

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR MINI-WAREHOUSES IN DISTRICT PI-1 ON LAND LOCATED AT 3920 SW M-291 HIGHWAY FOR A PERIOD EXPIRING AUGUST 16, 2019, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #2002-162, submitted by George Ward, for Safety Mini-Storage, requesting a special use permit for mini-warehouses in District PI-1 on land located at 3920 SW M-291 Highway, 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 January 28, 2003 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 February 20, 2003, 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 That Ordinance No. 4754, previously granting a special use permit on this property, is hereby rescinded.

SECTION 2. That the application pursuant to Section 5.310 of the Unified Development Ordinance allow mini-warehouses in District PI-1 with a Special Use Permit is hereby granted and shall expire on August 16, 2019, with respect to the following described property:

The West 413.83 feet of the North 315.78 feet of the South 20 acres of the North 30 acres of the Southwest quarter of the Northwest quarter of Section 32; Township 47, Range 31 in Lee's Summit, Jackson County, Missouri

SECTION 3. That the following conditions of approval apply:

1. A modification of the UDO shall be granted for the following:
 - a) to allow for the same roof pitch on the proposed buildings that is on the existing storage buildings located to the north and roof pitch must be indicated on the final development plan.
 - b) to allow for metal building materials on the north end walls facing the interior of the site that are painted the same color as that of the south end walls.
2. Screening along the west property line shall consist of the following:
 - a) the proposed concrete retaining wall along the west side of the west building; and
 - b) a green vinyl-covered chain link fence installed at least 10 feet east of the west property line;

- c) medium impact landscaping consisting of trees and shrubs planted in quantities specified by the UDO on both sides of the chain link fence, to be installed within Phase 1.
- 3. Screening along the south and east property lines shall consist of the following:
 - a) A six foot high opaque fence, consisting of a masonry and vinyl combination, set at least ten feet in from the property line.
 - b) Medium impact landscaping consisting of trees and shrubs planted in quantities specified by the UDO on the outside of the fence.
- 4. All materials must be stored within proposed structures. No outside storage shall be allowed on the site at any time.

SECTION 4. 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 5. 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 6th day of March, 2003.


Mayor Karen R. Messerli

ATTEST:


City Clerk Denise R. Chisum


APPROVED by the Mayor of said city this 6th day of March, 2003.


Mayor Karen R. Messerli

ATTEST:


City Clerk Denise R. Chisum




APPROVED AS TO FORM:


City Attorney Robert H. Handley

City of Lee's Summit

Department of Planning & Development

February 26, 2003

TO: Steve Arbo, Assistant City Administrator  
FROM: Robert G. McKay, AICP, Director 
RE: **ORDINANCE – Application #2002-162 – SPECIAL USE PERMIT for mini-warehouses – 3920 SW M-291 Highway, Safety Mini-Storage; George Ward, applicant**

Proposed City Council Motion

First Motion: I move for a second reading.

Second Motion: I move for adoption

City Council Action

Date of Hearing: February 20, 2003

Action: Voted to draft an ordinance **granting** a special use permit for mini-warehouses; George Ward applicant, subject to

1. The Special Use Permit shall be granted for a time period expiring August 16, 2019.
2. Ordinance 4754 (previously granting a special use permit on this property) shall be rescinded.
3. A modification of the UDO shall be granted for the following:
 - a) to allow for the same roof pitch on the proposed buildings that is on the existing storage buildings located to the north and roof pitch must be indicated on the final development plan.
 - b) to allow for metal building materials on the north end walls facing the interior of the site that are painted the same color as that of the south end walls.
4. Screening along the west property line shall consist of the following:
 - a) the proposed concrete retaining wall along the west side of the west building; and
 - b) a green vinyl-covered chain link fence installed at least 10 feet east of the west property line;
 - c) medium impact landscaping consisting of trees and shrubs planted in quantities specified by the UDO on both sides of the chain link fence, to be installed within Phase 1.
5. Screening along the south and east property lines shall consist of the following:
 - a) A six foot high opaque fence, consisting of a masonry and vinyl combination, set at least ten feet in from the property line.
 - b) Medium impact landscaping consisting of trees and shrubs planted in quantities specified by the UDO on the outside of the fence.