

Automotive Sales and Detail Center PDP and SUP

Application #PL2020-044 and -045

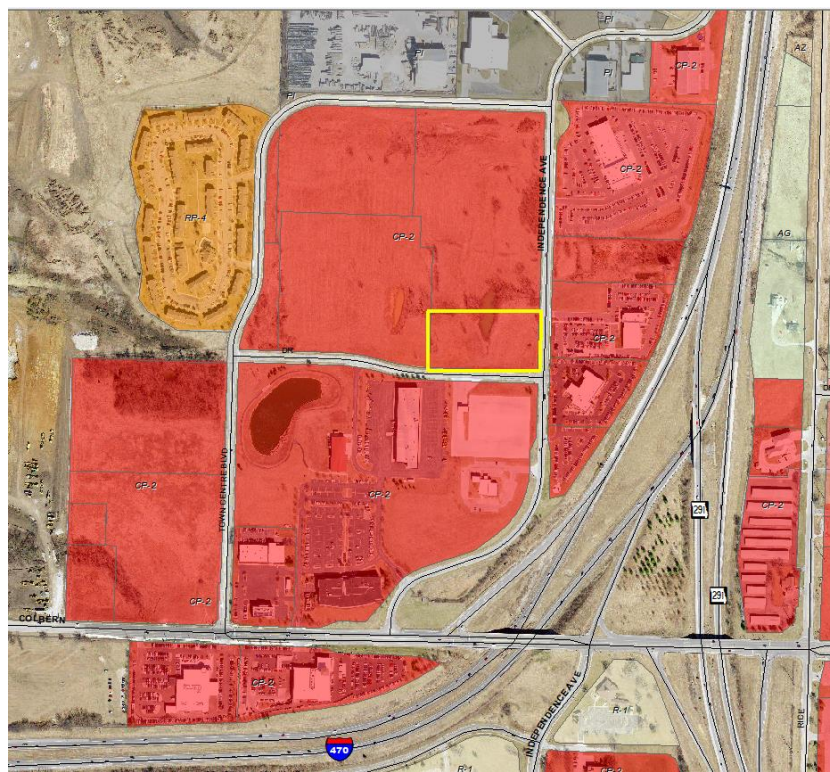
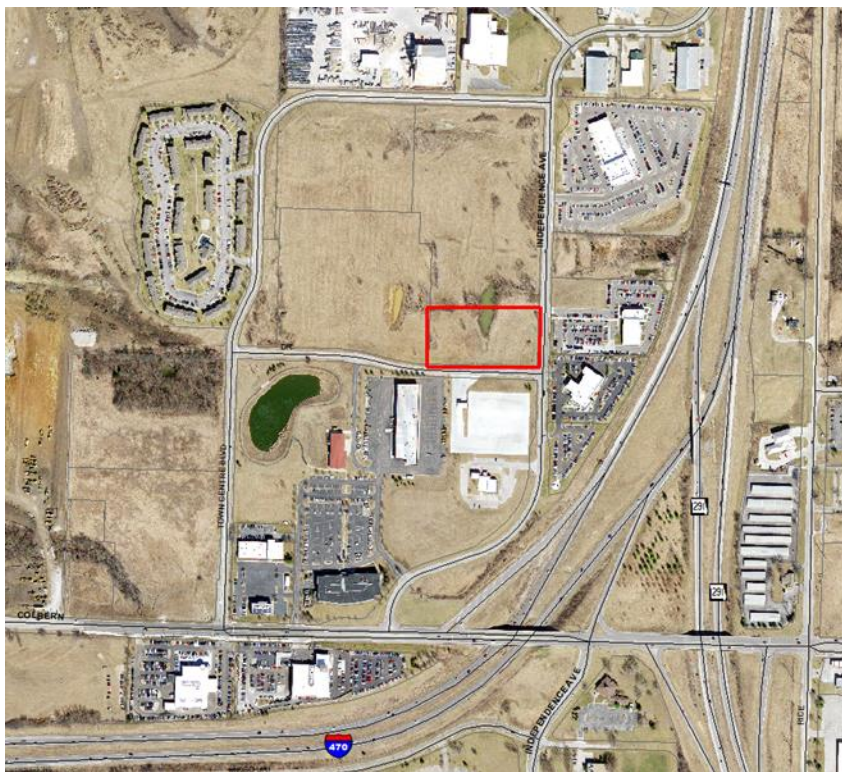
June 9, 2020



