

# **Special Use Permit Explanation**

## **Adams Toyota Collision Center**

### **2401 NE Douglas**

In considering any application for a special use permit, the Commission and Governing Body may give consideration to the criteria listed below, to the extent they are pertinent to the particular application.

1. Character of the neighborhood

Located at 2401 NE Douglas St. in Lee's Summit, street bearing residential housing on the west of the road and a church located east of the road along with the proposed property. Lee's Summit Municipal Airport is located to the north. The character of the neighborhood has not and will not be changed.

2. Compatibility with adjacent property uses and zoning.

Zoning and compatibility of property will remain the same.

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

The property will not withstand any substantial changes to its exterior or interior. Under the special use permit(s) two paint booths were installed along with proper ventilation. Building is constructed of concrete walls providing for noise barrier for surrounding area. Property has adequate acreage for parking.

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

The proposed use will have no negative impact to the aesthetics of the property nor the adjoining properties.

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

The proposed use has not and will not injure or have any detrimental effect on the property or the neighboring property.

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

The proposed use has/will have little impact on traffic along NE Douglas. Large commercial vehicles will be restricted as part of the day-to-day operations of the business. Business will provide adequate customer and employee parking. Vehicles undergoing work will be parked behind the building and moved inside after business hours.

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

There will be no negative impact of storm water runoff to the existing system with issuance of proposed use permit.

8. Impact of noise pollution or other environmental harm.

Building is constructed of precast concrete walls which provides noise barrier to surrounding neighborhood. Adams Toyota Collision Center will continue to use water based paint which is more environmentally friendly than the oil-based paint typically used by the industry. Proper air filtration and ventilation has been installed and is inspected on a regular basis. Paint waste will be removed by GFL Environmental Waste Management. We are and will continue to be OSHA compliant.

9. Potential negative impact on neighborhood property values.

The proposed use permit will have no negative impact on surrounding neighborhood property values.

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

Adams Toyota Collision Center employs quality technicians to service all of the community's collision needs. We are capable of handling all repairs from paintless-dent to major collision. We commit to quality repair while giving the Lee's Summit citizens the opportunity to do business within their community.

11. Economic impact upon the community.

Adams Toyota relocated its collision center from Raytown to Lee's Summit, 2401 NE Douglas, in 2012. We have worked hard to maintain a quality repair facility and in 2023 was designated as a Certified Toyota Collision Center by Toyota Motor Sales. The move from Raytown to Lee's summit has continued to strengthen our business through additional sales. Since its relocation to the Lee's Summit community, we have collected millions in labor and parts sales dollars benefiting the local economy, driving up additional sales tax revenue and providing local jobs.

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

The City of Lee's Summits' existing public facilities and services are adequate for 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.

The benefit to the city will be that of significant tax revenue, local jobs and quality service provided to the citizens of Lee's Summit. If proposed use permit is denied it will result in substantial loss of sales revenue to the owner and hardship to the dealership's customers in locating adequate collision repair services, possibly relocating this service outside of the Lee's Summit community. In addition, it can be argued that the immediate neighbors of 2401 Douglas has benefited from Adams Toyota adding natural gas and cable fiber to NE Douglas St.

14. Conformance to the UDO, and current city policies and ordinances (Amend.#16)  
Adams Toyota Collision pledges to conform to the Unified Development Ordinance (UDO), the city's current policies and ordinances.
15. Recommendation of professional staff.  
Adams Toyota Collision Center staffs, and will continue to staff, approximately 10 to 20 individuals, including technicians, estimators, assistant manager and manager.
16. Consistency with permitted uses in the area in which the special use is sought.  
This will be the sole collision center in the surrounding neighborhood. The proposed use permit will be used and remain consistent with that of its stated intentions and consistent with the surrounded area and businesses.