Date: February 14, 2025



City of Lee's Summit Development Services 220 SE Green Lee's Summit, MO 64063

RE: Special Use Permit Comprehensive Narrative (PL2025013) Christian Brothers Automotive – 110 SW Raintree Plaza Dr.

This document serves to provide a description of the proposed land use, both as to function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to the use sought for the proposed development. Christian Brothers Automotive has over 300 locations in over 30 states and have never closed a location in our 40 plus years of operation. We have an overall commitment to setting the bar higher which aims at eliminating stereotypical experiences by being transparent, providing honest service, extremely clean, courtesy inspection, free wifi, with free shuttle service. Our Franchise Disclosure Document (FDD) has lease term periods that equal 35 years. In order to satisfy the terms of the agreement, we would like to pursue a 35-year time period.

The subject property is currently zoned as CP-2 Planned Community Commercial and within the M-150 Corridor Development Overlay District. According to Table 6.1 of Article 6, Division I, Section 6.020, this Zoning allows for major automotive repair services with the approval of a Special Use Permit. Major repairs services can be offered with the following conditions being met:

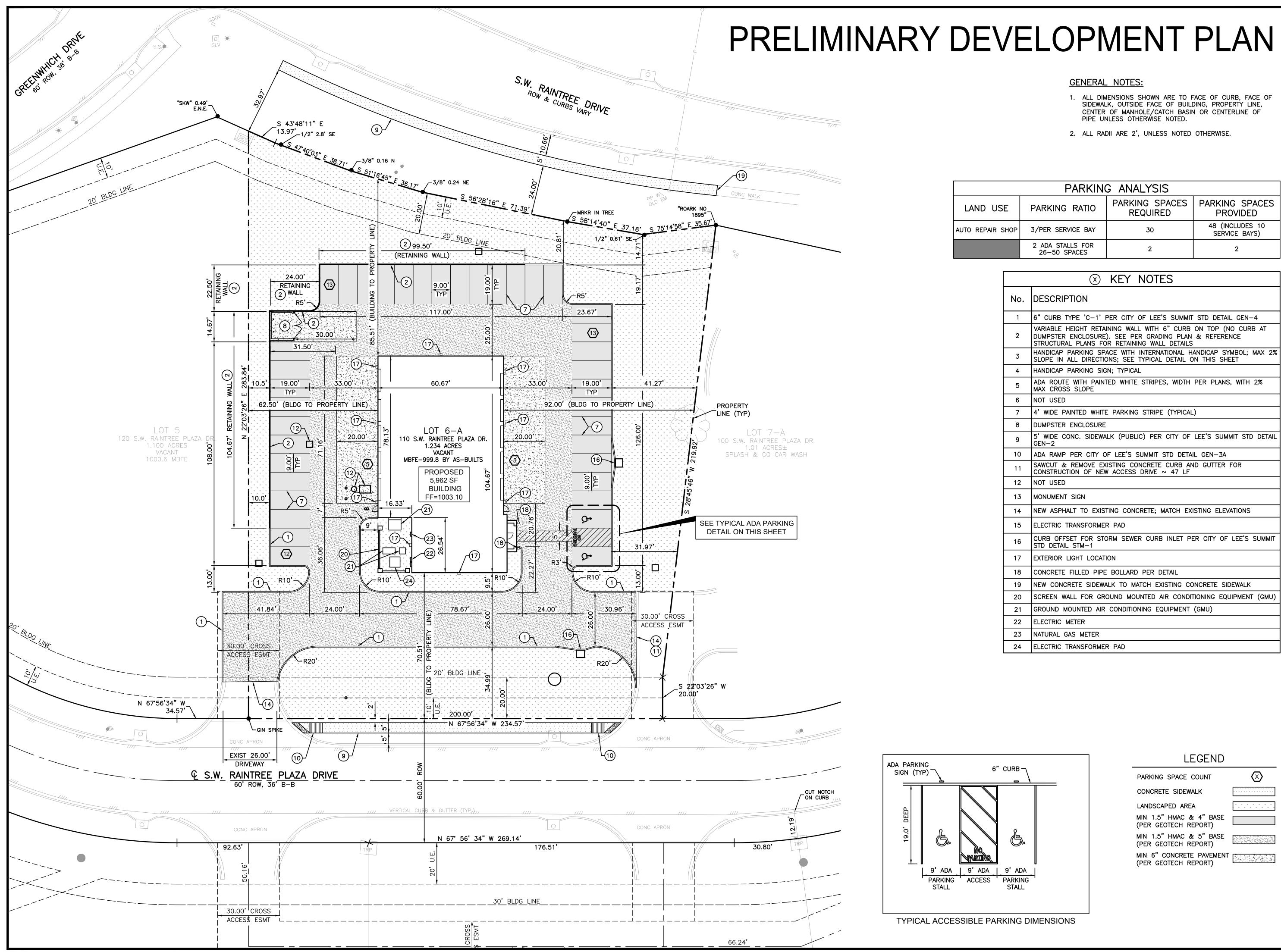
- A. All activities are conducted within a building or fully screened area
- B. Outside storage is confined to the rear of the property and visually screened in accordance with the buffer standards of Article 2
- C. Do not generate noise, odors, or fumes that can be detected beyond the walls of the building in which the use is housed
- D. 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 proposed 5,920 SF CBA facility will offer a full breadth of repair services for consumer vehicles including engine and transmission repair. Although major repair services are proposed, the development meets the required conditions as they will be completed within an enclosed building thereby eliminating noise and odor concerns within the area. The parking is confined to the sides and rear of the property with sufficient screening along the frontage road areas as defined in Article 2. Refer to <u>Attachment 1</u> for the proposed Site and Landscaping Plans.

All neighboring properties near the proposed development are zoned CP-2, therefore if permitted there will be no adverse impacts upon the surrounding areas.

Sincerely,

Daniel Quarles, P.E. Z & Co., LLC Project Manager

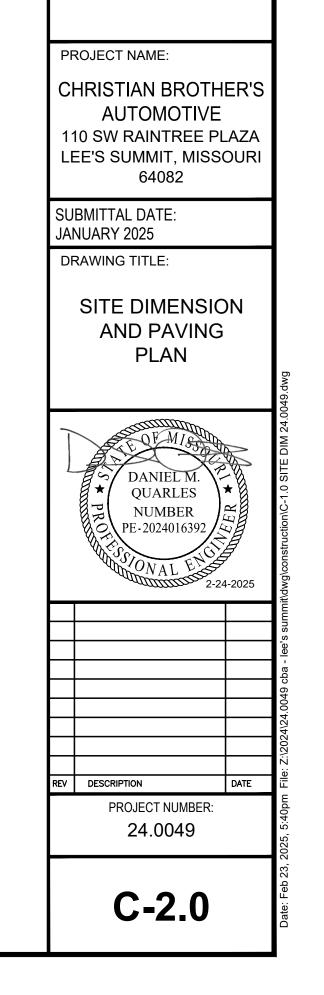


## **GENERAL NOTES:**

- 1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 2. ALL RADII ARE 2', UNLESS NOTED OTHERWISE.

| PARKING ANALYSIS |                                  |                            |                                  |  |  |  |  |
|------------------|----------------------------------|----------------------------|----------------------------------|--|--|--|--|
| ND USE           | PARKING RATIO                    | PARKING SPACES<br>REQUIRED | PARKING SPACES<br>PROVIDED       |  |  |  |  |
| REPAIR SHOP      | 3/PER SERVICE BAY                | 30                         | 48 (INCLUDES 10<br>SERVICE BAYS) |  |  |  |  |
|                  | 2 ADA STALLS FOR<br>26–50 SPACES | 2                          | 2                                |  |  |  |  |

|     | KEY NOTES  |
|-----|--|
| No. | DESCRIPTION  |
| 1   | 6" CURB TYPE 'C-1' PER CITY OF LEE'S SUMMIT STD DETAIL GEN-4   |
| 2   | VARIABLE HEIGHT RETAINING WALL WITH 6" CURB ON TOP (NO CURB AT<br>DUMPSTER ENCLOSURE). SEE PER GRADING PLAN & REFERENCE<br>STRUCTURAL PLANS FOR RETAINING WALL DETAILS |
| 3   | HANDICAP PARKING SPACE WITH INTERNATIONAL HANDICAP SYMBOL; MAX SLOPE IN ALL DIRECTIONS; SEE TYPICAL DETAIL ON THIS SHEET   |
| 4   | HANDICAP PARKING SIGN; TYPICAL   |
| 5   | ADA ROUTE WITH PAINTED WHITE STRIPES, WIDTH PER PLANS, WITH 2% MAX CROSS SLOPE   |
| 6   | NOT USED   |
| 7   | 4' WIDE PAINTED WHITE PARKING STRIPE (TYPICAL)   |
| 8   | DUMPSTER ENCLOSURE   |
| 9   | 5' WIDE CONC. SIDEWALK (PUBLIC) PER CITY OF LEE'S SUMMIT STD DET GEN-2   |
| 10  | ADA RAMP PER CITY OF LEE'S SUMMIT STD DETAIL GEN-3A  |
| 11  | SAWCUT & REMOVE EXISTING CONCRETE CURB AND GUTTER FOR<br>CONSTRUCTION OF NEW ACCESS DRIVE ~ 47 LF  |
| 12  | NOT USED   |
| 13  | MONUMENT SIGN  |
| 14  | NEW ASPHALT TO EXISTING CONCRETE; MATCH EXISTING ELEVATIONS  |
| 15  | ELECTRIC TRANSFORMER PAD   |
| 16  | CURB OFFSET FOR STORM SEWER CURB INLET PER CITY OF LEE'S SUMM STD DETAIL STM-1   |
| 17  | EXTERIOR LIGHT LOCATION  |
| 18  | CONCRETE FILLED PIPE BOLLARD PER DETAIL  |
| 19  | NEW CONCRETE SIDEWALK TO MATCH EXISTING CONCRETE SIDEWALK  |
| 20  | SCREEN WALL FOR GROUND MOUNTED AIR CONDITIONING EQUIPMENT (GM  |
| 21  | GROUND MOUNTED AIR CONDITIONING EQUIPMENT (GMU)  |
| 22  | ELECTRIC METER   |
| 23  | NATURAL GAS METER  |
| 24  | ELECTRIC TRANSFORMER PAD   |



Z&Co., LLC

3400 MONTROSE BLVD., #2916

HOUSTON, TX 77006

832-906-9916

MO LICENSE #2024021881

CHRISTIAN BROTHERS

AUTOMOTIVE

17225 KATY FRWY, SUITE 200 HOUSTON, TX 77094

Ø

SCALE: 1"=20'

