



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-203 and PL2021-204
File Name	PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for automobile sales
Applicant	America's Car Mart
Property Address	1150 SE Blue Pkwy
Planning Commission Date Heard by	August 12, 2021 Planning Commission and City Council
Analyst	Victoria Nelson, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: March 30, 2021
Neighborhood meeting conducted: June 29, 2021
Newspaper notification published on: July 21, 2021
Radius notices mailed to properties within 300 feet on: July 20, 2021
Site posted notice on: July 23, 2021

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Attachments

Traffic Impact Analysis, dated July 12, 2021
Preliminary Development Plan (6 total pages), consisting of:

- Site Plan, dated July 12, 2021

- Drainage Plan, dated July 12, 2021
- Landscape Plan, dated July 12, 2021-3 pages
- Lighting, dated May 2, 2021

Architectural Elevations, dated July 9, 2021-3 pages

Building Architecture Condition Material Approval request, dated August 5, 2021

Preliminary Drainage Report, dated July 12, 2021 - 10 pages

Neighborhood meeting notes, dated June 29, 2021 - 5 pages

Minutes of meeting between residents and staff, dated July 29, 2021 - 2 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	America’s Car Mart/Applicant
Applicant’s Representative	Butch Parmley
Location of Property	1150 SE Blue Pkwy
Size of Property	±4.11 Acres
Building Area	4,460 sq. ft. sales building proposed 2,360 sq. ft. detail building proposed
Floor Area Ratio (FAR)	0.02 sales building proposed 0.01 detail building proposed 0.03 total proposed FAR
Existing Zoning	CP-2 (Planned Community Commercial District)
Number of Lots	1 Lot
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan.
Duration of Validity	Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

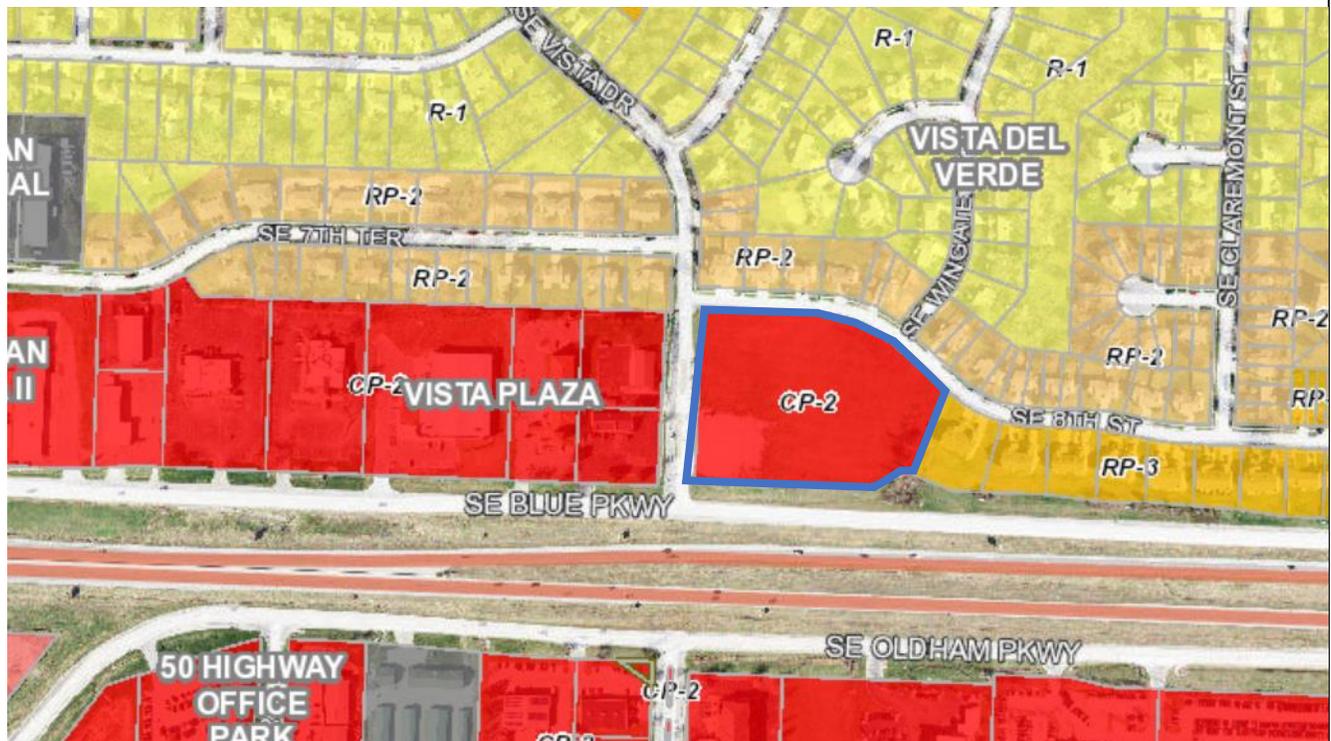
Current Land Use
The property is a vacant 4.11-acre parcel that is zoned CP-2 (Planned Community Commercial District). The property has never been developed.

