



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.
2. Compatibility with adjacent property uses and zoning.
3. Suitability of the property for which the special use is being requested.
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties.
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property.
6. Impact on the street system to handle traffic and/or parking.
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available.
8. Impact of noise pollution or other environmental harm.
9. Potential negative impact on neighborhood property values.
10. Extent to which there is need of the proposed use in the community.
11. Economic impact upon the community.
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use.
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.
14. Conformance to the UDO and current city policies and ordinances.
15. Recommendation of professional staff.
16. Consistency with permitted uses in the area in which the special use is sought.



LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 10 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

1- The character of the neighborhood is commercial use (fitness center) along the highway frontage with single family residential abutting the property to the east. This project fits into this area with the commercial use and minimal traffic.

2. This project, with the commercial use, is compatible with the adjacent use to the south (fitness center) a commercial use. The properties to the east are residential, a predominant condition all along the highway corridor.

3. The developable portion of the lot is minimal, making the proposed use suitable with the need for minimal parking and limited access to public streets.

4. It is believed that the proposed building & layout will not negatively impact the aesthetics of the property or adjoining properties.

5. The proposed use will not injure the appropriate use of or detrimentally affect the neighboring property.

6. This proposed use generates very minimal traffic and will cause no impact on the street system.



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- 7 - Additional storm water runoff generated from the proposed development will be routed to the north portion of the lot that is currently a densely vegetated creek area. This area, in its current state, has the ability to absorb the additional runoff with no impacts on the watershed.
- 8 - This project is not anticipated to produce any noise pollution or environmental harm.
- 9 - This project is currently in commercially zoned property. As this project is a commercial project, it should not have any change on current property values.
- 10 - Self storage facilities, based on their consistent use by residents, indicates a high demand for their use and a definite need for them.
11. This project should generate considerably more tax dollars than as a vacant lot.
12. All public facilities are on site and adequate for the proposed demand.
13. With this project, the public gains an addition resource for storage of personal items without a burden on the



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13 cont. The city street system or utilities. The landowner, if not approved, will need to continue to look for a buyer that this property suits their need. This use is a good use for this particular property.

14. The project, as designed, meets the City's UDO, policies and ordinances.

15. The project, as designed and revised per staff comments, has the recommendation of approval by staff.

16. Much like the fitness center on the adjacent property, the storage facility fills a personal use need for patrons of the facilities and should be considered consistent with other uses in the area.

ATTIC STORAGE OF LEE'S SUMMIT

The proposed project, Attic Storage of Lee's Summit is a climate controlled, self-storage facility, to be located at 920 NE Deerbrook Drive, north of the Genesis Fitness Center. The lot is currently vacant and is accessed by way of an ingress/egress easement on the fitness center lot.

The facility consists of a 3 story, 102,000 sf building, and 18 space parking lot. The building will be secured by perimeter fencing and gate, operated by keypad by rental tenants. Hours of operation will be Monday through Friday, 9 am to 6 pm and Saturday, 9am to 4 pm by facility personnel. Tenants will have access, 24/7, by way of the gate.

In addition, limited office space is proposed on the 3rd floor, consisting of approximately 2400 sf.

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DEC 21 2018

Development Services

Jennifer Thompson

From: Kevin Sterrett <ksterrett@hgcons.com>
Sent: Thursday, January 24, 2019 10:04 AM
To: Jennifer Thompson
Subject: RE: Attic Storage-follow up

***** This email is from an external source, use caution before clicking on links or opening attachments. *****

Jennifer,
See the responses below in **red**. Is this acceptable?
Kevin

From: Jennifer Thompson [mailto:Jennifer.Thompson@cityofls.net]
Sent: Thursday, January 24, 2019 9:56 AM
To: 'ksterrett@hgcons.com'
Subject: Attic Storage-follow up

Kevin,
Hi, we've received your resubmittal and I'm working on putting together the Planning Commission Packet. I did receive the justification request for the modification to the FAR, but still need the applicant's response to how the following criteria has/has not been met with this application. Can you respond back to the items listed below? We include the applicant's response in the PC packet, thanks.

An indoor Climate Controlled Storage Facility are subject to four (4) specific conditions within Article 6 of the UDO. Please respond in writing on how these are met in regards to this project. The conditions are as follows:

- A. All activities shall be carried on inside the structure. **Acknowledged, no activity is carried on outside of the building**
- B. Four (4) sided architecture shall be required. **Acknowledged, four sided architecture will be provided**
- C. No outside storage of any kind shall be permitted on the premises. **Acknowledged, no outside storage is proposed.**
- D. PO District requirements shall be used for building placement, minimum lot size, height, setbacks, signage and landscaping. **Acknowledged.**


Jennifer Thompson | Planner
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ATTIC STORAGE OF LEE'S SUMMIT

Request for modification from maximum FAR for CP-2 Zoning

The developer has determined that this site, although limited in the amount of usable area of the lot is very suitable for the use (Climate Controlled Self Storage), due to the typical multiple floors layout and minimal parking spaces needed. In order to make this project viable on this site, the number of rental spaces and office space square footage is needed, totaling 101,400 sf (gfa). It has been found that with the designed building foot print, the minimal parking required/needed and the allowable 3 floors this accommodates the necessary square footage for the project to be completed.

The allowable FAR for CP-2/PO zoning is 0.55. This project, as proposed, has a FAR at 0.92, based on a lot area of 110, 740 sf.

With all other zoning requirements met, it is requested that a modification for this one requirement be approved.

A handwritten signature in black ink, appearing to read "Kevin Sterrett", with a long horizontal line extending to the right from the end of the signature.

Kevin Sterrett, PE, PLS

Hg Consult, INC.