

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO OPERATE CONVENIENCE STORAGE (MINI-WAREHOUSES) IN DISTRICT C-1 ON LAND LOCATED AT 1920 RICE ROAD, FOR A PERIOD OF 20 YEARS, ALL IN ACCORDANCE WITH SECTION 280 WITHIN COMPREHENSIVE ZONING ORDINANCE NO. 715, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #1684, submitted by Terrydale Investment IV, requesting a special use permit to operate convenience storage (mini-warehouses) in District C-1 on land located at 1920 Rice Road, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on August 22, 2000, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on February 15, 2001, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Section 280 of the Comprehensive Zoning Ordinance No. 715 to allow convenience storage (mini-warehouses), in District C-1 (Section 280.A.19.) is hereby granted for a period of twenty (20) years, with respect to the following described property:

A tract of land in the SW Quarter of the NE Quarter of Section 29, Township 48, Range 31, in Lee's Summit, Jackson County, Missouri, described as follows: Commencing at the intersection of the N line of said SW Quarter of the NE Quarter of Section 29, Township 48, Range 31, and the W line of Highway M-291, said point lying 61.50 feet W of the NE corner of said Quarter—Quarter Section (Bearings based on an assumed bearing of S 89° 45' 20" E for the N line of said Quarter—Quarter Section); thence along said W line of M-291 Highway as follows: S 00° 20' 02" W a distance of 436.66 feet to the Point of Beginning; thence S 00° 20' 02" West a distance of 478.10 feet; thence S 89° 39' 58" E a distance of 10 feet; thence S 00° 20' 02" W a distance of 191.92 feet; thence N 89° 39' 58" W a distance of 10 feet; thence S 00° 20' 02" W a distance of 73.80 feet; thence S 48° 24' 55" W a distance of 82.68 feet; thence N 89° 46' 37" W a distance of 190 feet; thence N 06° 50' 12" W a distance of 353.91 feet; thence N 02° 51' 17" E a distance of 134.82 feet; thence N 08° 08' 17" E a distance of 275.73 feet; thence S 89° 35' 44" E a distance of 192.31 feet; thence N 00° 21' 55" E a distance of 42.17 feet; thence S 88° 12' 49" E a distance of 60.01 feet to the Point of Beginning.

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be valid for a period of 20 years from the date of the ordinance granting the extension.
2. The exterior lighting spillover to adjacent properties shall be reduced by fifty percent (50%). A lighting plan explaining the methods of such reduction shall be submitted to and approved by the Department of Planning and Development.

3. The orange doors shall be painted a matching or coordinating shade of light tan or light brown, to blend in with the color of the buildings.
4. An inventory of the existing trees and shrubs must be undertaken, and any missing, diseased or dead plants replaced to approximate the original approved landscaping plan. An alternate plan that provides comparable screening may be submitted for approval by the Planning and Development Department.
5. No new buildings shall be constructed.
6. Within sixty days after execution of this ordinance approving the special use permit, the applicant and the City shall enter into an agreement relating to establishment of an appraisal procedure for acquisition by the City of property necessary for public improvements. If the applicant and the City fail to reach such an agreement, the special use permit shall expire June 4, 2005.

SECTION 3. That development shall be in accordance with the final site plan and landscape plan dated September 2, 2000, appended hereto and made a part hereof.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Ordinance No. 715.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 1ST day of March, 2001.


Mayor Karen R. Messerli


ATTEST:


City Clerk Denise R. Chisum

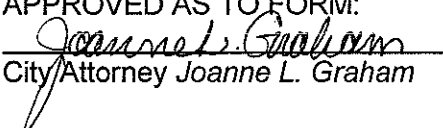
APPROVED by the Mayor of said city this 1st day of March, 2001.