Description of Applicant’s Request
The applicant seeks a commercial preliminary development plan and a special use permit for a used automobile dealership. The dealership will have two single-story buildings. The main building will be

4,460 sq. ft. that will house the sales offices. The second building will be a 2,360 sq. ft detail building. There will be 91 vehicle sales display stalls. No repair services will be offered.

2. Land Use

Description and Character of Surrounding Area



The property is located between SE 8th St, SE Vista Dr, and SE Blue Pkwy. To the south of the property is US 50 Highway and to the west are commercial businesses in CP-2 zoning. To the north are duplexes in Planned Two-Family Residential District (RP-2) zoning. To the east are triplexes in Planned Residential Mixed-Use District (RP-3) zoning.

Adjacent Land Uses and Zoning

North	Duplexes / RP-2
West:	Comic Book Store and The American Legion / CP-2
South:	US 50 Hwy
East:	Triplexes / RP-3

Site Characteristics

There is a 20' slope downward from the west to the east to a natural drainage area. The site is a vacant 4.11-acre parcel and is mainly made up of grass and with a few trees on the far east side.

3. Project Proposal

Site Design

Land Use Existing	
Impervious Coverage:	0%
Pervious:	100%
TOTAL	100%
Land Use Proposed	
Impervious Coverage:	71%
Pervious:	29%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	60	Total parking spaces required:	45
Accessible spaces proposed:	2	Accessible spaces required:	2

Setbacks (Perimeter)

Yard	Building Required	Sales Building Proposed
Front (South)	15' Build	220' Build
Side (East)	10' Build	242' Build
Side (West)	10' Build	161.45' Build
Rear (North)	20' Build	106.59' Build

Yard	Building Required	Detail Building Proposed
Front (South)	15' Build	230' Build
Side (East)	10' Build	83' Build
Side (West)	10' Build	305' Build
Rear (North)	20' Build	79.5' Build

Yard	Parking Required	Parking Proposed
Front (South)	20' Parking	20' Parking
Side (East)	20' Parking	85' Parking
Side (West)	20' Parking	20' Parking
Rear (North)	20' Parking	20' Parking

Structure(s) Design

Number and Proposed Use of Buildings
2 proposed buildings. 1-Sales, 1-Detail
Building Height
26'-8" Sales Building 15'-2" Detail Building
Number of Stories
1 story for each proposed building

4. Unified Development Ordinance (UDO)

Section	Description
2.300,2.310,2.320	Preliminary Development Plan
8.500	Parking
4.190	Zoning Districts

Unified Development Ordinance

The proposed use follows Sec. 4.190 of the UDO for CP-2 zoning district, which “. . . is established to provide a location for a full-range of retail and office development serving the general needs of the community. This district is not considered appropriate for heavier commercial uses that border on being more light industrial in nature, and thus more appropriate for the CS or PI District. The intent is to promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements. This site design improves the benefits derived from the required landscaping and the overall image of the commercial corridor.” The UDO requires that for a car dealership to be allowed in CP-2 zoning it must apply and follow the special use permit conditions. These conditions can be found under the Division III - “Special Use Permits” and Sec. 6.1050 “Outdoor sale or lease or motor vehicles/equipment”. The conditions are as follows:

1. Motor vehicles must be set back ten (10) feet from all property lines or in compliance with the district’s setback lines, whichever is greater. The CP-2 zoning district requires building setbacks of 15’, 10’ and 20’ from the front, side and rear property lines, and parking lot setbacks to be 20’ from the property line. The buildings and the displayed motor vehicles meet the requirements and, in some areas, exceed them.
2. No fencing is permitted in the area forward of the main building or within the front yard setback if no building exists on the premises. No fencing is proposed to be at the front of the building; however, there will be a 6’ vinyl fence with masonry pilasters along the north and east property line for screening purposes.
3. All display or storage area must be paved and the motor vehicles arranged in an orderly manner. All vehicles will be displayed or stored on the paved parking lot surface.

Special Use Permit Time Period

Under Sec. 6.630 of the UDO, the applicant must request a... “length of term of the use after the date of issuance of the permit”. The applicant requests the special use permit be granted for a period of 30 years. Special use permits for new construction sites, such as the subject application, have typically been granted time periods of 20 or 30 years.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1, 1.4
Economic Development	Objective 2.1, 2.2, 2.3
Commercial Development	Objective 4.1, 4.2, 4.3

Comprehensive Plan

The use is generally consistent with the recommended land use designation for commercial development. The construction of this new project will bring value to this long vacant property. It meets the Comprehensive Plan objectives of providing a development that meets an identified need in the market.

6. Analysis

Background and History

The proposed commercial preliminary development plan is for the construction of two single-story buildings for a car sales showroom and office and a car detail service. On-site car detailing is only for America’s Car Mart’s own vehicle inventory; it is not a commercial service offered to the general public.

