



LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 1000 SE Blue Pkwy, Lee's Summit, Missouri 64063

2. ZONING OF PROPERTY: CP-2 TIME PERIOD REQUESTED: 10 years

3. DESCRIPTION OF USE: _____

Major Automotive Repair and Outdoor Sale or Lease of Motor Vehicles/Equipment; consistent with Ordinance No. 7445 attached hereto as Exhibit A.

5. LEGAL DESCRIPTION (attach if description is metes and bounds description): Lot 2, FARMERS COMMERCIAL

LOTS 1 & 2, A Subdivision in the City of Lee's Summit, Jackson County, Missouri according to the recorded plat thereof, see attached quitclaim deed, Exhibit B

6. Size of Building(s) (sq. ft): 4896 Lot Area (in acres): .68

7. APPLICANT (DEVELOPER) CRB Industries, LLC PHONE 816-805-5380

CONTACT PERSON Daniel Rechtfertig FAX _____

ADDRESS 70 Rivercliff Road CITY/STATE/ZIP Rogers, AR 72756

E-MAIL info@aozoa.com

8. PROPERTY OWNER CRB Industries, LLC PHONE 816-805-5380

CONTACT PERSON Daniel Rechtfertig FAX _____

ADDRESS 70 Rivercliff Road CITY/STATE/ZIP Rogers, AR 72756

E-MAIL info@aozoa.com

9. ENGINEER/SURVEYOR _____ PHONE _____

CONTACT PERSON _____ FAX _____

ADDRESS _____ CITY/STATE/ZIP _____

E-MAIL _____

10. OTHER CONTACTS Attorney for Applicant PHONE 816-207-6032

CONTACT PERSON Christine T. Bushyhead FAX _____

ADDRESS 315 SE Main St CITY/STATE/ZIP Lee's Summit, MO 64063

E-MAIL christine@bushyheadlaw.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.

(See attached Affidavit) Christine Bushyhead
PROPERTY OWNER APPLICANT

Print name: _____

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



OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)
COUNTY OF JACKSON)

SS.

Comes now CRB Industries, LLC (owner) who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described as
Lot 2, FARMERS COMMERCIAL LOTS 1&2, a Subdivision in the City of Lee's Summit, Jackson County,
Missouri according to the recorded plat thereof

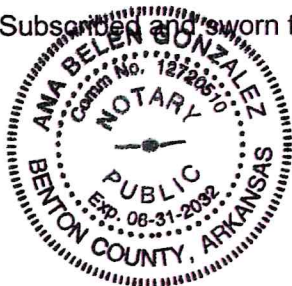
in the application for special use permit (renewal)
type of application (e.g., rezoning, special use permit, etc.)

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 7TH day of MAY, 20 24

7-19-2018
Signature of Owner
Daniel J. Recht fertig Member
Printed Name

Subscribed and sworn to before me this 7 day of May, 2024



Notary Public
08-31-2032
My Commission Expires:



In considering a special use permit application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. (See UDO Section 6.650.)

1. Character of the neighborhood.
2. Compatibility with adjacent property uses and zoning.
3. Suitability of the property for which the special use is being requested.
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties.
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property.
6. Impact on the street system to handle traffic and/or parking.
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available.
8. Impact of noise pollution or other environmental harm.
9. Potential negative impact on neighborhood property values.
10. Extent to which there is need of the proposed use in the community.
11. Economic impact upon the community.
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use.
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied.
14. Conformance to the UDO and current city policies and ordinances.
15. Recommendation of professional staff.
16. Consistency with permitted uses in the area in which the special use is sought.



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.**

Please see the attached explanation for CRB's request for a special use permit, Exhibit C.

The Applicant is requesting a waiver/modification to the parking lot screening requirement set forth in the UDO and Section 3 of the prior special use permit conditions. Under the UDO, parking lot screening is to be provided to the street. In this instance, the "street" is the outer road to the State highway system. The businesses fronting this street do not uniformly provide parking lot screening. Screening is not required from adjacent uses for they are also commercial.



