



**LEE'S SUMMIT**  
**MISSOURI**  
Development Services Department

---

## Development Services Staff Report

<b>File Number</b>	PL2025-013
<b>File Name</b>	Special Use Permit for Christian Brother's Automotive
<b>Applicant</b>	Christian Brother's Automotive
<b>Property Address</b>	110 SW Raintree Plaza Drive
<b>Planning Commission Date</b>	April 24, 2025
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Ian Trefren, Planner

---

### Public Notification

Pre-application held: April 1, 2025  
Neighborhood meeting conducted: February 19, 2025  
Newspaper notification published on: April 5, 2025  
Radius notices mailed to properties within 300 feet on: April 4, 2025  
Site posted notice on: April 4, 2025

---

### Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	4
5. Comprehensive Plan	5
6. Analysis	6
7. Recommended Conditions of Approval	8


### Attachments

Preliminary Development Plan, uploaded March 27, 2025 – 13 pages  
SUP Narrative, dated February 14, 2025 – 3 pages  
Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Christian Brothers Automotive / Applicant
<b>Applicant's Representative</b>	Ziad Kaakouch, Applicant Representative
<b>Location of Property</b>	110 SW Raintree Plaza Drive
<b>Size of Property</b>	+/- 1.23 acres (53,447.30 sf.)
<b>Number of Lots</b>	1
<b>Zoning</b>	CP-2 (Planned Community Commercial)
<b>Comprehensive Plan Designation</b>	Commercial
<b>Procedure</b>	<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
The subject 1.23-acre property is an undeveloped site located in the Raintree Plaza commercial subdivision.

Description of Applicant's Request
<p>The applicant requests approval of a Special Use Permit to allow for the operation of a 10-bay, 5,962 square foot major automotive repair facility on the property, with a period of validity of thirty-five (35) years.</p> <p>Staff is recommending a 30-year approval period to remain consistent with previously approved new-construction major automotive repair facility SUPs.</p> <p>No modifications are being requested as part of the scope of this application.</p>

<p><i>Figure 1 – Front elevation rendering of proposed building</i></p>

## 2. Land Use

### Description and Character of Surrounding Area

The subject property is located between SW Raintree Drive and SW Raintree Plaza Drive in the Raintree Plaza commercial subdivision. Adjacent properties include an automatic drive-through car wash to the southeast and a vacant commercially zoned property to the west. An office building is under construction to the south, across SW Raintree Plaza Drive. To the north, across SW Raintree Drive, is a multi-tenant commercial strip center containing retail and restaurant uses.

### Adjacent Land Uses and Zoning

<b>North (across SW Raintree Dr):</b>	Multi-tenant commercial center / CP-2
<b>South (across SW Raintree Plaza Dr):</b>	Undeveloped & Office / CP-2
<b>East:</b>	Drive-through car wash / CP-2
<b>West:</b>	Undeveloped / CP-2

### Site Characteristics

The site does not contain any notable natural features. The site is slightly sloped downward from north to south, with an approximate 10' change in elevation from the high point on the north side to the low point on the south end of the property. There are no streams, wooded areas, or notable vegetated areas on the site.



Figure 2 – Aerial of the subject property (outlined in red)

**Special Considerations**

None

**3. Project Proposal****Parking**

Proposed		Required	
Total parking spaces:	48	Total parking spaces required:	30
Accessible spaces provided:	2	Accessible spaces required:	2
Parking Reduction requested?	No	Off-site Parking requested?	No

**Proposed Setbacks**

Yard	Required Minimum (CP-2)	Proposed
Front	15' (Building) 20' (Parking)	70.51' (Building) 35' (Parking)
Side	10' (Building) 6' (Parking)	92'/62.5' (Building) 10' (Parking)
Rear	20' (Building) 20' (Parking)	70' (Building) 20.81' (Parking – Internal Drive)

**Structure(s) Design**

Number and Proposed Use of Building
1 / Major Automotive Repair Facility
Building Size
5,962 S.F.
Number of Stories
1 story
Floor Area Ratio
0.11

**4. Unified Development Ordinance (UDO)**

Section	Description
4.190	CP-2 Planned Community Commercial District
6.6	Special Use Permits

The UDO distinguished 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 the 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. 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, welding, including storage of automobiles not in operable condition waiting to be repaired.

Both uses are allowed in the existing CP-2 zoning district, with major automotive repair requiring an SUP. The applicant has also submitted for a PDP under a separate but concurrent application under Appl. #PL2025-012.

