

Instant Auto Special Use Permit renewal

File #PL2023-079

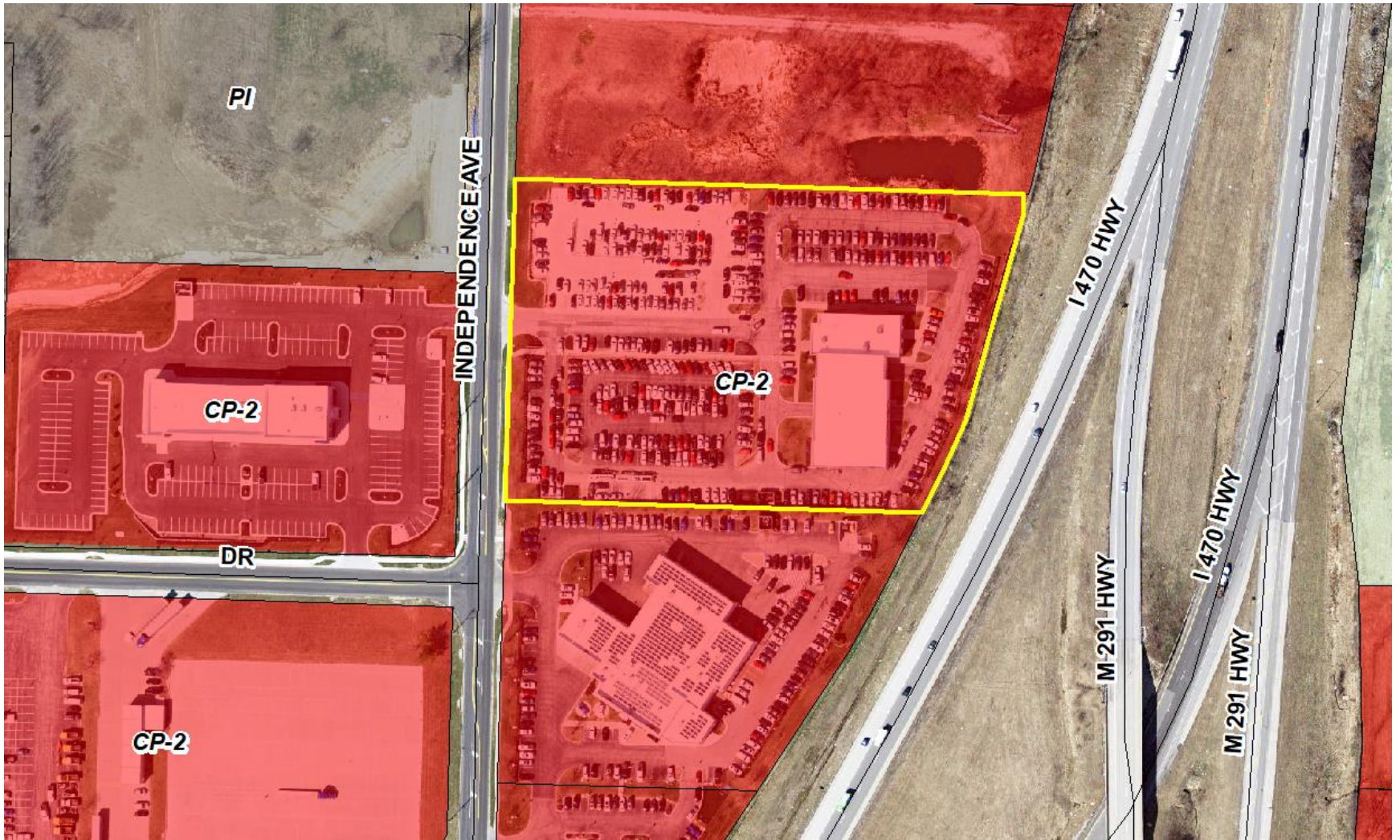
July 11, 2023



LEE'S SUMMIT
MISSOURI

Yours Truly





Aerial and Zoning Map

Acres – 4.7

Zoning – CP-2

Building Area – 14,789 SF

FAR – 0.09

Parking

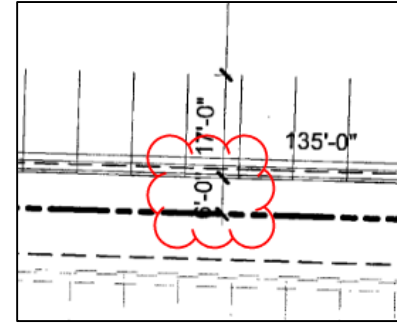
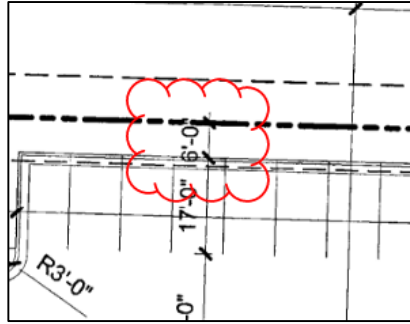
- Required: 144
 - 95 – Original (2013)
 - + 49 – Expansion (2017)
- Existing: 410
 - 302 – Original (2013)
 - + 108 – Expansion (2017)



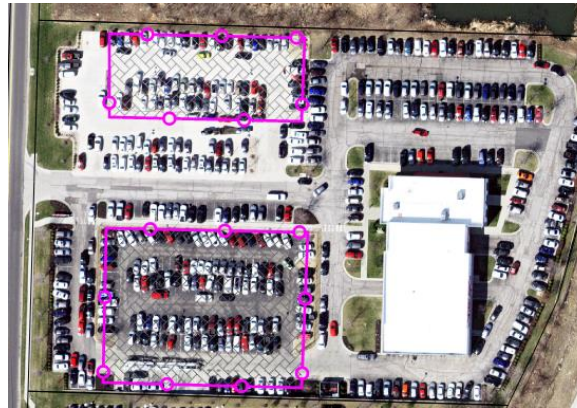


The continuation of two (2) modifications granted as part of the original SUP is sought.

- Modification to the 10' display area setback from all property lines, to allow 6' setback from the north and south property lines.



- Modification to the restriction that no fencing is permitted in the area forward of the main building, to allow the fencing of two areas within the parking lot located between the building and NE Independence Ave for the purpose of securing inventory.



- Automotive sales and major automotive repair are allowed uses in the CP-2 with approval of an SUP.
- The original SUP was granted for a period of 10 years. The recommendation is for a 10 year time period to match past City Council practice of 10-year time periods for SUP renewals.
- The City inspected the site and found no zoning or property maintenance violations. There is no history of any zoning or property maintenance complaints being filed on the subject property to date.
- No expansion or improvement of existing facilities are proposed as part of this application.

1. The special use permit renewal shall be granted for a period of ten (10) years from the current special use permit expiration date, to expire on March 16, 2033.
2. A modification shall be granted to the requirement for a 10' display area setback from the north and south property lines, to allow a 6' setback.
3. A modification shall be granted to the requirement that no fencing extend beyond the main building, to allow a parking area with decorative fencing forward of the building so as to provide security for vehicle inventory.