

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AUTOMOBILE SALES AND MAJOR AUTOMOTIVE REPAIR IN DISTRICT CP-2 ON LAND LOCATED AT 2151 NE INDEPENDENCE AVENUE 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 #2013-014, submitted by Instant Auto, requesting a special use permit for automobile sales and major automotive repair in District CP-2 on land located at 2151 NE Independence Avenue, 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 April 9, 2013, 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 May 2, 2013, 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 Article 10 of the Unified Development Ordinance to allow automobile sales and major automotive repair in District CP-2 with a Special Permit is hereby granted for a period of ten (10) years, with respect to the following described property:

LOT 3, SUMMIT PLAZA

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be granted for 10 years.
2. A modification shall be granted to the requirement for a 10' display area setback from the north and south property lines, to allow a 6' setback.
3. A modification shall be granted to the requirement that no fencing extend beyond the main building, to allow a parking area with decorative fencing forward of the building so as to provide security for vehicle inventory.

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 16th day of May, 2013.



Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 21st day of May, 2013.



Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:



City Attorney Teresa S. Williams

RECEIVED

FEB 15 2013

DAVIDSON

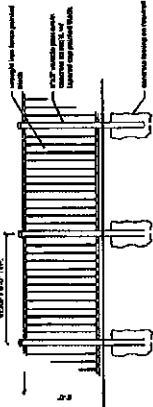
Planning & Development

Project Synopsis

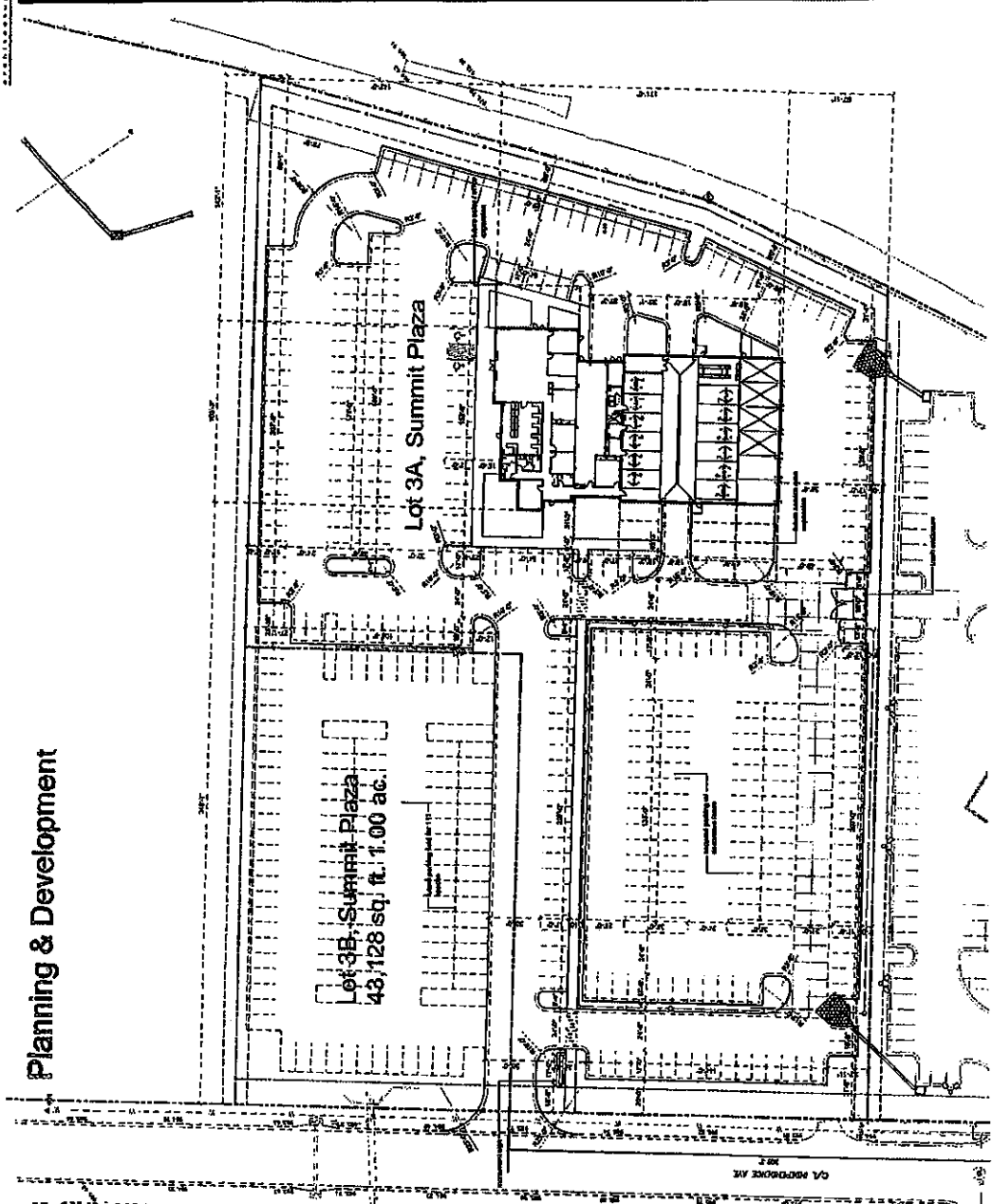
Governing Municipality: Lewis Summit, Missouri
Governing Order: 2009 International Building Code
Zoning: S-2

