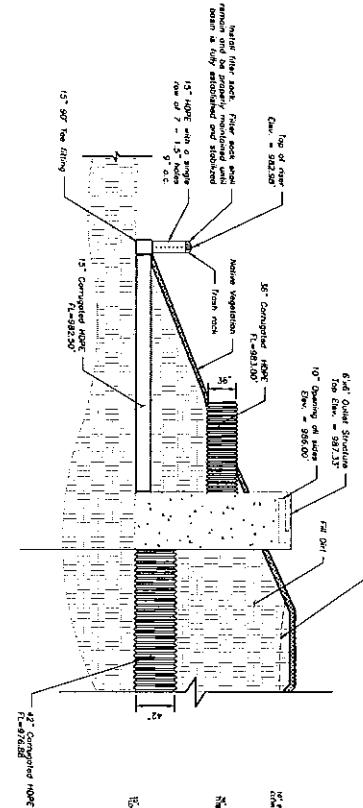
Junction Box Detail



Detention Basin Outlet Structure (Str. 3-2)



Detention Basin Outlet Detail

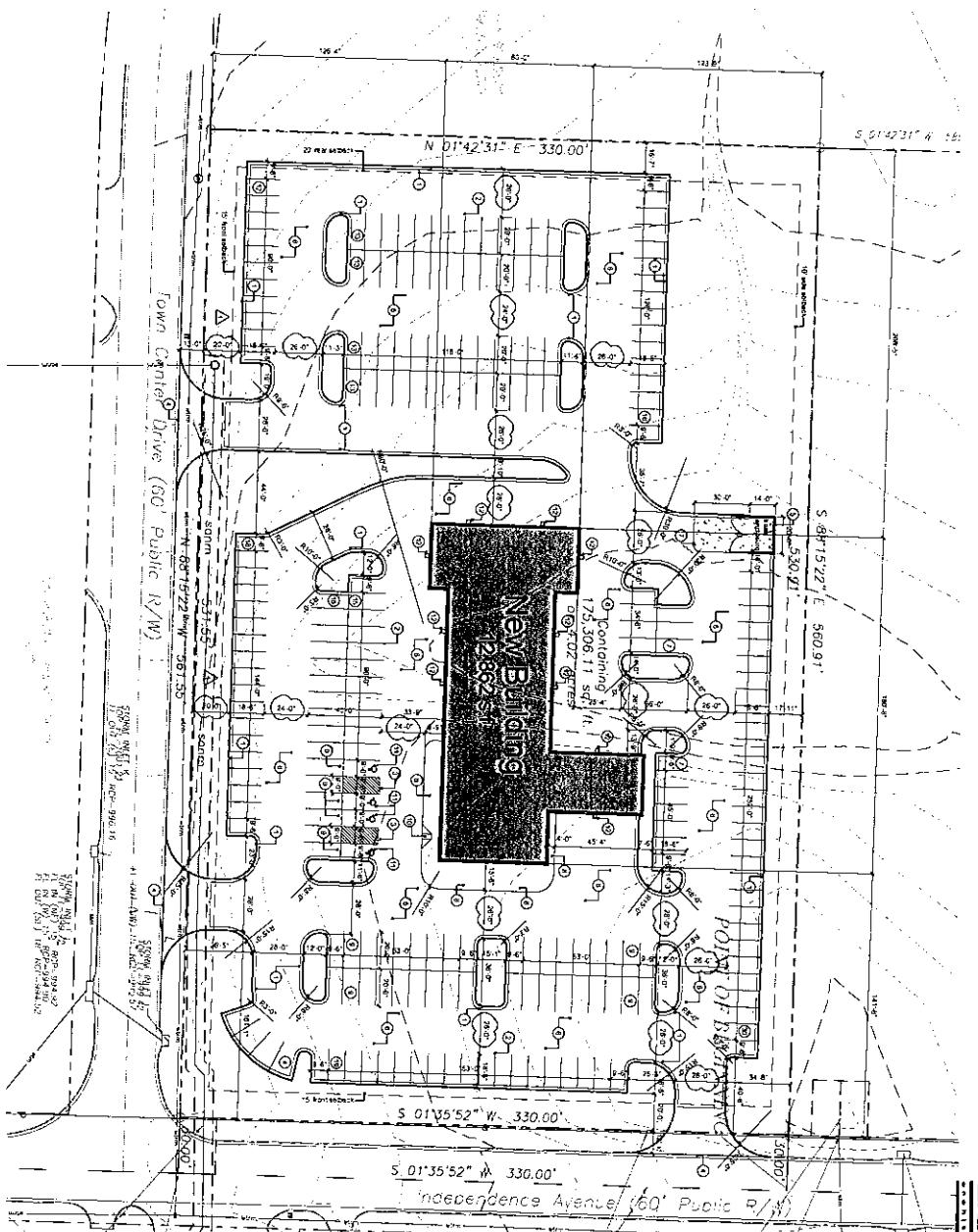


**davidson**

**1** Preliminary Site Plan



NORTH



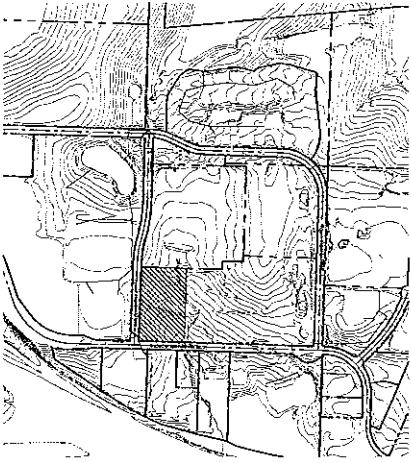
**construction notes** ☰

- 1. Acreage and site area calculations include all land and structures within the property boundaries.
- 2. Existing trees and vegetation to be preserved are to be maintained at a minimum distance from new construction and grade lines per City of Lee's Summit Zoning Ordinance.
- 3. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 4. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 5. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 6. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 7. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 8. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 9. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 10. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 11. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.
- 12. Existing trees and vegetation to be removed are to be replaced by a minimum of one new tree per removed tree.

**2** Vicinity Plan



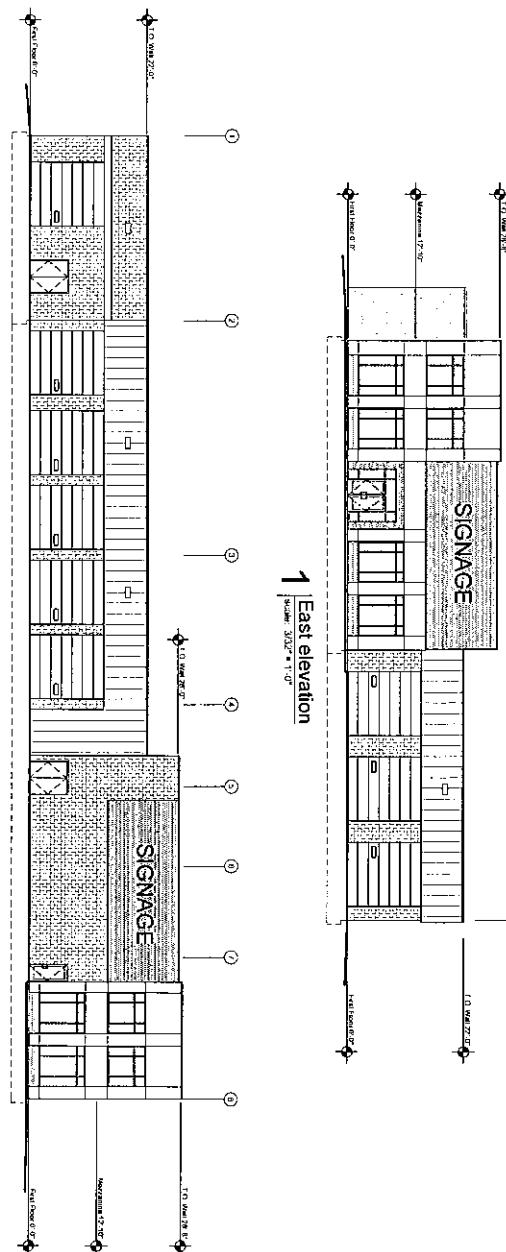
NORTH



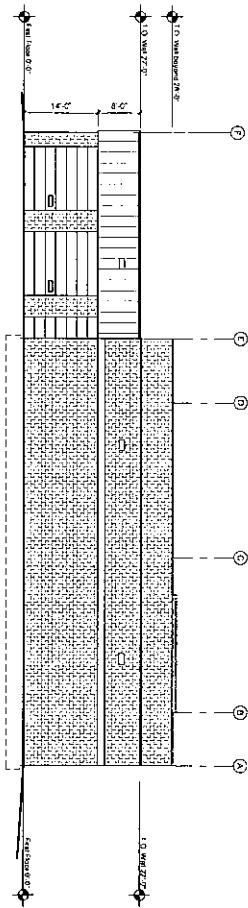


**davidson**  
Architectural Services  
Engineering Services  
Land Development Services  
Construction Management  
General Contracting

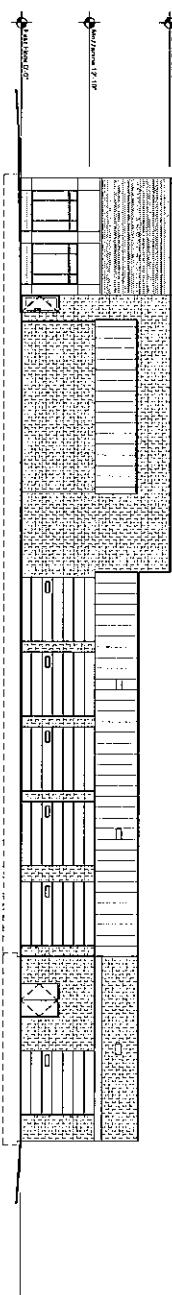
**1 | East elevation**



**2 | South Elevation**



**3 | West Elevation**



**4 | North Elevation**

**A3.1**  
Drawing No.  
02-21-2020  
Architect by  
DAE  
Revisions:

A New Facility for  
**Detail Center**  
Independence Street  
Lee's Summit, Missouri

19075

**Exterior Materials and Colors:**

[Color Swatch]	#13 (Stonewall Beige) - Tan base, grey top, grey
[Color Swatch]	#12 (Pebble Grey) - Tan base, grey top, grey
[Color Swatch]	#11 (White) - Tan base, grey top, grey

(Color swatches provided for reference only. Actual colors may vary.)

©

DAE

2020

02-21-2020

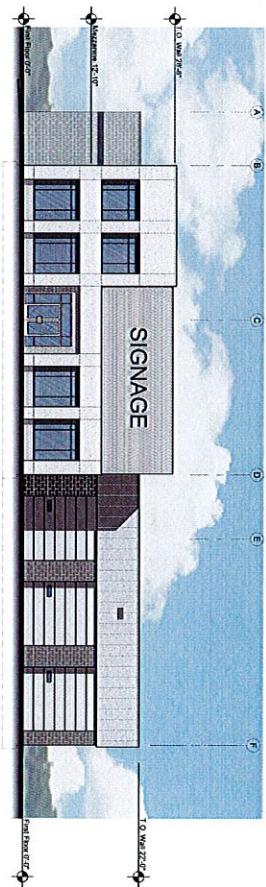
Architect by

DAE

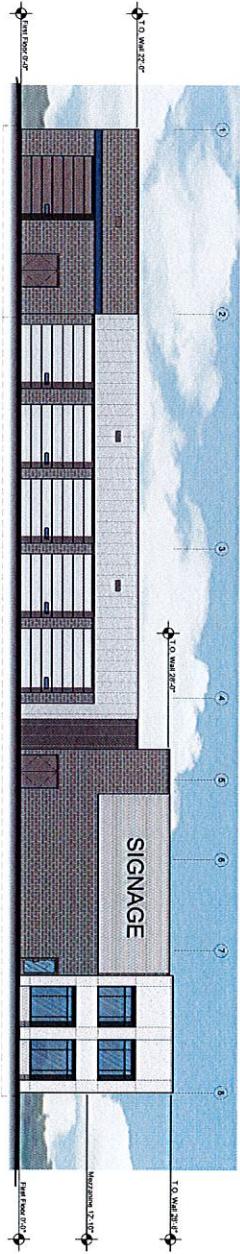
Revisions:

**davidson**

Davidson Construction  
Independence Park - 10100  
Independence, MO 64050  
(816) 252-1000  
www.davidsonconstruction.com



1 | East elevation  
[scale: 30'0" = 1'-0"]



2 | South Elevation  
[scale: 30'0" = 1'-0"]

#### Exterior Materials and Colors:

EF-6  
(Stucco, Williams S/77000, 1/2" thick, color: yellow grey)

MUD-2.2  
(Modular metal panel system, color: silver metallic)

Vinyl Paneling  
(Color: Ash, Vinyl Paneling, T-Panel Cladding with profile, hidden track)

CMU Blocks, Vertical Color: medium gray  
(Concrete, Precast, Standard, 8x16x30, Uniform)

CMU Blocks, Horizontal Color: medium gray  
(Concrete, Precast, Standard, 8x16x30, Uniform)

A New Facility for  
**Detail Center**  
Independence Street  
Lee's Summit, Missouri

date: 02-21-2020

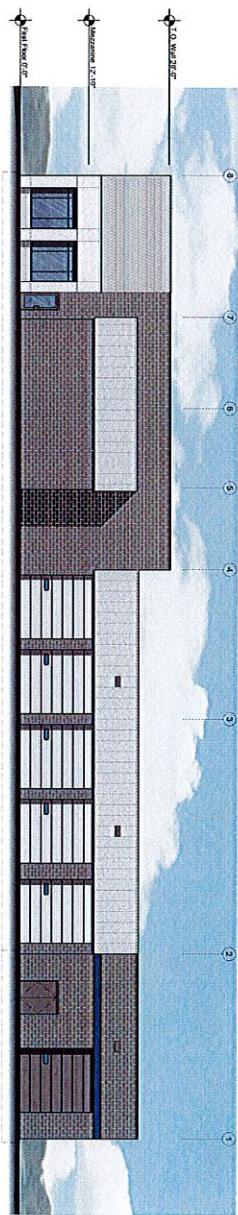
drawn by

checked by

revised by

DAE checked by

4 | North Elevation  
[scale: 30'0" = 1'-0"]



3 | West Elevation  
[scale: 30'0" = 1'-0"]

**A3.1**  
drawing type:  
preliminary  
project number:  
19076  
revision:

A New Facility for  
**Detail Center**  
 Independence Street  
 Lee's Summit, Missouri

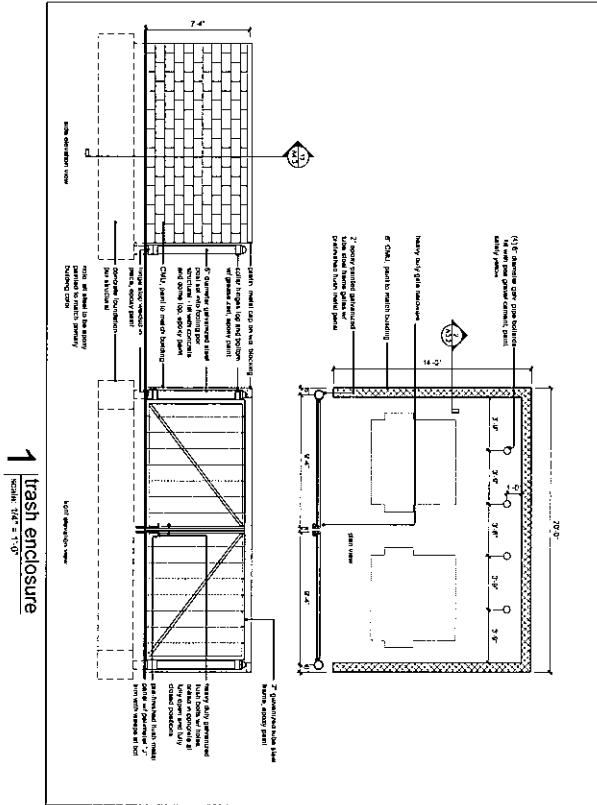
**A3.2**

Drawing Number  
 Preliminary  
 Protection Markings  
 19076

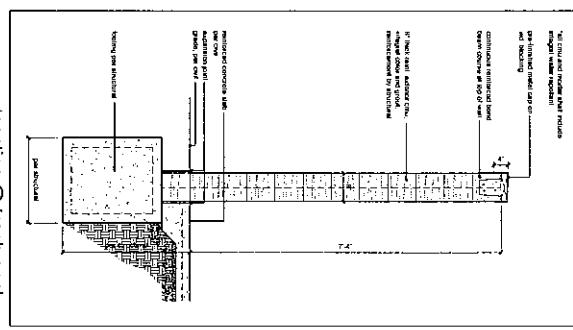
Acme  
 Date: 02-21-2020  
 Drawing by: J.W.  
 Drawn by: G.L.  
 Checked by: N.R.  
 Approved by: S.A.



