



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.**

SEE ATTACHED BUSINESS PLAN

1. THE STRUCTURE WILL RETAIN ALL CURRENT EXTERIOR CHARACTER TO MATCH EXISTING HISTORIC NEIGHBORHOOD

2. MIXED USE (COMMERCIAL, RESIDENTIAL) IN AREA

3. APPROPRIATE SIZE, LOCATION, HISTORIC, PRIVATE

4. NO NEGATIVE IMPACTS EXPECTED

5. NO NEGATIVE IMPACTS TO NEIGHBORING PROPERTY

6. WE WILL PROVIDE 4 DEDICATED PARKING SPOTS ON THE PROPERTY. 1 PER ROOM

7. MINIMAL IMPACT BY EXPANDING DRIVEWAY

8. ALL NOISE ORDINANCES WILL BE ENFORCED

9. NO NEGATIVE IMPACT TO PROPERTY VALUES

10. CURRENTLY NO BUSINESS OF THIS TYPE EXISTS IN DOWNTOWN LEE'S SUMMIT. GIVEN OTHER VENDORS, MORE ACCOMMODATIONS ARE NEEDED

11. MORE VISITORS TO DOWNTOWN LEE'S SUMMIT WILL HAVE A POSITIVE IMPACT

12. NO PUBLIC FACILITIES EXIST

13. INCREASED ECONOMIC VIABILITY VERSUS LOSS OF BUSINESSES

14. ALL CITY ORDINANCES APPLICABLE WILL BE ENFORCED

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