SPECIAL USE PERMIT CHECKLIST

Submittal Requirements	Yes	No*
Completed special use permit application form with signatures	X	
Ownership Affidavit form	X	
Legal description	X	
Filing fee – See Development Services Fees under the Schedule of Fees and Charges found at www.cityofls.net .	X	
Special use permit plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files	N/A	
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP	X	
Comprehensive narrative description of the use, both as to the function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to the use sought.	X	
Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	X	
Completed "Special Use Permit – Explanation" sheet describing how requested use relates to conditions listed in UDO Article 10, Div. II – Specified special uses.	X	
Completed preliminary development plan application form with necessary plans, fee, checklist, etc. as required for that application	N/A	

*** Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared			X
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;			X
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.			X
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border			X
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.			X



SPECIAL USE PERMIT CHECKLIST

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.	X		

Table 1.A. Special Use Permit Plan Submission Requirements				
UDO Article 6, Sec. 6.630.	Ordinance Requirement	Met	Not Met	N/A
B. Prel. Dev. Plan	A preliminary development plan, accompanied by the number of copies required (see Submittal Copies Chart), containing all information set forth in Article 2, except when the SUP is for use of an existing building and where no substantial changes are proposed per Article 2.			X
C. Narrative Description	A comprehensive narrative description of the use sought, both as to function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to such use.	X		
D. Length of Term	The length of term of the use after the date of issuance of the permit, if applicable.	10 yrs		
E. Special Description	Special conditions relating to the operation of the proposed use(s), site development and other pertinent descriptive factors.			x
F. Photographs	Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	x		
G. Special Use Conditions	See Article 6, Division II, for conditions related to "Specified Special Uses."	x		

BILL NO. 14-42

ORDINANCE NO. 7445

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR MAJOR AUTOMOTIVE REPAIRS AND OUTDOOR SALES OF MOTOR VEHICLES/EQUIPMENT IN DISTRICT CP-2 ON LAND LOCATED AT 1000 SE BLUE PARKWAY FOR A PERIOD OF TEN (10) YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2014-004, submitted by CRB Industries, LLC , requesting a special use permit for major automotive repairs and outdoor sales of motor vehicles/equipment in District CP-1 on land located at 1000 SE Blue Parkway, 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 March 11, 2014, 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 April 3, 2014, 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 10.050 and 10.450 of the Unified Development Ordinance to allow major automotive repairs and outdoor sales of motor vehicles/equipment in District CP-2 with a Special Use Permit is hereby granted for a period of ten (10) years, with respect to the following described property:

Lot 2, FARMER'S COMMERCIAL LOTS 1 AND 2, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall cover major automotive repairs and the outdoor sale or lease of motor vehicles, to include motor homes, recreational vehicles, boats, trailers and trucks (one ton or greater) with 3 or fewer axles.
2. The parking spaces for the primary business plus the parking spaces for vehicles on display for sale shall be striped within 45 days of the approval of the special use permit, and shall be maintained in accordance with the UDO.
3. The required parking lot screening shall be installed within 45 days of the approval of the special use permit, and shall be maintained in accordance with the UDO.
4. The existing abandoned pole sign structure shall be removed within 45 days of the approval of the special use permit.
5. The special use permit shall be granted for a period of 10 years.

BILL NO. 14-42

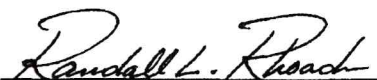
ORDINANCE NO. 7445

6. Any motor home, recreational vehicle, boat, trailer and/or large truck with three axles or fewer and more than one ton shall only be displayed in the 11 designated outdoor display parking spaces at the rear of the property depicted on the site plan, date stamped February 20, 2014, and shall be limited to no more than 3 displayed at any given time.

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 Unified Development Ordinance, enacted by Ordinance No. 5209, 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 3rd day of April, 2014.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 9th day of April, 2014.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:

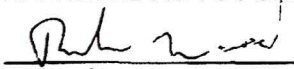
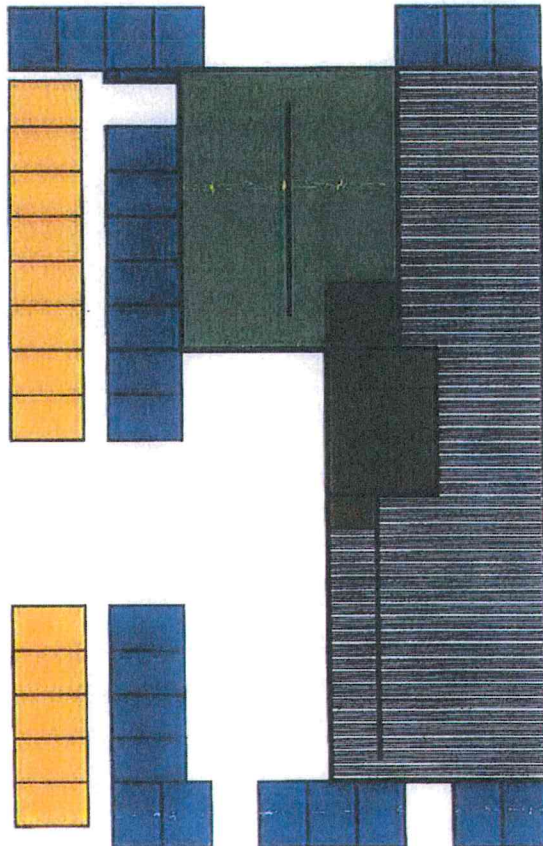

Acting City Attorney Rich Wood

EXHIBIT A

1000 SE Blue Parkway Special Use Permit Parking Design




Blue Parkway



PARKING

	Required Parking Spaces	(13)	
	Outdoor Display Parking Spaces	(25)	(2137 Sq. Ft.)