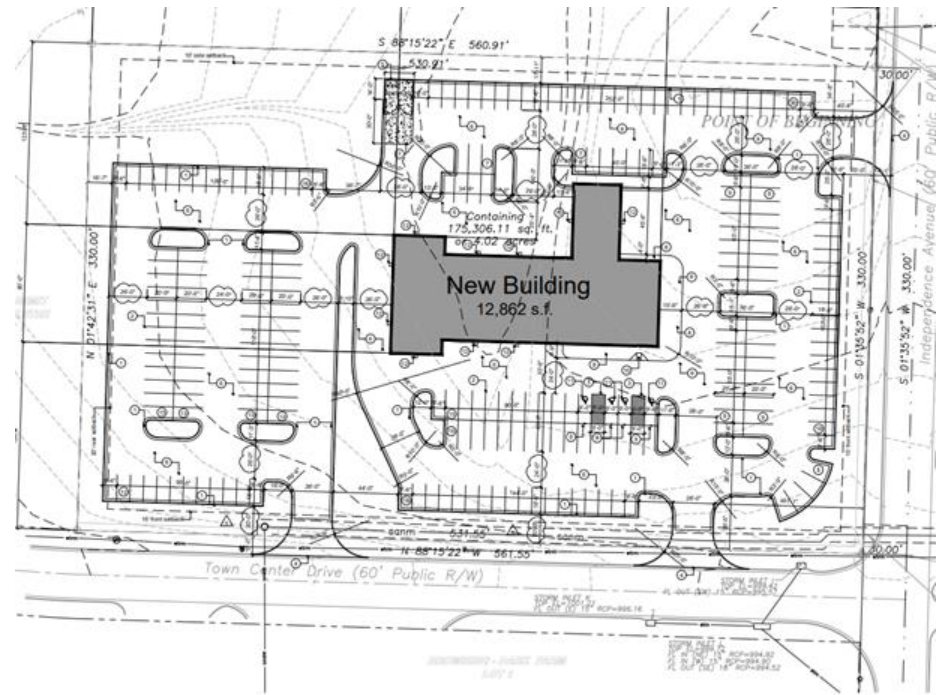
LEE'S SUMMIT
MISSOURI



Yours Truly
Elevations



- 4.02 acre site
- 15,993 total sq. ft. building
- 0.09 FAR
- 232 parking & display spaces provided – 80 parking spaces required
- 1 story building w/ mezzanine



1 Preliminary Site Plan
Scale 1" = 30'-0"



Exterior Materials and Colors:



EIFS
2" drainable EIFS system, fine finish, color: light gray
(Sherwin Williams SW7064 Passive)



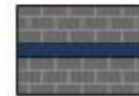
Prefinished metal wall panel
MBCI 7.2 Panel, prefinished, bold corrugated rib
color: silver metallic



Prefinished metal wall panel
Varco Pruden TextureClad wall panel, stucco finish
color: Ash



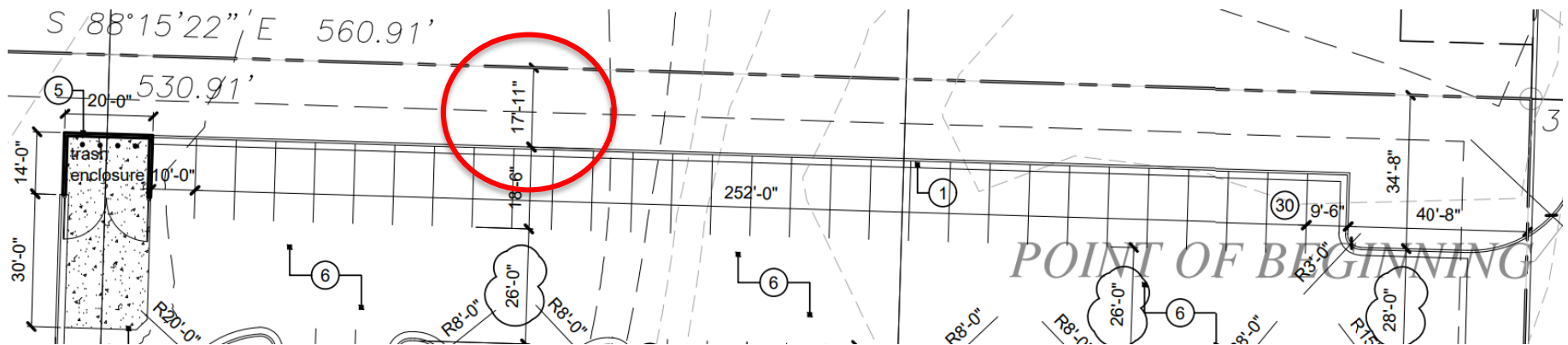
CMU block, painted. Color: medium gray
(Sherwin Williams SW7067 Cityscape)



CMU block, painted accent band color: blue
(Sherwin Williams SW9177 Salty Dog)

Vehicle Display Setback

- Required - 20' from north (rear) property line
- Proposed - 17'-11" from north (rear) property line
- Recommended – Staff supports a modification to allow a 17'-11" setback from the north (rear) property line.



- Auto sales and auto detailing are allowed in CP-2 zoning district with a special use permit and by right, respectively.
- Proposed uses are consistent and compatible with surrounding uses. Six (6) auto dealerships exist in the general area.
- Commercial uses are compatible with the recommended commercial land use in the Comp Plan.
- Requested 30-year time period for SUP is consistent with previously approved 20-30 year time periods for similar uses on new construction projects.

1. A modification shall be granted to the 20' vehicle display area setback requirement, to allow a 17'-11" setback from the north property line.
2. Submittal of a geotechnical report to the City for the reclaimed pond site shall be required prior to the issuance of any building permit.
3. The special use permit shall be granted for a period of 30 years.
4. The prefinished, corrugated, architectural horizontal rib metal panel shall be an allowed accent material on the south, north and east facades as shown on the building elevations dated March 24, 2020. ***(added by City staff)***
5. The non-insulated stucco-finished metal wall panels shown on the building elevations dated March 24, 2020, shall not be allowed on the proposed building . Said metal wall panels shall be replaced with an approved material for commercial/retail buildings listed under UDO Section 8.170.A. ***(added by City staff)***