



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-303
File Name	Special Use Permit for automotive sales, service & repair - AutoDreams
Applicant	AutoDreams LLC
Property Address	1231 SE Century Dr.
Planning Commission Date	July 10, 2025
Heard by	Planning Commission and City Council
Analyst	Claire Byers, Senior Planner

Public Notification

Pre-application held: n/a
Neighborhood meeting conducted: December 19, 2024
Newspaper notification published on: June 21, 2025
Radius notices mailed to properties within 300 feet on: June 18, 2025
Site posted notice on: June 18, 2025

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Attachments

Special Use Permit Application, received November 18, 2024 – 6 pages
Final Development Plan, dated April 18, 2025 – 16 pages
Copy of Ordinance No. 7607 (Original SUP approval) – 24 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	AutoDreams LLC, Owner
Applicant's Representative	Joshua Williams
Location of Property	1231 SE Century Dr.
Size of Property	+/- 0.79 acres (34,500-sf.)
Number of Lots	1
Building Area (Existing)	+/- 4,370-sf.
Floor Area Ratio (Existing)	0.13 (max. 1.0 FAR in PI zoning district)
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Mixed Use
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 0.79-acre property is the site of the existing AutoDreams Service and Tire. The applicant uses the site for automotive sales and major automotive repair. The building was constructed in 2015 with a pre-engineered metal wall panel system.



Figure 1 - Front view of existing facility.

Description of Applicant's Request

The applicant requests the renewal of a Special Use Permit to allow the continued operation of automotive sales and also requests the Special Use Permit approval to allow major automotive repair services. The original 2015 Special Use Permit (Ordinance No. 7607) included the condition of approval that "no on-site automotive repair service activities shall take place without the appropriate City approvals, including but not limited to, compliance with applicable UDO, Fire Code and Building Code requirements". The application uploaded on November 11, 2024, states that due to COVID, and other economic factors, major automotive repair services were added to the business in October of 2020 and are currently conducted on the site. The City was unaware that automotive repair services were being performed on the subject property until the Special Use Permit renewal application was received. Staff has been working with the applicant since that time to bring the subject property into compliance with all City codes and ordinances. Approval of the subject SUP application would bring the subject property into compliance with the UDO's zoning regulations. The applicant would then continue to work with the City to ensure compliance with all applicable Fire Code and Building Code requirements for the building's use.

2. Land Use**Description and Character of Surrounding Area**

The subject property is located along SE Century Dr., southwest of Highway M-291 and US Highway 50. The properties surrounding the site are primarily industrial and include the Eastside Business Park and the 50 Highway Office Park. The parcel directly south of the site is a daycare center zoned CP-1 (Planned Neighborhood Commercial).



Figure 2 - Area map showing subject property (outlined in blue)

Adjacent Land Uses and Zoning

North:	CrossFit Lee's Summit & Freedom Elite Fitness / PI
South:	Daycare Center / CP-1
East:	High Tech Tool Shop / PI
West (across SE Century Dr.):	Sports Complex / PI

Site Characteristics

The subject property at 1231 SE Century Dr is developed with an approximately 4,370-sf. single-story building. The eastern rear and southernmost 1/3 of the property are graveled and used for vehicle parking and storage. The site is served by a single driveway to the west from SE Century Dr.



Figure 3. Aerial showing existing conditions

Special Considerations

None

3. Project Proposal

The applicant seeks the renewal of an SUP to allow the continued operation of automotive sales for AutoDreams, LLC, on the subject property, plus inclusion of major automotive repair and service in said SUP to reflect the full range of uses currently offered on the property.

Parking

Four zoning violation cases have been filed on the subject property during the life of the previously approved SUP, all for parking vehicles on a gravel surface. The applicant recently received approval on May 16, 2025,

for a final development plan (Appl. #PL2023-330) to convert the existing gravel area on the subject property to a paved parking lot with 39' x 100' carport.

Existing		Required	
Total parking spaces:	11 existing; 18 total proposed with FDP	Total parking spaces required:	9
Accessible spaces provided:	1	Accessible spaces required:	1
Parking Reduction	No	Off-site Parking requested?	No

Existing Setbacks (Perimeter)

Yard	Required Minimum	Existing
Front	20' (Building) / 20' (Parking)	20' (Building) / 20' (Parking)
Side	10' (Building) / 6' (Parking)	10' (Building) / 48' (Parking) - north 100+' (Building) / 6' (Parking) - south
Rear	20' (Building) / 6' (Parking)	100+' (Building) / 70' (Parking)

Structure(s) Design

Number and Proposed Use of Building
1 / Major Automotive Repair Services and Automotive Sales
Building Size
4,370-sf. (existing)
Number of Stories
1 story
Floor Area Ratio
0.13

4. Unified Development Ordinance (UDO)

Section	Description
4.220	PI Planned Industrial District
6.020	Permitted, conditional and special use tables

The UDO distinguishes between major and minor automotive repair as separate uses. Minor automotive repair is defined as the use of a building for the replacement or repair of any automobile part that does not require 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. Services such as 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; and welding. Also included is the storage of automobiles not in operable condition waiting to be repaired.

