

## Legislation Details (With Text)

<b>File #:</b>	2020-3457	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Presented
<b>File created:</b>	5/6/2020	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	6/9/2020	<b>Final action:</b>	6/9/2020
<b>Title:</b>	Public Hearing: Appl. #PL2020-044 - Preliminary Development Plan and Appl. #PL2020-045 - Special Use Permit for automotive sales - Automotive Sales and Detail Center, 2150 NE Independence Ave; Lee's Summit Town Centre, LLC, applicant		
<b>Sponsors:</b>	Planning and Special Projects		

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Memo, 2. PC Minutes, 3. Staff Report, 4. Transportation Impact Analysis (TIA), 5. Preliminary Development Plan and Building Elevations, 6. Stormwater Study, 7. Horizontal ribbed wall panel photos, 8. Rough textured metal wall panel photos, 9. SUP Narrative Description, 10. SUP Photos, 11. LS Volkswagen ribbed metal panel photo, 12. Staff Presentation, 13. Location Map

Date	Ver.	Action By	Action	Result
6/9/2020	1	City Council - Regular Session	presented	
5/14/2020	1	Planning Commission	recommended for approval	Pass

Public Hearing: Appl. #PL2020-044 - Preliminary Development Plan and Appl. #PL2020-045 - Special Use Permit for automotive sales - Automotive Sales and Detail Center, 2150 NE Independence Ave; Lee's Summit Town Centre, LLC, applicant

**Issue/Request:**

The applicant seeks approval of a preliminary development plan and special use permit for an automobile sales and automobile detailing center. The proposed development consists of a 15,993 sq. single-story building plus mezzanine. The proposed exterior building materials consists of masonry, EIFS and metal panels. A modification to the display area setback from the north property line is sought as part of this application. The applicant requests the special use permit for automobile sales be granted for a period of 30 years.

Hector Soto, Jr, Planning Manager  
Bob Balderston, Lee's Summit Town Centre, LLC, Applicant

**Recommendation:** With the conditions of approval listed below, the application meets the requirements of the UDO and Design & Construction Manual.

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)***

Committee Recommendation: On a motion by Vice Chair Funk, seconded by Board Member Lovell, the Planning Commission unanimously voted on May 14, 2020, to recommend approval of **Appl. #PL2020-044 - Preliminary Development Plan and Appl. #PL2020-045 - Special Use Permit for automotive sales** - Automotive Sales and Detail Center, 2150 NE Independence Ave; Lee's Summit Town Centre, LLC, applicant.