



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-012
File Name	Preliminary Development Plan for Christian Brother's Automotive
Applicant	Christian Brother's Automotive
Property Address	110 SW Raintree Plaza Drive
Planning Commission Date	April 24, 2025
Heard by	Planning Commission and City Council
Analyst	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

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Attachments

Preliminary Development Plan, uploaded March 27, 2025 – 13 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Christian Brothers Automotive / Applicant
Applicant's Representative	Ziad Kaakouch, Applicant Representative
Location of Property	110 SW Raintree Plaza Drive
Size of Property	+/- 1.23 acres (53,447.30 sf.)
Number of Lots	1
Zoning	CP-2 (Planned Community Commercial) M-150 HWY Community Development Overlay District
Comprehensive Plan Designation	Commercial
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan and the City Council takes final action on the preliminary development plan.</p> <p>Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p>

Current Land Use
The subject 1.23-acre property is an undeveloped site located in the Raintree Plaza commercial subdivision. The property is zoned CP-2, and is not subject to any approved and valid preliminary development plans.

Description of Applicant's Request
<p>The applicant requests approved of a Preliminary Development Plan to allow for the construction of a 10-bay, 5,962 square foot major automotive repair facility on the property. No modifications are being requested as part of the scope of this application.</p>

<p><i>Figure 1 – Front elevation rendering of the 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.

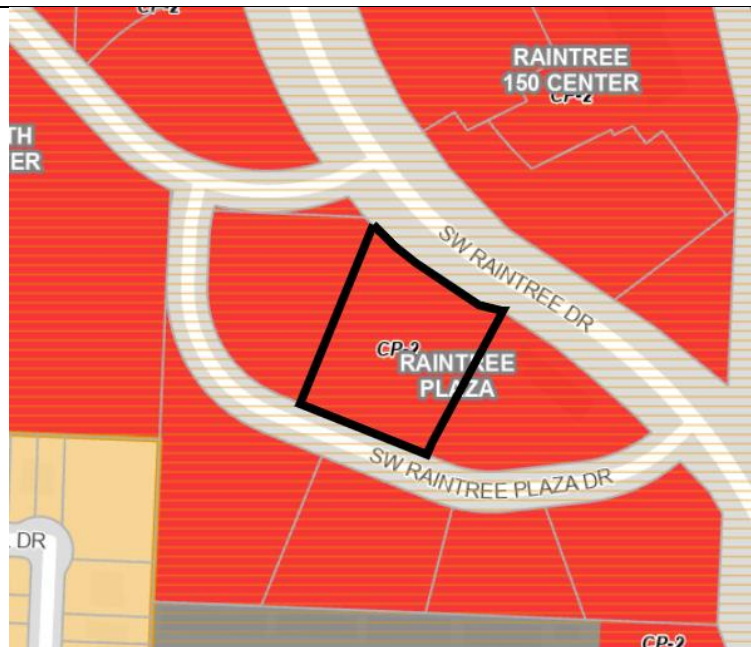


Figure 2 – Adjacent Zoning Districts (Subject property outlined in black)

Adjacent Land Uses and Zoning

North (across SW Raintree Dr):	Multi-tenant commercial center / CP-2
South (across SW Raintree Plaza Dr):	Undeveloped & Office / CP-2
East:	Drive-through car wash / CP-2
West:	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 3 – Aerial of the subject property (outlined in red)

Special Considerations

None

3. Project Proposal

The applicant is seeking approval of a PDP to permit the construction of a major automotive repair facility on the subject property. A Special Use Permit is being submitted concurrently via separate application under Appl. #PL2025-013. No modifications are being requested.

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
2.300-2.340	Preliminary Development Plans

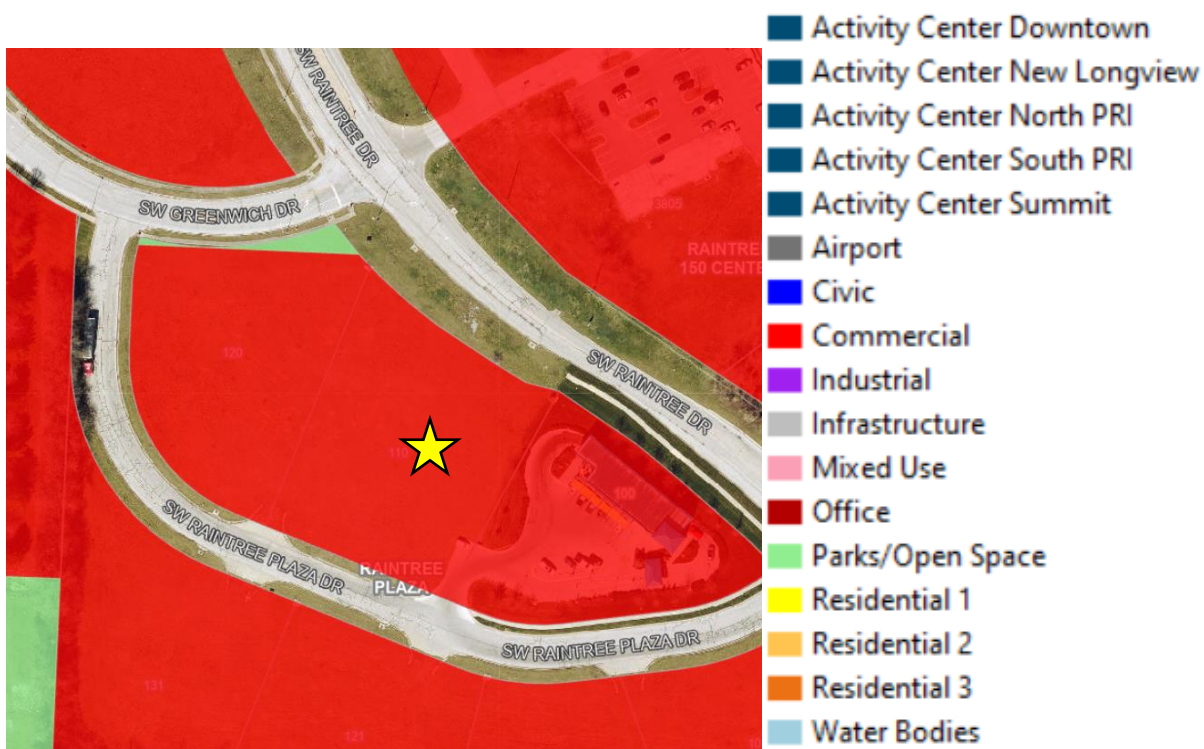
The applicant proposes to development the subject property with a major automotive repair facility. All new development within the CP-2 district require an approved Preliminary Development Plan. Additionally, major automotive repair facilities require a Special Use Permit. The applicant has submitted for an SUP under a separate but concurrent application.

