



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.**

See
Attached

LEE'S SUMMIT

MISSOURI

SPECIAL USE PERMIT EXPLANATION

Adams Toyota Collision Center is located at 2401 NE Douglas St., in Lee's Summit, MO. We are currently requesting a 30-year renewal of our Special Use Permit with the City of Lee's Summit. The building location is on a street bearing residential housing on the west of the road, a church located on the east, and the Lee's Summit Municipal Airport located to the north. Zoning of the property location will remain the same and there will not be any changes to the character of the neighborhood. The property is a frontage is 517 feet and sits on two acres. The building is constructed of precast concrete walls which provides noise barrier to the surrounding neighborhood. There will be no negative impact on the surrounding neighborhood property values.

Adams Toyota intends to continue to use this location as its collision center for the main location located at 501 NE Colbern Rd., Lee's Summit, MO. The proposed use, as it is and how it is intended for future use, will not injure, or have any detrimental effect, on the property or the existing neighborhood. Nor will there be any negatively impacted aesthetics of the property.

There will be no change to the existing traffic flow along Douglas St. Adams Toyota will continue to restrict commercial vehicles to business hours of its day-to-day operations. Any vehicle undergoing work will be parked behind the building during business hours and moved inside after business hours.

In its continued use as a collision center, we pledge to be environmentally safe. We will continue to use water-based paint with proper ventilation and filtration. We take pride in maintaining our paint booths and equipment with regular maintenance and filter changes. Paint waste will be removed by GFL Environmental Waste Management, or a like company who is compliant. We are OSHA compliant and will continue to align with OSHA standards.

Adams Toyota has benefited its surrounding residence through bringing natural gas and cable fiber to NE Douglas St. This is beneficial because current residents, church and airport are no longer restricted to use propane for their heating needs. Fiber allows for faster connections speeds and data travel and often with a lesser cost than cable.

Adams Toyota has on average 15-20 employees at its collision center location. We take pride in employing quality technicians, estimators and laborers to service the community's collision needs. Adams Toyota has worked diligently to become one of the best collision centers in the Kansas City Metro area. In 2023, it was awarded the status of Certified Toyota Collision Center by Toyota Motor Sales Corporation. This certificate was granted after meeting stringent property, building, equipment and training standards. We continue to be graded on these standards in order to remain certified and have continual property and employee training assessments.

Since moving its collision center from Raytown, MO, in 2012, Adams Toyota has served the Lee's Summit community in providing quality vehicle repairs to over 13,000 customers at our collision center alone. We service all vehicle makes and models and our convenient location which assists the residents of Lee's Summit from having to travel outside the city for vehicle repairs. We have collected over thirty million dollars in labor and parts sales at this location. The sales revenue generated from these repairs has resulted in significant tax revenue for the City of Lee's Summit. Adams Toyota Collision Center continues to pledge to represent the Lee's Summit community with high standards and to conform to the Unified Development Ordinance, the City's current policies and ordinances.