

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR MINI-WAREHOUSES IN DISTRICT PI-1 ON LAND LOCATED AT 1603 SW JEFFESON STREET FOR A PERIOD OF 20 YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #2005-064, submitted by Gary Pipes, requesting a special use permit for mini-warehouses in District PI-1 on land located at 1603 SW Jefferson, 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 September 13, 2005, 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 October 6, 2005, 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 5.310 of the Unified Development Ordinance allow mini-warehouses in District PI-1 with a Special Use Permit is hereby granted for a period of twenty (20) years, with respect to the following described property:

*Lot 1, Sharp Addition*

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to allow the roof pitch as shown on the plans with the end walls having a 1:4 roof pitch and the perimeter sidewalls having 1' parapets.
2. The entrance drive shall be 28' measured back to back with curbing on both sides. The interior driveway shall have 24' driving surface plus 2' curbs on the side not adjacent to a building.
3. A modification to street frontage landscaping requirements shall be granted due to the unique lot layout of this site. The required numbers of trees and shrubs have been met, but the required number are not located within the first 20' due to the narrow frontage and the fact the drive takes up much of the frontage.
4. The throat depth of the proposed driveway shall be increased to 50 feet.

SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City Unified Development Ordinance, No. 5209.

SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

**BILL NO. 05-197**

**ORDINANCE NO. 6065**

PASSED by the City Council of the City of Lee's Summit, Missouri, this 20th day of October, 2005.

Karen Messerli  
Mayor Karen R. Messerli

ATTEST:

Denise R. Chisum  
City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 20th day of October, 2005.

Karen Messerli  
Mayor Karen R. Messerli

ATTEST:

Denise R. Chisum  
City Clerk Denise R. Chisum

APPROVED AS TO FORM:

Robert H. Handley  
City Attorney Robert H. Handley