

AN ORDINANCE AUTHORIZING THE GRANTING OF A SPECIAL USE PERMIT TO JOYCE A. MOCK FOR NORCO SALES AND SERVICE, INC. TO OPERATE MINI-WAREHOUSES IN DISTRICT C-1 IN ACCORDANCE WITH THE PROVISIONS OF SECTION XVIII, PARAGRAPH 1.a.(39) OF THE COMPREHENSIVE ZONING ORDINANCE NO. 715 OF THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Joyce A. Mock for NorCo Sales and Service, Inc. made application for a Special Use Permit to operate mini-warehouses in District C-1 and said application was referred to the Planning Commission for a public hearing, and

WHEREAS, the Planning Commission held a public hearing on the request on April 22, 1985 after due public notice in the manner prescribed by law, and then did render a report to the Board of Aldermen containing findings of fact and a recommendation that the request be granted, and

WHEREAS, due public notice in the manner prescribed by law was given of a public hearing before the Board of Aldermen of this City for May 14, 1985, and

WHEREAS, the Board of Aldermen of the City of Lee's Summit did hold a public hearing on said application thereon May 14, 1985.

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

SECTION 1. That pursuant to Ordinance No. 715, Comprehensive Zoning Ordinance of the City of Lee's Summit, Section XVIII, Paragraph 1.a.(39), a Special Use Permit to operate mini-warehouses be granted to Joyce A. Mock for NorCo Sales and Service, Inc. located in District C-1 at the Northwest corner of Colbern and Rice Roads, more particularly described as follows:

All that part of the Southwest 1/4 of the Northeast of Section 29, Township 48, Range 31 in Lee's Summit, Missouri, described as follows: Beginning at the intersection of the North right-of-way line of Colbern Road with the Easterly right-of-way line of Interstate Route 470, as both are established, thence North 7 degrees 07 minutes 30 seconds West (this and subsequent bearings being in relation to the North line of said 1/4 1/4 section as having a bearing of North 89 degrees 44 minutes 08 seconds East) along said Easterly right-of-way line 135.74 feet to the South line of a tract of land conveyed by Warranty Deed recorded under Document No. 761264 in Book 1493 at Page 669; thence continuing along said Easterly right-of-way line North 7 degrees 07 minutes 30 seconds West, a distance of 218.17 feet; thence continuing along said Easterly right-of-way line North 2 degrees 33 minutes 59 seconds East, a distance of 135.0 feet; thence continuing along said Easterly right-of-way line, a distance of 366.58 feet; thence continuing along said Easterly right-of-way line North 2 degrees 33 minutes 59 seconds East, a distance of 200.0 feet, thence continuing along said Easterly right-of-way line North 2 degrees 43 minutes 38 seconds West, a distance of 191.73 feet to a point o the North line of said 1/4 1/4 Section, thence North 89 degrees 44 minutes 08 seconds East along the North line of said 1/4 1/4 Section, a distance of 241.69 feet to a point on the Westerly right-of-way line of Highway 291; thence South 0 degrees 06 minutes 50 seconds West along the said Westerly right-of-way line, a distance of 917.30 feet; thence continuing along said Westerly right-of-way line South 89 degrees 53 minutes 10 seconds East, a distance of 10.0 feet; thence continuing along said Westerly right-of-way line South 0 degrees 06 minutes 50 seconds West, a distance of 194.96 feet; thence continuing along said Westerly right-of-way line North 89 degrees 53 minutes 10 seconds

West, a distance of 10.0 feet; thence continuing along said Westerly right-of-way line South 0 degrees 06 minutes 50 seconds West, a distance of 73.80 feet; thence continuing along said Westerly right-of-way line South 48 degrees 56 minutes 05 seconds West along said Northerly right-of-way line, a distance of 190.0 feet to the point of beginning; continuing 325,070 square feet, or 7.463 acres, more or less.

SECTION 2. That the architectural criteria be that of Exhibit No. 14 offered into the record at the May 14, 1985 public hearing held before the Board of Aldermen.

SECTION 3. That the landscaping and screening plan submitted and attached to the letter of May 9, 1985 from Linda Tyrrel, Planner, Community Development Department, be the landscaping plan.

SECTION 4. That no outside storage be allowed on the site.

SECTION 5. That the Special Use Permit be for a period of twenty (20) years.

SECTION 6. That the existing house be included as an accessory use for residential, also for a period of twenty (20) years.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED by the Board of Aldermen of the City of Lee's Summit, Missouri, and approved by the Mayor of Lee's Summit this 4th day of June, 1985.


Mayor


ATTEST:


City Clerk

APPROVED this 4th day of June, 1985.


Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney