



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 10.050.)

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.

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SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 10 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.**

1. The character of the neighborhood is commercial, predominantly in automotive sales along the Oldham Parkway corridor. This project is definitely in character with the neighborhood.
2. The adjacent properties are used for sales of service or products, namely a motel, skate center, automotive sales and retail building supplies. This project is compatible with those commercial uses.
3. Automotive sales requires high visibility from neighboring streets and highways. This location provides maximum exposure to those travel elements and visibility.
4. With the proposed landscaping and site improvements to the vacant property, this project should not have any negative impacts to the adjoining properties.
5. This project will not injure the appropriate uses of neighboring property, but will blend well with the corridor.
6. The existing frontage road and access to this property have been widened and improved from previous projects in the area. Automotive sales in general do not generate trip generations in and out of the site to create traffic issues.
7. Currently there is an ample storm system in place for storm runoff discharge. On site detention is required and proposed to control runoff to the system.
8. Automotive sales as a land use in general does not generate abnormal noise pollution and therefore is a minimal impact on the surrounding environment.
9. Due to the existing zoning and land use of properties in the area, the proposed project and its improvements should enhance property values over the current vacant lot and its value.
10. The Oldham Parkway corridor from Hamblin Road to Todd George Road is zoned for commercial use and has several properties in the corridor that are specifically automotive sales. This project supplements the land use in this area with like use.
11. The project will have a favorable economic impact on the community due to a viable business on the site, contributing tax revenue.
12. All public facilities are available on site to support the new building and improvements.
13. With the approval of the project, the community receives another tax generating business that provides a desired product for sale. If the project is not approved, the hardship on the land owner, a car dealer, is the inability to sell vehicles in the Lee's Summit market, where he intends to relocate from another local community.
14. The project as designed currently conforms to the UDO, D&C Manual and other City policies.
15. Based on previous meetings with the City staff, the owner anticipates the recommendation of approval from the City staff.
16. The proposed use, automotive sales, is very consistent with area permitted uses and the Oldham Parkway corridor as a whole.

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