



LEE'S SUMMIT
MISSOURI®

AutoDreams– 1231 SE Century Dr.
Special Use Permit
PL2024-303



Project Request

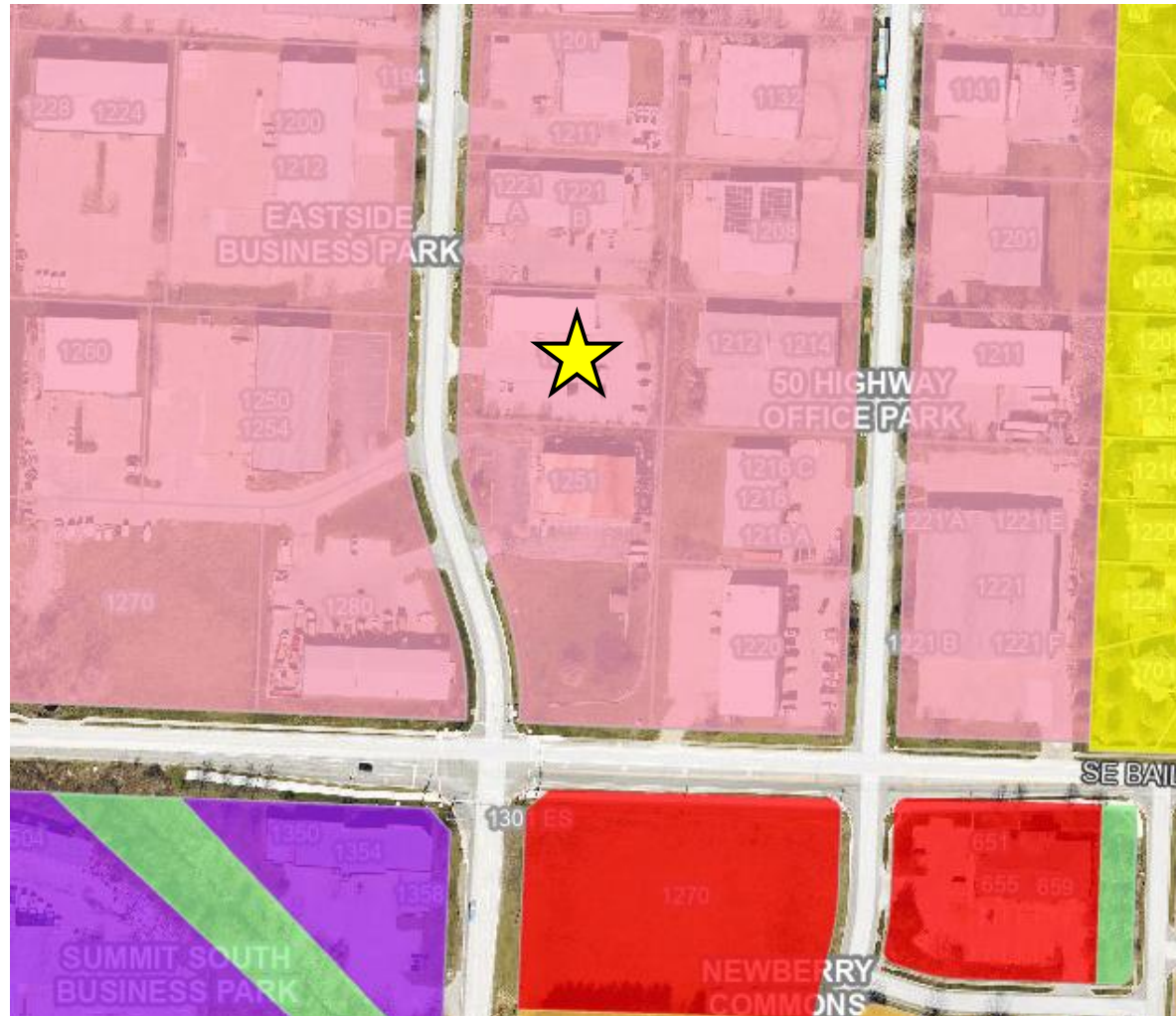
The applicant requests the renewal of a Special Use Permit to allow the continued operation of automotive sales and also requests the Special Use Permit approval to allow major automotive repair services.



Zoning Information



Ignite! Land Use Map



- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Neighborhood Meeting

The applicant hosted a neighborhood meeting on December 19, 2024, from 6:00 PM to 8:00 PM. One (1) member of the public attended. According to the provided meeting notes, the discussion included the SUP renewal process, current business conditions, and plans for covered parking.

