



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2024-115
<b>File Name</b>	Special Use Permit – Bob Sight Ford
<b>Applicant</b>	Spencer Fane, LLP
<b>Property Address</b>	607 & 610 NW Blue Parkway
<b>Planning Commission Date</b>	July 11, 2024
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Ian Trefren, Planner

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### Public Notification

Pre-application held: April 9, 2024  
Neighborhood meeting conducted: June 10, 2024  
Newspaper notification published on: June 22, 2024  
Radius notices mailed to properties within 300 feet on: June 20, 2024  
Site posted notice on: June 21, 2024

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### Attachments

Site Plan, received April 25, 2024 – 1 page  
Applicant Special Use Permit Narrative, received April 25, 2024 – 2 pages  
Photos of Surrounding Area – 9 pages  
Location Map

## 1. Project Data and Facts

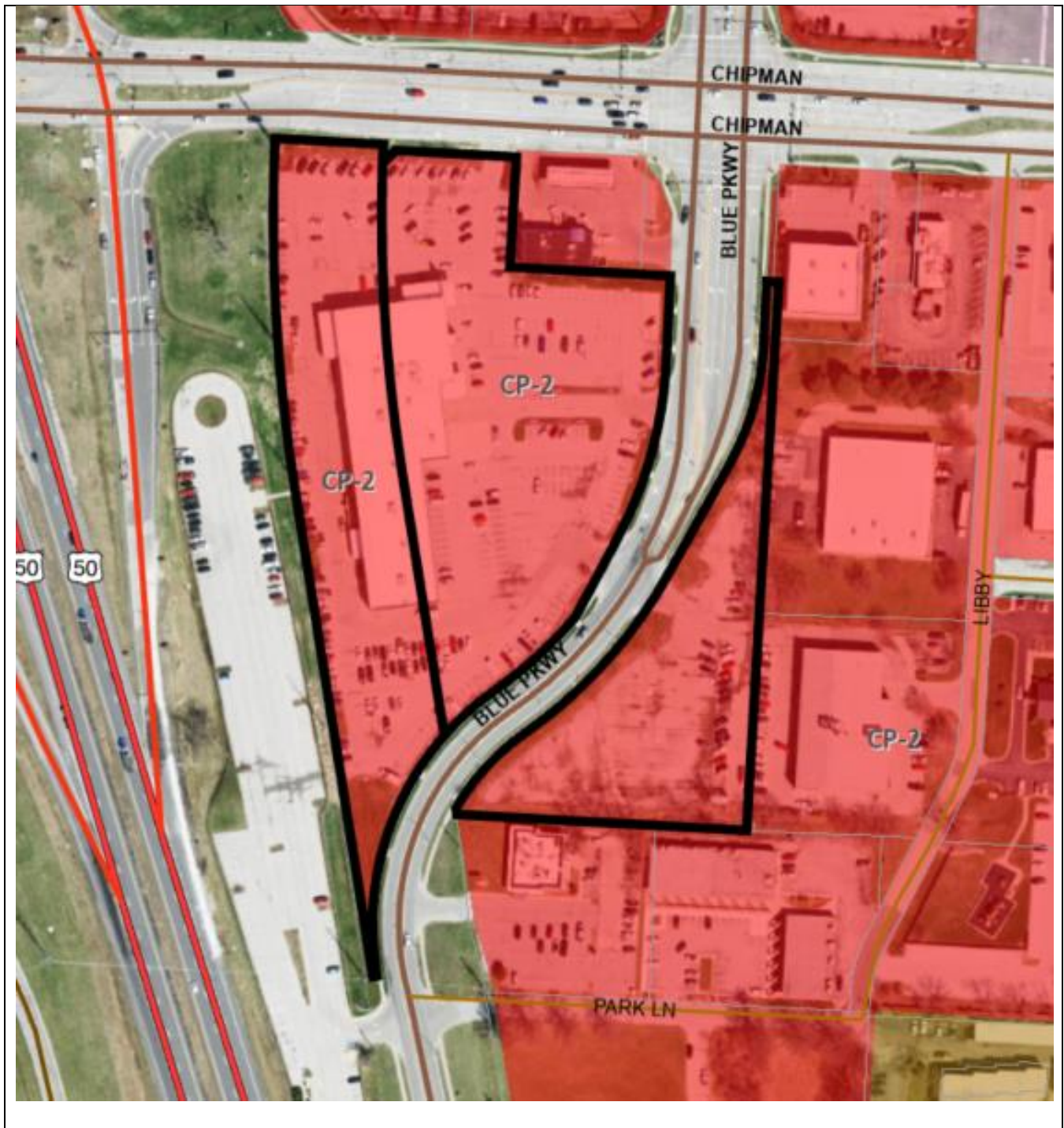
Project Data	
Applicant/Status	Spencer Fane, LLP/Applicant
Applicant's Representative	Henry Sivils
Location of Property	607 & 610 NW Blue Parkway
Size of Property	5.53 acres (241,154 sq. ft.) (610 NW Blue Parkway) 1.77 acres (77,119 sq. ft.) (607 NW Blue Parkway) <b>7.3 total acres</b>
Number of Lots	2
Building Area (Existing)	36,516 sq. ft. (610 NW Blue Parkway)
Zoning (Existing)	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Activity Center - Downtown
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 7.3-acre site is made up of two separate lots. The existing 36,500 sq. ft. building is situated on the 5.53-acre site on the west side of NW Blue Pkwy and is the sales and service building. The 1.77-acre site on the east side of the street is only a parking lot for additional display of vehicles for sale.

Description of Applicant's Request
The applicant requests renewal of a Special Use Permit (SUP) to operate an automotive dealership and major automotive repair facility for a 20-year duration. The existing SUP is slated to expire in 2027. While the existing SUP is not set to expire for an addition three years, the applicant is requesting an early renewal to align with financing.  No exterior site alterations are proposed at this time.

## 2. Land Use

Description and Character of Surrounding Area
The surrounding properties are predominantly commercial in character, including a c-store and gas station to the north; a retail building, office-warehouse building, and collision repair facility to the east; and a restaurant and office building to the south. West of the subject property is a MoDOT commuter parking lot and US-50 highway.



#### Adjacent Land Uses and Zoning

<b>North:</b>	C-store & gas station / CP-2
<b>South:</b>	Restaurant & Office / CP-2
<b>East:</b>	Retail, Office-Warehouse, & Major Automotive Repair / CP-2
<b>West:</b>	MoDOT Commuter parking lot & US-50 HWY

**Site Characteristics**

The property at 610 NW Blue Parkway is fully developed with an existing 36,500 sq. ft. dealership that was constructed in 2007.



The property at 607 NW Blue Parkway serves as vehicle storage parking for the automotive dealership. This parking lot is separate from adjacent collision repair facility located behind it. The Bob Sight Ford collision center isn't associated with this application because the collision center sits on a separate lot and pre-dates the requirement for a SUP for major auto repair and is therefore a lawful non-conforming use.

**Special Considerations**

None

### 3. Project Proposal

The applicant is seeking approval of a special use permit (SUP) renewal to continue operating an automotive dealership and major automotive repair facility for a 20-year duration in the existing building located on the subject site.



**Parking**

Existing		Required	
Total parking spaces (607 NW Blue Parkway):	360 Regular stalls 4 Van accessible ADA stall <b>364 total spaces</b>	Total parking spaces required:	107
Total parking space (610 NW Blue Parkway):	115 Regular stalls	Total parking spaces required:	0
Accessible spaces provided:	4	Accessible spaces required:	2
Parking Reduction requested?	No	Off-site Parking requested?	Yes

**Setbacks (Perimeter)**

Yard	Required Minimum	Existing
Front	15' (Building) / 20' (Parking)	82'4" (Building) / 0' (Parking)*
Side	10' (Building) / 6' (Parking)	165'9" (Building) / 14' (Parking)
Rear	20' (Building) / 6' (Parking)	50'4" (Building) / 0' (Parking)*

\* Existing legal non-conforming

**Structure(s) Design**

<b>Number and Proposed Use of Building</b>
1 / automotive dealership and major automotive repair facility
<b>Building Size</b>
36,500 sq. ft.
<b>Number of Stories</b>
1 story
<b>Floor Area Ratio</b>
0.153 – existing total FAR (0.55 max in the CP-2 zoning district)

**4. Unified Development Ordinance (UDO)**

Section	Description
4.190	CP-2 Planned Community Commercial 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 CP-2 zoning district. Minor automotive repair is a use allowed by right with conditions, while major automotive repair requires a SUP. Automotive sales are also allowed in the CP-2 zoning district, with a SUP.

<b>Neighborhood Meeting</b>
The applicant hosted a neighborhood meeting on June 10, 2024, from 6:00 PM to 7:00 PM. No members of the public attended.

## 5. Comprehensive Plan

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

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 continued investment in our community.



## **6. Analysis**

### **Background and History**

- June 12, 1984—The City Council approved a rezoning from District A to District C-1 (NowCP-2) by Ord. # 2535.
- June 12, 1984— The City Council approved a special use permit (Appl. #695) for a period of ten years to allow for automotive sales located at 615 NW Blue Parkway, expiring on June 12, 1994 (Ord. #2536).
- July 16, 1996— The City Council approved a special use permit (Appl. #1357) renewal for a period of ten years to allow for automotive sales, expiring on June 12, 2004 (Ord. #4307).
- June 16, 2005— The City Council approved a special use permit a special use permit (Appl. #2004-286) renewal for a period of 20 years to allow for automotive sales, expiring June 12, 2024 (Ord. #5973).
- September 4, 2008 - Due to an inaccurate legal description on the previous application, the City Council approved a new special use permit for a period of 20 years to allow for automotive sales, expiring on April 26, 2027 (Ord. #6681).

### **Compatibility**

The purpose of the subject application is to consider continuation of the existing use, which is compatible with the higher-intensity commercial development patterns present throughout the surrounding area.

### **Adverse Impacts**

The continued use of the site as an automotive dealership and major automotive repair facility will not detrimentally impact the surrounding area as no expansion to the current use is proposed. 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 continued use of the site as an automotive dealership and major automotive repair facility will not impede the normal and orderly development and improvement of the surrounding property. The surrounding property is fully developed. Water and sanitary sewer for the development will continue to utilize existing public water and sewer lines that are on or adjacent to the property.

### **Time Period**

The applicant requests the special use permit to be granted for a 20-year time period to match financing of the property. To remain consistent with previously approved SUPs for this site and comparable locations throughout the community, staff recommends approval of the requested 20-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 twenty (20) years from the date of approval.