

LS Memorandum

City of Lee's Summit

To: [Planning Commission]
From: [Development Services Department]
C: [File]
Date: [September 9, 2021]

Appl. #PL2021-203 and PL2021-204–Preliminary Development Plan and Special Use Permit – America's Car-Mart, 1150 SE Blue Parkway; America's Car-Mart, applicant]

In addition to the material presented to the Planning Commission on August 12, 2021, the supplemental information below is added to the record.

A preliminary development plan and special use permit application were presented to the Planning Commission on August 12, 2021. The Planning Commission raised a number of concerns and continued the public hearing in order to allow the applicant to address the concerns. Below is a list of the concerns raised. Changes/responses to the concerns are shown in italics. Please see the attached items in the packet containing full detailed description of the updated preliminary development plan set, supplemental information, stormwater drainage study, and the Planning Commission Minutes from August 12, 2021.

Planning Commission Concerns:

- Stormwater runoff
 - *The applicant provided a stormwater drainage study summary prepared by the applicant's engineer. The applicant's engineer will be available at the public hearing to answer questions. Please see attachment for summary.*
- Amount of impervious coverage
 - *The impervious coverage was decreased by 3,728 sq. ft. yielding an increase in open space from 29% to 33% of the site area.*
- Access off of SE 8th St
 - *SE 8th St access was removed and was replaced with vegetation.*
- Fence on the east side of property
 - *The fence along the east side was raised from 3' to 5' on the berm.*
- Length of 30-year Special Use Permit request

LS Memorandum

- *SUP terms for new construction dealerships typically range from 20-30 years. The two most recent new construction dealerships were for used car sales and were granted for 30 years. A table of approved auto sales SUPs within the City has been uploaded to Legistar. Please see the attached table.*
- Deliveries
 - *45ft 3 vehicle hauler delivers vehicles to the facility on average less than three times per week.*
 - *65ft 8 vehicle hauler delivers vehicles to the facility on average less than two times per week.*
- Elevation material and architectural details for both buildings
 - *Exterior building materials consist of metal and EIFS in colors grey, black, blue, white, and red.*
 - *Canopies were added to the south, west, and north sides of the detail building.*
 - *The detail building height increased from 15'-2" to 19' by raising the parapets.*
 - *Both buildings parapet heights have been changed from sloping parapet heights. They are now taller and are even with one another.*
 - *Please see attachment for the maintenance and care of the materials.*

Conditions of Approval

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. |