THE LOCATIONS AND ELEVATIONS OF EXISTIN UNDERGROUND UTILITIES AS SHOWN ON THIS

DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED

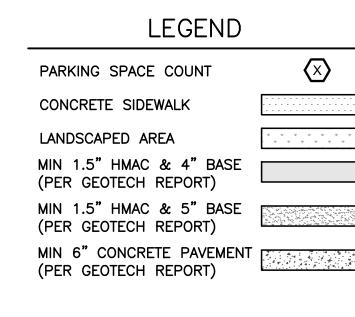
AS TO THE COMPLETENESS OR ACCURACY

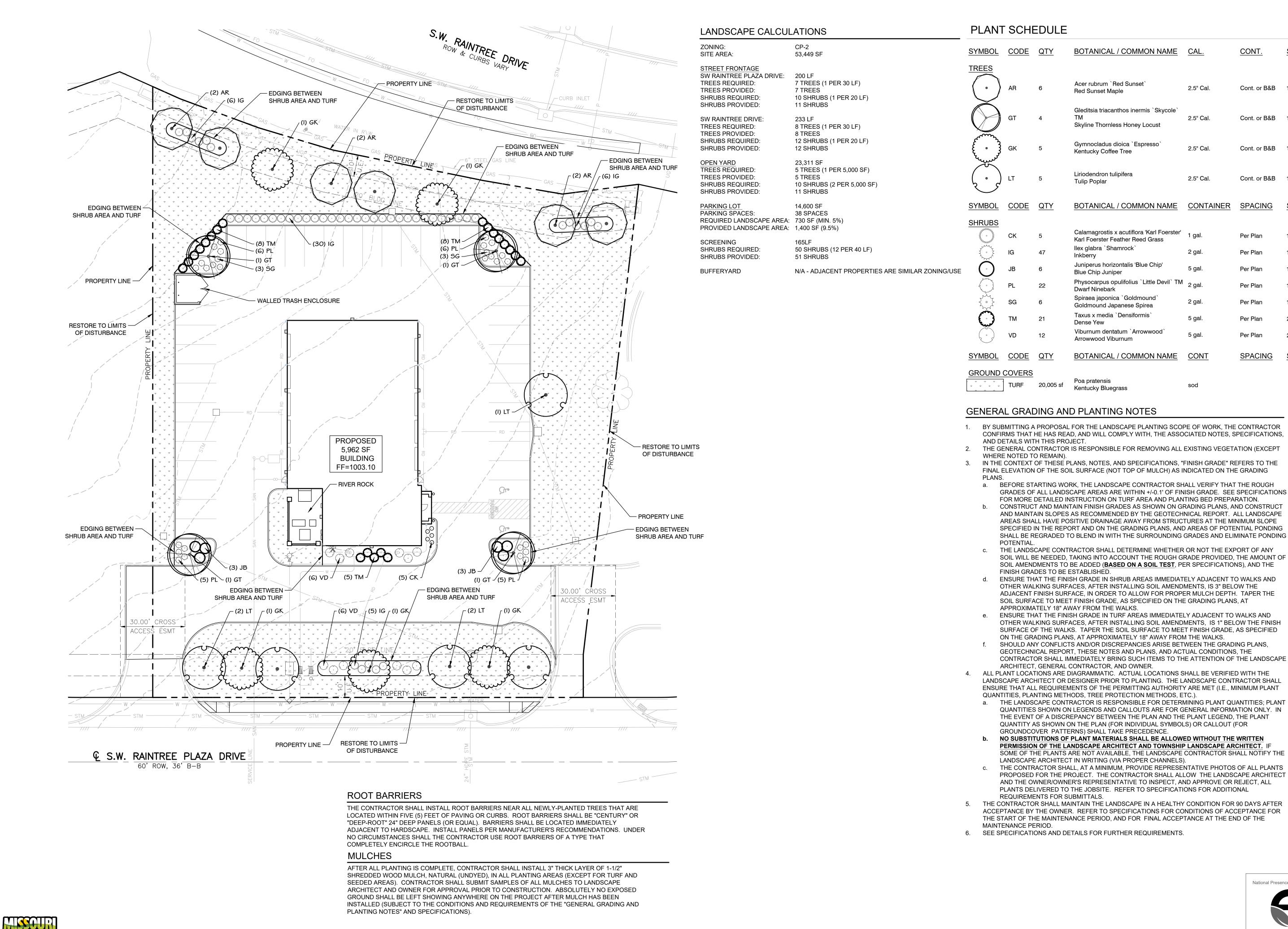
THEREOF, THE CONTRACTOR SHALL BE

EXCLUSIVELY RESPONSIBLE FOR DETERMINI

THE EXACT UTILITY LOCATIONS AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

CLIENT:







| CODE        | <u>QTY</u> | BOTANICAL / COMMON NAME  | <u>CAL.</u>      | CONT.                | <u>SIZE</u>                  |
|-------------|------------|--|------------------|----------------------|------------------------------|
| AR          | 6          | Acer rubrum `Red Sunset`<br>Red Sunset Maple   | 2.5" Cal.        | Cont. or B&B         | 12` Ht. Min.                 |
| GT          | 4          | Gleditsia triacanthos inermis `Skycole`<br>TM<br>Skyline Thornless Honey Locust                          | 2.5" Cal.        | Cont. or B&B         | 12` Ht. Min.                 |
| GK          | 5          | Gymnocladus dioica `Espresso`<br>Kentucky Coffee Tree  | 2.5" Cal.        | Cont. or B&B         | 12` Ht. Min.                 |
| LT          | 5          | Liriodendron tulipifera<br>Tulip Poplar  | 2.5" Cal.        | Cont. or B&B         | 12` Ht. Min.                 |
| CODE        | <u>QTY</u> | BOTANICAL / COMMON NAME  | <u>CONTAINER</u> | SPACING              | <u>SIZE</u>                  |
| CK          | 5          | Calamagrostis x acutiflora 'Karl Foerster'<br>Karl Foerster Feather Reed Grass<br>Ilex glabra `Shamrock` | 1 gal.<br>2 gal. | Per Plan<br>Per Plan | 12" Min. Ht.<br>18" Min. Ht. |
| JB          | 6          | Inkberry<br>Juniperus horizontalis 'Blue Chip'<br>Blue Chip Juniper                                      | 5 gal.           | Per Plan             | 18" Min.                     |
| PL          | 22         | Physocarpus opulifolius `Little Devil` TM<br>Dwarf Ninebark  | 2 gal.           | Per Plan             | 18-24" Ht.                   |
| SG          | 6          | Spiraea japonica `Goldmound`<br>Goldmound Japanese Spirea  | 2 gal.           | Per Plan             | 18" Min. Ht.                 |
| ТМ          | 21         | Taxus x media `Densiformis`<br>Dense Yew   | 5 gal.           | Per Plan             | 24" Min. Ht.                 |
| VD          | 12         | Viburnum dentatum `Arrowwood`<br>Arrowwood Viburnum  | 5 gal.           | Per Plan             | 24" Min. Ht.                 |
| <u>CODE</u> | <u>QTY</u> | BOTANICAL / COMMON NAME  | CONT             | SPACING              | <u>SIZE</u>                  |
| COVERS      |            |  |                  |                      |                              |
| TURF        | 20,005 sf  | Poa pratensis<br>Kentucky Bluegrass  | sod              |                      |                              |

Z&Co., LLC 3400 MONTROSE BLVD., #2916 HOUSTON, TX 77006 832-906-9916 MO LICENSE #2024021881 CLIENT: CHRISTIAN BROTHERS AUTOMOTIVE 7225 KATY FRWY, SUITE 200 HOUSTON, TX 77094 10' 20' Scale 1" = 20' THE LOCATIONS AND ELEVATIONS OF EXISTIN UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO UARANTEE IS EITHER EXPRESSED OR IMPLIEI AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE XCLUSIVELY RESPONSIBLE FOR DETERMIN HE EXACT UTILITY LOCATIONS AND ELEVATION PRIOR TO THE START OF CONSTRUCTION. PROJECT NAME: CHRISTIAN BROTHER'S AUTOMOTIVE **110 SW RAINTREE PLAZA** LEE'S SUMMIT, MISSOURI 64082 SUBMITTAL DATE: FEBRUARY 2025 DRAWING TITLE: LANDSCAPE PLANTING

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS,

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE

FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING

GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING

THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE

d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT

e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS.

GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE

4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

> QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR

b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND TOWNSHIP LANDSCAPE ARCHITECT. SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).

PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL

5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE



02-24-2025

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NUMBER

PLA-2022043620

DESCRIPTION

PROJECT NUMBER:

24.0049