- May 4, 1971 – Board of Alderman approved the rezoning (Appl. #1967-001) from district A to R-1, R-2, and C-1 by Ordinance No. 1276.
- April 5, 1984 – Planning Commission approved the preliminary plat (Appl. #1984-147) Vista del Verde, 11th Plat, Lots 314-399 and 402-427, for ninety (90) single family lots, twenty-five (25) duplex lots, and seven (7) multi-family lots.
- July 3, 1984 - Board of Alderman approved final plat (Appl. #1984-148) Vista del Verde, 11th Plat, Lots 314-399 and 402-427 by Ordinance No. 2548.

July 29, 2021, residents of Vista Del Verde that live outside of the 300’ notification radius asked to have a meeting with City Staff at City Hall to bring attention to some of their concerns that they have about the proposed project. These concerns revolved around stormwater runoff, increased traffic on SE Blue Pkwy and through the neighborhoods, lighting, and buffering. They also inquired about the protest petition.

- Stormwater runoff - there were concerns of flooding, contaminates, and children’s safety. Staff explained that the project has certain requirements that it must meet, and one of them is the APWA Section 5600 design standards.
- Increased Traffic - there were concerns of increased traffic on SE Blue Parkway and into the neighborhood. The residents asked if the driveway entry along SE 8th St could be closed. Staff mentioned to the residents that they could ask Planning Commission and City Council to close off the driveway. They were also concerned that the traffic report had not been released yet, so staff was not able to discuss traffic numbers.

- Lighting - the residents had concerns over the exterior lighting. Staff explained that they have met the design criteria, including light pole heights and lamp head types.
- Buffering requirements - the residents asked if additional screening requirements can be added at the north property line. Staff mentioned to the residents that they could ask Planning Commission and City Council for more screening.
- Protest petition - the residents asked about forming a protest against the project. Staff provided information about the process.

Compatibility

The proposed car dealership is permitted in a CP-2 zoning district as long as it meets the special use permit conditions. This development would be on the north side of US 50 Highway and would be neighboring a variety of commercial businesses: restaurants, lawn mower dealer, autobody repair, hotel, etc. On the south side of US 50 Highway there are four car dealerships that have a mix of new and used cars. The size and appearance of the two buildings will add economic value to the long-time vacant land.

Adverse Impacts

The proposed development will not impede the normal and orderly development of the surrounding property and it will fill a long-time vacated plot of land. A majority of the stormwater runoff from the proposed development will drain into the proposed detention basin that will be constructed at the northeast corner of the project. A small portion of the site containing the landscape buffer along 8th St will drain directly off the property into the existing drainage ditch. The detention will discharge into the existing drainage channel.

The UDO requires a high impact buffer between commercial and residential properties. Therefore, the applicant will be installing a six (6) foot high opaque vinyl fence, and a low impact screening made up of different vegetation that will be planted on both sides of the fence.

Public Services

The proposed development will tie into the existing water, sanitary sewer, and street infrastructure and will not have a negative impact.

The project will have its own detention basin to capture the majority of the stormwater runoff.

The proposed development traffic circulation is predicted not to generate more than 100 peak hours trips; which allows it to fall under the minimum conditions in the Access Management Code for Traffic Impact Studies. Since the development is predicted to have minimal impact on traffic they are not required to make any improvements to the existing City roads.

Modifications

Approved Exterior Materials. Conditional Material Approval

- Required - Metal is only allowed in an incidental role, i.e. trim, features, roofing, siding, or as approved by the Planning Commission and/or City Council.
- Proposed - Metal panel break down that is provided makes up approximately 24% on the left side, 30% on the right side, 23% on the back, and 48% of the front façade, as the metal panels are used to accent the face of portico and front face of the canopy walls for sleek backdrop for the signage. Metal panels and metal trim materials are used as a Wainscot detail on all four sides of the building, the roof is standing seam metal roof panels with accent metal rake.
- Recommendation - Staff has used 40% as a guideline for the use of metal as a primary exterior material on a given building façade, but has also supported the use of a greater percentage on different applications. Staff supports the use of metal as an exterior building material as depicted on the three-page elevations dated July 9, 2021

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and the Design & Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. The development shall be in accordance with the building architecture condition material approval request, dated August 5, 2021.
2. The development shall be in accordance with the Preliminary Development Plan consisting of 10 pages:
 - Site Plan, dated August 25, 2021
 - Drainage Plan, dated August 25, 2021-2 pages
 - Landscape Plan, dated August 27, 2021-4 pages
 - Architectural elevations, dated August 25, 2021-3 pages
3. The special use permit shall be granted for a period of 30 years.

Standard Conditions of Approval

4. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
5. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
6. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the

issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

7. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
8. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
9. Show the ADA parking signs.
10. The main building ground-mounted units are supposed to be screened by masonry walls or evergreen landscaping. Refer to Sec 8.180 in the UDO.
11. The percentages for the metal facades need to be shown.