Neighborhood Meeting
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	<p>Goal 3.3A: Build an adaptable framework for continued growth in a changing environment.</p> <p>Objective: Diversify the Lee's Summit economy.</p> <p>Objective: Increase business retention and grow business activity.</p> <p>Objective: Maintain a diverse and valuable tax base.</p>

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 PDP application to allow for the development of the city by broadening the range of uses offered to the public in order to meet the community's needs. The future land use plan designates this property for commercial development, which includes services such as major automotive repair.



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.

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.

The architectural materials are compatible with the surrounding properties, and meets the architectural standards of the UDO. The proposed building is clad in brick and limestone, both of which are approved architectural materials. Vertical and horizontal reliefs are provided through roof pitches, brick soldier coursing, varying roof heights, and an architectural projection for the front entrance.

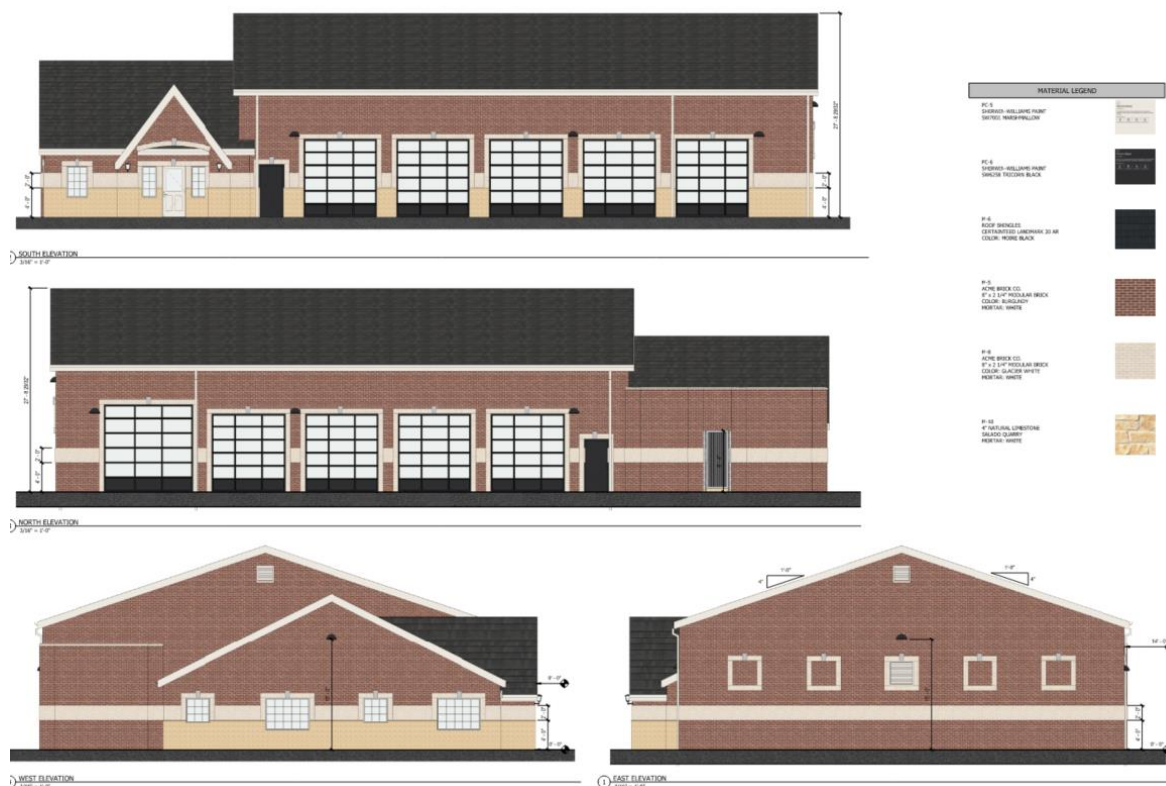


Figure 4 – Architectural elevations

Ordinance Requirements

The subject property is located within the M-150 Community Development Overlay District (CDO), which heightens site and architectural design standards within the M-150/US-291 interchange area. The architectural design standards include items such as four-sided architecture, consistent and compatible architectural themes, and maximum 80% front façade being covered by a single building material. Additional regulations include vertical and horizontal articulation as well as sustainability measures. The proposed building meets all standards of the CDO, and does not seek any modifications from it.

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.

The applicant is proposing onsite underground stormwater detention to mitigate the increase in impervious area and so there is no negative impact on downstream conditions or surrounding properties.

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.

Recommendation

With the conditions 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 development shall occur in accordance with the Preliminary Development Plan uploaded March 27, 2025.

Standard Conditions of Approval

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.

4. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
5. IFC 506.1 – Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. Gates shall have Knox padlocks.