

ATTIC STORAGE OF LEE'S SUMMIT

Request for modification from maximum FAR for CP-2 Zoning

The developer has determined that this site, although limited in the amount of usable area of the lot is very suitable for the use (Climate Controlled Self Storage), due to the typical multiple floors layout and minimal parking spaces needed. In order to make this project viable on this site, the number of rental spaces and office space square footage is needed, totaling 101,400 sf (gfa). It has been found that with the designed building foot print, the minimal parking required/needed and the allowable 3 floors this accommodates the necessary square footage for the project to be completed.

The allowable FAR for CP-2/PO zoning is 0.55. This project, as proposed, has a FAR at 0.92, based on a lot area of 110, 740 sf.

With all other zoning requirements met, it is requested that a modification for this one requirement be approved.

Kevin Sterrett, PE, PLS

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