1 trash enclosure



2 section @ trash encl.



davidson



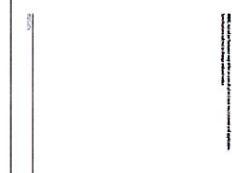
LITHONIA LIGHTING



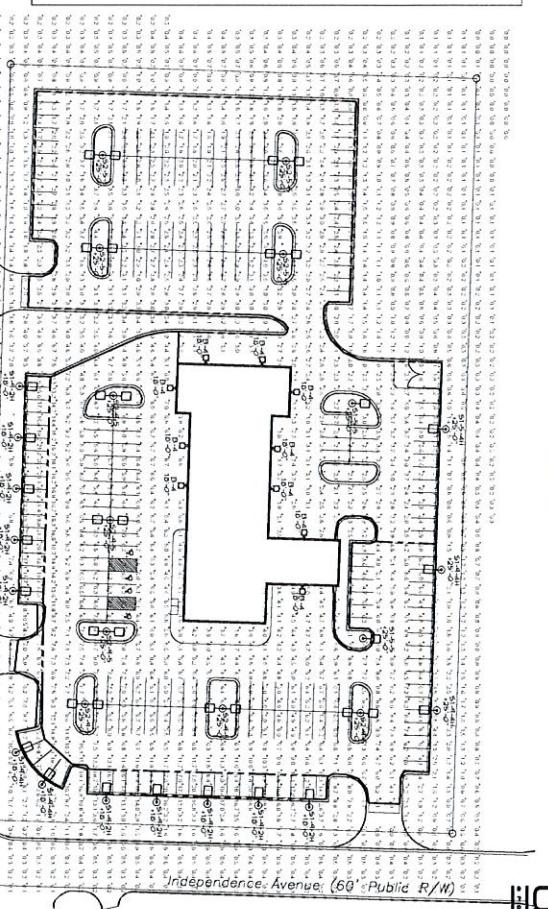
LITHONIA LIGHTING  
RTS



D-Series Size 1  
LED Wall Luminaire



D-Series Size 1  
LED Area Luminaire



#### SITE PHOTOMETRIC PLAN



#### STATISTICS

Description	Avg	Max	Min	Min/Max	Avg/Min
Front Row	16.5	23.1	5.7	4.11	2.91
Interior Row	6.7	16.9	2.1	8.01	3.21
BH Inventory	2.8	5.4	0.9	6.01	3.11

A Preliminary Concept for  
**Detail Center**  
Town Center Drive and Independence Ave.  
Lee's Summit, Missouri

Revisions  
02/21/2020  
Bh  
Submitted by

02/21/2020

PH1

**BC**  
ENGINEERS  
INCORPORATED

HC PROJECT # 2013  
MECHANICAL  
MECHANICAL  
DRAFTING  
PRINTS

Printed  
Preliminary  
Drawing  
Number  
PH1  
Drawing  
Number  
02/21/2020

Printed  
Preliminary  
Drawing  
Number  
PH1  
Drawing  
Number  
02/21/2020

Printed  
Preliminary  
Drawing  
Number  
PH1  
Drawing  
Number  
02/21/2020

**2150 NE Independence Ave (Town Center Drive and Independence Ave):**

**Narrative Description:**

The Detail Center will function as an automotive detail center, offering services such as automatic and hand washing, detail cleaning, detail waxing and reconditioning of exterior and interior surfaces. Onsite parking will allow customers to leave their vehicles for detailing services and pick them up later. The building interior is mostly work bays with an office and customer and employee support areas.



MODOT Service facility south of Town Center Drive



MODOT Service facility south of Town Center Drive



Lee's Summit Dealership east of property along Independence Ave.



