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LEE'S SUMMIT MISSOURI

Planning & Codes Admin

In considering a special use permit application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. (See UDO Section 10.050.)

1. Character of the neighborhood. *large older homes - well maintained. My B&B in 1928 already existing structure - well-maintained.*
2. Compatibility with adjacent property uses and zoning. *SEE pictures - attached.*
3. Suitability of the property for which the special use is being requested. *My home that has existed in neighborhood since 1928.*
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties. *none*
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property. *none -*
6. Impact on the street system to handle traffic and/or parking. *none - parking on property. neighborhood parties have greater impact!*
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available. *no additional.*
8. Impact of noise pollution or other environmental harm. *none*
9. Potential negative impact on neighborhood property values. *none - has not changed from a home. Outside appearance has only been improving!*
10. Extent to which there is need of the proposed use in the community.
11. Economic impact upon the community. *D.S. does not have a B&B and I am w/ walking distance of downtown. hope to add to community income.*
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use. *house has been here since 1928 - less impact.*
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied. *I'm hoping to add to community - no negative effects*
14. Conformance to the UDO and current city policies and ordinances. *at my planning meeting*
15. Recommendation of professional staff. *all seemed to perform.*
16. Consistency with permitted uses in the area in which the special use is sought. *I am a home - in a neighborhood of families - we're planning our Madison block party in October. I am not a factory or warehouse - this property looks like the other homes on the block - we have 2 brick homes on our block and if anything - they stand out (rare 1950?) I take great pride in my home, neighborhood and community! Thank you!*

REVISED FEBRUARY 2014

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