

AN ORDINANCE APPROVING A REZONING FROM DISTRICT CP-2 TO DISTRICT PI AND PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 1.28 ACRES LOCATED AT 3930 AND 3924 SW RAINTREE DRIVE, PROPOSED STORAGE MART IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2018-220 and 222 submitted by New TKG-KC, LLC, requesting approval of a rezoning from District CP-2 (Planned Community Commercial) to PI (Planned Industrial) and preliminary development plan on land located at 3930 SW and 3924 SW Raintree Drive was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan 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 public hearings for the consideration of the rezoning and preliminary development plan on July 11, 2019 and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on August 6, 2019, and rendered a decision to approve the rezoning and preliminary development plan for said property.

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

SECTION 1. That a rezoning and preliminary development plan is hereby approved on the following described property:

South M-291 Safety Mini Storage Lots 1 and 2

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to allow outdoor activities (i.e. exterior access to non-climate controlled storage units) to occur on site.
2. A modification shall be granted to allow for outdoor storage of vehicles as shown on the preliminary development plan, dated May 21, 2019.
3. A modification shall be granted to the 1:3 roof pitch requirements to allow a flat roofed building.
4. The development shall be in accordance with the preliminary development plan, dated May 21, 2019.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void,

unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

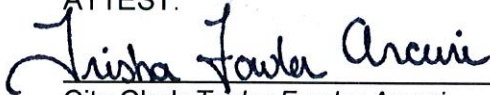
SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 13th day of August, 2019.



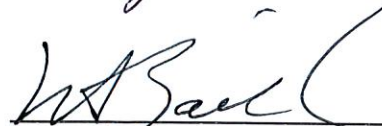
Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 14th day of August, 2019.



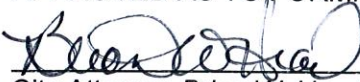
Mayor William A. Baird

ATTEST:



City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:



City Attorney Brian W. Head

FIRST FLOOR PLAN
16,541 SQUARE FEET

5x10 = 50 sf - 18
 10x10 = 100 sf - 17
 10x15 = 150 sf - 12
 10x18 = 180 sf - 2
 10x20 = 200 sf - 4
 10x24 = 240 sf - 9
 10x25 = 250 sf - 3
 10x25 = 250 sf - 6
 10x35 = 350 sf - 1
 15x15 = 225 sf - 1
 15x20 = 275 sf - 1



MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Storage Mart
 STORAGE MART EXPANSION
 3920 S STATE ROUTE 291
 LEE SUMMIT, MD 21082

Project Number	2018AX
Client	COO (For Lease - Expansion)
Design	Architect
Scale	1/8" = 1'-0"
Date	04/22/2019

MAIN FLOOR PLAN
 A101



Pentech, Inc.
17100 Highway 100
P.O. Box 100
P.O. Box 100
P.O. Box 100

Storage Mart

STORAGE MART EXPANSION
STORAGE MART
ROUTE 291
LES SUMMIT
MO 64022

LC 2018XX

EM

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

2018XX

SECOND FLOOR PLAN

14,961 SQUARE FEET

5x5 = 24 sf - 2

5x10 = 50 sf - 19

10x10 = 100 sf - 57

15x15 = 225 sf - 1

15x20 = 300 sf - 1

2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"