Lee's Summit Dealership east of property along Independence Ave.

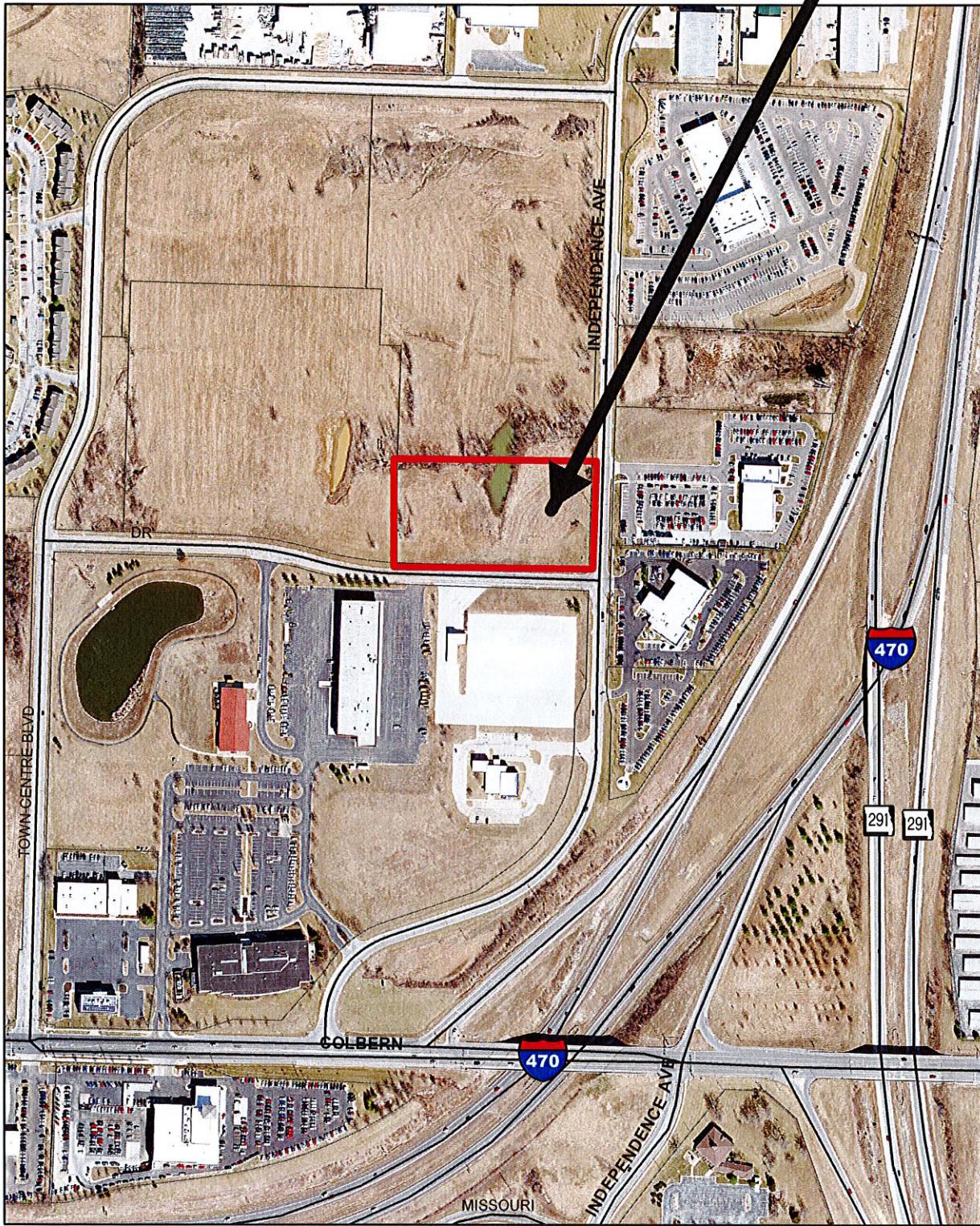


View of south property boundary looking west along Town Center Drive



View of property looking northwest from Independence Ave.

**Appl. #PL2020-044 – PDP and Appl. #PL2020-045 – SUP  
automotive sales and detailing center  
2150 NE Independence Ave**



N  
▲