

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 **Attachment 1** 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,

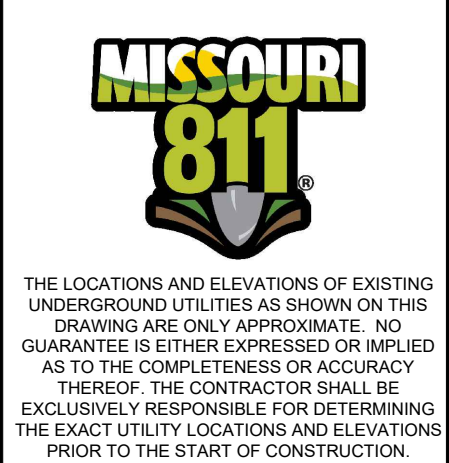
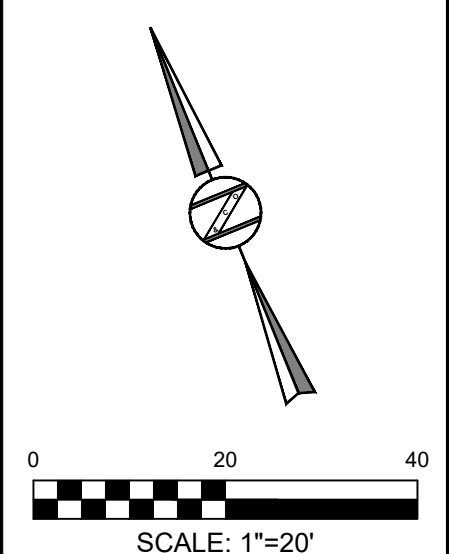
Daniel Quarles, P.E.
Z & Co., LLC
Project Manager

PRELIMINARY DEVELOPMENT PLAN

Z&Co., LLC

3400 MONTROSE BLVD., #2916
HOUSTON, TX 77006
832-906-9916
MO LICENSE #2024021881

CLIENT:
CHRISTIAN BROTHERS
AUTOMOTIVE
17225 KATY FRWY, SUITE 200
HOUSTON, TX 77094

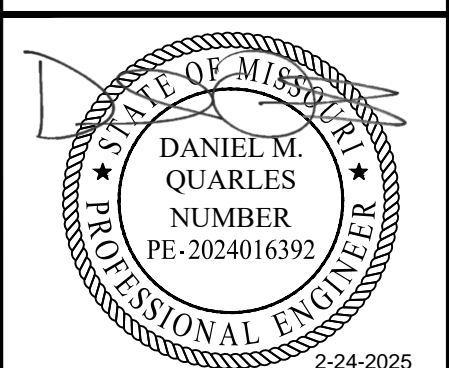


PROJECT NAME:
CHRISTIAN BROTHER'S
AUTOMOTIVE
110 SW RAINTREE PLAZA
LEE'S SUMMIT, MISSOURI
64082

SUBMITTAL DATE:
JANUARY 2025

DRAWING TITLE:

SITE DIMENSION
AND PAVING
PLAN



REV	DESCRIPTION	DATE

PROJECT NUMBER:
24.0049

C-2.0

GENERAL NOTES:

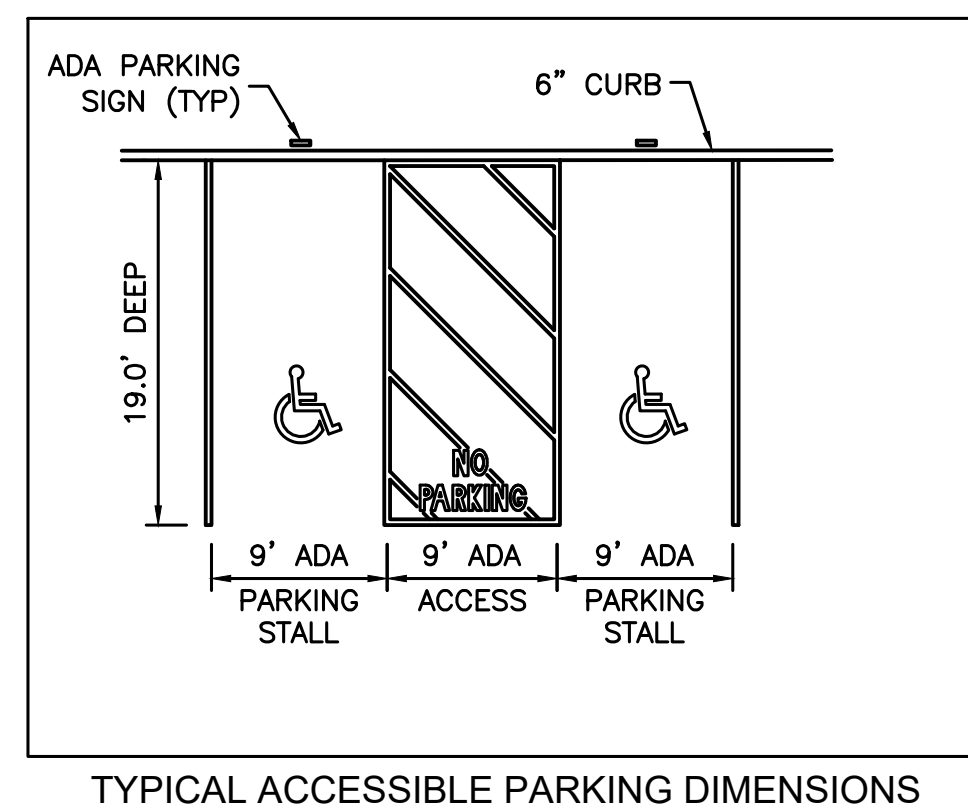
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- ALL RADII ARE 2', UNLESS NOTED OTHERWISE.

PARKING ANALYSIS

LAND USE	PARKING RATIO	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
AUTO REPAIR SHOP	3/PER SERVICE BAY	30	48 (INCLUDES 10 SERVICE BAYS)
	2 ADA STALLS FOR 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 DUMPSTER ENCLOSURE). SEE PER GRADING PLAN & REFERENCE STRUCTURAL PLANS FOR RETAINING WALL DETAILS
3	HANDICAP PARKING SPACE WITH INTERNATIONAL HANDICAP SYMBOL; MAX 2% 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 DETAIL GEN-2
10	ADA RAMP PER CITY OF LEE'S SUMMIT STD DETAIL GEN-3A
11	SAWCUT & REMOVE EXISTING CONCRETE CURB AND GUTTER FOR 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 SUMMIT 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 (GMU)
21	GROUND MOUNTED AIR CONDITIONING EQUIPMENT (GMU)
22	ELECTRIC METER
23	NATURAL GAS METER
24	ELECTRIC TRANSFORMER PAD



LEGEND

PARKING SPACE COUNT

CONCRETE SIDEWALK	
LANDSCAPED AREA	
MIN 1.5" HMAC & 4" BASE (PER GEOTECH REPORT)	
MIN 1.5" HMAC & 5" BASE (PER GEOTECH REPORT)	
MIN 6" CONCRETE PAVEMENT (PER GEOTECH REPORT)	

