



LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: NEC corner of Independence & Town Centre
2. ZONING OF PROPERTY: CP-2 TIME PERIOD REQUESTED: 20 years
3. DESCRIPTION OF USE: Auto dealership and major automotive repair
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): All of Lot 3, SUMMIT PLAZA
a subdivision in the City of Lee's Summit, Jackson County, Missouri
6. Size of Building(s) (sq. ft): 15,000 sq. ft. Lot Area (in acres): 4.71 acres
7. APPLICANT (DEVELOPER) Instant Auto PHONE 816-524-4000
CONTACT PERSON Shelley Livingston FAX _____
ADDRESS 2151 NE Independence Ave CITY/STATE/ZIP Lee's Summit, MO 64064
E-MAIL shelley@amfinancekc.com
8. PROPERTY OWNER Giddyup PHONE 816-847-5111
CONTACT PERSON Chelsey Ireland FAX _____
ADDRESS 2151 NE Independence Ave CITY/STATE/ZIP Lee's Summit, MO 64064
E-MAIL chelsey@instantautokc.com
9. ENGINEER/SURVEYOR Davidson Architecture & Engineering PHONE 913-451-9390
CONTACT PERSON Mr. Chris Hafner, AIA FAX 913-451-9391
ADDRESS 11301 Strang Line Road CITY/STATE/ZIP Lenexa, KS 66215
E-MAIL chris@davidsonAE.com
10. OTHER CONTACTS Instant Auto PHONE 816-524-4000
CONTACT PERSON Cortney Anderson FAX _____
ADDRESS 2151 NE Independence Ave. CITY/STATE/ZIP Lee's Summit, MO 64064
E-MAIL cortney@instantautokc.com

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.

Chelsey Ireland
PROPERTY OWNER
Print name: Chelsey Ireland

Shelley Livingston
APPLICANT
Shelley Livingston

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



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.**

Section 10.450. Outdoor sale or lease of motor vehicles / equipment

1. Motor vehicles must be set back ten (10) feet from all property lines or in compliance with the district's setback lines, whichever is greater.

Our current plan shows a 20' setback of car parking along the east and west frontages. We are requesting a modification of the 10' setback on the north and south sides of the property to 6'. The adjacent neighbor to the north is a permanent detention basin and an existing Subaru dealership to the south. We feel the space provided allows for Instant Auto to meet the landscaping requirements between these similar property uses.

2. No fencing is permitted in the area forward of the main building or within the front yard setback if no building exists on the premises.

We are requesting a modification to this requirement, based on the site layout provided.

While our secured parking area is technically in front of the building along the ease side of site, we feel the location provides the least impactful visual position for this function.

Additionally, we propose to utilize the same fencing material that is utilized on the adjacent Subaru site, as described in detail 2 on sheet A1.1

3. All display or storage area must be paved and the motor vehicles arranged in an orderly manner.

The propped site plan calls for all parking areas to be paved and described order based on the parking striping shown on sheet A1.1