BUILDING FLOORPLAN

	Shop Area	1,254 Sq. Ft.
	Sales Floor	640 Sq. Ft.
	Vehicle Showroom	3,008 Sq. Ft.
		4,896 Sq. Ft.

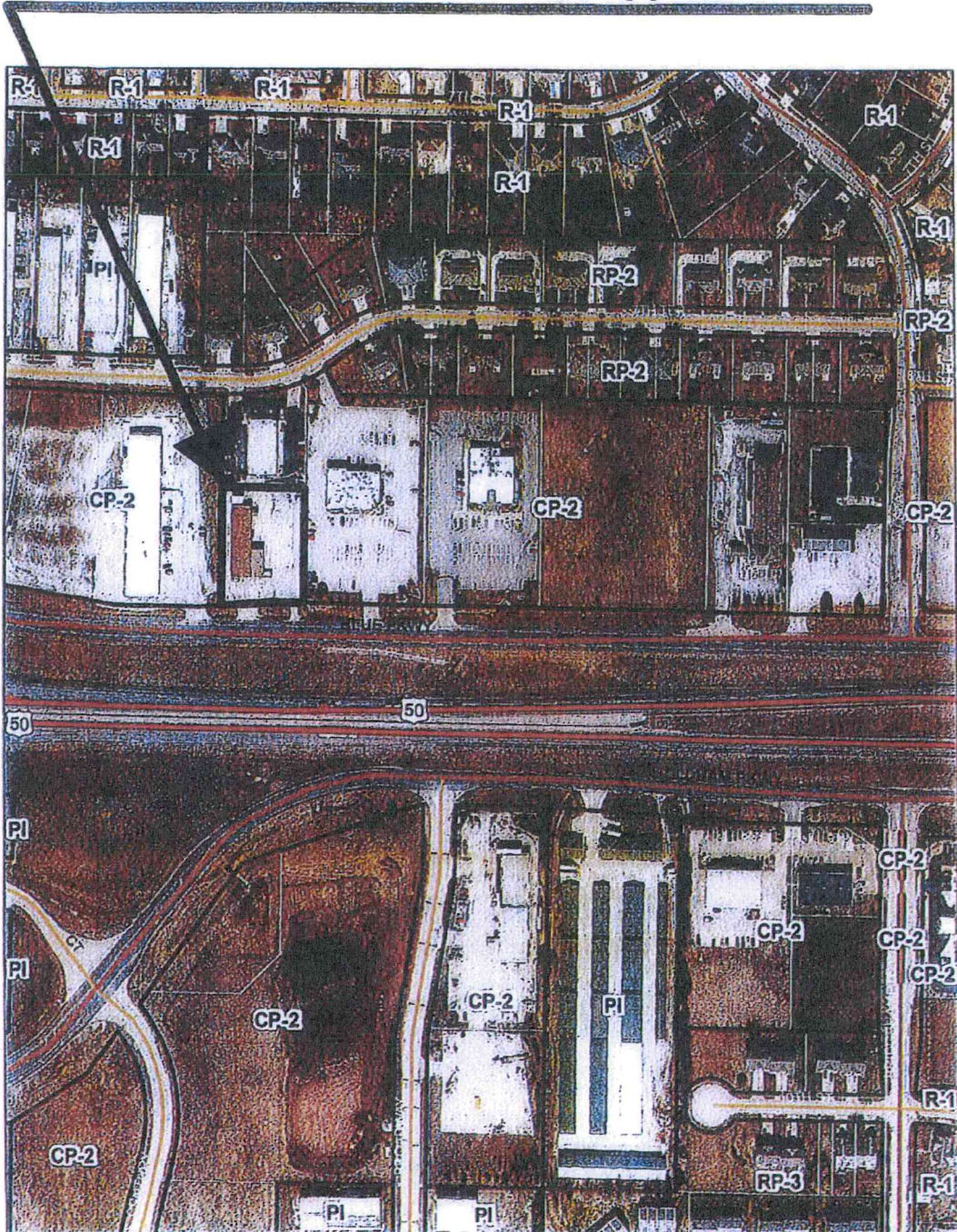
RECEIVED

FEB 20 2014

Planning & Development

14

#PL2014-004 -- Special Use Permit
Pit Stop Auto Detailing, 1000 SE Blue Parkway
CRB Industries, LLC, applicant





ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
12/17/2013 08:44:26 AM
QCD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:
2013E0127308

JSVT0001629
BOULEVARD TITLE

Quit-Claim Deed

THIS INDENTURE, Made on the 22nd day of June, 2012, by and between **COLT & GARRETT LLC**, a Missouri Limited Liability Company, of the County of Miami, State of Kansas, party of the first part, and **CRB INDUSTRIES, LLC, AND/OR ASSIGNS, GRANTEE(S)**, of the County of Miami, State of Kansas, party or parties of the second part, (Mailing address of said first named grantee is 11895 W. 343RD ST., PAOLA, KS 66071)

WITNESSETH, that the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by the said party or parties of the second part (the receipt of which is hereby acknowledged) does by these presents, **REMISE, RELEASE and FOREVER QUIT CLAIM** unto the said party or parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of **JACKSON**, and State of **Missouri**, to wit:

Lot 2, FARMERS COMMERCIAL LOTS 1 AND 2, A Subdivision in the City of Lee's Summit, Jackson County, Missouri according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said party or parties of the second part, and unto HIS SUCCESSORS and assigns forever; so that neither the GRANTOR OR THOSE UNDER WHOM GRANTOR CLAIMS, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed this instrument the day and year above written.

Signed, Sealed and Delivered in Presence of

**COLT & GARRETT, LLC, A MISSOURI
LIMITED LIABILITY COMPANY**

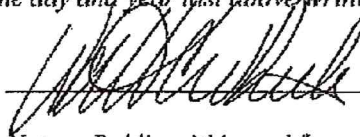

BY: DANIEL RECHTFERTIG, MANAGING
MEMBER

STATE OF MISSOURI
COUNTY OF JACKSON

}
}
} ss:
}

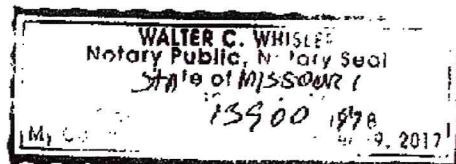
On this 22nd day of June, 2012, before me, THE UNDERSIGNED,, appeared DANIEL RECHTFERTIG, to me personally known, who being by me duly sworn, did say that he is the Managing Member of COLT & GARRETT, LLC, a Missouri Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said DANIEL RECHTFERTIG, MANAGING MEMBER, acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Jackson County, Missouri, the day and year last above written.



Notary Public within and for said County and State

My commission expires: _____



COMMISSION EXPIRES NOVEMBER 9,
2017

CITY OF LEE'S SUMMIT

SPECIAL USE PERMIT CRITERIA

1000 SE Blue Pkwy, Lee's Summit

In considering a special use permit application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. (See UDO Section 10.050.)

1. Character of the neighborhood.

The Subject Property ("Property") is located along a commercial corridor on the north outer road of US Highway 50 with immediately adjacent uses such as automotive repair and tire and commercial, restaurants. Pictures of the Property are attached hereto as Exhibit D.

2. Compatibility with adjacent property uses and zoning.

The proposed special use permit for major automotive repair and outdoor sale or lease of motor vehicles/equipment is compatible with the adjacent automobile related businesses and commercial uses. The Property is zoned CP-2, planned community commercial district, which allows for a full range of retail and office development serving the general needs of the community.

3. Suitability of the property for which the special use is being requested.

The Property currently has had minor automotive repair activity in approximately half of the existing building space. The existing building has experienced the necessary upgrades necessitated by the building and fire codes, as applicable.

*In this Application, the Applicant is seeking a renewal of the Special Use Permit (SUP) for two activities. CRB intends to continue conducting minor automotive repair, and **Automotive Sales or Lease**. The Automotive Sales or Lease activity requires a Special Use Permit. Specifically, the SUP the Applicant is seeking would allow the **Outdoor sale or lease of motor vehicles/equipment**. Such an activity is further defined and regulated in the UDO as follows:*

A. Outdoor sale or lease of motor vehicles (including automobiles, vans, sport utility vehicles (SUV's), trucks less than one ton, personal watercraft or motorcycles) shall be subject to the following conditions:

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

B. Outdoor sale or lease of manufactured homes, motor homes, recreational vehicles, boats, trucks one ton or greater, large motorized maintenance, farming or construction equipment, and construction trailers shall be subject to the following conditions:

- 1. Structures and vehicles for sale, lease or rental, must be set back thirty (30) feet from all property lines or in compliance with the district's setback lines, whichever is greater.*
- 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.*

