

Fine Lines / Neighborhood Dealer

809 SE DOUGLAS ST, LEES SUMMIT, MO 64063

Special Use Permit Explanation

1. Narrative

Business wants to add U-Haul dealership for supplemental income. We are open Monday-Friday 9am-5pm and Saturday 9am-1pm.

There will be 2 employees on site. We will keep our equipment inventory to the allowed number of paved parking spaces. U-Haul provides truck sharing ranging from 10ft to 26ft vehicles.

We would like to have the special use permit established for a length of 5 years or maximum time that is allowed.

2. ADA Parking Spot

We will add and stripe/sign an ADA parking lot spot to the location.

3. Parking Lot Maintenance

If deemed a pothole or other repair is needed we will correct the damaged area.

4. Off-Site Trucks

All vehicles will be kept on the subject property. Trucks were already removed from off-site parking lot. If a customer leaves a truck off-site it will be corrected in the required amount of time.

Section 6.650

1. Provide convenient location for customers who need to utilize truck sharing.
2. Both business and the public will have access to truck sharing products.
3. Property is well kept up currently and don't see any additional repairs needed at this time.
4. No negative impact for seen. Displays kept sharp in appearance and in designated areas.
5. Current tree lines already separate business location from surrounding entities.
6. Minimal change will occur with street traffic. Truck sharing customers will leave the business and then return when they are finished.
7. No additional storm water run off, no construction being added so storm water run off will stay the same as it currently is.
8. No additional noise will occur. Vehicles run and sound like your everyday car or truck.

9. No negative impact on neighborhood property value, as trucks are moveable and won't be sitting permanently over time.
10. Adding a convenient truck sharing location for the community decreases distances traveled for customers and lowers the amount of emissions due to fewer miles driven.
11. Provides additional products and services to those in the surrounding community.
12. The property already contains a business operation that has adequate public facilities to satisfy the demand that would be added.
13. Benefit gained for the community is an additional convenient location for products offered. Landowner is adding additional, supplemental income to improve his business and personal well being financially.
14. Location is willing and understands they need to stay in conformance with current city policies and ordinances.
15. Location is already open for other services and no changes foreseen that would need to be made.
16. Products and services offered tie in and could be utilized by surrounding businesses that are already operating.

Section 6.1050

A.

1. Does not apply to truck sharing vehicles that would be on site.

B.

1. From lot layout vehicles would be parked 30 ft from the property line. Existing tree lines and green space are currently in place around the property line.
2. There is no fencing at the location.
3. Previously submitted photos and lot layout showing vehicles arranged on paved surfaces and in an orderly manner.