Lot 1 Information

Site Area: 181,723 sq. ft. 3.27 ac.
Building Area: 14,739 sq. ft.
General Parking: 194
Secured Parking: 107
Total Parking: 301
Parking Fee: \$0.11,000
Floor Area Ratio: 7%



2 Fence Detail
Scale: 1/8" = 1'-0"



1 Site Plan
Scale: 1" = 200'

a new development for
Instant Auto
Lot 3, Summit Plaza
Lewis Summit, Missouri

DATE: 02.15.13
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
DESIGNED BY: [unintelligible]
PERMITTED BY: [unintelligible]

PROJECT NUMBER:
A1-1
DRAWING TITLE:
DRAWING NUMBER:
SHEET NUMBER:
12079

2013-014-

LANDSCAPE PLAN NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS AND THE MISSOURI DEPARTMENT OF REVENUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS AND THE MISSOURI DEPARTMENT OF REVENUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS AND THE MISSOURI DEPARTMENT OF REVENUE.

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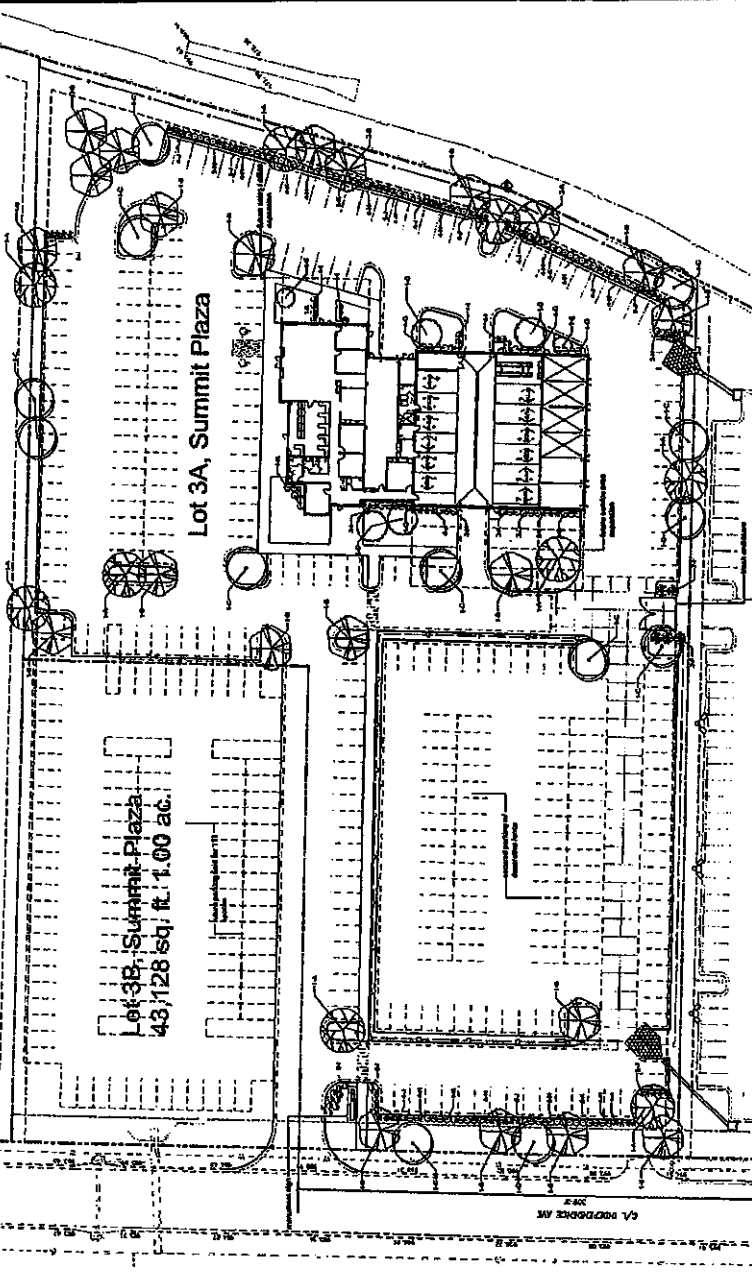
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REQUIREMENTS

