

BILL NO.

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOBILE DEALERSHIP AND MAJOR AUTOMOTIVE REPAIR FACILITY IN DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL) ON LAND LOCATED AT 975 SE OLDHAM PARKWAY FOR A PERIOD OF FIFTEEN (15) YEARS, ALL IN ACCORDANCE WITH ARTICLE 6 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, on November 3, 2006, by Ordinance No. 6288, the City Council granted a special use permit for automobile dealership for a period of 20 years on land located at 975 SE Oldham Parkway, and said permit is set to expired on November 3, 2026; and,

WHEREAS, Application #PL2026-155, submitted by LLArk Properties LLC, requesting a special use permit renewal for an automobile dealership and major automotive repair facility in District CP-2 on land located at 975 SE Oldham Parkway, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on August 13, 2026, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on September 22, 2026, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a special use permit is hereby approved in District CP-2 on the following described property:

LOT 2 - BRIDGEHAMPTON 1ST PLAT, LTS 1 & 2

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be granted for a period of fifteen(15) years from the date of approval.
2. No body shop or collision repair operations shall be permitted on the property unless authorized through the approval of a new Special Use Permit.
3. No Outside paging or loudspeaker system shall be used on the site.
4. All overhead doors shall remain closed at all times, except as necessary for the ingress or egress of vehicles or the loading and unloading of materials.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or

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unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2026.

Mayor J. Beto Lopez

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2026.

Mayor J. Beto Lopez

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney Brian Head