



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-327
File Name	Special Use Permit – Priority Auto Repair
Applicant	Sam Digiovanni
Property Address	1020 SE Hamblen Rd.
Planning Commission Date	January 25, 2024
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Senior Planner

Public Notification

Pre-application held: October 17, 2023
Neighborhood meeting conducted: December 23, 2023
Newspaper notification published on: January 6, 2024
Radius notices mailed to properties within 300 feet on: December 28, 2023
Site posted notice on: January 4, 2024

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Attachments

Site Plan, dated November 27, 2023 – 1 page
Photos of existing building – 3 pages
Photos of surrounding area – 5 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Sam Digiovanni/Owner
Applicant's Representative	Sam Digiovanni
Location of Property	1020 SE Hamblen Rd.
Size of Property	0.35 acres (15,257.90 sq. ft.) total
Number of Lots	1
Zoning (Existing)	PI (Planned Industrial)
Comprehensive Plan Designation	Mixed Use
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed special use permit and the City Council takes final action on the special use permit. Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.

Current Land Use
The subject 0.35-acre property is the location of an existing 4,750 sq. ft metal building that was constructed in 1986. Currently the applicant is operating a minor automotive repair business (Priority Auto Repair) from the location.

Description of Applicant's Request
The applicant requests a special use permit (SUP) to operate a major automotive repair facility for a 10-year duration. The applicant is currently operating a minor automotive repair from the site. No exterior site alterations are proposed at this time. The applicant is not proposing any outdoor storage of vehicles or equipment at this time.

2. Land Use

Description and Character of Surrounding Area
The properties to the north, south and west zoned PI and are developed with similar uses and building types as the subject property. The PMIX zoned Hamblen Plaza (Home Depot) is located across Hamblen Rd just east of the property.



Adjacent Land Uses and Zoning

North:	Camp Bow Wow / PI
South:	Lytle Construction Inc. / PI
East (across SE Hamblen Rd.):	Home Depot / PMIX
West:	Blackjack Truck Accessories / PI

Site Characteristics

The subject site is fully developed with an existing 4,750 sq. ft metal building that was constructed in 1986.



Special Considerations

None

3. Project Proposal

The applicant requests a special use permit (SUP) to operate a major automotive repair facility for a 10-year duration in the existing building located on the subject site.

**Parking**

Existing		Required	
Total parking spaces:	14 standard vacuum bays 1 Van accessible ADA stall 15 total spaces	Total parking spaces required:	12
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Required Minimum	Existing
Front	20' (Building) / 20' (Parking)	12' (Building)* / 12' (Parking)*
Side	10' (Building) / 6' (Parking)	18' 3" (Building) / 13' 3" (Parking)

Rear	20' (Building) / 6' or 0' for shared parking/cross access. (Parking)	37' 11" (Building) / 0' (Parking)
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* Existing legal non-conforming

Structure(s) Design

Number and Proposed Use of Building
1 / major automotive repair facility
Building Size
4,750 sq. ft.
Number of Stories
1 story
Floor Area Ratio
0.31 – existing total FAR (1.0 max in the PI zoning district)

4. Unified Development Ordinance (UDO)

Section	Description
4.220	PI Planned Industrial District.
6.020	Permitted, conditional and special use tables

The UDO makes a distinction between major and minor automotive repair. Minor automotive repair is defined as the use of a building for the replacement or repair of any automobile part that does not require removal of the engine head or pan, engine transmission, or differential but may include incidental body and fender work i.e., dent repair and minor painting and upholstery service. Muffler replacement, brake service, lube and oil service and glass installation/replacement are considered minor repairs.

Major automotive repair is defined as the use of a building or premises for the repair of automotive bodies and/or major mechanical works, straightening of body parts, painting, welding, including storage of automobiles not in operable condition waiting to be repaired.

Both uses are allowed in the existing PI zoning district. Minor automotive repair is a use allowed by right with conditions, while major automotive repair requires a SUP.

Neighborhood Meeting
The applicant hosted a neighborhood meeting on December 27, 2023 from 6:00 pm to 8:00 pm. No members of the public attended.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3A: Build an adaptable framework for continued growth in a changing environment. Objective: Diversify the Lee's Summit economy. Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base.

The Ignite! Comprehensive Plan promotes various strategies to build long-term economic prosperity and resiliency in the City's economy. One objective established in the Comprehensive Plan is to stimulate continued economic development investment and reinvestment by the private sector. The subject application meets this goal with the applicant's proposed investment in our community.



6. Analysis

Compatibility

The building materials utilized in the design of the existing building include a combination of stucco, metal panels, and stone. The existing building materials are compatible with the design and construction of existing buildings in the surrounding development and throughout the area. The proposed use is substantially similar to the existing use and the uses in the area.

Adverse Impacts

The proposed use will not detrimentally impact the surrounding area. The proposed use is substantially similar to the existing use of the subject site and surrounding industrial development.

The development is not expected to create an excessive amount of stormwater runoff as no exterior alterations to the existing site conditions are proposed.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property.

Time Period

The applicant requests the special use permit be granted for a 10-year time period. To remain consistent with previously approved and comparable SUPs throughout the community, staff recommends approval of the requested 10-year period.

Recommendation

With the conditions of approval below, the application meets the goals of the, Ignite! Comprehensive plan and the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be granted for a period of ten (10) years from the date of approval.