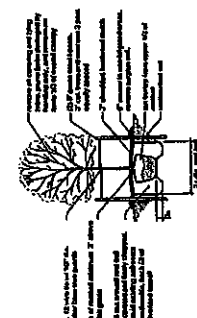
LOT 3A: 161,723 SQ. FT. (3.71 ACRES)
 LOT 3B: 128,128 SQ. FT. (2.93 ACRES)
 TOTAL SITE AREA: 289,851 SQ. FT. (6.64 ACRES)
 OPEN AREA: 128,128 SQ. FT. (2.93 ACRES)
 TOTAL PLANTING AREA: 161,723 SQ. FT. (3.71 ACRES)
 STREET FRONTAGE: 1,200 FT.
 STREET WIDTH: 100 FT.
 STREET FRONTAGE: 1,200 FT.
 STREET WIDTH: 100 FT.

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FEB 15 2013



1 Site Plan
Scale: 1" = 30'-0"



3 deciduous tree planting detail
1/4" = 1'-0"

2 shrub planting detail
1/4" = 1'-0"

ITEM	QTY	CONSTRUCTION	REQUIREMENTS	SIZE & CONDITION
1	1	ARTIFICIAL TURF MAT	10' x 10' x 1/2"	7' x 10'
2	1	CONCRETE CURB	4" HIGH	7' x 10'
3	1	CONCRETE CURB	4" HIGH	7' x 10'
4	1	CONCRETE CURB	4" HIGH	7' x 10'
5	1	CONCRETE CURB	4" HIGH	7' x 10'
6	1	CONCRETE CURB	4" HIGH	7' x 10'
7	1	CONCRETE CURB	4" HIGH	7' x 10'
8	1	CONCRETE CURB	4" HIGH	7' x 10'
9	1	CONCRETE CURB	4" HIGH	7' x 10'
10	1	CONCRETE CURB	4" HIGH	7' x 10'
11	1	CONCRETE CURB	4" HIGH	7' x 10'
12	1	CONCRETE CURB	4" HIGH	7' x 10'
13	1	CONCRETE CURB	4" HIGH	7' x 10'
14	1	CONCRETE CURB	4" HIGH	7' x 10'
15	1	CONCRETE CURB	4" HIGH	7' x 10'
16	1	CONCRETE CURB	4" HIGH	7' x 10'
17	1	CONCRETE CURB	4" HIGH	7' x 10'
18	1	CONCRETE CURB	4" HIGH	7' x 10'
19	1	CONCRETE CURB	4" HIGH	7' x 10'
20	1	CONCRETE CURB	4" HIGH	7' x 10'

A new development for
 Instant Auto
 Lot 3, Summit Plaza
 St. Louis, Missouri

Project Number:
L1-1
 Drawing Title:
 Project Number:
 123778

**Appl. #PL2013-014 - SUP for auto sales and repair
Instant Auto,
2151 NE Independence Ave;
Instant Auto, applicant**

