

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 16th day of June, 2020.



Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 17th day of June, 2020.



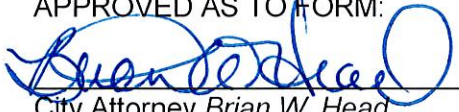
Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:



City Attorney Brian W. Head

Local Ordinances: BL-1

BL-2 Storm Structure, Washable Cover
 BL-3 Storm Structure, Washable Cover
 BL-4 Storm Structure, Washable Cover
 E: 282181.8558
 E: 282181.8558

Coding Legend

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

Utility Legend

existing
 proposed

Landmarks

utility main
 storm sewer (existing)
 storm sewer (proposed)
 sanitary sewer (existing)
 sanitary sewer (proposed)
 water main (existing)
 water main (proposed)
 gas main (existing)
 gas main (proposed)
 natural gas service schematic
 underground primary electric
 underground secondary electric
 overhead electric
 underground utility/primary/secondary service
 fence - masonry
 fence - wood
 fence - steel
 fence - iron

Symbols

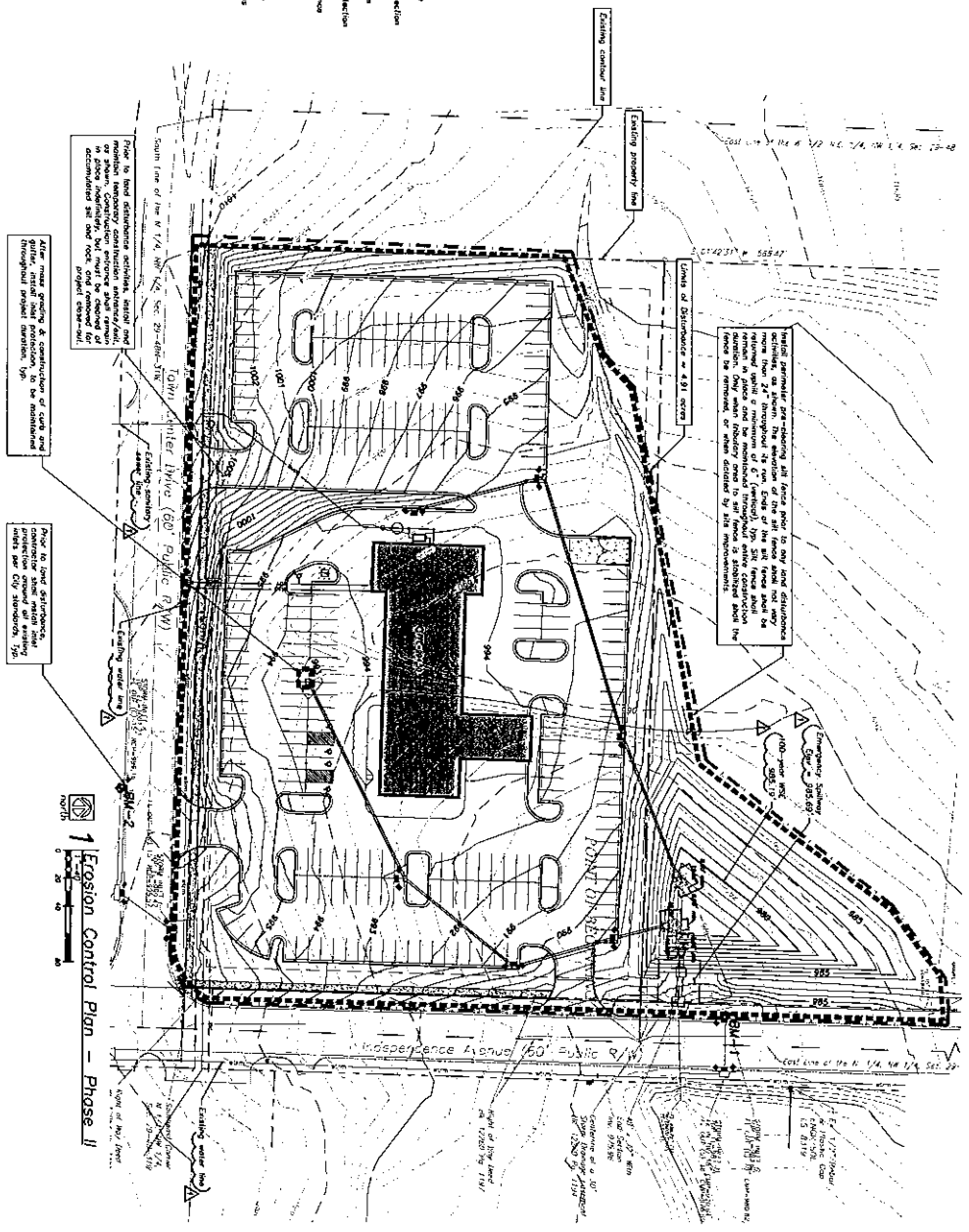
assembly member
 service obstacle
 fence main obstacle
 rectangular structure
 circular structure
 fire hydrant
 water valve
 water meter
 backflow preventer
 natural gas meter
 service transformer (and mount)
 primary switch gear
 light pole
 cable/guy/wire junction box
 street light
 pedestrian signal light
 electric pole
 guy wire
 and station

