

Caliber Collision PDP and SUP

Application #PL2021-279 and -280
September 23, 2021



LEE'S SUMMIT
MISSOURI

Yours Truly

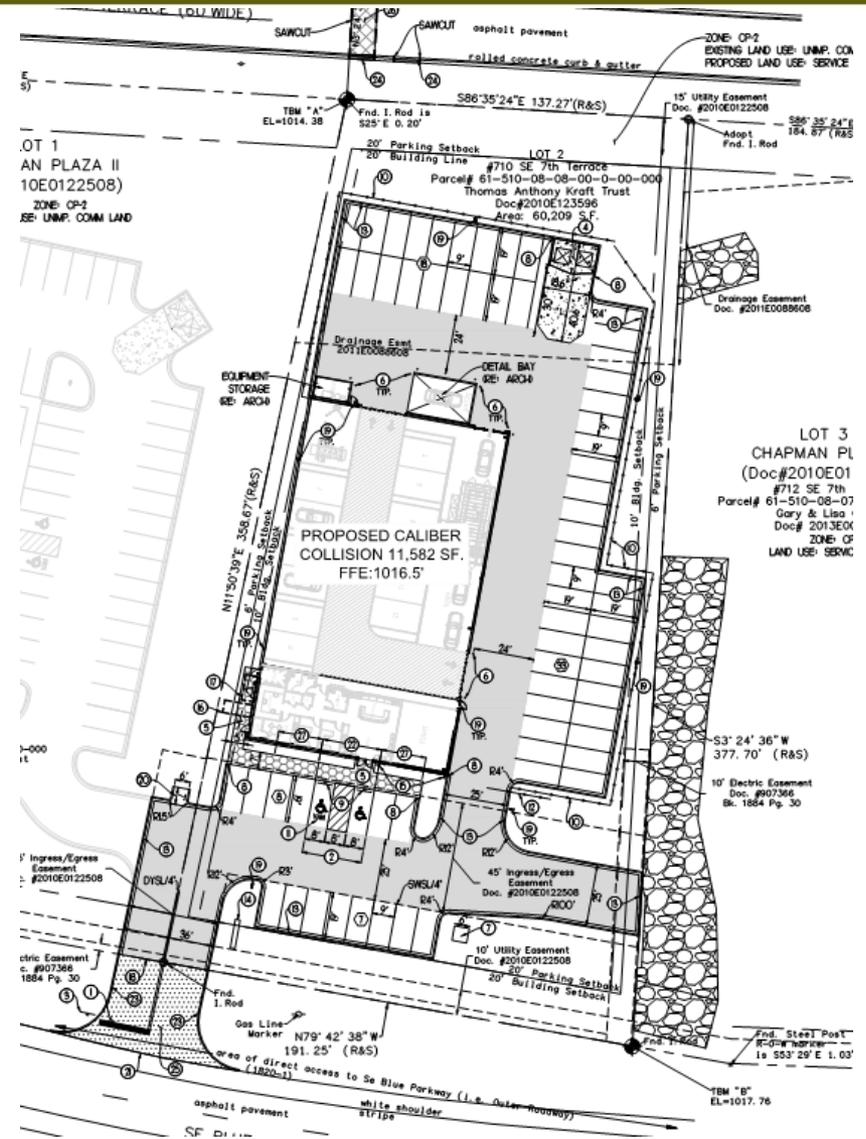




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Aerial & Zoning Map

Size of Property	±1.38 Acres
Building Area	11,582 sq. ft. total proposed
Floor Area Ratio (FAR)	0.19 total proposed FAR
Parking spaces proposed:	64
ADA proposed:	2
Total parking spaces proposed:	66



