



Application Number: PL2026002
Application Type: Commercial Rezoning with Preliminary Development Plan
Application Name: Shamrock Park contractor garage/flex space
Location: 21 SE 30TH ST, LEES SUMMIT, MO 64082

Shamrock Flex Space Project Description

The proposed Shamrock Flex Space is design for the idea of creating rentable space for various sizes to accommodate tenants of multiple areas of work or recreation. Typical unit sizes will range from 25' x 40' to 60' x 40', customizable to fit the renter's needs, with optional mezzanine space above. The attached "Use Chart" defines the restrictions of the spaces by use type and provides identifiable special guidance for each tenant.

The spaces will limit the ratio of office space to warehouse space and restrict the user to no onsite sales or meetings to limit the number of visitors to the site. Each space will provide an overhead door and man door, with adequate parking to meeting the office and warehouse ratios described in the chart.

Shamrock Flex Space is catering toward professional tenants, looking to provide the spaces needed to grow from a small start up into a business that eventually exceeds the space limitations of Shamrock Flex Space and needs to move into a full building.

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht

Project: Shamrock Flex

Project Use Description Chart

Offices
<u>Building Contractor or Construction Contractor Firm/Office</u> -No outdoor storage -No more that 50% of space to be used as storage
<u>Business Office, General</u> -Office space shall not occupy more than 25% of space -No public sales or access to space
<u>Business Office, Professional or Trade Organization</u> -Office space shall not occupy more than 25% of space -No public sales or access to space
<u>Employment or Personnel Agency</u> -Office space shall not occupy more than 25% of space -No public sales or access to space
<u>Engineering, Architectural or Other Professional Office</u> -Office space shall not occupy more than 25% of space -No public sales or access to space
<u>Retail Sales and Services</u> -Office space shall not occupy more than 25% of space -No public sales or access to space
<u>Arts and Crafts Studio</u> -Office space shall not occupy more than 25% of space -No public sales or access to space -No metal welding

Automotive Parking Garage (Private Use Only)

-Vehicle parking at no more than 5 vehicles per 1,000 sf

Automotive Parts and Supply Store

-Storage not to exceed 50% of space

-No public sales or access to space

-Delivery vehicles must be stored in unit over night

-No overnight outdoor storage or parking

Automotive Repair Shop — Minor Repair (Private Use Only)

-No outdoor storage

-No paint process of any kind

Boats, Recreational vehicles and maintenance equipment storage

-Vehicle parking at no more than 5 vehicles per 1,000 sf

Building or Ground Maintenance

-No outdoor storage of vehicles or materials

Camera and Photographic Supply Stores

-Office space shall not occupy more than 25% of space

-No more that 50% of space to be used as storage

-No public sales or access to space

Commercial Art or Graphic Design Service

-Office space shall not occupy more than 25% of space

-No public sales or access to space

Computer or computer Software Store

-Office space shall not occupy more than 25% of space

-No more that 50% of space to be used as storage

-No public sales or access to space

Computer Programming Repair or Data Processing Service

- Office space shall not occupy more than 25% of space
- No more that 50% of space to be used as storage for computer data equipment
- No public sales or access to space

Construction Materials Sales and Services

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Custom Order Shop

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Direct Mail Advertising Service

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Electronic Equipment Sales or Service (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Exterminating Services

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No overnight outdoor vehicle storage
- Chemical Storage must be reviewed by Fire Dept

General Merchandise Store (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No overnight outdoor vehicle storage
- No more that 50% of space to be used as storage

Gift, Novelty or Souvenir Shop (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No overnight outdoor vehicle storage
- No more that 50% of space to be used as storage

Hardware Store (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Hobby, Toy and Game Shop (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Interior Designer

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Jewelry Repair

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Jewelry Store (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Limousine/Taxi Service

- Vehicle parking at no more than 5 vehicles per 1,000 sf

Luggage or Leather Goods Store (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Motorcycle Sales, Rental or Service (No Outdoor Display)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage
- Vehicle parking at no more than 5 vehicles per 1,000 sf

Musical Instrument Store (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Paint, Window Blinds or Wallpaper Store

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Plumbing and Heating Equipment Dealers

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Radio or TV Repair

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Recording Studio

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Repair Services, Automotive Minor (Private Use Only)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Repair Services, Non-Automotive

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Reupholstery or Furniture Repair Shop

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Sewing, Needlework or Fabric Store (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Shoe Repair Shop

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Specialty Retail, (Gifts, Collectibles, Antiques, Cards, etc.) (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage

Storage Facility — Indoor Climate Controlled

- No public sales or access to space
- Rentals must be 1 year terms minimum or Owner Occupied
- No more that 75% of space to be used as storage

Television or Radio Broadcast Station

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No towers, antennas or external radio transmission devices that exceed 15 feet in height above the roof height

Used Merchandise Store (Excluding Pawn Shops) (Internet Sales)

- Office space shall not occupy more than 25% of space
- No public sales or access to space
- No more that 50% of space to be used as storage
- No overnight outdoor vehicle storage