

ADDENDUM TO CITY OF LEE'S SUMMIT - SPECIAL USE PERMIT

EXPLANATION

Applicant in the matter seeks renewal of a Special Use Permit for a tow lot located at 451 SE Oldham Parkway, Lee's Summit, Missouri 64081. Currently, Mike Nichols of Elite Towing Service, LLC leases the tow lot from Applicant for the purposes of providing a needed alternative storage site for vehicles towed under contract from a variety of sources, including state patrol, county patrols, abandonment and wrecks. Typically, an average of 25 vehicles are stored on the site at any given time until the vehicles are transferred back to ownership, sent for repair, or transferred to other permanent storage. Because the Applicant seeks renewal of the Special Use Permit for tow lots, three special condition provisions of Section 6.1160 of the City of Lee's Summit Unified Development Ordinance (UDO), which govern salvage yards, tow lots, scrap yards, junkyards and automobile wrecking yards have been included herewith, along with Applicant's conformance therewith.

The operation is enclosed by screening consisting of an eight-foot opaque wood fence along the west side of the property, as require by Section 6.1160.A of the UDO. Pursuant to a variance for the property and its use as a tow lot, provided for by Ordinance No. 5149 Section 2, the property is further enclosed by a screening consisting of a six-foot opaque wood fence along the east and south property lines and a six-foot wire fence along the north property line with barbed wire along the top. The north property line abuts property also owned and utilized by the Applicant as a storage for vehicles. It should be noted that to the east of the tow lot, there is a Storage Mart facility, to the south is a vacant/abandoned storage lot formerly used by Adesa, and to the west are industrial buildings owned by R&D Tool, none of which have windows facing the tow lot. Thus, the surrounding property is either of similar use and nature or is sufficiently screened from the use in a manner that is consistent with the requirements of the UDO. Photographs of the screening of the tow lot are attached to this application as Exhibits A through N.

Vehicles are stored on the property on asphalt pavement which conforms to Section 6.1160.B of the UDO. Photographs of the Asphalt Pavement are attached to the Application as Exhibits O through P. Vehicles are arranged in rows and not stack upon one another in compliance with the remaining provisions of Section 6.1160.B of the UDO. Examples of vehicle storage can be seen in the aforementioned Exhibits A through N.

In accordance with the requirement of Section 6.1160 of the UDO, no activity is conducted within two hundred feet of any property zone or used for residential purpose. The City has previously allowed activity to occur within one hundred feet of the property lines given the conforming surrounding use.

As additional support for the re-issuance of the Special Use Permit, the Applicant wishes to note that the parcel in question has been utilized for the purpose of operating a tow lot for nearly thirty years, and the businesses surrounding the parcel have subsequently occupied and improved their properties in various way and have not had any problems, concerns, or complaints with the neighboring property, its condition, or its status as a tow lot. Further, the tow lot has, since its inception as such, maintained a strong record of security and safety.