Erosion Control Legend

Phase I Silt fence
 Phase I silt blanket
 Phase II Silt fence
 Phase II silt blanket
 limit of disturbance
 right of way
 property lines
 easements
 setbacks

Proposed Legend

right of way
 property lines
 easements
 setbacks



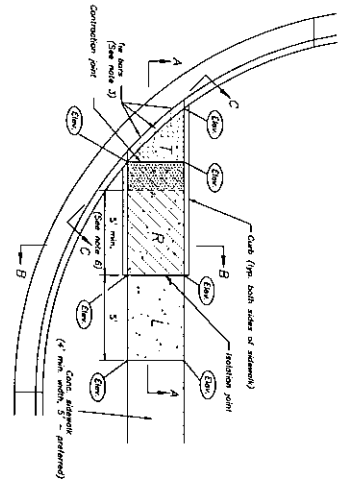
Davidson

Davidson Engineering & Construction, Inc.
 2150 NE Independence Ave.
 Lee's Summit, Missouri 64064
 Phone: 816-221-1111
 Fax: 816-221-1112

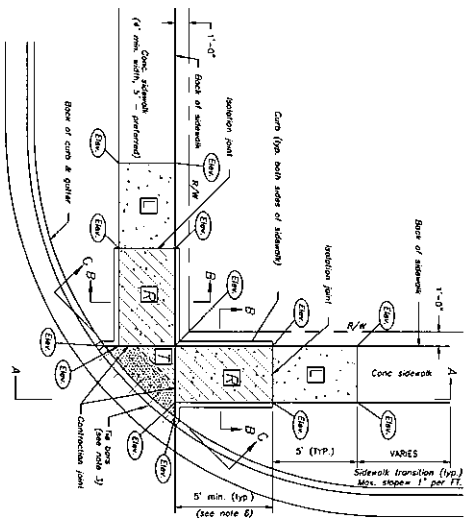


Commercial Preliminary Development Plan for
Automotive Detail Center
 2150 NE Independence Ave
 Lee's Summit, Missouri 64064

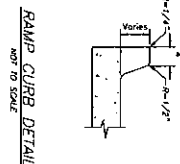
Project Number: **C2.3**
 Date: 03/24/2020
 Prepared by: S.L.M.
 Checked by: P.M.A.
 Drawn by: P.M.A.
 Scale: 1/8" = 1'-0"
 19076



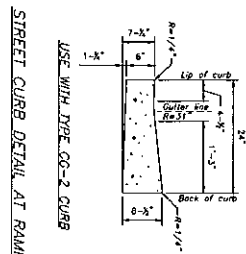
TYPE A SIDEWALK RAMP
NOT TO SCALE



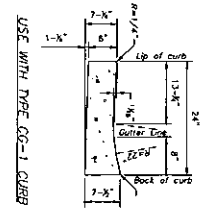
TYPE B SIDEWALK RAMP
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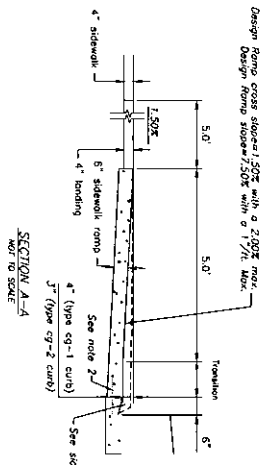
RAMP CURB DETAIL
NOT TO SCALE



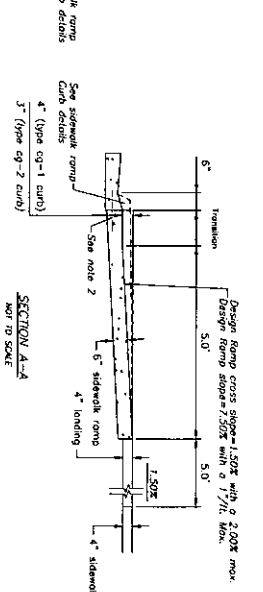
STREET CURB DETAIL AT RAMP
USE WITH TYPE CO-2 CURB



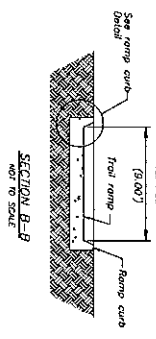
STREET CURB DETAIL AT RAMP
USE WITH TYPE CO-1 CURB



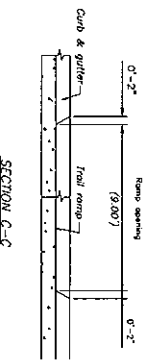
SECTION A-A
NOT TO SCALE



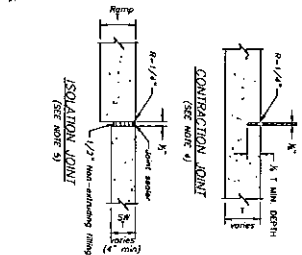
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

