

VAAP Chapel Ridge, LLC

3680 NE Akin Drive, Lees Summit, MO 64064
Mail Correspondence to: PO Box 24193, Overland Park, KS 66223

To: City Council Community and Economic Development Committee (CEDC)

Attn: Mr. Roberty McKay

Lees Summit, MO 64064

Date: 1/29/19

To Whom It May Concern:

My name is Dr. Veeral Bhoot and I am a practicing radiologist in Jackson County Missouri. I'm submitting this letter for consideration of an amendment to Unified Development Ordinance (UDO) at the next CEDC meeting in February 21st, 2019. I am the managing member of VAAP Chapel Ridge LLC which owns the real estate building with address 3680 NE. Akin Dr., Lees Summit, MO 64064. This specific property has a sign easement agreement with the bariatric surgery Center MISH - at 707 NE Woods Chapel Rd, Lee's Summit, MO 64064 - adjacent building facing Woods Chapel Road. However, due to the current restrictions stating off premises signs are expressly prohibited by section 9.060.K of the UDO, I am unable to place this monument sign - within my easement. Therefore, I would like to have request an amendment to the UDO.

Please take a look at the property map for building. This is a 36,000 sq ft. building. The current tenants are complaining due to poor visibility. During the development of this area, the planning commission approved this building construction, and orientation in this manner. The construction is behind Sonic, and CVS with no visibility. This is a retail property with retail tenants occupying the building however, customers cannot find this property with ease. In addition, there is land in front of the building approximately 2.8 acres which is currently owned by a company planning construction soon. As a result, our building will have almost NO visibility to any road and visibility would be only to a private road.

I would like the community to evaluate the UDO and request an amendment to allow for off premise sign for this specific reason. If there are any questions in regards to my request, please contact me at my direct cell phone 816-721-4968 or my email address at bhootve@yahoo.com.

Sincerely

Dr. Veeral Bhoot
Managing Member
VAAP Chapel Ridge LLC