

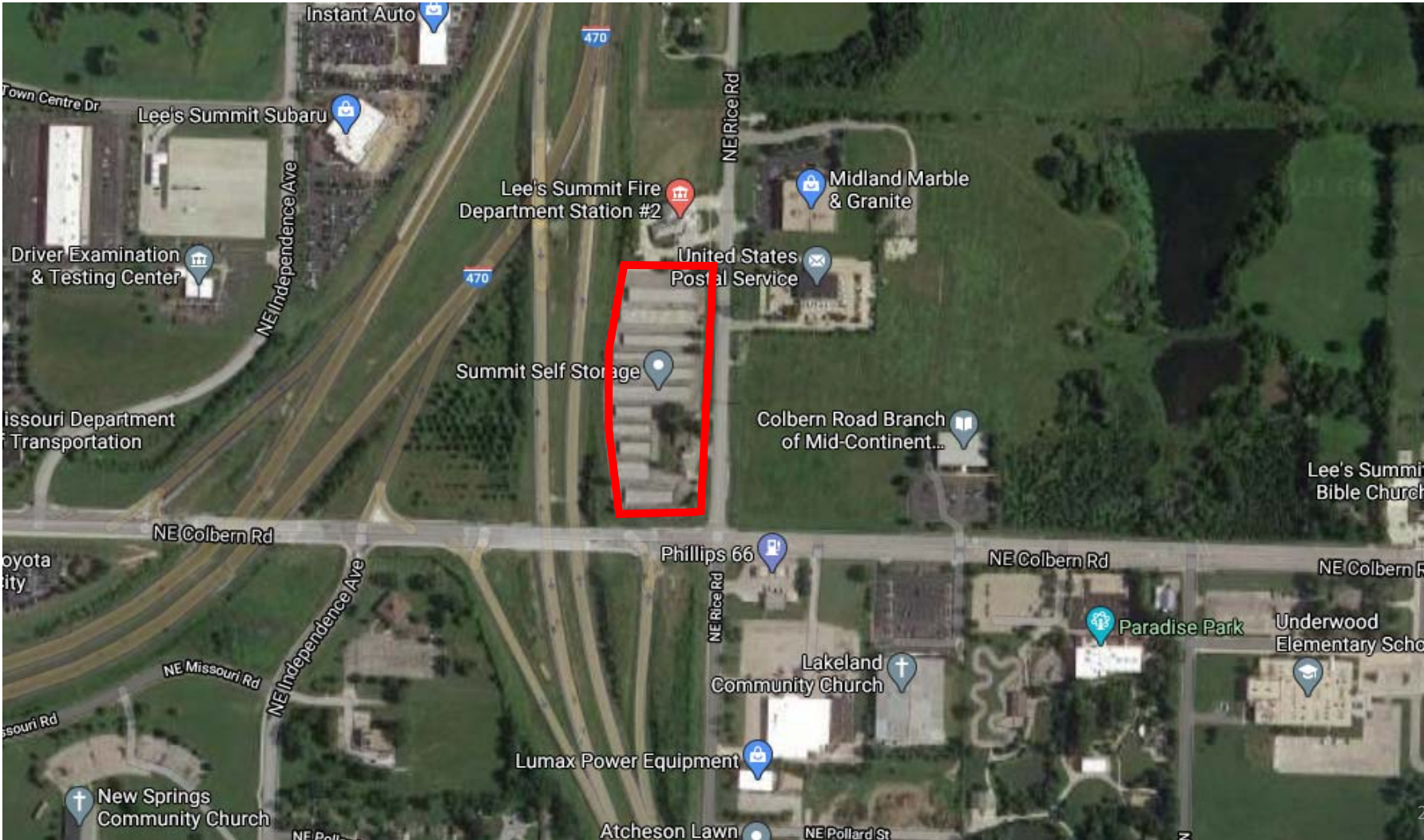
PLAN COMMISSION
FEBRUARY 25, 2021

SUMMIT SELF STORAGE

1920 NE RICE ROAD
Terrydale Investments IV, LLC

Application #PL2020-371-Special Use Permit
Renewal for Mini-Warehouse Storage Facility