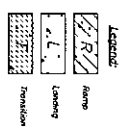


SECTION C-C
NOT TO SCALE



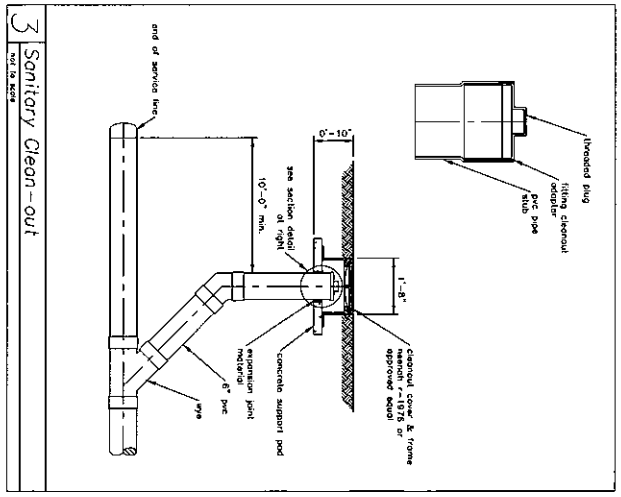
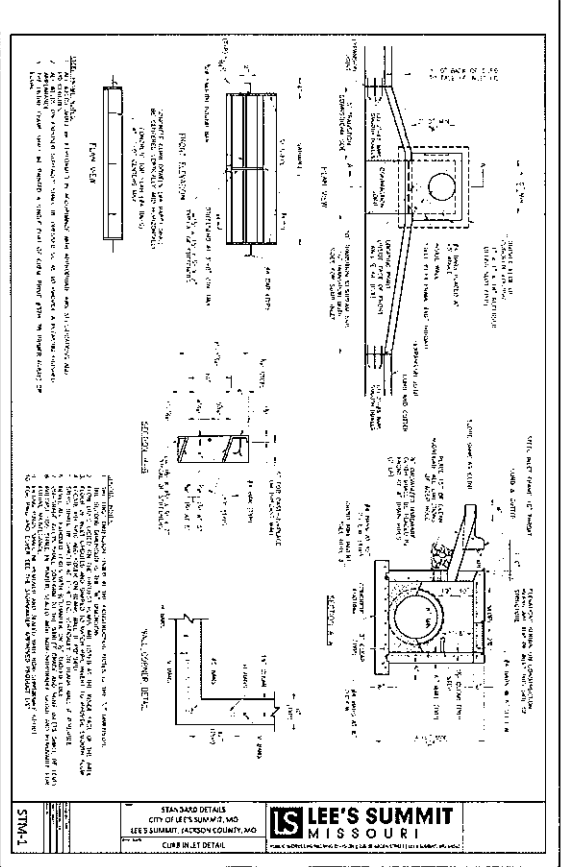
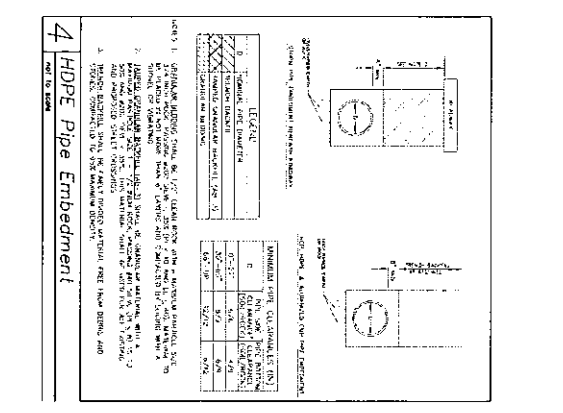
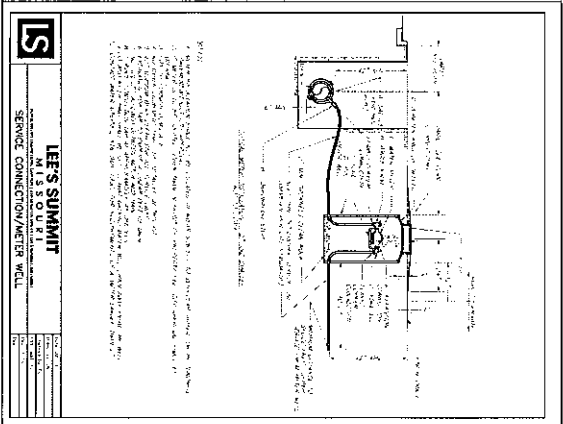
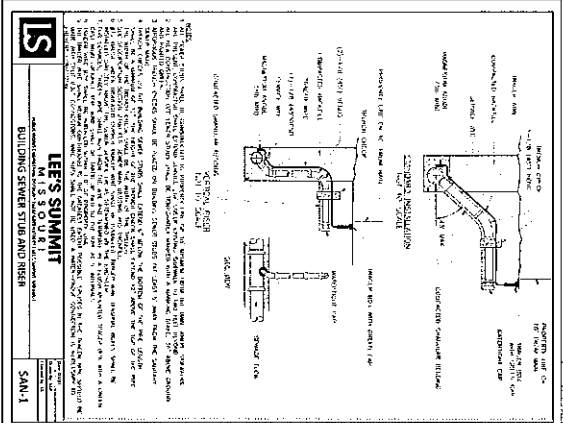
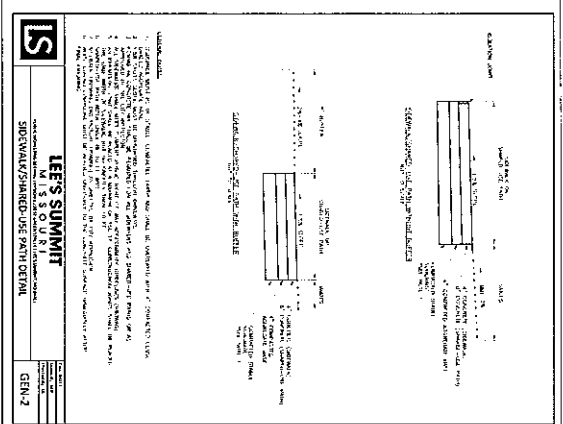
CONNECTION JOINT
ISOLATION JOINT
(SEE NOTE 5)