Both uses may be allowed in the existing PI zoning district. Minor automotive repair is a use allowed by right with conditions, while major automotive repair may be allowed subject to approval of an SUP. The applicant has confirmed that the scope of work performed on site is major automotive repair.

Use Conditions for Automotive Repair Services.

Section 6.440 of the UDO lists the following conditions that apply to automotive repair services:

1. All activities are conducted within a building or fully screened area. **All repair services will occur within the existing building.**
2. Outside storage is confined to the rear of the property and visually screened in accordance with the buffer standards of Article 13. **The applicant will comply.**
3. Do not generate noise, odors, or fumes that can be detected beyond the walls of the building in which the use is housed. **No noise, odors, or fumes that can be detected beyond the walls of the building will be generated.**
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.). **The subject property is not located within 300 feet of any residential district or use.**

Use Conditions for Automotive Sales.

Section 6.1050 of the UDO lists the following conditions that apply to Outdoor sale or lease of motor vehicles:

1. Motor vehicles must be set back ten feet from all property lines or in compliance with the district's setback lines, whichever is greater. **The applicant will comply; the existing parking lot meets all setback requirements.**
2. No fencing is permitted in the area forward of the main building or within the front yard setback if no building exists on the premises. **The applicant will comply.**
3. All display or storage area must be paved and the motor vehicles arranged in an orderly manner. **The applicant has an approved Commercial Final Development Plan with a scope of work including paving the existing gravel parking lot (Application No PL2023-330). Completion of the work within 8 months is a recommended condition of approval below.**

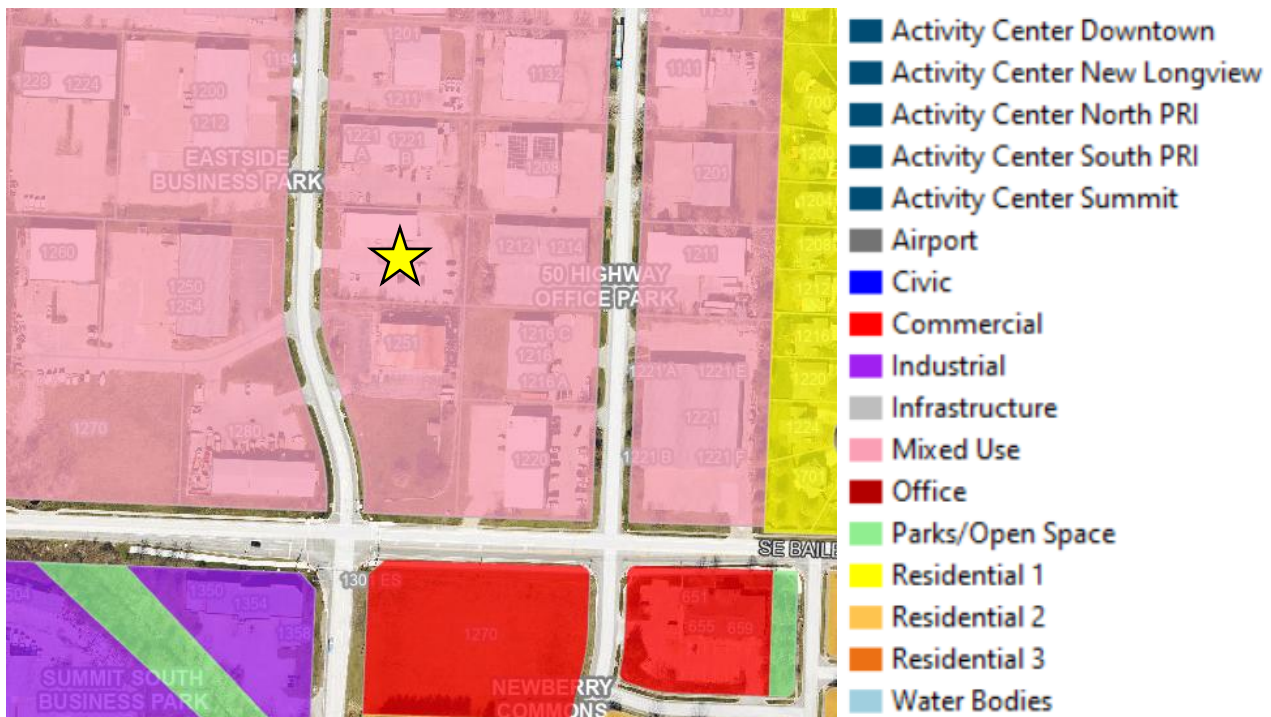
Neighborhood Meeting

The applicant hosted a neighborhood meeting on December 19, 2024, from 6:00 PM to 8:00 PM. One (1) member of the public attended. According to the provided meeting notes, the discussion included the SUP renewal process, current business conditions, and plans for covered parking.

