

SPECIAL USE PERMIT NARRATIVE

Terrydale Investments, LLC, is proposing to renew its Special Use Permit for the operation of a convenience storage (mini-warehouses) located at 1920 NE Rice Road, Lee's Summit, Missouri.

The property is currently zoned CP-2 and is used as a self storage business which has been in operation since the 1980s. The Special Use Permit, granted pursuant to Ordinance No. 5107 approved on March 1, 2001, for the business is valid until March 1, 2021.

The property is surrounded by 291 Highway to the west, Colburn Road to the south, and similarly zoned properties to the north and east. To date, there have been no complaints about the business to the property owners' knowledge. There will be no new impact on the surrounding properties, as there are no changes proposed.

SPECIAL USE PERMIT CRITERIA

1. Character of the neighborhood

The character of the neighborhood is of a higher intensity commercial use, though not quite industrial in nature. A major thoroughfare, 291 Highway, runs along the west of the site, Colburn Road along the south.

2. Compatibility with adjacent property uses and zoning

The business is appropriate for the location as the surrounding properties are zoned CS, CP-2, and AG and the self storage use is compatible with these more intense uses.

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

The property has been developed into a self-storage business that has been in existence since 1985.

4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties

As there are no changes proposed, there will be no injuries or detrimental effects upon neighboring properties.

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

As there are no changes proposed, there will be no injuries or detrimental effects upon neighboring properties.

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

Not applicable

7. Impact of additional storm water runoff to the existing system or to the watershed area if no storm sewer is available

Not applicable

8. Impact of noise pollution or other environmental harm

Not applicable

9. Potential negative impact on neighborhood property values

The business has been in existence since 1985 and there are no changes proposed. In addition, the nature of the surrounding community is such that property values are not impacted by renewal of the permit.

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

Not applicable

11. Economic impact upon the community

Not applicable

12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use

Not applicable

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

The community will not be impacted by the renewal of the special use permit because the business has been in existence since 1985. However, the landowner will absolutely be negatively impacted if the special use permit is denied because it will no longer be able to conduct its business.

14. Conformance to the Master Development Plan, current city policies and ordinances

The CP-2 zoning category permits the self-storage facility with a special use permit. We know of no violations of plans, policies or ordinances.

15. Recommendation of professional staff

[Recommendations]

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

This property is surrounded by the 291 Highway, Colburn Road, Business Park zoning, Agriculture zoning and other CP-2 zoning. The business is consistent with those uses.