- SIDEWALK & SIDEWALK RAMP NOTES:**
1. Sidewalk comp location determined from the intersection of the extension of back of sidewalk and centerline of ramp.
 2. Top of construction joints or use for bars for epoxy coated @ 12" o.c.
 3. Longitudinal joint spacing in main walk of sidewalk, epoxy joints shall be spaced at 200' centers max.
 4. Sidewalk shall be epoxy coated @ 12" o.c.
 5. Sidewalk comp shall be completed to project and compliance shall be met not exceed 15'.
 6. ADA maximum cross slope = 1/41.
 7. ADA maximum cross slope = 2K.
 8. See detachable paving detail sheet for the installation requirements.



CONCORDANCE WITH DISABLED ACT (ADA) NOTES:

The running and cross slopes for all sidewalks, accessible paths, ramps, depressed parking stalls, etc., shall be in accordance with the ADA. The running and cross slopes for any accessible entrance obtained by the governing authority shall be in accordance with the ADA. The slopes shall be notified.

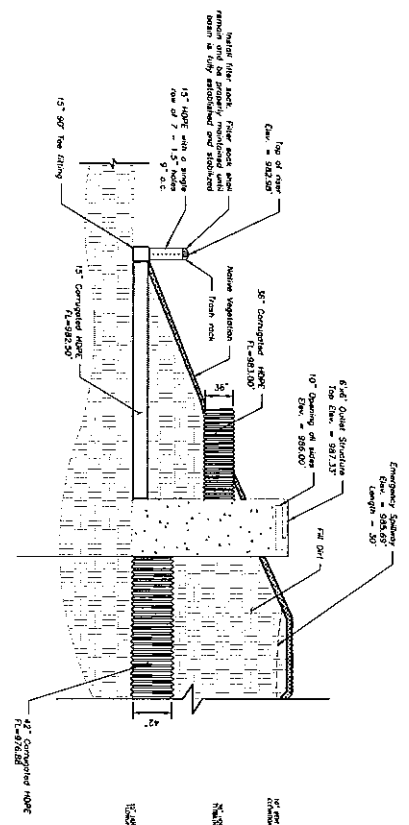


Commercial Preliminary Development Plan for
Automotive Detail Center
2150 NE Independence Ave
Lee's Summit, Missouri 64064

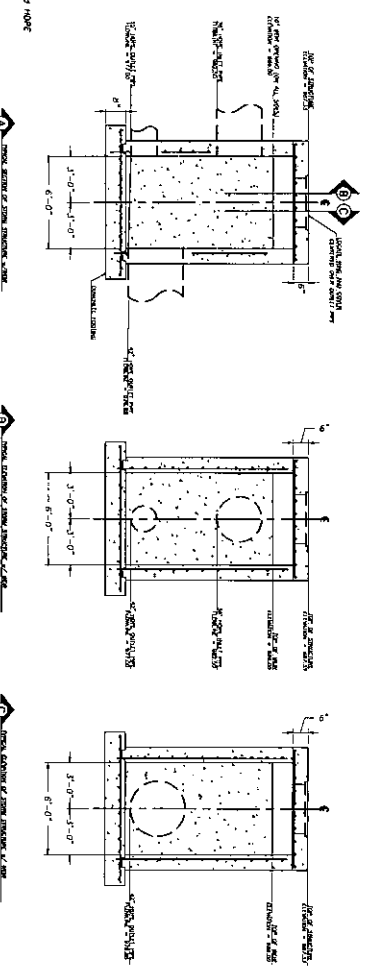
DATE: 02/21/2020
DRAWN BY: PAVL
CHECKED BY: PAVL
PROJECT NO: 03.24.2020