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 SUP application to allow major automotive repair and automotive sales supports continued economic viability of the site by broadening the range of allowed uses offered to the public to meet the community's needs.



6. Analysis

Background and History

- September 14, 2000 – The plat for 'Eastside Business Park, Lots 1 thru 17 and Tract A' (Appl. #2000-083) was recorded at Jackson County (Instrument #2000I0061114).

- April 2, 2015 – The City Council approved a request for a special use permit for automotive sales for a period of ten (10) years by Ordinance No. 7607 (Appl. No. PL2015-002).
- December 14, 2020 – Violation issued for parking lot expansion and parking vehicles on gravel surface (CEZO20201547). The violation was abated by moving the vehicles off the gravel surface.
- September 21, 2021 – Violation issued for parking vehicles on gravel surface (CEZO20211336). The violation was abated by moving the vehicles off the gravel surface.
- August 1, 2022 – Violation issued for parking vehicles on gravel surface (CEZO20221262). The violation was abated by moving the vehicles off the gravel surface.
- January 31, 2025 – Staff administratively approved a Final Development Plan with a scope of work including paving the southern gravel parking area and adding covered parking stalls. (Appl No. PL2023-330).
- February 3, 2025 – Violation issued for parking vehicles on gravel surface (CEZO20250070). The violation status is pending.
- May 16, 2025 – Staff administratively approved a revision to Final Development Plan (Appl No. PL2023-330) to include additional paved surfaces for vehicle parking.

Compatibility

The facility is situated within a larger industrial business park and is directly adjacent to developed commercial and industrial properties. The automotive repair and sales uses are consistent with the surrounding businesses. Additionally, a landscape buffer separates the subject property from the daycare located directly to the south.

Adverse Impacts

Approval of the SUP for automotive sales and major automotive repair is not anticipated to negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The automotive use is consistent with the surrounding area and the facility has been located on site since 2015.

Existing Non-compliance

During the application process, staff identified concerns with site conditions and conditions of approval granted as part of the original Special Use Permit approval (Ordinance 7607). Per Ordinance 7607: *No on-site automotive repair service activities shall take place without the appropriate City approvals, including, but not limited to, compliance with applicable UDO, Fire Code and Building Code requirements.* The site is not in compliance with the previously approved SUP due to the operation of major automotive repair services without appropriate City approval. The applicant/owner of the property has acknowledged that on-site automotive repair services were added to the business in 2020. The initiation of repair services on the property and other upgrades to the site were done without the knowledge of the City, including new signage to advertise the repair work; parking on gravel to accommodate additional vehicles on site; and internal building work to conduct repair services. However, the applicant is now working with staff to rectify the violations and bring the site into compliance as follows:

- Vehicles are parked on a gravel surface. **The applicant has an approved Final Development Plan (dated 5/16/2025) that includes removing the gravel and installing a new concrete parking surface, as well as a covered parking shade structure. Staff is recommending with this application a condition of approval that the project scope of work will be completed within 8 months of Special Use Permit approval. Staff initially proposed a 6-month timeframe to the applicant on February 27, 2025; however, the applicant requested 8-12 months. In an effort to work with the applicant to abate this site issue, Staff is amenable to an 8 month time frame which commences with the approval date of this SUP.**
- The existing wall signage was found to be installed without a permit. **The applicant has obtained an approved sign permit (PRSGN20250614).**
- A change of use permit was not on file to include the addition of major automotive repair work. **A change of use permit is in plan review status and pending Special Use Permit approval (PRCOM20246450).**

Public Services

Use of the site as automotive sales and major 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 has requested a twenty (20) year term from the date of approval. However, due to the site's history, staff recommends approval of the Special Use Permit (SUP) for a period of 5 years. The applicant was notified on February 27, 2025, that the 5-year duration would allow the business to operate while maintaining the City's ability to reevaluate the use at the time of permit expiration to ensure ongoing compliance with all Unified Development Ordinance (UDO) requirements.

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 special use permit shall be granted for a period of five (5) years from the date of City Council approval.
2. Within 8 months from the date of special use permit approval, the scope of work shown on the Commercial Final Development Plan (Application PL2023-330), dated April 18, 2025, will be constructed, with required permits in Final Completion status, or the gravel parking areas removed.

3. For 8 months following special use permit approval, vehicles associated with the business will be temporarily permitted to park on the existing gravel. All parking on gravel shall cease at the end of this 8 month period.
4. Within 3 months of special use permit approval, a change of use permit to include the major automotive repair will be obtained, and, upon inspection, any violations found will be abated.
5. Failure to comply with the conditions of approval will result Revocation Procedures in accordance with UDO Section 6.660.