



LEE'S SUMMIT
MISSOURI®

**Christian Brothers Automotive – 110 SW Raintree
Plaza Dr.
Special Use Permit
PL2025-013**



Project Request

Proposed special use permit to operate a 10-bay, 5,962 sq. ft. major automotive repair facility.

Applicant is requesting a thirty-five (35) year SUP approval period.

Staff is supportive of a thirty (30) year SUP approval period.



Area/Zoning Map

110 SW Raintree Plaza Drive
(zoned CP-2 (CDO))

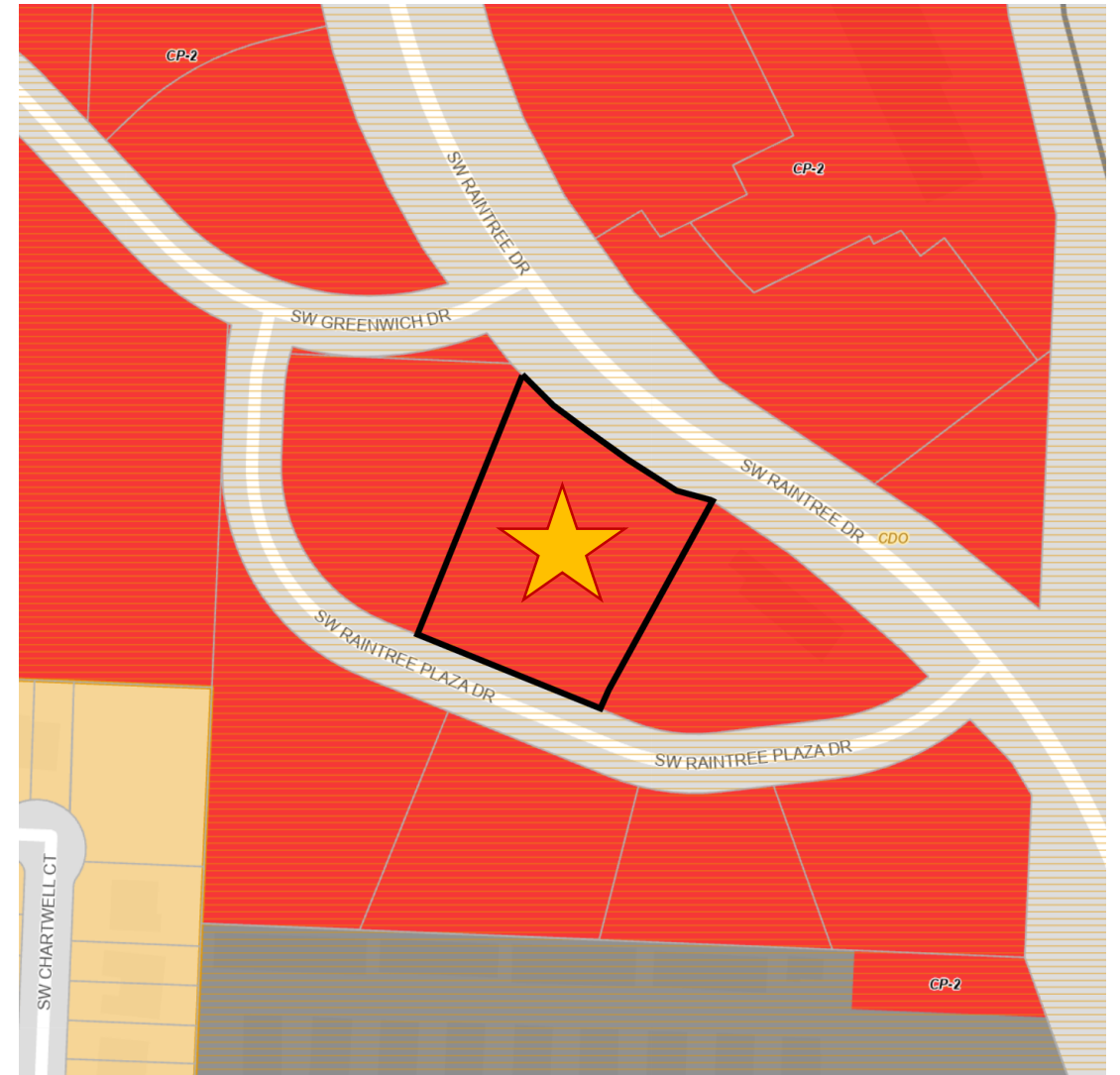
Adjacent Zoning:

North – CP-2

South – CP-2/PI

East – CP-2

West – CP-2/RP-2



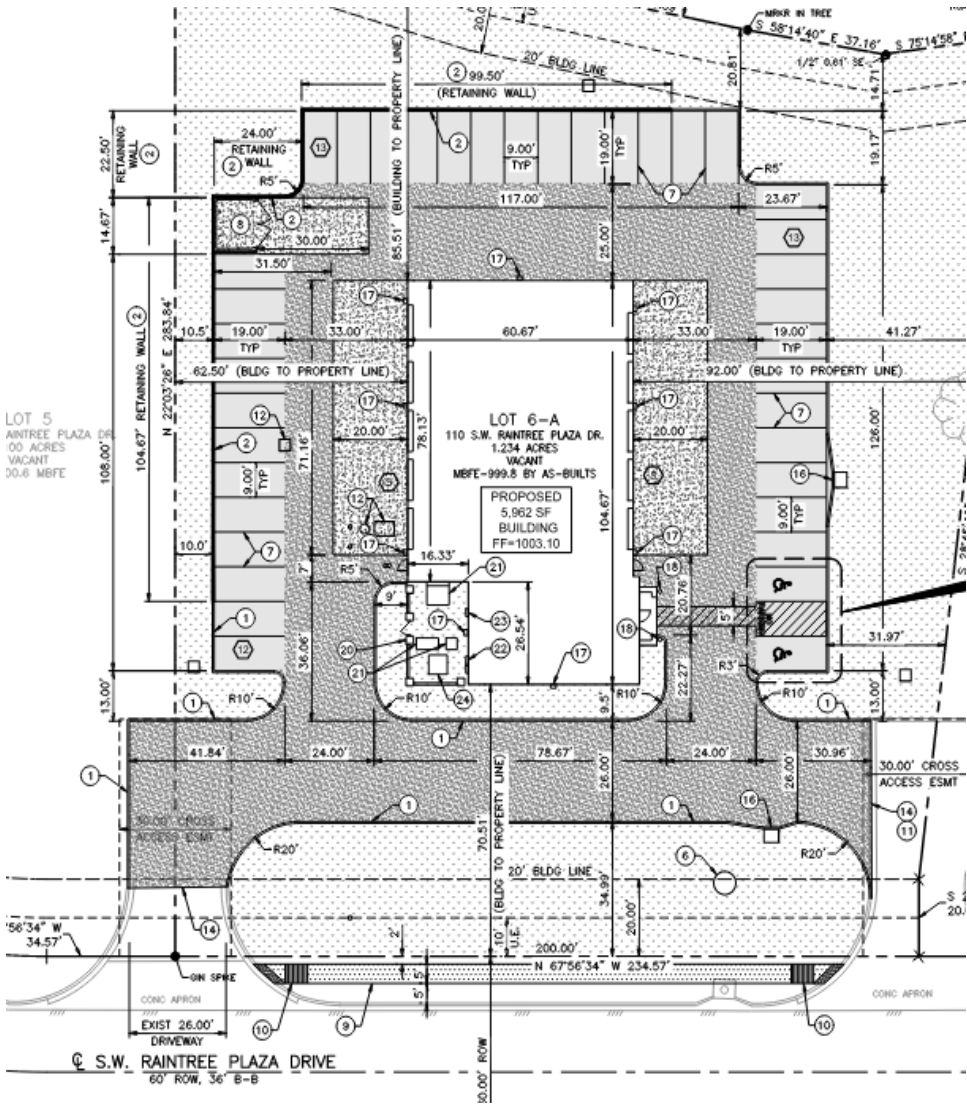
Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Project Information

Specification	Proposed
Zoning	CP-2
Property Size	1.23-acres
Building Size	5,962-sf.
FAR	0.11
Parking Required	30 (2 ADA)
Parking Provided	38 (2 ADA)



Application Information

Neighborhood meeting held on February 19, 2025. No members of the public attended.

Staff has received one (1) call from the public in opposition to the project. Concerns cited included property maintenance, parking of vehicles under maintenance, and traffic.

Staff has received fourteen (14) written comments in opposition to the project, and one (1) in favor of the project.



Application Information

- Applicant has requested a thirty-five (35) year period of SUP approval.
- Staff is recommending a thirty (30) year approval period, based on previous similar applications.

Previous New-Construction Major Automotive Repair Facilities (No Auto Sales Component)		
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



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