Exhibit C

CITY OF LEE'S SUMMIT

SPECIAL USE PERMIT CRITERIA

1000 SE Blue Pkwy, Lee's Summit

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

The following building uses and related square footages are planned for this Special Use Permit:

Automotive Repair Shop Area	1,254 square feet with one (1) bay
Indoor Sales Floor Area	640 square feet
Motor Vehicle Showroom	3,008 square feet
Total Building Area	4,896 square feet

Furthermore, there will be an outdoor display area which comprises of 25 parking spaces located close to the building. These spaces total approximately 2137.50 square feet of display area. In making our calculations, the Applicant notes that the Motor Vehicle Showroom Use does not appear in Table 12-1, Minimum Parking by Use, of the Unified Development Ordinance (UDO); however, City Staff previously advised the Applicant in 2014 to use 2 spaces per 1,000 square feet. The Applicant calculates the Building Area to require 11 spaces, the Outdoor Display Area to require 1 space, and the total number of parking spaces triggers the need for 1 van accessible space. The Applicant understands that the bay can count as one space and the single Van Accessible space essentially requires 2 space areas for access. A Parking Design exhibit has been attached to depict the above calculations of parking spaces and square footage, ("Exhibit E").

The Applicant continues to desire to provide automotive repair services, major repairs which involves under the UDO 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. Automotive repair services, major repairs, activities require a SUP.

This Application submitted is for a special use permit to allow automotive repair services for major repairs and a special use permit for outdoor sale or lease of motor vehicles/equipment; or more simply a special use permit for major automotive repairs and outdoor sales of motor vehicles/equipment.

4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties.

The proposed use will not adversely impact the aesthetics of the area in that the Property is surrounded by automotive and commercial uses and parking lots. The outdoor display of motor vehicles /equipment will be in character with the adjoining properties. The proposed use has occurred on the Property for the last 10 years with no negative impact.

5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property.

The current minor automotive repair activity does not injure the neighboring properties which also contains like uses. The "permitted with conditions" requirements and special use permit distance from property line requirements related to the outdoor sales SUP provide significant buffer space between

Exhibit C

CITY OF LEE'S SUMMIT

SPECIAL USE PERMIT CRITERIA

1000 SE Blue Pkwy, Lee's Summit

properties. The proposed use has occurred on the Property for the last 10 years with no negative impact.

6. Impact on the street system to handle traffic and/or parking.

The limited lot area of the Property, coupled with the automotive services uses, and the "permitted with conditions" requirements and special use permit requirements will naturally limit the number of vehicles that could be placed for display on the Property. The traffic generated from the Property will not significantly increase the amount of traffic generated at the location currently.

7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available.

The site conditions (ie. impervious coverage) will not change with the approval of the special use permit for major automotive repairs and outdoor sales of motor vehicles/equipment.

8. Impact of noise pollution or other environmental harm.

The requested special use permit for major automotive repairs and outdoor sales of motor vehicles/equipment will not adversely impact the current noise levels in the area. All environmental requirements on automobile services activities will be followed.

9. Potential negative impact on neighborhood property values.

The Property is located along a busy commercial corridor. Successful businesses along the corridor only enhance such corridors for their neighbors.

10. Extent to which there is need of the proposed use in the community.

The scope of automotive repair currently at this location is primarily involving classic automobiles, which will be a primary focus of the outdoor sales and lease of motor vehicles/equipment. The broader category of sales and lease motor vehicles provides flexibility in the bartering involved in classic used vehicles sales.

11. Economic impact upon the community.

An increase in the sale of motor vehicles, at least in the near term under existing Missouri law, still financially benefits the community in which the motor vehicles are licensed. Additional consumer traffic along a corridor constructed for heavy commercial traffic is always a positive economic outcome.

12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use.

The existing public infrastructure is adequate for this requested special use permit.

13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied.

Denial of this Application provides no measurable benefit to the public health, safety and welfare. This

Exhibit C

CITY OF LEE'S SUMMIT

SPECIAL USE PERMIT CRITERIA

1000 SE Blue Pkwy, Lee's Summit

application is requesting the opportunity to enhance the automotive services currently performed at the Property and allow the display of motor vehicles/equipment for sale on the north outer road of U.S. Highway 50 in a compatible commercial business environment. The hardship imposed upon the landowner on its face would seem unreasonable. The proposed use has occurred on the Property for the last 10 years with no public health, safety and welfare issues.

14. Conformance to the UDO and current city policies and ordinances.

The Application conforms to the requirements of the UDO, and city policies regarding land use along the U.S. Highway 50 Corridor.

