

Legislation Details (With Text)

File #: 2019-2953 **Name:**

Type: Public Hearing - Sworn **Status:** Presented

File created: 7/31/2019 **In control:** City Council - Regular Session

On agenda: 9/3/2019 **Final action:** 9/3/2019

Title: Public Hearing: Application #PL2019-204 - Preliminary Development Plan and Application #PL2019-203 - Special Use Permit for automobile sales - Aristocrat Motors, 704 SE Oldham Court; Aristocrat Motors, applicant.

Sponsors: Planning and Special Projects

Indexes:

Code sections:

Attachments: 1. PC Minutes, 2. Staff Letter, 3. Traffic Impact Analysis, 4. PDP - Civil Sheets, 5. PDP - Stormwater System, 6. PDP - Photometric Plan, 7. PDP - Building Elevations, 8. SUP Narrative, 9. Photos of Surrounding Properties, 10. SUP Table of Automobile Sales, 11. Location Map

Date	Ver.	Action By	Action	Result
9/3/2019	1	City Council - Regular Session	presented	
8/8/2019	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2019-204 - Preliminary Development Plan and Application #PL2019-203 - Special Use Permit for automobile sales - Aristocrat Motors, 704 SE Oldham Court; Aristocrat Motors, applicant.

Issue/Request:

The applicant seeks approval of a preliminary development plan and special use permit for Aristocrat Motors. The proposed development consists of a single-story 7,397 sq. ft. building on Lots 2 and 3 of *Oldham East Business Park*. The proposed exterior building materials consists of masonry, EIFS, aluminum composite metal (ACM) panels and glass. A modification to the display area setback from the south property line is sought as part of this application. The applicant requests the special use permit be granted for a period of 40 years.

A preliminary development plan and special use permit for automobile sales (Kansas City Motors) were previously approved for this site in 2017. The previous project was for a 4,200 sq. ft. masonry, stucco and glass building. The special use permit was granted for a period of 10 years. The owner of Kansas City Motors never proceeded with construction.

Josh Johnson, AICP, Assistant Director of Plan Services
Kevin Killilea, Applicant

Recommendation: Staff recommends APPROVAL of the preliminary development plan and special use permit, subject to the following:

1. A modification shall be granted to the 20' vehicle display area setback requirement, to allow an 11' setback from the south property line.
2. The developer shall construct the segment of sidewalk along SE Oldham Pkwy located west of the driveway as part of this development. The developer shall make payment to the City of Lee's Summit for construction cost in lieu of actual construction for the segment of sidewalk along SE Oldham Pkwy located

east of the driveway.

3. The special use permit shall be granted for a period of 30 years.

Committee Recommendation: On a motion by Mr. Funk, seconded by Ms. Arth, the Planning Commission unanimously voted on August 8, 2019, to recommend approval of Appl. #PL2019-204 - PRELIMINARY DEVELOPMENT PLAN and Appl. #PL2019-203 - SPECIAL USE PERMIT for automobile sales - Aristocrat Motors, 704 SE Oldham Ct; Aristocrat Motors, applicant.