AERIAL CONTEXT





















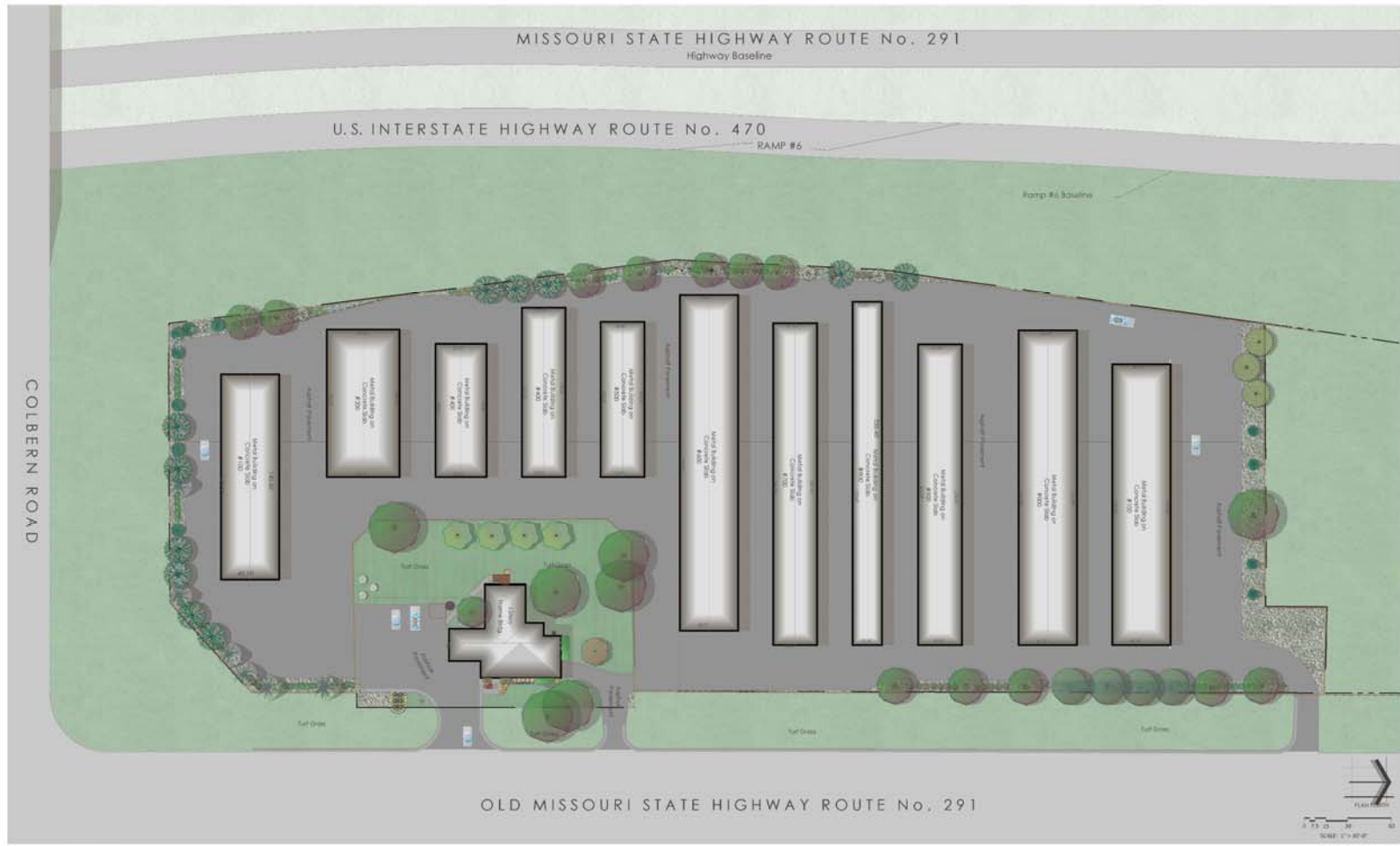














Installation of a New Fence

- Is expensive: \$80,000 - \$100,000
- Will destroy new landscaping: \$70,000 expense
- Will NOT effectively screen site from most directions
- Will likely be more visible/impactful than existing fencing and landscaping

Summit Self Storage

- Has been a great corporate citizen:
 - No complaints regarding property maintenance
 - Voluntarily enhanced and improved landscaping
 - Added 34 new trees
 - Added 128 new shrubs
 - Has paid over \$1.6 million in taxes
- Is willing to add groups of evergreen trees on Colbern frontage with consent of MoDOT