

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR OUTDOOR STORAGE IN DISTRICT PI-2 ON LAND LOCATED AT 500 NE JONES INDUSTRIAL DRIVE FOR A PERIOD OF FIFTEEN YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #2004-276, submitted by Dennis Klein, requesting a special use permit for outdoor storage in District PI-2 on land located at 500 NE Jones Industrial Drive, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on March 22, 2005, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on April 21, 2005, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Section 5.310 of the Unified Development Ordinance allow outdoor storage in District PI-2 with a Special Use Permit is hereby granted for a period of fifteen (15) years, with respect to the following described property:

Lot 28A, Lakewood Business Center

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be granted for a period of 15 years.
2. The outside storage area shall be paved, in accordance with the Design and Construction Manual specifications within three (3) years from the date of April 21, 2005.
3. Twenty seven (27) 8-foot tall white pine trees, shall be installed along the outside of the chainlink fence along the east side of the storage area.
4. Two alternatively staggered rows of evergreen shrubs shall be installed along the south side of the storage area, along the existing wrought iron fence, at a spacing adequate to provide a solid opaque screen 3 feet tall within two planting seasons. The spacing and species of shrubs shall be subject to approval of the Director of Planning and Development prior to installation.
5. A revised landscape plan incorporating Items 4 and 5 shall be submitted to the Department of Planning and Development on or before August 1, 2005.
6. The required improvements identified in Items 3 through 5 shall be completed by September 30, 2005.

SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City Unified Development Ordinance, No. 5209.


SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 5th day of May, 2005.



Mayor Karen R. Messerli

ATTEST:

for 

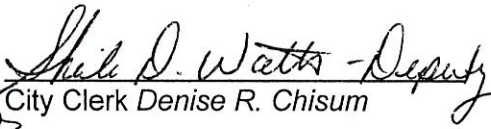
City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 5th day of May, 2005.



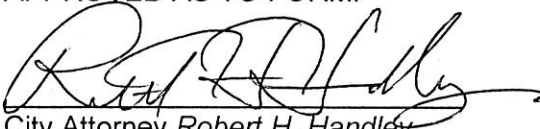
Mayor Karen R. Messerli

ATTEST:

for 

City Clerk Denise R. Chisum

APPROVED AS TO FORM:



City Attorney Robert H. Handley