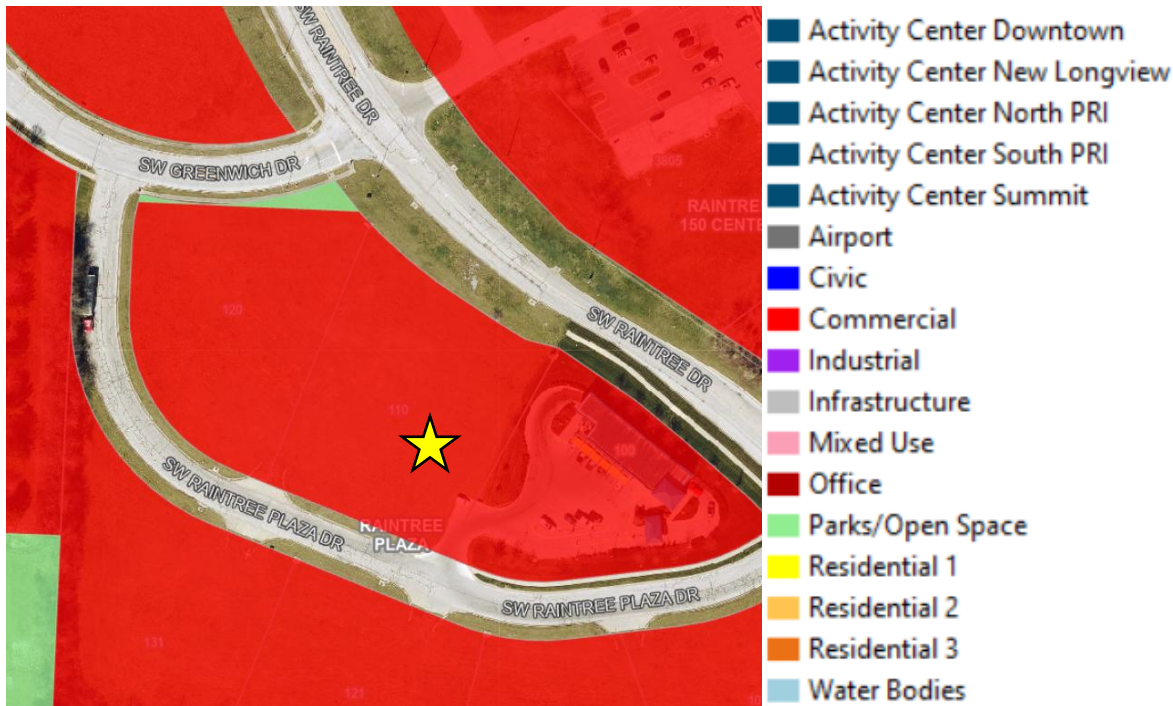
<b>Neighborhood Meeting</b>
-----------------------------

The applicant hosted a neighborhood information meeting on February 19, 2025 at 6:00PM. No members of the public attended. Staff has not received any comments in support of or in opposition to the project.
---

## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3A: Build an adaptable framework for continued growth in a changing environment.  Objective: Diversify the Lee's Summit economy. Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base.

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 permit the operation of this facility will allow for the broadening of the range of uses offered to the public in order to meet the community's needs.



## 6. Analysis

### Background and History

- January 23, 2007 – The Planning Commission approved the preliminary plat (Appl. #2006-236) titled *Raintree Plaza, Lots 1-7*.
- March 1, 2007 – The City Council approved a rezoning from AG (Agricultural) to CP-2 (Appl. #2006-234) and preliminary development plan (Appl. #2006-235) for the Raintree Plaza commercial development by Ordinance No. 6352.
- May 3, 2007 – The City Council approved the final plat (Appl. #2007-031) titled *Raintree Plaza, Lots 1-7* by Ordinance No. 6387.
- November 1, 2009 – The approved preliminary development plan (Appl. #2006-235) became null and void due to no final development plan application being submitted within 2 years for any portion of the approved development.

### Ordinance Requirements

Under the Unified Development Ordinance (UDO) a special use permit is required for Automotive Repair Services – Major Repair. According to Section 6.440 of the UDO, the following conditions apply to repair services on equipment or vehicles:

1. All activities are conducted within a building or fully screened area.
  - a. **This condition will be met as the applicant has committed to all automotive repair work taking place within the proposed building.**
2. Outdoor storage is confined to the rear of the property and visually screened in accordance with the buffer standards of Article 2.
  - a. **The applicant has provided sufficient screening and has committed to parking vehicles to the rear of the property, in compliance with the UDO requirement.**
3. Do not generate noise odors, or fumes that can be detected beyond the walls of the building in which the use is housed.
  - a. **This condition will be met as all automotive repair work will take place within the enclosed building.**
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.)
  - a. **The applicant has committed to maintaining closed overhead doors to prevent negative effects associated with noise and odors to the residential district located approximately 220' to the east. The applicant has also provided robust mechanical equipment to mitigate negative effects, including an air rotation unit and HVAC.**

### **Compatibility**

The proposed development is compatible with the surrounding land uses. In addition to being surrounded by commercially-zoned properties on all sides, a number of automobile-centric land uses are present in the area. A drive-through car wash facility is located to the southeast on the abutting parcel, and a recently constructed oil change facility is located to the north of the subject site.

### **Adverse Impacts**

Approval of the PDP to permit the development of the automotive repair facility is not anticipated to detrimentally impact the surrounding area. The subject property is located near to existing land uses of a similar intensity, as well as being located a significant distance from potentially incompatible residential properties to the west across SW Raintree Plaza Drive.

### **Public Services**

Use of the site as an 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 requested the special use permit be granted for a 35-year time period. Previous new construction major automotive repair facilities that have been recently approved have fallen within the 20 to 30-year approval recommendation range. Considering the significant investment required for a development of this nature and to remain consistent with previously approved comparable SUPs, staff recommends approval for a 30-year period. After having conversations with the applicant regarding the approval time frame, they were amenable to staff's recommended time frame.

Application Name	Application Number	Recommended Approval Period
Caliber Collision	PL2021-280	30 years
Kansas City Motors	PL2016-218	20 years
Roberts Chevrolet	PL2012-011	20 years

**Recommendation**

With the condition 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 thirty (30) years from the date of City Council approval.