Approximately 3,000 square feet of the existing building on site is occupied with a use the Unified Development Ordinance (UDO) would define as "Automotive repair shop, minor repairs". This activity is defined as the replacement or repair of any automobile part that does not require removal of the engine head or pan, engine transmission, or differential, and may include incidental body and fender work i.e., dent repair and minor painting and upholstery service. The definition of minor repairs also includes muffler replacements, brake service, lube and oil service and glass installation/replacement.

An Automotive repair shop, with minor repairs activity does not require a special use permit. It is an activity which may occur by right in CP-2 zoning districts with conditions. UDO, Article 9, Uses Permitted with Conditions, sets forth the conditions under which the minor repair activity may occur.

Section 9.330. Repair services – automotive

Repair services on equipment or vehicles, with respect to which:

- A. All activities are conducted within a building or fully screened area; and*
- B. Outside storage is confined to the rear of the property and visually screened in accordance with the buffer standards of Article 13; and*
- C. Do not generate noise, odors, or fumes that can be detected beyond the walls of the building in which the use is housed.*
- D. Overhead doors are to remain closed to eliminate associated noise from such uses that are within 300 feet of any residential district or use. (Ventilation, exhaust and air circulation should be considered by the prospective business operator and/or owner when the enactment of this condition is present. Such use may require special fans, air conditioning, etc.).*

The Applicant complies with the UDO conditions for its minor repair activity.

15. Recommendation of professional staff.

To be provided by Staff.

16. Consistency with permitted uses in the area in which the special use is sought.

The proposed special use permit for major automotive repairs and outdoor sales of motor vehicles/equipment involves activities consistent with the commercial activity of the area.

EXHIBIT D

South side of Property (Entrance)