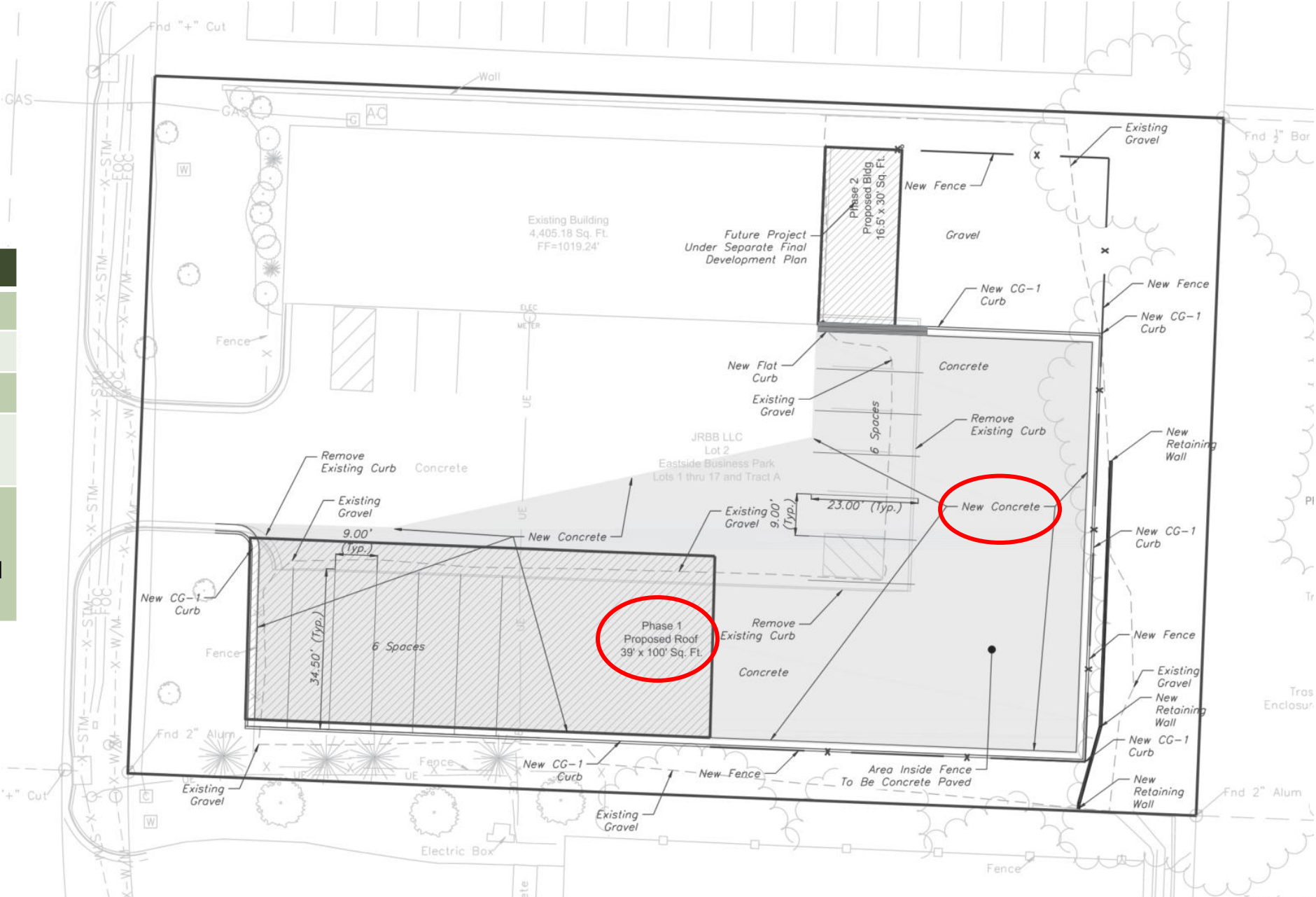
Staff has not received any comments, emails, or phone calls in favor or in opposition of the project.

Existing Non-compliance

- “No on-site automotive repair service activities shall take place without the appropriate City approvals, including but not limited to, compliance with applicable UDO, Fire Code and Building Code requirements”. (2015 Special Use Permit condition of approval; Ordinance 7607). **Approval of the SUP application would bring the subject property into compliance with the UDO’s zoning regulations. The applicant would then continue to work with the City to ensure compliance with all applicable Fire Code and Building Code requirements for the building’s use.**
- Vehicles are parked on a gravel surface. **The applicant has an approved Final Development Plan (dated 5/16/2025) that includes removing the gravel and installing a new concrete parking surface, as well as a covered parking shade structure.**
- The existing wall signage was found to be installed without a permit. **The applicant has obtained an approved sign permit (PRSGN20250614).**
- A change of use permit was not on file to include the addition of major automotive repair work. **A change of use permit is in plan review status and pending Special Use Permit approval (PRCOM20246450).**

Final Development Plan

Specification	Proposed
Zoning	PI
Property Size	0.79-acres
Building Size	4,370sf
Floor Area Ratio	0.13
Parking	9 required; 11 existing, 18 total proposed with FDP



Approval Conditions

1. The special use permit shall be granted for a period of five (5) years from the date of City Council approval.
2. Within 8 months from the date of special use permit approval, the scope of work shown on the Commercial Final Development Plan (Application PL2023-330), dated April 18, 2025, will be constructed, with required permits in Final Completion status, or the gravel parking areas removed.
3. For 8 months following special use permit approval, vehicles associated with the business will be temporarily permitted to park on the existing gravel. All parking on gravel shall cease at the end of this 8-month period.
4. Within 3 months of special use permit approval, a change of use permit to include the major automotive repair will be obtained, and, upon inspection, any violations found will be abated.
5. Failure to comply with the conditions of approval will result in Revocation Procedures in accordance with UDO Section 6.660.



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