C4.2
DATE: 02/21/2020
DRAWN BY: PAVL
CHECKED BY: PAVL
PROJECT NO: 03.24.2020

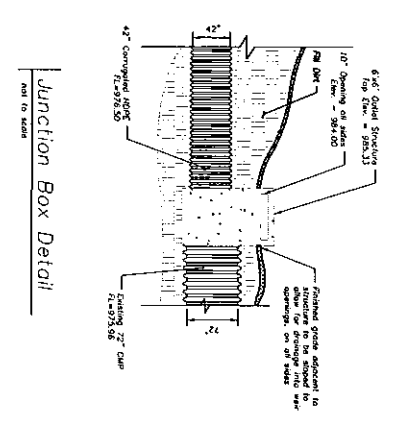
4000 West Chouteau
 Overland Park, MO 66207
 (816) 875-7400
 www.davidsoninc.com



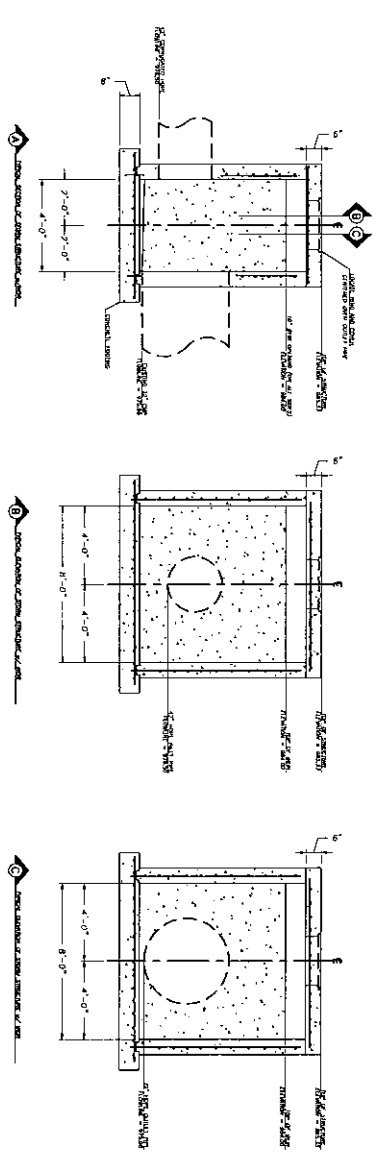
Detention Basin Outlet Detail
 not to scale



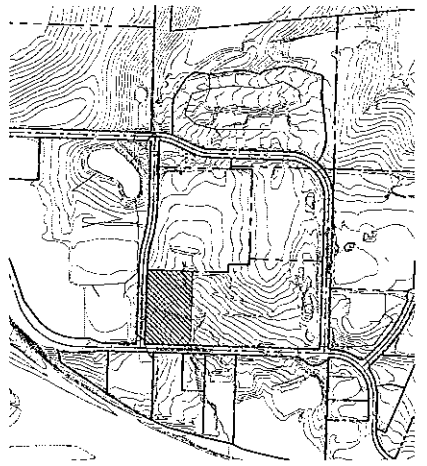
Detention Basin Outlet Structure (Str. 3-2)
 not to scale



Junction Box Detail
 not to scale



Junction Box Structure (Str. 3-3)
 not to scale



2 Vicinity Plan

Site Address: 607 E. Apple, Lee's Summit, MO 64081
 Project Name: 200 E. Independence
 Project No.: 19-0001
 Date: 03/25/2019
 Scale: 1/8" = 1'-0"

