



SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 465 SE Oldham Parkway, Lee's Summit, Missouri
2. ZONING OF PROPERTY: PI TIME PERIOD REQUESTED: 25 Years
3. DESCRIPTION OF USE: Mini-warehouse facility
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): Lot 1, Browning Industrial Park East, Block G, Lot 1, A Subdivision in Lee's Summit, Jackson County, Missouri
6. Size of Building(s) (sq. ft): 87,070 Lot Area (in acres): 6.717
7. APPLICANT (DEVELOPER) * See Owner PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
8. PROPERTY OWNER New TKG-StorageMart Partners Portfolio PHONE (573) 708-7563 x4140
CONTACT PERSON Weyen Burnam FAX _____
ADDRESS 215 North Stadium Blvd, Ste. 207 CITY/STATE/ZIP Columbia, MO 65203
E-MAIL weyen.burnam@storage-mart.com
9. ENGINEER/SURVEYOR Crockett Engineering Consultants PHONE (573) 447-0292
CONTACT PERSON Jacob Eiler FAX _____
ADDRESS 1000 W. Nifong Blvd., Bldg 1 CITY/STATE/ZIP Columbia, MO 65203
E-MAIL jeiler@crockettengineering.com
10. OTHER CONTACTS Rouse Frets White Goss, P.C. PHONE (816) 753-9200
CONTACT PERSON Aaron G. March & John P. Mullane FAX _____
ADDRESS 4510 Belleview Avenue, Suite 300 CITY/STATE/ZIP Kansas City, MO 64111
E-MAIL amarch@rousepc.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

NEW TKG-StorageMart Partners Portfolio

PROPERTY OWNER

Print name: Weyen Burnam


APPLICANT

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____

REVISED JULY 2021



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**Application #PL2024280 – Special Use Permit Extension for
465 SE Oldham Parkway**

Comprehensive Narrative Description of the Use Sought – UDO Sec. 6.630.

On May 4, 2000, the Lee’s Summit City Council passed Ordinance No. 4960 approving a Special Use Permit to operate a self-storage mini-warehouse facility (the “Facility”) for 25 years on the property located at 465 SE Oldham Parkway (the “Property”) in Lee’s Summit. The Property has been utilized in a consistent manner since that approval. The Applicant is requesting an extension of the existing Special Use Permit for a period of 25 years to continue operations of the Facility on the Property.

StorageMart, the operator of the Facility, is committed to high-quality customer service and to operating the Facility in a first-class manner. The facility has 1.5 employees, an entry office, gated access with a keypad, and 516 (20 climate controlled) well-kept storage structures. The storage structures are typically finished with beige stucco, a green metal seam roof and red doors. The management office is open 9:30 am – 6:00 pm, Monday to Friday, and 9:30 am – 3:00 pm on Saturday. The storage units are accessible via the secure gate 6:00 am to 10:00 pm daily.

StorageMart is the largest privately held self-storage owner/operator in North America. With its focus on and dedication to its internal motto, “Easy, Clean, Service,” StorageMart has been able to create a customer experience that is second to none. StorageMart is proud to offer multiple facilities with many different unit sizes and amenities in the Lee’s Summit community that serve the variety of needs seen in today’s growing market.

The extension of this Special Use Permit on the Property will service existing demand in the market without the need for developing a new piece of land.

Special Use Permit – Criteria for Consideration – UDO Sec. 6.650(B).

1. Character of the neighborhood.

Applicant Response: The neighborhood includes existing commercial structures, similar design and aesthetics, and the Facility, all of which are located in the Planned Industrial District.

2. Compatibility with adjacent property uses and zoning.

Applicant Response: The existing use is compatible with the other developed uses in the vicinity. The zoning designation of adjacent properties is Planned Industrial District.

3. Suitability of the property for which the special use is being requested.

Applicant Response: The Property has been used as the Facility for approximately 25 years, is surrounded by similar uses, and therefore is suitable for its continued use.

4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties.

Applicant Response: The existing use was aesthetically designed to be compatible with neighboring properties.

5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property.

Applicant Response: The proposed extensions will continue the existing long-term use of the Facility on the Property and not affect the use of or access to any neighboring properties.

6. Impact on the street system to handle traffic and/or parking.

Applicant Response: Self storage in general has a low vehicle trip-generation impact. This Facility has been in operation for approximately 25 years. No expansions to the Facility are proposed so there is not any anticipated change in traffic.

7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available.

Applicant Response: No additional storm water run-off will occur with the extension of the Special Use Permit.

8. Impact of noise pollution or other environmental harm.

Applicant Response: Extension of the Special Use Permit will not cause any additional noise or environmental impact. To the Applicant's knowledge, no complaints have been made regarding negative secondary effects associated with the existing Facility.

9. Potential negative impact on neighborhood property values.

Applicant Response: To our knowledge, the Facility has had no negative impact on neighborhood property values.

10. Extent to which there is need of the proposed use in the community.

Applicant Response: The Facility has maintained continued occupancy and use for 25 years, demonstrating the market demand and citizen need for the use.

11. Economic impact upon the community.

Applicant Response: Continuation of these uses will generate property and sales tax commensurate with the property's use.

12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use.

Applicant Response: All necessary facilities and services are already available on site.

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.

Applicant Response: Continuing the existing use serves a demand in the community and will cause no negative impact on the neighborhood. If the request is denied, a viable income generating and tax paying business will need to be demolished.

14. Conformance to the UDO and current city policies and ordinances.

Applicant Response: The Property and Facility conform to the UDO and current City policies and ordinances.

15. Recommendation of professional staff.

Applicant Response: TBD.

16. Consistency with permitted uses in the area in which the special use is sought.

Applicant Response: The proposed extension of the Special Use Permit will result in continued and consistent use of the existing Facility on the Property which is now and will continue to be compatible with the surrounding properties.

Special Use Permit Conditions – UDO Sec. 6.1020 – Mini-warehouse facility.

A mini-warehouse facility shall be subject to the following conditions and restrictions:

A. In any non-industrial district, a mini-warehouse facility must be enclosed on all sides by a wall or earthen berm that shields the development from view.

Applicant Response: This condition does not apply as the zoning of this tract is PI – Planned Industrial District.

B. Colors selected must be of muted shades.

Applicant Response: The existing Facility colors consist mostly of muted shades. These colors consist primarily of beige stucco.

C. Roof pitch shall be 1:3.

Applicant Response: Not applicable – existing, previously approved structures.