



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-132
File Name	Special Use Permit – Cowboy Carwash
Applicant	KC Cowboy Properties, LLC
Property Address	3601 SW Hollywood Dr.
Planning Commission Date Heard by	September 14, 2023 Planning Commission and City Council
Analyst	C. Shannon McGuire, Senior Planner

Public Notification

Pre-application held: August 16, 2022
Neighborhood meeting conducted: July 13, 2023
Newspaper notification published on: August 5, 2023
Radius notices mailed to properties within 300 feet on: August 2, 2023
Site posted notice on: August 4, 2023

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Attachments

Preliminary Development Plan, dated November 21, 2022 and revised July 25, 2023 – 14 pages
Elevations, dated July 25, 2023 – 6 pages
Vacuum Spec Sheet, dated December 15, 2018 – 1 page
Photos of surrounding area – 4 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	KC Cowboy Properties, LLC /Developer
Applicant's Representative	Jimmy Purselley
Location of Property	3601 SW Hollywood Dr.
Size of Property	1.50 acres (65,296 sq. ft.) total
Number of Lots	1
Zoning (Existing)	AG (Agricultural)
Zoning (Proposed)	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Residential 3
Procedure	<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 1.50-acre property is currently undeveloped vacant ground located at the northeast corner of the intersection of SW Hollywood Dr and SW Summitcrest Dr.

Description of Applicant's Request
The applicant requests a special use permit (SUP) for a car wash facility for a 20-year duration. In addition to this application there are two companion applications on this agenda: PL2023-130 Rezoning & Preliminary Development Plan; and PL2023-133 Comprehensive Plan Amendment.

2. Land Use

Description and Character of Surrounding Area
The properties to the east and south are zoned CP-2. The Summit Crest commercial strip center is east of the property. South across SW Summitcrest Dr. is an Arby's restaurant and the site of the recently approved Whataburger. West of the property is the PMIX zoned Aldersgate Methodist Church. Adjacent to the northern property line is AG zoned vacant undeveloped property.



Adjacent Land Uses and Zoning

North:	Vacant / AG
South (across SW Summitcrest Dr):	Vacant / CP-2 Restaurant / CP-2
East:	Retail strip center / CP-2
West:	Church / PMIX

Site Characteristics

The site is an undeveloped lot that generally slopes from the northwest to the southeast. The western third of the property is covered in short/medium height vegetative overgrowth. The remaining property is covered with overgrown trees and scrub.

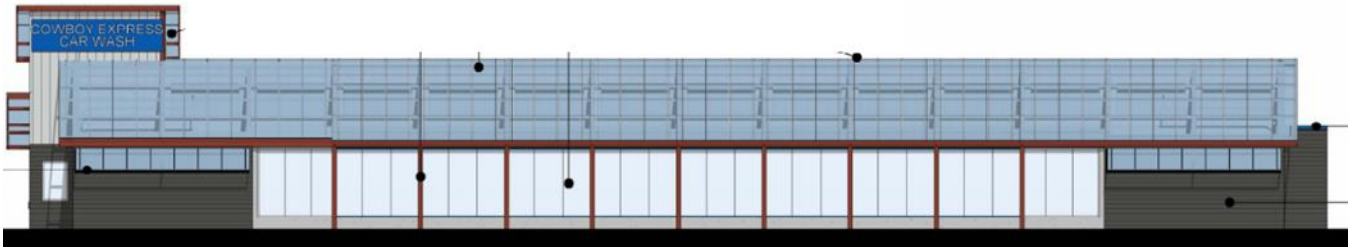


Special Considerations

The subject site is located within the M-150 Corridor Development Overlay (CDO) District.

3. Project Proposal

The applicant proposes to construct a new tunnel carwash on the subject site. The proposed building will be 4,881 sq. ft.



FRONT ELEVATION

Parking

Proposed		Required	
Total parking spaces proposed:	23 standard vacuum bays 1 Van accessible ADA stall 24 total spaces	Total parking spaces required:	3
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	69.98' (Building) / 20' (Parking)
Side	10' (Building) / 6' (Parking)	79.69' (Building) / 21.27 (Parking)
Rear	20' (Building) / 6' (Parking)	51.51 (Building) / 11' (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 / car wash & vacuum facility
Building Height
26' 4"
Building Size
4,881 sq. ft.
Number of Stories
1 story
Floor Area Ratio
0.075 – proposed total FAR (0.55 max in the CP-2 zoning district)

4. Unified Development Ordinance (UDO)

Section	Description
4.190	CP-2 Planned Community Commercial District
6.020	Permitted, conditional and special use tables

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. The subject application meets this goal with the applicant’s proposed investment in our community.

6. Analysis

Compatibility

The building materials utilized in the design of the proposed building include a combination of stucco metal panels, exposed steel, glass and a polycarbonate roof. The proposed building materials are compatible with the design and construction of existing buildings in the surrounding developments and throughout the community. The proposed use is substantially similar to the recently approved McBee’s Coffee N Carwash (PL2022-178) that is also located along the M-150 corridor.

Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The proposed project develops a long-vacant property and the proposed use and development standards for the subject application are substantially similar to the surrounding commercial.

The development is not expected to create an excessive amount of stormwater runoff. Underground detention will be employed for stormwater management.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property.

Time Period

The applicant requests the special use permit be granted for a 20-year time period. To remain consistent with previously approved and comparable SUPs throughout the community, staff recommends approval of the requested 20-year period.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be granted for a period of twenty (20) years from the date of approval.