EXHIBIT D

East side of Property



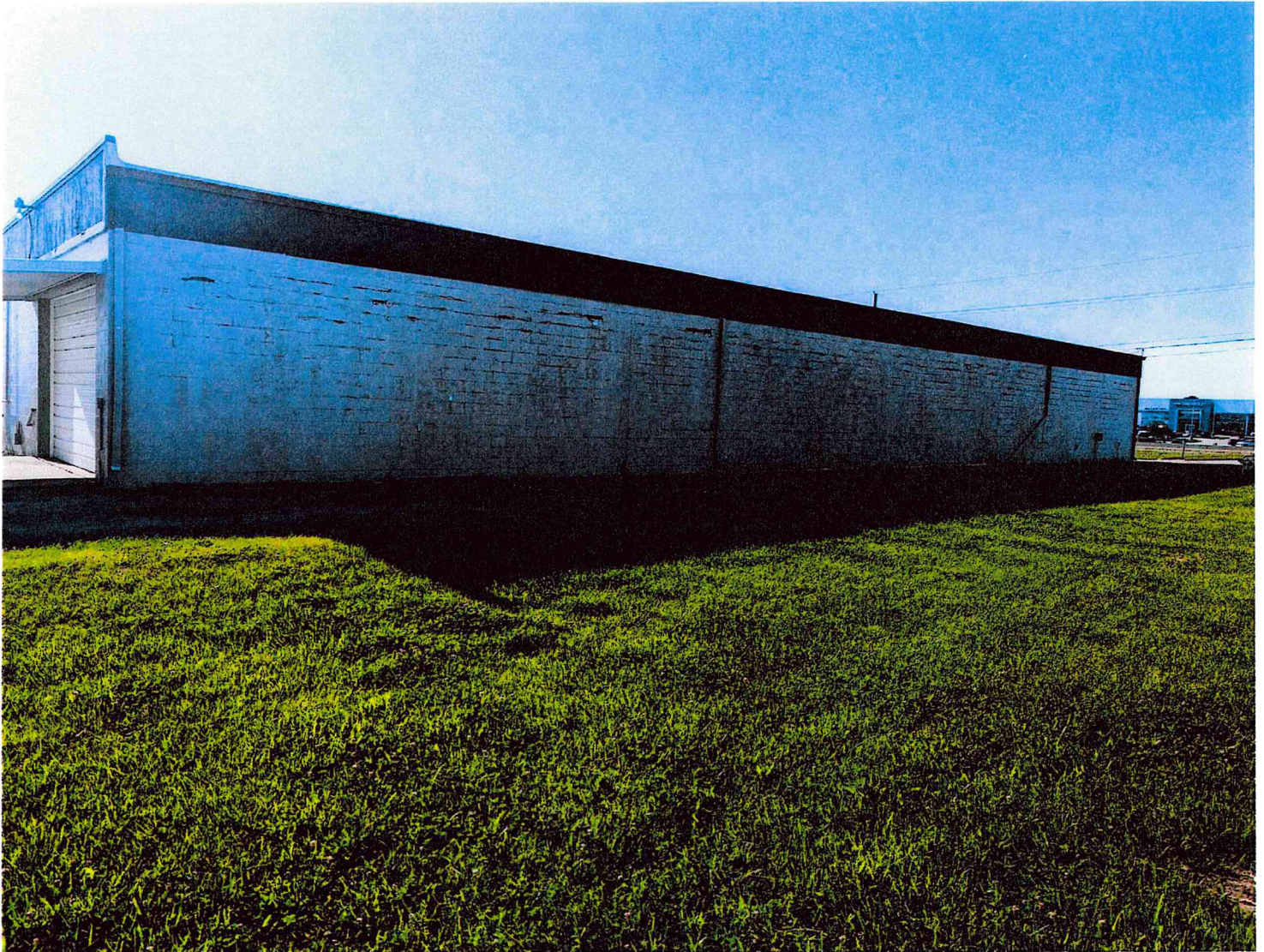
EXHIBIT D

North side of Property



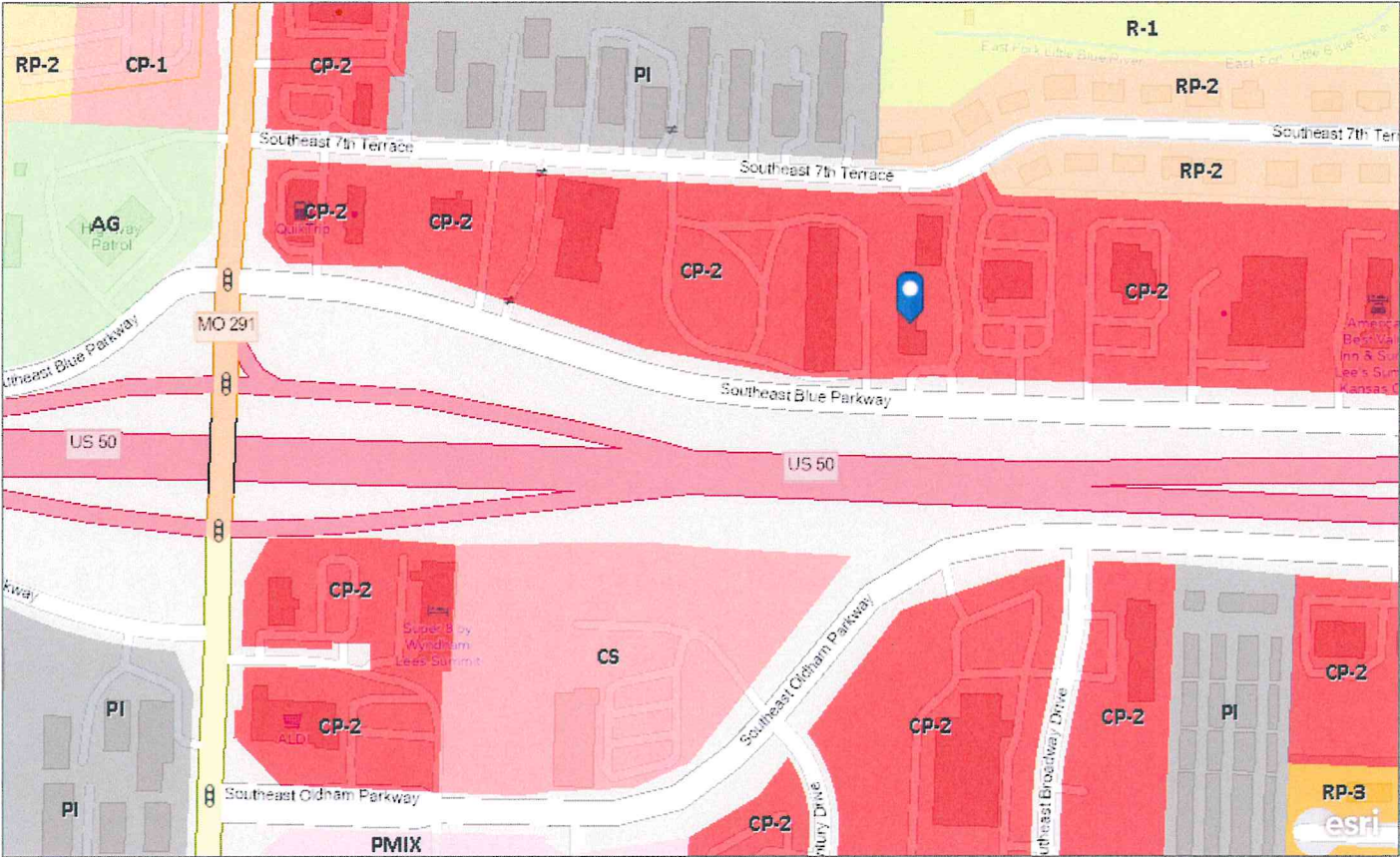
EXHIBIT D

West side of Property



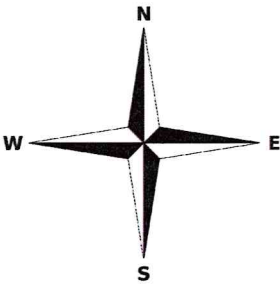
Zoning Information

EXHIBIT D



Displays the zoning designation for properties in Lee's Summit, MO

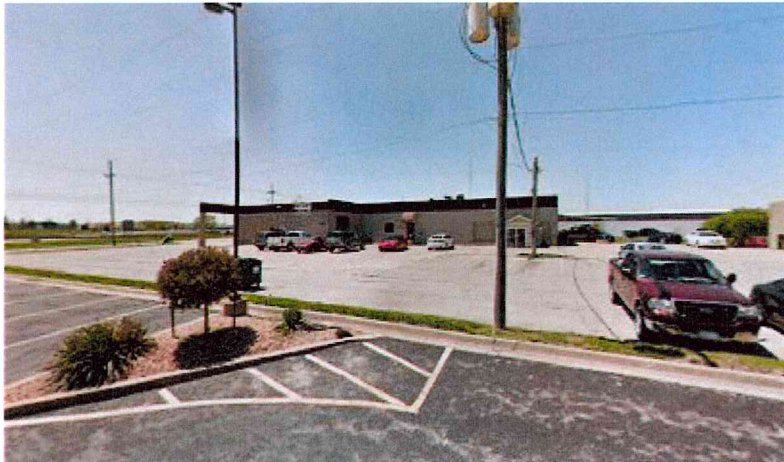
City of Lee's Summit, MO | Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri



Google Maps 1000 SE Blue Pkwy



