

FREELAND and KAUFFMAN, INC.

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July 23, 2021

City of Lee's Summit

Development Services Department

220 SE Green

Lee's Summit, MO 64063

Phone: (816) 969-1200

Subject: Caliber Collision - Lee's Summit, MO
Land Use Description for Special Use Permit and Preliminary Development Plan

Address: 710 SE 7th Terrace
Lee's Summit, MO 64063
Jackson County

This document is to act as a transmittal letter and narrative of the use for the subject development located at the address shown above. After discussions with the City, it was determined that a Special Use Permit will be required to develop this property with its current zoning designation. This letter is to serve as a portion of the Special Use Permit Application Checklist and Preliminary Development Plan Checklist requirements. Both of these submittals should be reviewed concurrently and this narrative should be used while processing both applications.

This property is currently zoned as "CP-2" or "Planned Community Commercial" per the City of Lee's Summit Zoning Map and is to be developed as a Caliber Collision autobody repair facility. Caliber Collision's services includes automotive body repair and paint only - there will be no mechanical repair of damaged vehicles. These activities are to require a Special Use Permit to be developed at this property. This development proposes the construction of an approximately 11,600 square foot building (made of an upgraded stucco textured architectural panel) on the existing 1.38-acre subject property. This development will also include automobile parking areas, sidewalks, and a driveway connection to SE Blue Parkway. Landscaping per the City's requirements will also be provided. The current site layout proposes 66 parking spaces for this development, ± 0.90 acres of impervious area, and ± 0.48 acres of pervious area. This is increase in approximately 0.42 acres of impervious area once developed when compared to the site's pre-developed condition. All construction and design of this development will be per all

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federal and local regulations and requirements. This property/development will also be owned and maintained in accordance with Article 5 of the City's Code of Ordinances.

Caliber Collision's use of this property, autobody repair, is very suitable for this property location. The surrounding properties have similar uses to this in the sense that they are also commercial developments; some of which are also autobody repair facilities. Additionally, the 1.38-acre site is adequately sized for the proposed structure, parking areas, all underground utilities and storm structures, and landscape improvements for the site.

The "need" of this Caliber Collision is a subjective quantitative measure. Caliber Collision is one of the nation's leading collision repair companies, widely accepted by many/most insurances companies. They specialize in a very select set of activities within their structure: exterior collision repair, painting, and non-mechanical work only (services that may not be provided by the immediate surrounding developments). This Caliber Collision development will not only provide additional revenue and jobs to the community, but it will also provide a much-needed improvement to this property which is currently being used as an "overflow parking lot" consisting of gravel, grass, and areas of disturbed earth/dirt as a result of vehicular traffic. In addition to the aesthetic improvements proposed by this development, the Caliber Collision plans for the potential of a future development on the neighboring property to the west of the site. A shared access drive, a water main extension, a sewer line extension, and stormwater system connection (not detention) are all being proposed and planned for a neighboring development in mind.

Please review and process this document concurrently with the Special Use Permit and Preliminary Development Plan Applications submitted for the subject development. Should you have any questions, or should you require additional information, please contact me directly at 864.672.3432 or by email at bcox@fk-inc.com. Thank you.

Regards,

Blake Cox