

AN ORDINANCE GRANTING A SPECIAL USE PERMIT ON LAND LOCATED AT 500 NE JONES INDUSTRIAL DRIVE TO OPERATE A CONVENIENCE STORAGE FACILITY FOR A PERIOD OF 25 YEARS IN DISTRICT M-2, ALL IN ACCORDANCE WITH SECTION 280 WITHIN COMPREHENSIVE ZONING ORDINANCE NO. 715 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, the application of Dennis Klein, requesting a special use permit to operate a convenience storage facility on land located at 500 NE Jones Industrial Drive in District M-2, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Planning Commission did hold a public hearing for the request on January 8, 1996, after due public notice in the manner prescribed by law and then did render a report to the Board of Aldermen containing findings of fact and a recommendation that the special use permit requested be approved; and,

WHEREAS, due public notice in the manner prescribed by law was given of a public hearing before the Board of Aldermen for this city to be held on February 6, 1996; and,

WHEREAS, the Board of Aldermen of said city did hold a public hearing for said application on February 6, 1996 and rendered a decision to grant said special use permit.

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

SECTION 1. That the application pursuant to Section 280.A.19 of the Comprehensive Zoning Ordinance to allow the operation of a convenience storage facility in District M-2, is hereby granted for a period of 25 years, with respect to the following described property:

A tract located in the northwest quarter of section 20, Township 48 North, Range 31 West, Lee's Summit, Jackson County, Missouri, and being more particularly described as follows: Commencing at the northwest 1/4 corner of said Section 20-48-31; thence with the section line N88°10'45"W, 78.22 feet, thence S1°49'15"W, 1239.93 feet to the southeast corner of Lot 30, Lakewood Business Center on I-470 Plat B; thence with the north right-of-way line of Jones Industrial Drive, N88°10'45"W, 806.33 feet to the point of beginning; thence with the right-of-way lines of Jones Industrial Drive and Hagan Road with the following: N88°10'45"W, 370.00 feet; thence along a 30.00 foot radius curve to the right, 47.35 feet, said curve has a chord N42°57'45"W, 42.59 feet; thence N2°15'15"E, 58.48 feet; thence along a 1789.26 foot radius curve to the right, 98.33 feet, said curve has a chord N3°49'45"E, 98.31 feet; thence N5°24'10"E, 223.48 feet; thence leaving said right-of-way lines, S88°10'45"E, 382.15 feet; thence S1°49'15"W, 410.00 feet to the point of beginning and containing 3.70 acres (161,200 sq. ft.).

SECTION 2. That the following conditions of approval apply:

1. Engineering and storm drainage plans shall be submitted and approved prior to issuance of a building permit.
2. A Knox Box Rapid Entry System shall be required for both access drives.
3. A detailed drawing showing placement and proposed screening for an adequate number of trash dumpsters for the project shall be submitted; all trash storage areas shall be screened as provided in Ord. 715, Sec. 330, F.1.
4. All requirements of the Uniform Building Code, Uniform Fire Code and Life Safety Codes shall be met.
5. A replat of the lot shall be submitted, approved and recorded prior to issuance of a building permit.

SECTION 3. That development of the property located at 500 NE Jones Industrial Drive shall be in accordance with the final site plan dated December 13, 1995, appended hereto and made a part thereof.

SECTION 4. Failure to comply with all provisions contained in this ordinance shall constitute violations of this ordinance and the City's Comprehensive Zoning Ordinance No. 715.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen for the City of Lee's Summit, Missouri, this 20th day of February, 1996.



Mayor Karen R. Messerli

ATTEST:



City Clerk Denise R. Chisum

BILL NO. 96-26

ORDINANCE NO. 4246

APPROVED by the Mayor of said city this 20th day of February, 1996.



Mayor Karen R. Messerli

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:



City Attorney Christine M. Treat