



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-119 – Special Use Permit - The Restomod Store
Applicant	The Restomod Store, LLC
Property Address	1510 SE Kingspoint Dr.
Planning Commission Date	June 13, 2019
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Current Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: January 29, 2019
Neighborhood meeting conducted: N/A
Newspaper notification published on: May 4, 2019
Radius notices mailed to properties within 185 feet on: May 15, 2019
Site posted notice on: May 17, 2019

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	3
5. Comprehensive Plan	3
6. Analysis	3
7. Recommended Conditions of Approval	4

Attachments

Special Use Permit Comprehensive Narrative, provided by Applicant – 1 page
Photos of Subject and Surrounding Properties – 7 pages
Building Floor Plan – 1 page

Table for Special Use Permits for Car, Truck, Boat & Trailer Sales – 1
 page
 Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	The Restomod Store /Owner
Applicant’s Representative	Colin Lynch
Location of Property	1510 SE Kingpoint Dr.
Size of Property	±1.39 Acres
Zoning	PI (Planned Industrial District)
Comprehensive Plan Designation	Industrial
Procedure	The Planning Commission makes a recommendation to the City Council on the special use permit renewal request. 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 if so stated in the permit.

Current Land Use
The proposed Restomod Store will be located in Newberry Landings, an industrially zoned subdivision.

Description of Applicant’s Request
The applicant is seeking an approval of a special use permit (SUP) for major automotive repair services. The Restomod Store specializes in show quality restoration, customization and modernization of classic vehicles. This includes body, paint, mechanical and interior work. The applicant is requesting SUP for a period of 50 years. The applicant has stated all customer vehicles and work will be contained within the building. The applicant will occupy a portion of an existing 12,000 sq. ft. building

2. Land Use

Description and Character of Surrounding Area
The property is located at 1510 SE Kingspoint DR. in the Newberry Landings industrial subdivision.

Adjacent Land Uses and Zoning

North:	Vacant lot / PI (Planned Industrial District)
South:	Unplatted/undeveloped vacant lot / PI (Planned Industrial District)
East:	Unplatted/undeveloped vacant lot / PI (Planned Industrial District)
West:	Vacant lot / PI (Planned Industrial District)

3. Project Proposal

Site Design (existing)

Land Use	
Current Use:	Unoccupied industrial building
Number of Lots:	1
Land Area:	1.39
Building Area:	12,000 sq. ft.
FAR:	0.2
Number of Buildings:	1
Number of Stories:	1
Parking Spaces:	29

4. Unified Development Ordinance (UDO)

Section	Description
6.620, 6.640, 6.650, 6.1050	Special Use Permit
4.220	Zoning Districts

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2
Commercial Development	Objective 4.1

6. Analysis

Background and History

- February 17, 2000 - The City Council approved Ordinance 4917, granting a change of zoning to M-1P (now PI-1) for 47.13 acres of land (Appl. # 1667).
- February 26, 2002 - The Planning Commission approved the Preliminary Plat for Newberry Landings, Lots 292-315 and Tracts A-C (Appl. #S99-042).
- July 25, 2002 - The City Council approved Ordinance 5357, accepting final plat entitled “Newberry Landings First Plat, Lots 292 thru 300 and Tract A (Appl. #2002-038). (the final plat was approved but never recorded, the approval expired after one year)
- February 2, 2006 - The City Council approved Ordinance 6146, accepting final plat entitled “Newberry Landings First Plat, Lots 292 thru 300 and Tract A (Appl. #2005-358).

- February 19, 2018 - Staff administratively approved a final development plan for TPC Interiors.

Compatibility

- The character of the neighborhood will not be impacted. The proposed use is completely self-contained within the building. There will be no exterior storage of customer vehicles or materials.
- The use is compatible with adjacent properties and uses as the proposed location and all adjacent properties are zoned PI.
- The proposed use will not negatively affect the aesthetics of the property and adjoining properties as it will be located in an existing building.

Adverse Impacts

- The proposed major automotive repair services at this location will not detrimentally affect the appropriate use of neighboring property. The proposed location of the Restomod Store is located within an existing building located in the Newberry Landings industrially zoned subdivision.

Public Services

- Existing public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
- The proposed use will not impede the normal and orderly development and improvement of the surrounding property
- The existing building and street network incorporates adequate ingress and egress.

Unified Development Ordinance

- In considering all the criteria and regulations, staff finds the use meets the requirements of the UDO.

Time Period

The applicant requests the special use permit for a period of 50 years. Staff is NOT supportive of the requested time period and recommends a time period of 10 years to be consistent with other approved special use permits for this use.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and the Design & Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be granted for a period of 10 years.

Standard Conditions of Approval

2. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code. Action required- Permit plans will need to be submitted to bring the building into compliance for a body shop/automotive repair facility. Comply with requirements of Central District Health Department.