



# LEE'S SUMMIT MISSOURI

## SPECIAL USE PERMIT APPLICATION

- 
1. PROPERTY LOCATION/ADDRESS: 1231 SE Century Drive, Lees Summit, MO 64081
2. ZONING OF PROPERTY: PI- Planned Industrial TIME PERIOD REQUESTED: 20 Years
3. DESCRIPTION OF USE: Used vehicle sales, automotive service & repair, and tire sales.
- 
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): EASTSIDE BUSINESS PARK; LOT 2
6. Size of Building(s) (sq. ft): 4370 Lot Area (in acres): .80
- 
7. APPLICANT (DEVELOPER) \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
E-MAIL \_\_\_\_\_
8. PROPERTY OWNER JRBB LLC PHONE 816-401-3775  
CONTACT PERSON Joshua Williams FAX \_\_\_\_\_  
ADDRESS 2412 SW River Spring Road CITY/STATE/ZIP Lees Summit, MO 64082  
E-MAIL autodreamskc@gmail.com
9. ENGINEER/SURVEYOR Engineering Solutions PHONE 816-623-9888  
CONTACT PERSON Matt Schlicht FAX \_\_\_\_\_  
ADDRESS 50 SE 30th Street CITY/STATE/ZIP Lees Summit, MO 64082  
E-MAIL mschlicht@es-kc.com
10. OTHER CONTACTS Ben Goforth (Architect) PHONE 417-848-4474  
CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS 30 K Street CITY/STATE/ZIP Lake Lotawana, MO 64086  
E-MAIL goforthben@gmail.com
- 

**All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.**

PROPERTY OWNER

Print name: Joshua Williams

APPLICANT

---

Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_

---



# LEE'S SUMMIT MISSOURI

## OWNERSHIP AFFIDAVIT

STATE OF MISSOURI )

ss.

COUNTY OF JACKSON )

Comes now JRBB LLC, Joshua Williams (owner)

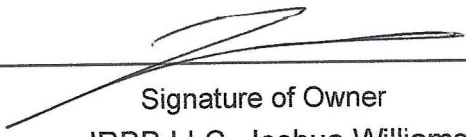
who being duly sworn upon his/her oath, does state that he/she is the owner of the property

legally described as EASTSIDE BUSINESS PARK; LOT 2

in the application for Special Use Permit Renewal  
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 18<sup>th</sup> day of November, 20 24

  
Signature of Owner


JRBB LLC, Joshua Williams

Printed Name

Subscribed and sworn to before me this 18<sup>th</sup> day of November, 20 24

HANNAH ELAINE HALLOWAY  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Cass County

My Commission Expires May 27, 2028  
Commission # 24933984

  
Notary Public

May 27, 2028  
My Commission Expires:



In considering a special use permit application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. (See UDO Section 6.650.)

1. Character of the neighborhood.
2. Compatibility with adjacent property uses and zoning.
3. Suitability of the property for which the special use is being requested.
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties.
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property.
6. Impact on the street system to handle traffic and/or parking.
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available.
8. Impact of noise pollution or other environmental harm.
9. Potential negative impact on neighborhood property values.
10. Extent to which there is need of the proposed use in the community.
11. Economic impact upon the community.
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use.
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied.
14. Conformance to the UDO and current city policies and ordinances.
15. Recommendation of professional staff.
16. Consistency with permitted uses in the area in which the special use is sought.



## SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 6 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

AutoDreams specializes in used vehicle sales, automotive service/repair, and new tire sales. We started this business in 2013, and moved to our current location in early 2017. We have been conducting business out of this location successfully, and without incident, since it opened. Due to COVID, and other economic factors, we added AutoDreams Service & Tire in October of 2020. In order to accomodate both businesses, we are in the process of expanding our location to include additional covered parking for sales vehicles/customers. AutoDreams Service & Tire now takes up about 70% of what used to be the indoor used vehicle storage & showroom area for AutoDreams. For this reason, we have no choice but to expand our current parking area to include covered parking for our sales vehicles/customers. AutoDreams sales will still conduct business within approximately 30% of the warehouse space. This will include daily activities such as sales, vehicle marketing, office-related activities, etc... The finished office and customer waiting areas are used for both sales and service-related activities. These spaces have sufficiently served both businesses, and will continue to serve both businesses for the foreseeable future. Both AutoDreams vehicle sales, and AutoDreams Service & Tire require a SUP for our zoning of PI. This application will address those uses, and will show that we've been successfully operating both businesses out of this location for multiple years. AutoDreams and AutoDreams Service & Tire are a positive contributor to the City of Lee's Summit in the demand both businesses fulfill, and in the tax revenue both businesses generate for the City of Lee's Summit and State of MO. Our 100% positive reviews reflect this.

---

---



## SPECIAL USE PERMIT CHECKLIST

Submittal Requirements	Yes	No*
Completed special use permit application form with signatures	X	
Ownership Affidavit form	X	
Legal description	X	
Filing fee – See Development Services Fees under the Schedule of Fees and Charges found at <a href="http://www.cityofls.net">www.cityofls.net</a> .	X	
Special use permit plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files	X	
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP	X	
Comprehensive narrative description of the use, both as to the function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to the use sought.	X	
Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	X	
Completed "Special Use Permit – Explanation" sheet describing how requested use relates to conditions listed in UDO Article 10, Div. II – Specified special uses.	X	
Completed preliminary development plan application form with necessary plans, fee, checklist, etc. as required for that application	X	

\* **Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared			
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;			
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.			
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border			
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.			



## SPECIAL USE PERMIT CHECKLIST

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.			

Table 1.A. Special Use Permit Plan Submission Requirements				
UDO Article 6, Sec. 6.630.	Ordinance Requirement	Met	Not Met	N/A
B. Prel. Dev. Plan	A preliminary development plan, accompanied by the number of copies required (see Submittal Copies Chart), containing all information set forth in Article 2, except when the SUP is for use of an existing building and where no substantial changes are proposed per Article 2.			
C. Narrative Description	A comprehensive narrative description of the use sought, both as to function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to such use.			
D. Length of Term	The length of term of the use after the date of issuance of the permit, if applicable.			
E. Special Description	Special conditions relating to the operation of the proposed use(s), site development and other pertinent descriptive factors.			
F. Photographs	Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.			
G. Special Use Conditions	See Article 6, Division II, for conditions related to "Specified Special Uses."			