

City of Lee's Summit

Development Services

May 11, 2018

TO: City Council

FROM: Jennifer Thompson – Planner

RE: **PUBLIC HEARING – Application #PL2018-032 – PRELIMINARY DEVELOPMENT PLAN and Application #PL2018-034 – SPECIAL USE PERMIT for major automotive repair and automotive sales – McCarthy Chevrolet, 1000 SE Century Dr.; WRL Investments, LP, applicant**

Planning Commission Action

On April 24, 2018, the Planning Commission recommended approval of Application #PL2018-032 – PRELIMINARY DEVELOPMENT PLAN and Application #PL2018-034 – SPECIAL USE PERMIT for major automotive repair and automotive sales – McCarthy Chevrolet, 1000 SE Century Dr, subject to staff's letter of April 20, 2018, specifically Recommendation Items 1 through 6, deleting Recommendation Item 5. Deleting the modification would then make the developer subject to the UDO requirement of requiring sidewalk along SE Century Drive.

Staff Recommendation with Planning Commission Recommendations

Staff recommends **APPROVAL** of the preliminary development plan and special use permit, subject to the following:

1. A modification shall be granted to the landscape buffer yard width of 20 feet, to allow a 10-foot landscape buffer yard width along the south property line.
2. A modification shall be granted to the parking lot landscape screening spacing, to allow the parking lot landscape screening to be clustered.
3. Development shall be in accordance with the preliminary development plan date stamped April 3, 2018.
4. The special use permit shall be granted for a period of 13.5 years to coincide with the expiration of the special use permit for the existing McCarthy Chevrolet dealership, located at 945 SE Oldham Pkwy and 1025 SE Century Dr., which will run through 11/17/2031.
5. ~~Sidewalk shall be provided along the lot frontage of SE Century Drive within 90 days after notification that a sidewalk on the abutting property is scheduled to be constructed. Recommended to be removed by Planning Commission.~~
6. Recommended to be removed by Planning Commission.
7. At the time the subject property is developed a 5 foot sidewalk shall be extended west (approximately 50 feet) along SE Oldham Pkwy to connect to the existing sidewalk.