



LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 1603 SW JEFFERSON ST, LEES SUMMIT, MO 64081
2. ZONING OF PROPERTY: X PI-1 TIME PERIOD REQUESTED: 10 YEARS
3. DESCRIPTION OF USE: _____
Public storage and parking area for excess equipment from 1650 SW Market location.
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): _____
1, Sharp Add, 31 50 08, Sharp Addition
6. Size of Building(s) (sq. ft): 38,120 Lot Area (in acres): 1.69
7. APPLICANT (DEVELOPER) _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
8. PROPERTY OWNER Express Stops of Lees Summit Inc. PHONE 816-797-9813
CONTACT PERSON Steve Lytle FAX _____
ADDRESS 1650 SW Market St CITY/STATE/ZIP Lees Summit, MO 64081
E-MAIL lytles1974@gmail.com
9. ENGINEER/SURVEYOR Strickland Construction PHONE 913-764-7000
CONTACT PERSON _____ FAX _____
ADDRESS 720 S Rogers Rd #B CITY/STATE/ZIP Olathe, KS 66062
E-MAIL _____
10. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

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.

Stephen Lytle
PROPERTY OWNER

Express Stops of Lee's Summit Inc
APPLICANT

Print name: Stephen Lytle

Stephen Lytle

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

REVISED JULY 2021

**SPECIAL USE PERMIT EXTENSION FOR
1603 SW JEFFERSON ST.**

Comprehensive Narrative Description

The property located at 1603 SW Jefferson St., in Lees Summit has been operating as a mini storage facility for almost 30 years. The applicant is requesting an extension of the existing Special Use Permit for a period of 10 years.

This property, which is a satellite location of the business operating at 1650 SW Market St., has no office on site and is gated with keypad entry. The storage structures are painted tan with green metal roofs and green storage doors. The trash container has been removed and all vehicles are/will be parked on asphalt.

SPECIAL USE PERMIT-CRITERIA FOR CONSIDERATION- UDO Section 6.650.

1. Character of the neighborhood.

The neighborhood includes commercial and industrial businesses along SW Jefferson St. The property is surrounded by commercial business on all sides.

2. Compatibility with adjacent property uses and zoning.

Zoning and compatibility of property will remain the same.

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

The property has been used mini storage facility for approximately 30 years, in an industrial area, 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.

The proposed use will have no negative impact to the aesthetics of the property nor the adjoining properties

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

The proposed use has not and will not injure or have any detrimental effect on the property or the neighboring property.

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

The proposed use has/will have little impact on traffic along Jefferson Street. No expansions to the facility are proposed so there is no 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.

There will be no negative impact of storm water runoff to the existing system with issuance of proposed use permit.

8. Impact of noise pollution or other environmental harm.

Extension of the Special Use Permit will not cause any additional noise or environmental impact

9. Potential negative impact on neighborhood property values.

The proposed use permit will have no negative impact on surrounding neighborhood property values.

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

The facility has maintained continued occupancy and use for 20 years, demonstrating the market demand and need for the use.

11. Economic impact upon the community.

Continuation of the Special Use Permit 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.

The City of Lee's Summits' existing public facilities and services are adequate for 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.

Continuing the Special Use Permit serves a demand in the community and will cause no negative impact of surrounding area. If the request is denied, a long standing income generating and tax paying business will be forced to close.

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

The property and facility conform to the UDO and current city policies and ordinances.

15. Recommendation of professional staff.

NOT APPLICABLE

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

The proposed use permit will be used and remain consistent with that of its stated intention and consistent with the surrounding area and businesses.