Mayor Karen R. Messerli

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:


City Attorney Joanne L. Graham

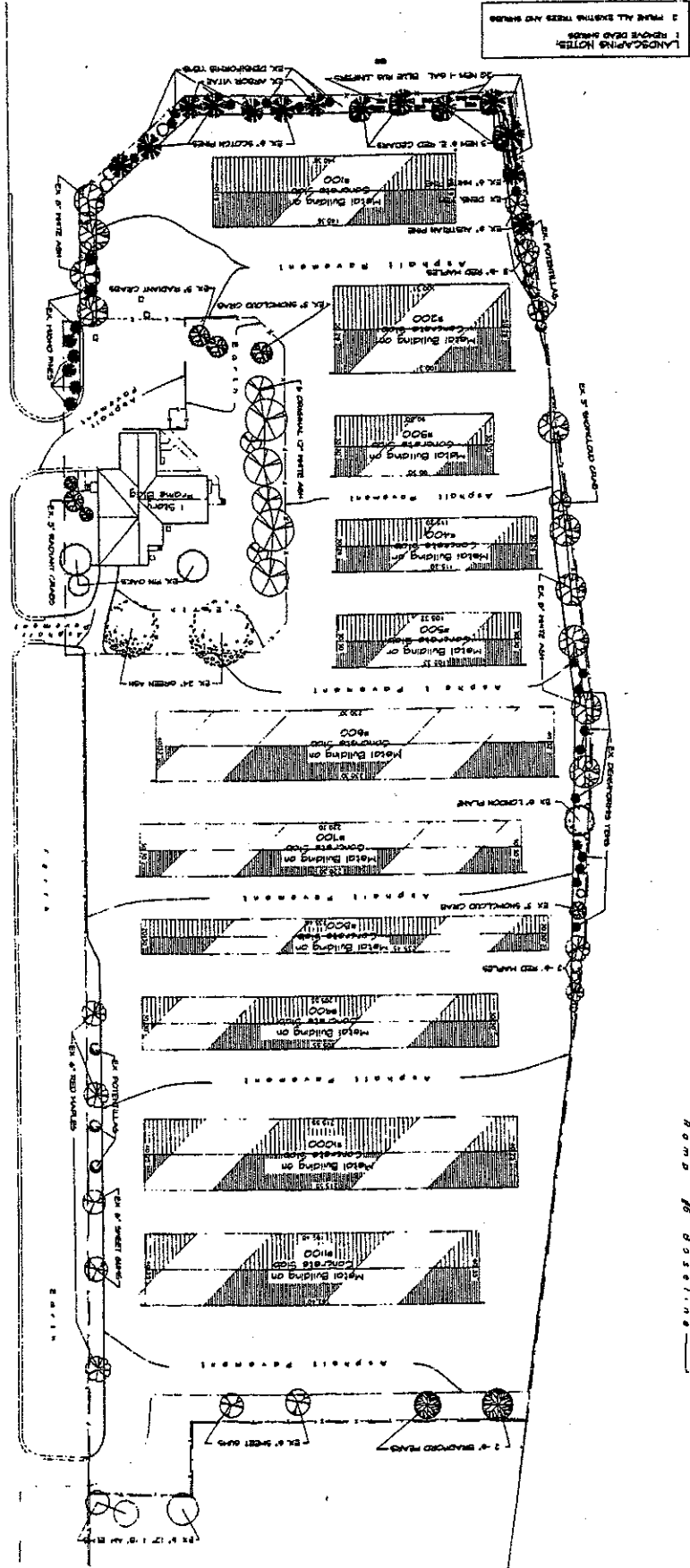
PROJECT: SUMMIT SELF STORAGE
 I-470 INTERSTATE HIGHWAY (MISSOURI STATE HIGHWAY 291) & COLBERN ROAD



SITE / LANDSCAPE PLAN
 SCALE: 1" = 50'-0"

OLD MISSOURI STATE HIGHWAY ROUTE NO. 291

COLBERN ROAD



MISSOURI STATE HIGHWAY ROUTE NO. 291
 Highway Baseline
 U.S. INTERSTATE HIGHWAY ROUTE NO. 470
 RAMP #6
 Ramp #6 Baseline



DATE: 10/17

Ord #5107

#1684 - Special Use Permit Summit Self-Storage 1920 NE Rice Road

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MORMON CHURCH

