

March 21, 2022

Shannon McGuire
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

Re: Gerber Collision
555 NW Blue Parkway, Unit A, Lee's Summit, MO
Preliminary Development Plan Modification Request

Dear Mr. McGuire,

As discussed during the Pre-Application meeting on January 11, 2022, Gerber Collision is applying to construct a new facility at 575 NW Blue Parkway in Lee's Summit, Missouri. The property is currently zoned as CP-2 and the land use is commercial. The proposed development is an automotive repair shop. The Preliminary Development Plans have been completed in accordance with the City of Lee's Summit Unified Development Ordinance (UDO), with the exception of the parking lot setback. This request is to seek a modification on the parking lot setback requirements.

It is proposed that the existing lot will be split into two separate lots. There will be no shared parking agreement or shared access easement between the two lots.

In accordance with the UDO, a setback of 6 foot parking offset is required on interior lot lines. We are seeking to modify the setback to 4 feet on the north side of proposed lot line and ± 3 feet on the south side of the proposed lot line. It is noted that the existing parking lot is not parallel with the proposed lot line and the offset from the existing parking lot will vary.

A reduction of the setback will allow for a rear drive of adequate width to accommodate turning movements and allow access into the proposed building while still allowing for a level of separation between the two adjoining properties. This requested setback modification is not perceived to be a significant modification from the intent of the UDO. However, the setback modification will have a significant impact on the proposed development while having no adverse effect on the adjoining and surrounding properties.

Please let me know if you need any additional supporting information or documentation for this modification request.

Sincerely,



Matthew Weber, PE