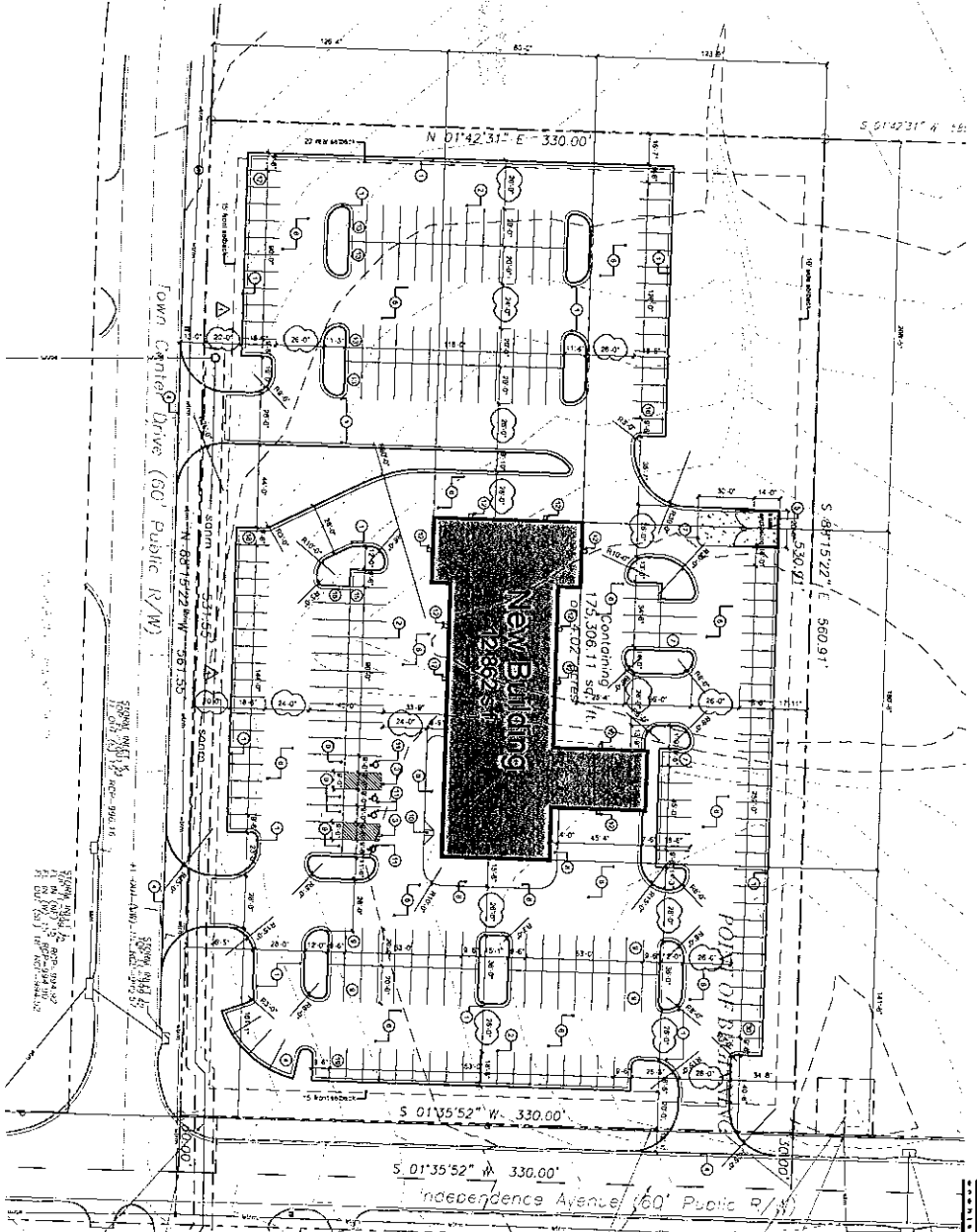
Prepared by: [Name]
 Checked by: [Name]
 Drawn by: [Name]

Project Description: 200 E. Independence, Lee's Summit, MO 64081
 Project No.: 19-0001
 Date: 03/25/2019
 Scale: 1/8" = 1'-0"

Project Description: 200 E. Independence, Lee's Summit, MO 64081
 Project No.: 19-0001
 Date: 03/25/2019
 Scale: 1/8" = 1'-0"

construction notes

1. Verify all construction notes and specifications.
2. Verify all construction notes and specifications.
3. Verify all construction notes and specifications.
4. Verify all construction notes and specifications.
5. Verify all construction notes and specifications.
6. Verify all construction notes and specifications.
7. Verify all construction notes and specifications.
8. Verify all construction notes and specifications.
9. Verify all construction notes and specifications.
10. Verify all construction notes and specifications.
11. Verify all construction notes and specifications.
12. Verify all construction notes and specifications.



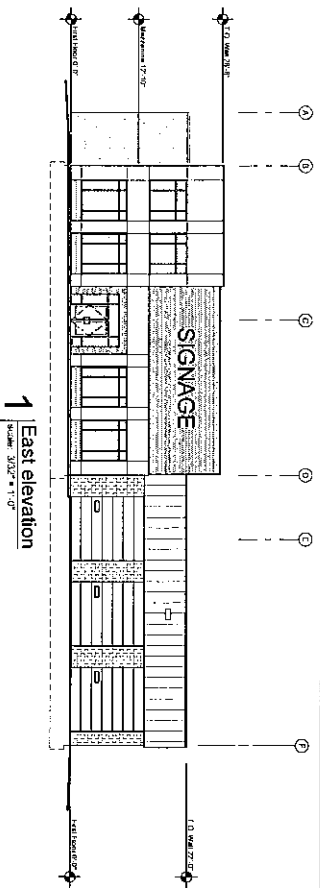
1 Preliminary Site Plan

03.25.2019
 01.17.2020
 02.21.2020
 03.24.2020

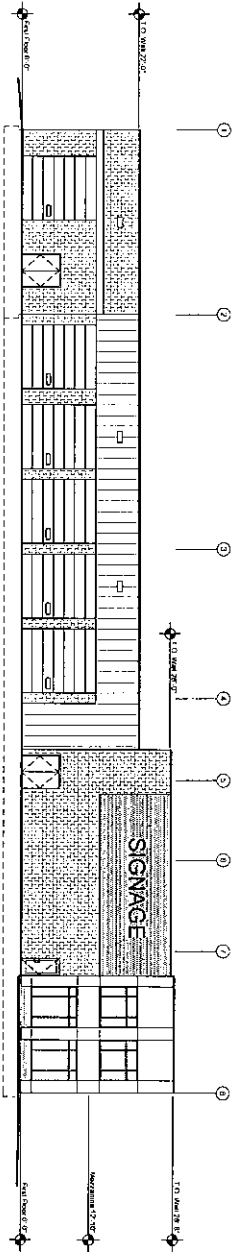
A Preliminary Concept for
Detail Center
 Town Center Drive and Independence Ave.
 Lee's Summit, Missouri

