



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-230
File Name	Special Use Permit for Adam's Toyota Auto Repair and Maintenance Facility
Applicant	Adam's Toyota Lee's Summit
Property Address	2401 NE Douglas St.
Planning Commission Date	October 24, 2024
Heard by	Planning Commission and City Council
Analyst	Adair Bright, AICP, Senior Planner

Public Notification

Pre-application held: n/a
Neighborhood meeting conducted: September 30, 2024
Newspaper notification published on: October 5, 2024
Radius notices mailed to properties within 300 feet on: October 7, 2024
Site posted notice on: October 3, 2024

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Attachments

Special Use Permit Application, Narrative and Supporting Documents, received September 9, 2024
– 16 pages
Site Plan associated with Appl. #2014-152 – 1 page
Photos of Surrounding Properties – 4 pages
Minutes of September 30, 2024, Neighborhood Meeting – 1 page

Copy of Ordinance No. 7126 (Original SUP approval) – 4 pages

Copy of Ordinance No. 7582 (SUP renewal) – 4 pages


Location Map

Letter in Support received October 25, 2024 – 1 page

Letter requesting mitigation of odor received October 16, 2024 – 1 page

1. Project Data and Facts

Project Data	
Applicant/Status	Adam's Toyota Lee's Summit / Property Owner
Applicant's Representative	Scott Middleton
Location of Property	2401 NE Douglas St.
Size of Property	+/- 1.709 acres (74,444-sf.)
Number of Lots	1
Building Area (Existing)	+/- 16,100-sf.
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Industrial
Procedure	<p>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.</p> <p>Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.</p>

Current Land Use
<p>The subject 1.709-acre property is the site of the existing 16,100-sf. Adam's Toyota Auto Repair and Maintenance Facility. The building is used for the repair and maintenance of vehicles, including body and paint repair, for Adam's Toyota Lee's Summit. The building was constructed with precast concrete walls and no alterations are being proposed.</p>

<p><i>Figure 1 - Front view of existing maintenance facility.</i></p>

Description of Applicant's Request

The applicant requests renewal of a Special Use Permit to allow the continued operation of the major automotive repair services. No changes or expansion of the existing facility are proposed as part of this application.

Staff has conducted an inspection of the subject property and finds the site to be maintained in good order and in compliance with the previously approved SUPs from 2011 and 2015 for operation of the major automotive repair services.

2. Land Use

Description and Character of Surrounding Area

The subject property is located along NE Douglas Street and the Lee's Summit Municipal Airport is directly west of the site. The properties to the west are predominantly residential while the properties on the east side of NE Douglas Street are more commercial/industrial. Also, NE Douglas Street terminates approximately 1,800-ft. north of the entrance to the subject property. Although it is not typical to see single-family residential adjacent to industrial land uses, the proposed continuation of the existing land use does not appear to negatively impact the adjacent properties.



Figure 2 - Area map showing subject property (outlined in red)

Adjacent Land Uses and Zoning

North:	Car Wash & Detailing, Indoor / PI
South:	Church or Place of Worship / PI
East:	Airport / AZ
West (across NE Douglas St.):	Dwelling, Single-Family Detached / AG & R-1

Site Characteristics

The subject property at 2401 NE Douglas Street is developed with an approximately 16,100-sf. single-story building. The site is served by a single driveway from NE Douglas St. The building is set back approximately 45' from the front property line (west); 55' from the rear property line (east); 25' and 60' from the north and south property lines, respectively. Most of the parking lot meets the setback requirement; however, there is an existing legal nonconformity along the north property line where the parking lot has a 0' setback. There is existing landscaping along the west property line which does help provide a visual buffer from the adjacent residential.

Special Considerations

None

3. Project Proposal

The applicant seeks approval of an SUP to allow the continued operation of the Adam's Toyota Auto Repair and Maintenance Facility for a period of 30 years on the subject property. No changes to the existing building or exterior site alterations are proposed at this time.