Imagery ©2024 Airbus, Map data ©2024 20 ft



1000 SE Blue Pkwy

Building



Directions



Save



Nearby



Send to
phone



Share



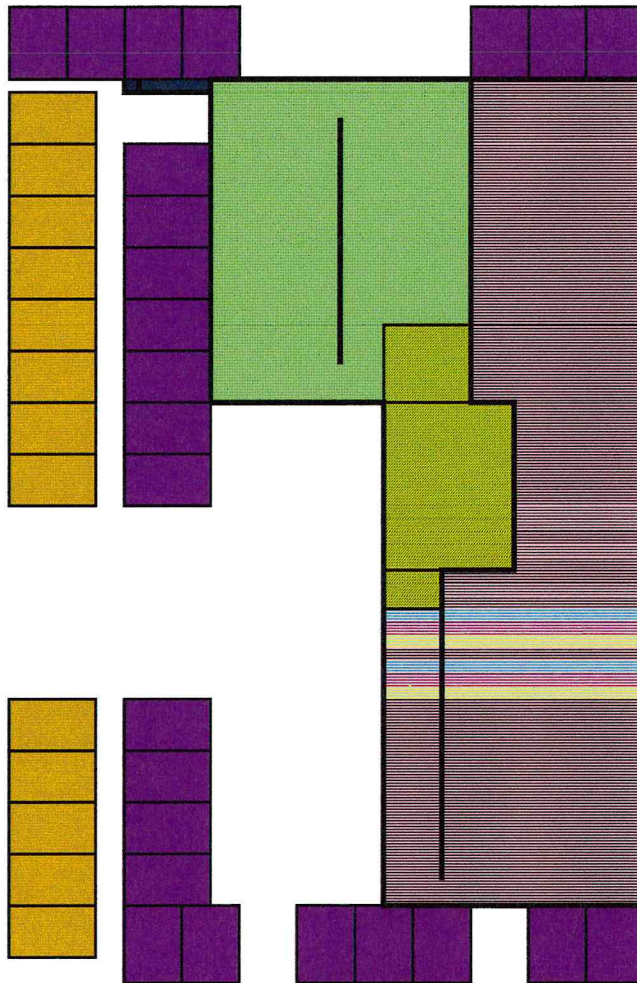
1000 SE Blue Pkwy, Lee's Summit, MO 64063

Photos



EXHIBIT E

1000 SE Blue Parkway Special Use Permit Parking Design




Blue Parkway



PARKING

	Required Parking Spaces	(13)	
	Outdoor Display Parking Spaces	(25)	(2137 Sq. Ft.)

BUILDING FLOORPLAN

	Shop Area	1,254 Sq. Ft.
	Sales Floor	640 Sq. Ft.
	Vehicle Showroom	<u>3,008 Sq. Ft.</u>
		4,896 Sq. Ft.