A1.1

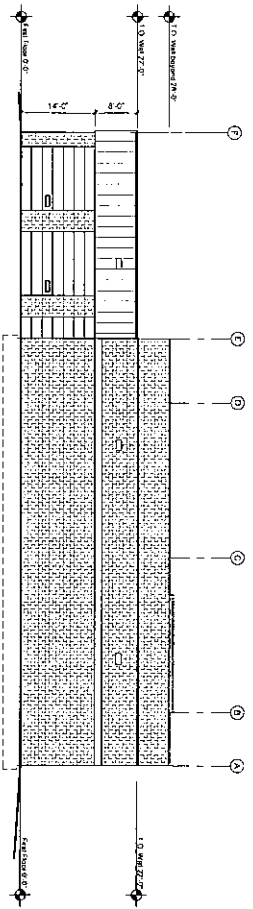
03.25.2019
 01.17.2020
 02.21.2020
 03.24.2020



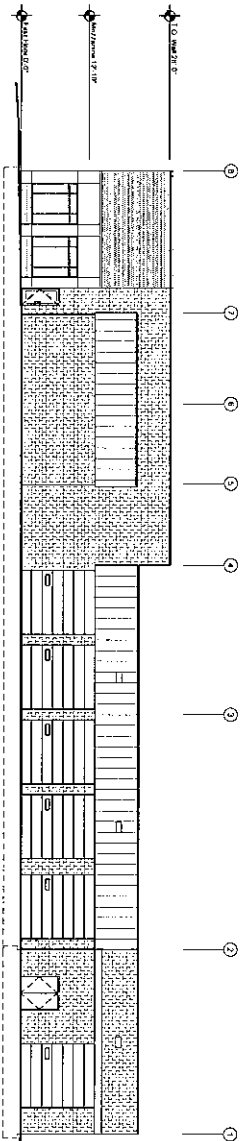
1 East elevation
 Scale: 3/32" = 1'-0"



2 South Elevation
 Scale: 3/32" = 1'-0"



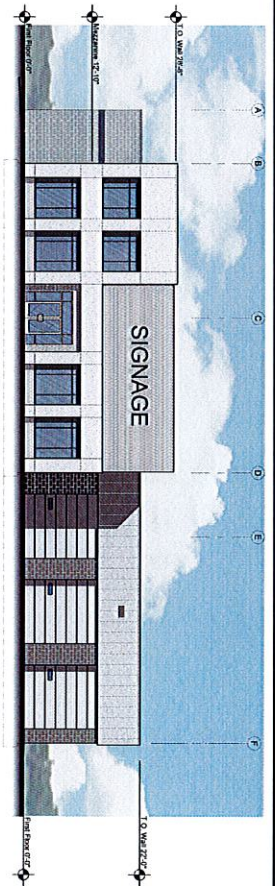
3 West Elevation
 Scale: 3/32" = 1'-0"



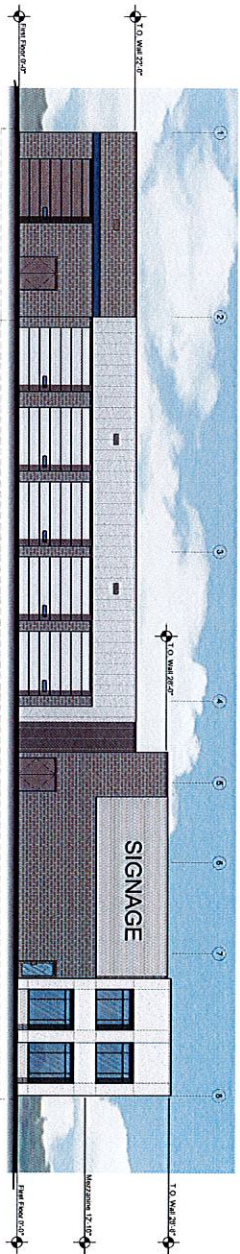
4 North Elevation
 Scale: 3/32" = 1'-0"

Exterior Materials and Colors:

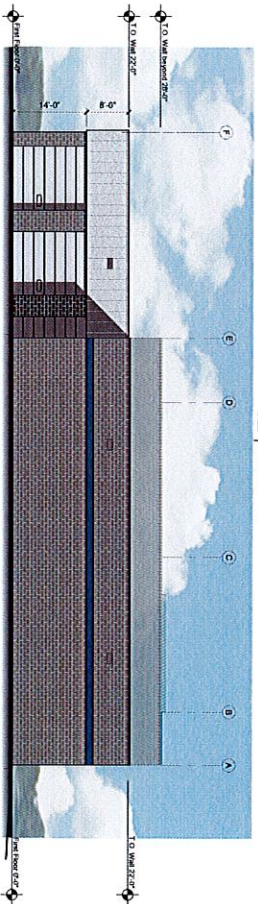
- 1. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)
- 2. 7" Insulated EPS Insulation (see notes on page 10)
- 3. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)
- 4. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)
- 5. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)
- 6. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)
- 7. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)
- 8. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)
- 9. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)
- 10. 1/2" x 1/2" x 1/2" (3/8" thick) EPS Insulation (see notes on page 10)



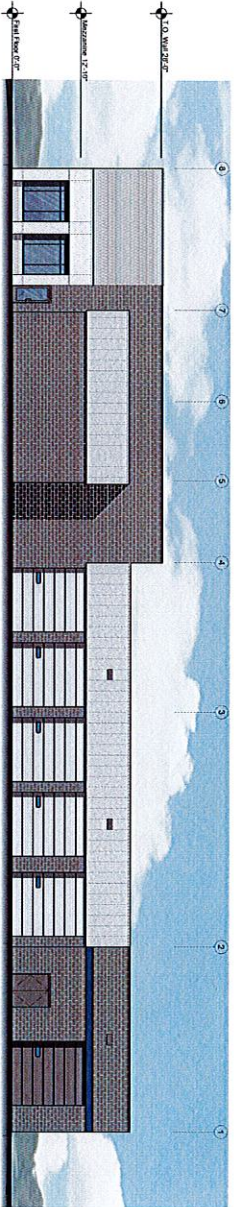
1 East elevation
Scale: 3/32" = 1'-0"



2 South Elevation
Scale: 3/32" = 1'-0"



3 West Elevation
Scale: 3/32" = 1'-0"



4 North Elevation
Scale: 3/32" = 1'-0"

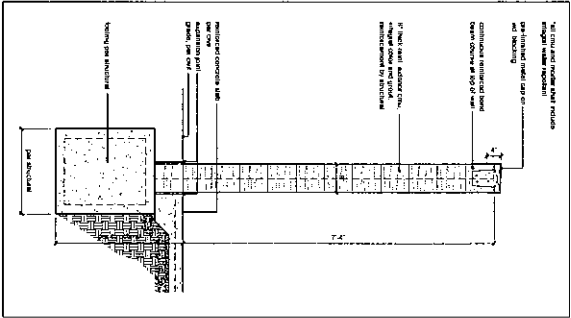
Exterior Materials and Colors:

- EIFS
7' extruded EPS system, tan base, color: white
(Sherwin Williams SW9907 Resene)
- Horizontal brick and stone
color: white
color: white
color: white
- Vertical brick and stone
color: white
color: white
color: white
- Painted masonry
color: white
color: white
color: white
- CMU Block, painted
color: white
color: white
color: white
- CMU Block, painted
color: white
color: white
color: white

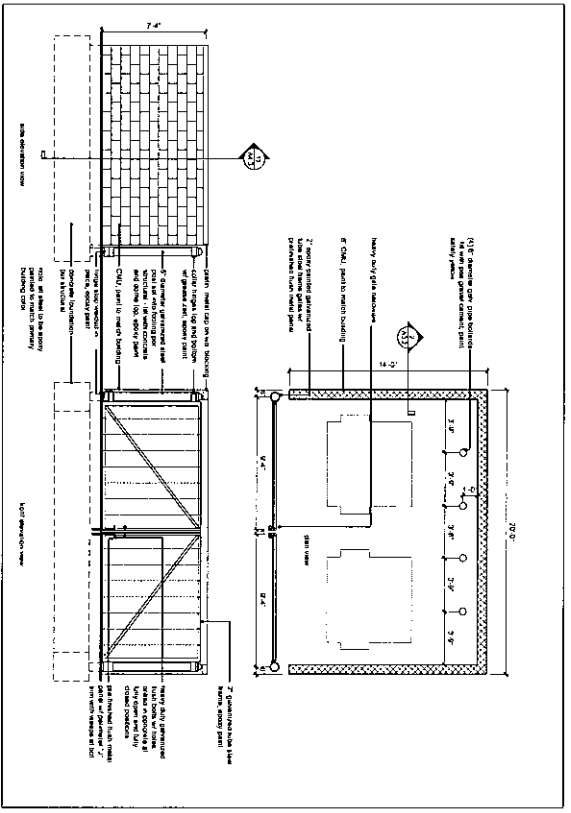
A New Facility for
Detail Center
Independence Street
Lee's Summit, Missouri

Scale
02.21.2020
drawn by
jld
checked by
dAE
revisions

A3.1
drawing type
preliminary
18078



2 section @ trash end.
 Scale: 3/4" = 1'-0"



1 trash enclosure
 Scale: 3/4" = 1'-0"

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

02.21.2020
 Drawn by
 JAE
 Checked by
 JAE
 Revisions

Sheet Number:
A3.2

Drawing Date:
 Project No.:
 19075

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**

