

AN ORDINANCE GRANTING A SPECIAL USE PERMIT RENEWAL FOR CAR SALES IN DISTRICT CP-2 ON LAND LOCATED AT 516 SW 3RD STREET, PINNACLE AUTO SALES, FOR A PERIOD OF TEN (10) YEARS FROM THE CURRENT PERMIT EXPIRATION DATE, TO EXPIRE ON DECEMBER 21, 2031, ALL IN ACCORDANCE WITH ARTICLE 6 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-355, submitted by Tenland, LLC, requesting approval of the special use permit renewal, was referred to the Planning Commission as required by the Unified Development Ordinance No. 5209; and,

WHEREAS, on December 12, 2013, by Ordinance No. 7407, the City Council granted a special use permit for car sales for a period of 3 years on land located at 516 SW 3rd Street, and said permit expires on December 12, 2016; and,

WHEREAS, on November 17, 2016, by Ordinance No. 8022, the City Council granted a special use permit for car sales for a period of 5 years on land located at 516 SW 3rd Street, and said permit expires on December 12, 2021; and,

WHEREAS, Application #PL2021-355, submitted by Tenland, LLC, requesting a special use permit renewal for car sales in District CP-2 on land located at 516 SW 3rd Street, 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 November 18, 2021, 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 December 7, 2021, 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 car sales in District CP-2 with a Special Use Permit is hereby granted for a period of ten (10) years from the current permit's expiration date, to expire on December 12, 2031, with respect to the following described property:

Beginning 450 feet west of the SE corner of the SW ¼ of Section 6 Township 47 Range 31, thence North 248.91 feet, thence West 119 feet, thence South 248.91 feet, thence East 119 feet, to the point of beginning.

SECTION 2. That the following conditions of approval apply:

1. The special use permit renewal shall be granted for a period of ten (10) years from the current special use permit expiration date, to expire December 12, 2011.
2. Vehicles displayed for sale shall be located on the north side and east side of the building as depicted on the site plan.

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 20th day of December, 2021.



Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri



APPROVED by the Mayor of said city this 20th day of December, 2021.



Mayor William A. Baird


ATTEST:



City Clerk Trisha Fowler Arcuri



APPROVED AS TO FORM:



City Attorney Brian Head



LEE'S SUMMIT
MISSOURI

Renewal

SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 516 SW 3RD ST Lee's Summit, MO 64063
2. ZONING OF PROPERTY: _____ TIME PERIOD REQUESTED: 10 years
3. DESCRIPTION OF USE: Automobile Sales and Automobile Detail
Renewal of SUP
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): See Attached Exhibit A
6. Size of Building(s) (sq. ft): 5000 Sq ft Lot Area (in acres): Approx 1/2 Acre
7. APPLICANT (DEVELOPER) Tenland LLC PHONE 816-213-3181
CONTACT PERSON JOHN FINNIGAN FAX 816-525-8555
ADDRESS ~~909 S. 11th Ave~~ 516 SW 3RD ST CITY/STATE/ZIP Lee's Summit, MO 64063
E-MAIL AUTOTRADER-KC@gmail.com
8. PROPERTY OWNER Tenland LLC PHONE 816-213-3181
CONTACT PERSON JOHN FINNIGAN FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
9. ENGINEER/SURVEYOR _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
10. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

Tenland LLC 7/27/21 JOHN FINNIGAN 7/27/21
PROPERTY OWNER APPLICANT
Print name: JOHN FINNIGAN JOHN FINNIGAN

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



LEE'S SUMMIT MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now Tenland LLC (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property
legally described as See Attached Exhibit A

in the application for Special Use Permit Renewal
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon
approval of the application the proposed use specified in the application will be a permitted
use upon the subject property under the City of Lee's Summit Unified Development
Ordinance.

Dated this 13th day of August, 2021

Signature of Owner

Printed Name

Subscribed and sworn to before me this 13th day of Aug., 2021

SAVANNAH R. BEARD
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires 1/12/2024
Commission # 16134499

Notary Public

My Commission Expires:

REVISED SEPTEMBER 2020



LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 6 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

I am requesting a renewal of my existing SUP that I have had since 2013. My business has added to the stability of the neighborhood. My business is inline with several businesses both to the East and West of me. I can attest that there has been Zero negative impact on any properties during my time in business. There has been no negative impact on both street traffic or parking issues in my years in business. I have actually contributed to making the 310th traffic safer by my improvements to the building. There will be no change in any water runoff effecting any properties adjacent to my business. There is no impact negatively of any increase in pollution of any kind. The demand for my business in Lee's Summit continues to grow every year. Having an anchored business with great credentials only enhances property values. Mine does just that. Continued tax revenue only enhances the community financially. There is no need for any additional public services or facilities needed.

I am requesting an additional 10 years of SUP for my building



Legal Description 516 SW 31st
LS MO 64063

EXHIBIT A

TRACT 1:

BEGINNING AT A POINT 503.36 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 47, RANGE 31; THENCE WEST 58.52 FEET; THENCE NORTH 248.91 FEET; THENCE EAST 58.52 FEET; THENCE SOUTH 248.91 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR RIGHT-OF-WAY FOR 3RD STREET.

TRACT 2:

BEGINNING 444.84 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 47, RANGE 31; THENCE WEST 58.52 FEET; THENCE NORTH 248.9 FEET; THENCE EAST 58.52 FEET; THENCE SOUTH 248.9 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR RIGHT-OF-WAY FOR 3RD STREET, ALL BEGIN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

ALSO DESCRIBED AS:

A TRACT OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 47, RANGE 31; THENCE SOUTH 89 DEGREES, 54 MINUTES, 50 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 444.84 FEET (444.66 FEET MEASURED); THENCE NORTH 00 DEGREES, 02 MINUTES, 35 SECONDS EAST, A DISTANCE OF 26.39 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NOEL STREET AND THE NORTH RIGHT-OF-WAY OF SOUTHWEST 3RD STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES, 55 MINUTES, 43 SECONDS WEST ON SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 117.04 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 35 SECONDS EAST, A DISTANCE OF 222.19 FEET; THENCE NORTH 89 DEGREES 54 MINUTES, 50 SECONDS A DISTANCE OF 117.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID NOEL STREET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 35 SECONDS WEST ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 222.52 FEET TO THE POINT OF BEGINNING.

Appl. #PL2021-355 SUP renewal for auto sales
516 SW 3rd St