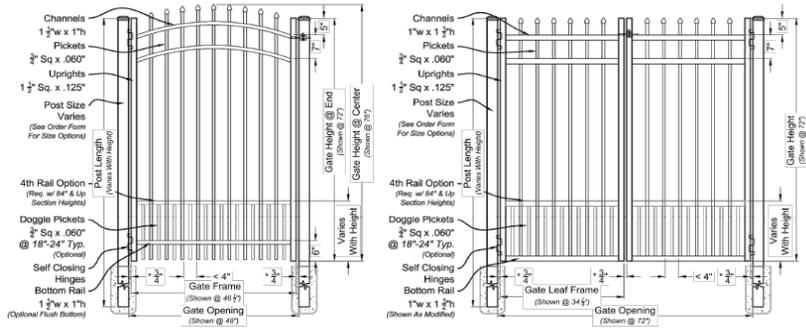
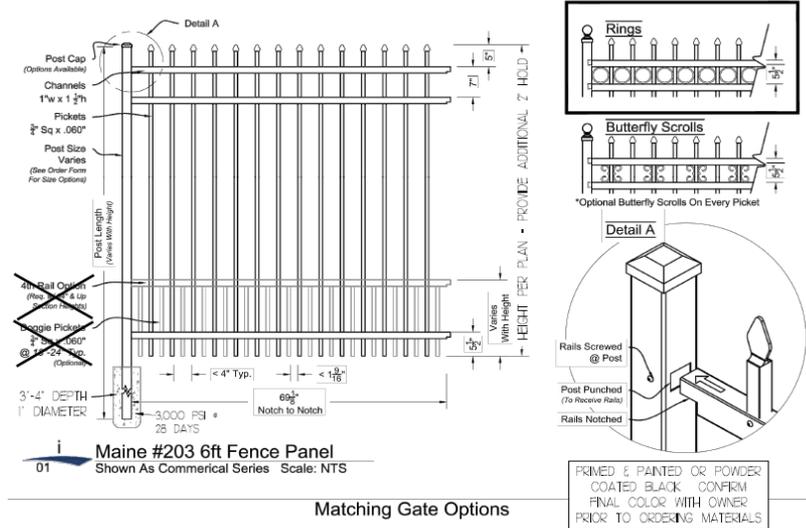
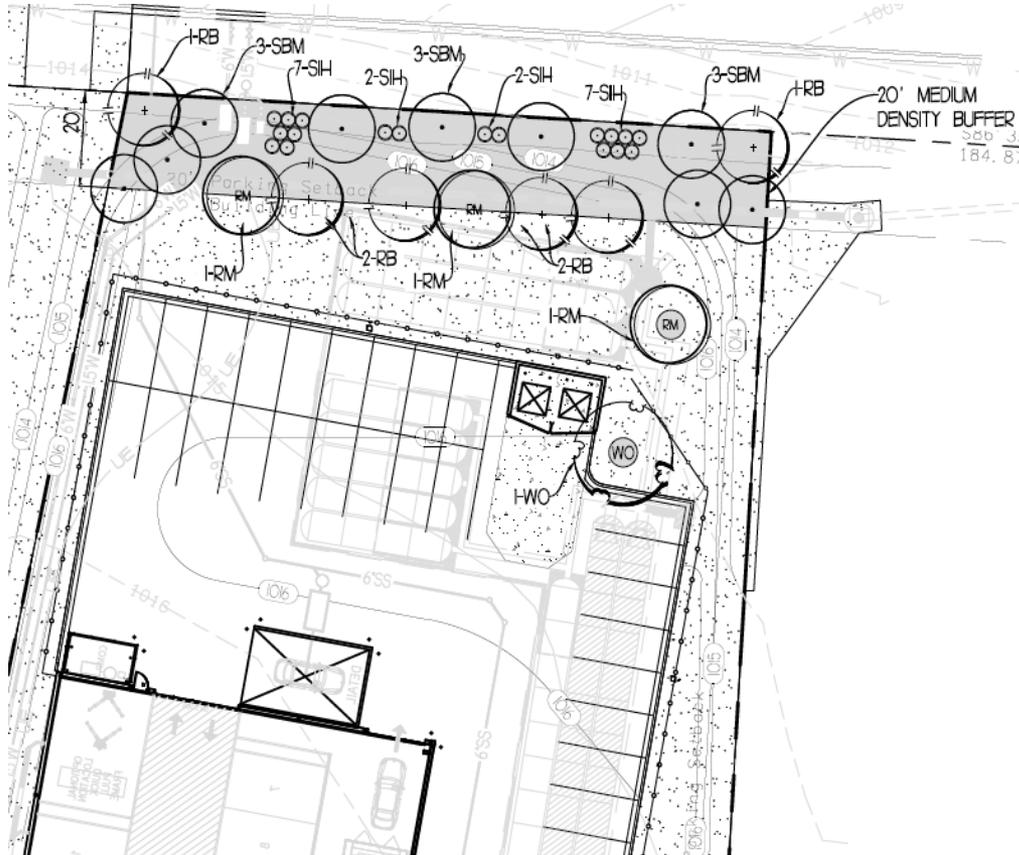
Project Information



- Material:
- EIFS
 - Stucco
 - Stone
 - Concrete

- Major Automotive Repair is allowed in CP-2 zoning district with a special use permit.
- Requested 30-year time period for SUP is consistent with previously approved 20-30 year time periods for similar uses on new construction projects.

- Outside storage is confined to the rear of the property and visually screened in accordance with the buffer standards of Article 2. **A “Medium Impact Screening” provided via Landscaping with a mix of shade, ornamental, and evergreen trees, along with shrubs.**



- All activities are conducted within a building or fully screened area. ***All work will take place within the proposed enclosed building.***
- Do not generate noise, odors, or fumes that can be detected beyond the walls of the building in which the use is housed. ***Caliber Collision utilize a prepackaged paint booth system located in the proposed building's interior. This system contains its own ventilators and filtration system that meets all federal and state regulations, confining all odors/fumes to the building's interior.***
- 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.). ***Overhead doors located on the building are opened to navigate vehicles in and out of the shop. They will remain closed for all repair operations.***

Some of the concerns that were brought up:

Six people attended the meeting:

- Two of them just listened and did not express any concerns or had any questions.
- One participant was just there to learn more information.
- Two participants were curious to know how far east the development was to occur.
- One participant stated that he had looked into putting a autobody paint and collision repair at this location but was denied. He inquired about the process that Caliber Collison was going through.

- The development shall be in accordance with the Preliminary Development Plan consisting of 29 pages.
- The special use permit shall be granted for a period of 30 years.