

## **BILL NO. 22-03**

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AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A STORAGE FACILITY IN DISTRICT PI (PLANNED INDUSTRIAL) ON LAND LOCATED AT 520 NE TOWN CENTRE DRIVE FOR A PERIOD OF TWENTY (20) YEARS, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-411, submitted by WHD Management, LLC, requesting approval of the special use permit for a storage facility on land located at 520 NE Town Centre Dr was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a special use permit by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on December 2, 2021, 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 January 4, 2022, and rendered a decision to approve 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 6.1020 of the Unified Development Ordinance to allow a storage facility in District PI with a Special Use Permit is hereby granted for a period of twenty (20) years, with respect to the following described property:

*Lot 1, Lee's Summit Town Centre, Lot 1 & Lot 2*

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the 1':3' roof pitch requirement for the storage buildings, to allow a 0.5":1' (equal to 1.5":3') roof pitch.
2. To comply with the requirements of the UDO, corrugated metal panel systems shall not be used as an exterior building material on any building. Exterior building materials shall comply with the approved materials listed under UDO Section 8.170.A and 8.170.B.
3. To comply with the requirements of the UDO, horizontal breaks, vertical breaks and architectural details shall be extended to all four sides of the proposed buildings in accordance with UDO Section 8.180.A and UDO Section 8.180.B.
4. An Alternate Parking Plan shall be approved to allow 0 striped parking spaces on the storage facility site.
5. Submittal of a geotechnical report to the City for the reclaimed pond site shall be required for Pad Sites A & B prior to the issuance of any building permit.

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6. The special use permit for the storage facility shall be granted for a period of 20 years.

SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the Unified Development Ordinance, of the Code of Ordinances of the City of Lee's Summit.

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

PASSED by the City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
*Mayor William A. Baird*

ATTEST:

\_\_\_\_\_  
*City Clerk Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this \_\_\_\_ day of \_\_\_\_\_, 2022.

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*Mayor William A. Baird*

ATTEST:

\_\_\_\_\_  
*City Clerk Trisha Fowler Arcuri*

APPROVED AS TO FORM:

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*City Attorney Brian W. Head*