Parking

Existing		Required	
Total parking spaces:	32*	Total parking spaces required:	36 (12 bays)
Accessible spaces provided:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

* Existing legal non-conforming characteristic

There are twenty (20) parking stalls outside plus twelve (12) parking stalls/service bays available inside the building. The UDO requires three (3) parking stalls per service bay; however, staff would consider this an existing legal non-conformity. The business has operated in the subject location for thirteen (13) years and staff feels as though the proposed use is adequately parked.

Existing Setbacks (Perimeter)

Yard	Required Minimum	Existing
Front	20' (Building) / 20' (Parking)	45' (Building) / 122' (Parking)
Side	10' (Building) / 6' (Parking)	25' (Building) / 0' (Parking)* - north; 60' (Building) / 40' (Parking) - south

Rear	20' (Building) / 6' (Parking)	55' (Building) / 17' (Parking)
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* Existing legal non-conforming characteristic

Structure(s) Design

Number and Proposed Use of Building
1 / Major Automotive Repair Services
Building Size
16,100-sf. (existing)
Number of Stories
1 story
Floor Area Ratio
0.21

4. Unified Development Ordinance (UDO)

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

The UDO distinguishes 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. Services such as 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; and welding. Also included is the storage of automobiles not in operable condition waiting to be repaired.

Both uses may be allowed in the existing PI zoning district. Minor automotive repair is a use allowed by right with conditions, while major automotive repair may be allowed subject to approval of an SUP.

Use Conditions for Automotive Repair Services.

Section 6.440 of the UDO lists the following conditions that apply to automotive repair services:

1. All activities are conducted within a building or fully screened area. **All repair services will occur within the proposed building.**
2. Outside storage is confined to the rear of the property and visually screened in accordance with the buffer standards of Article 13. **The applicant will comply.**
3. Do not generate noise, odors, or fumes that can be detected beyond the walls of the building in which the use is housed. **No noise, odors, or fumes that can be detected beyond the walls of the building will be generated.**

4. 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 will comply.**

Neighborhood Meeting

The applicant hosted a neighborhood meeting on September 30, 2024, from 6:00 PM to 8:00 PM. Seven (7) members of the public attended.

Discussion related to the subject application including the following topics:

- Notification area on map sent with invitation letter
- Expansion/addition to the existing facility
- Potential/occasional smell
- Amount of body technicians employed
- Amount of cars inside the building

No objection to the proposed SUP application was raised by any member of the public, according to the meeting minutes provided by the applicant.

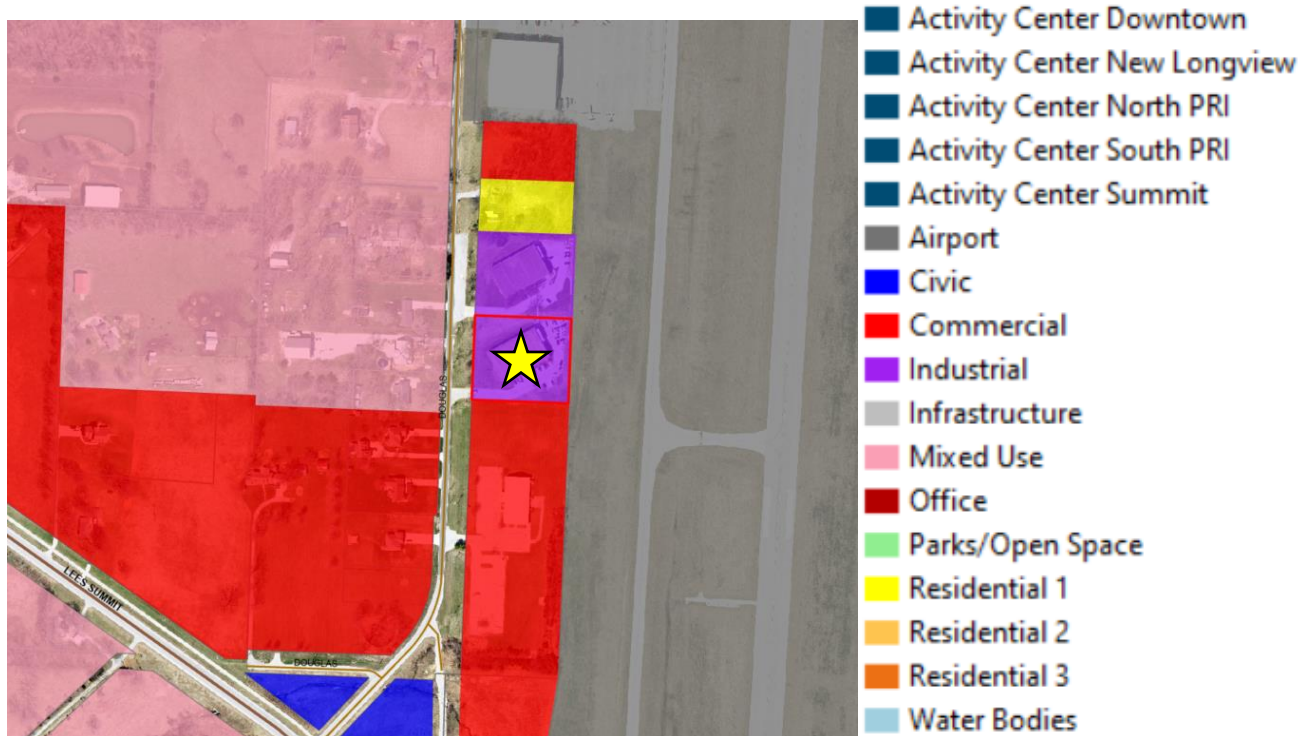
One comment in support of the project has been received. An adjacent resident uploaded a document to the application through the CityView portal.

One comment has been received via email requesting assurance that the occasional paint odor will be eliminated.

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. Approval of the subject SUP application to allow major automotive repair supports continued economic viability of the site by broadening the range of allowed uses offered to the public to meet the community's needs.



6. Analysis

Background and History

- August 5, 1996 – The City Council approved the final site plan for Falcon Helicopter (Appl. #1996-158) at 2401 NE Douglas Street.
- October 18, 1996 – The minor plat for Douglas Corporate Center, Lot 2 (Appl. #1996-225) was recorded at Jackson County (instrument #199610065867).
- December 15, 2011 – The City Council approved a request for a Special Use Permit for major automotive repair (Appl. #PL2011-150) for a period of three (3) years by Ordinance No. 7126.
- February 19, 2015 – The City Council approved a request for a Special Use Permit for major automotive repair (Appl. #PL2014-152) for a period of ten (10) years by Ordinance No. 7582.

Compatibility

The facility is directly adjacent to commercial and industrial land uses. Although there are residential uses across NE Douglas Street and industrial businesses are not typically ideal, the existing and proposed continuation of the land use provides an adequate transition to the airport just east. Also, the major automotive repair is fully contained within the building which helps limit the possible negative impacts.

Adverse Impacts

Renewal of an SUP to allow the operation of a major automotive repair facility is not anticipated to detrimentally impact the surrounding area as no expansion to the existing site is proposed with this application. The major automotive repair facility has been located in the building since 2011 and all work is fully contained. The applicant has taken the necessary steps to provide ventilation within the building and dispose of any waste properly. No zoning violation cases were filed on the subject property during the life of the previously approved SUP.

Public Services

Use of the site as a major automotive repair facility will not impede the normal and orderly development and improvement of the surrounding property. All adjacent properties have been developed. Water and sanitary sewer service to the site will continue to utilize existing public water and sewer line connections. The existing street network has adequate capacity to support the site.

Time Period

The applicant requests the SUP be granted for a 30-year time period. To remain consistent with the previously approved SUP for this site and comparable locations throughout the City, staff recommends approval of the SUP for ten (10) years from the previously approved expiration date of December 15, 2024.

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 the previous special use permit expiration, to expire on December 15, 2034.
2. All repair activities shall be conducted inside the building.
3. Inoperable vehicles, as defined in the UDO, shall not be stored in the defined employee or customer parking areas. Such storage shall be northeast of the building in the specified area shown on the site plan associated with Appl. #2014-152, which was approved with the SUP renewal by Ordinance No. 7582.
4. The use shall not generate noise, odors, or fumes that can be detected beyond the walls of the building in which the use is housed.
5. Overhead doors shall remain closed to eliminate associated noise from such uses that are within 300' of any residential district or use.