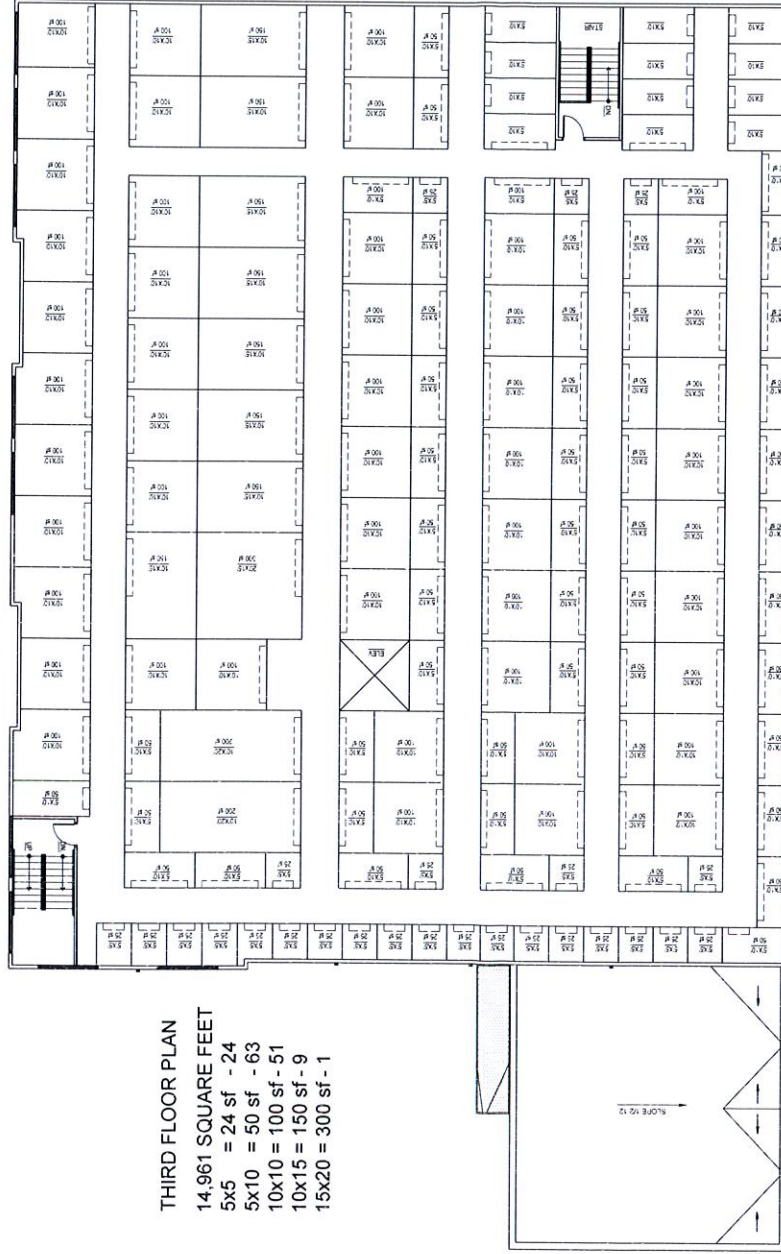
A1

A102

04/22/2019

04/22/2019

THIRD FLOOR PLAN
 14,961 SQUARE FEET
 5x5 = 24 sf - 24
 5x10 = 50 sf - 63
 10x10 = 100 sf - 51
 10x15 = 150 sf - 9
 15x20 = 300 sf - 1



Storage Mart

STORAGE MART EXPANSION
 3805 STATE ROUTE 281
 LEE SUMMIT, MO 64082

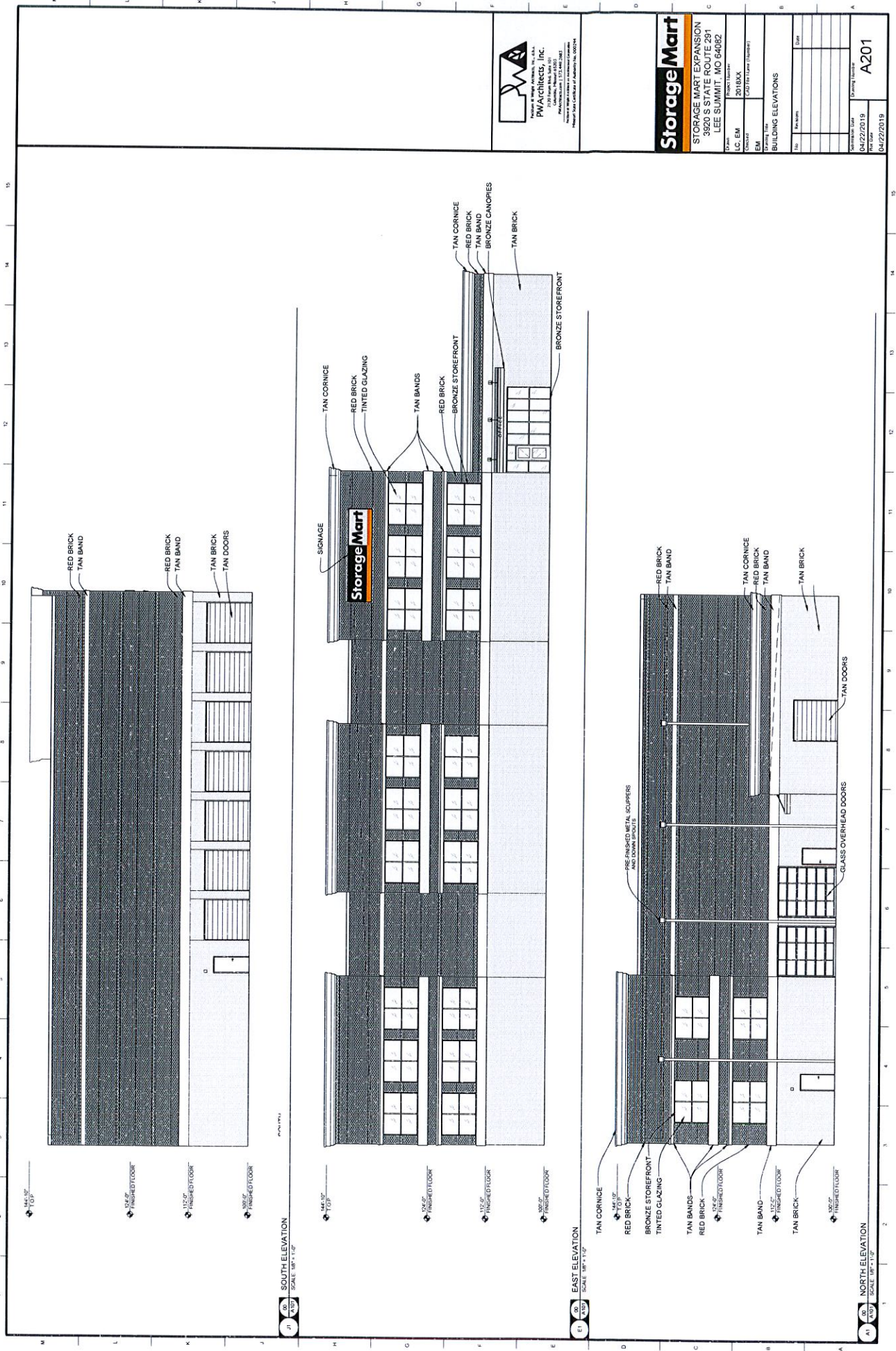
Project No. 2018X
 Client: COT (See Notes)

Drawing Title
 THIRD FLOOR PLAN

No.	Description	Date

Drawing No. 04/22/2019	Drawing Title A103
Date 04/22/2019	Project Name 04/22/2019

3rd FLOOR PLAN
 SCALE: 1/8" = 1'-0"



REVISIONS	NO.	DATE
	1	05/17/2017



CHAD A. SMITH
ENGINEER
 3111 UNIVERSITY AVENUE, SUITE 200
 SPRINGFIELD, MISSOURI 65804
 TEL: 417-875-1111
 FAX: 417-875-1112
 CHAD@CHADSMITHENGINEERING.COM

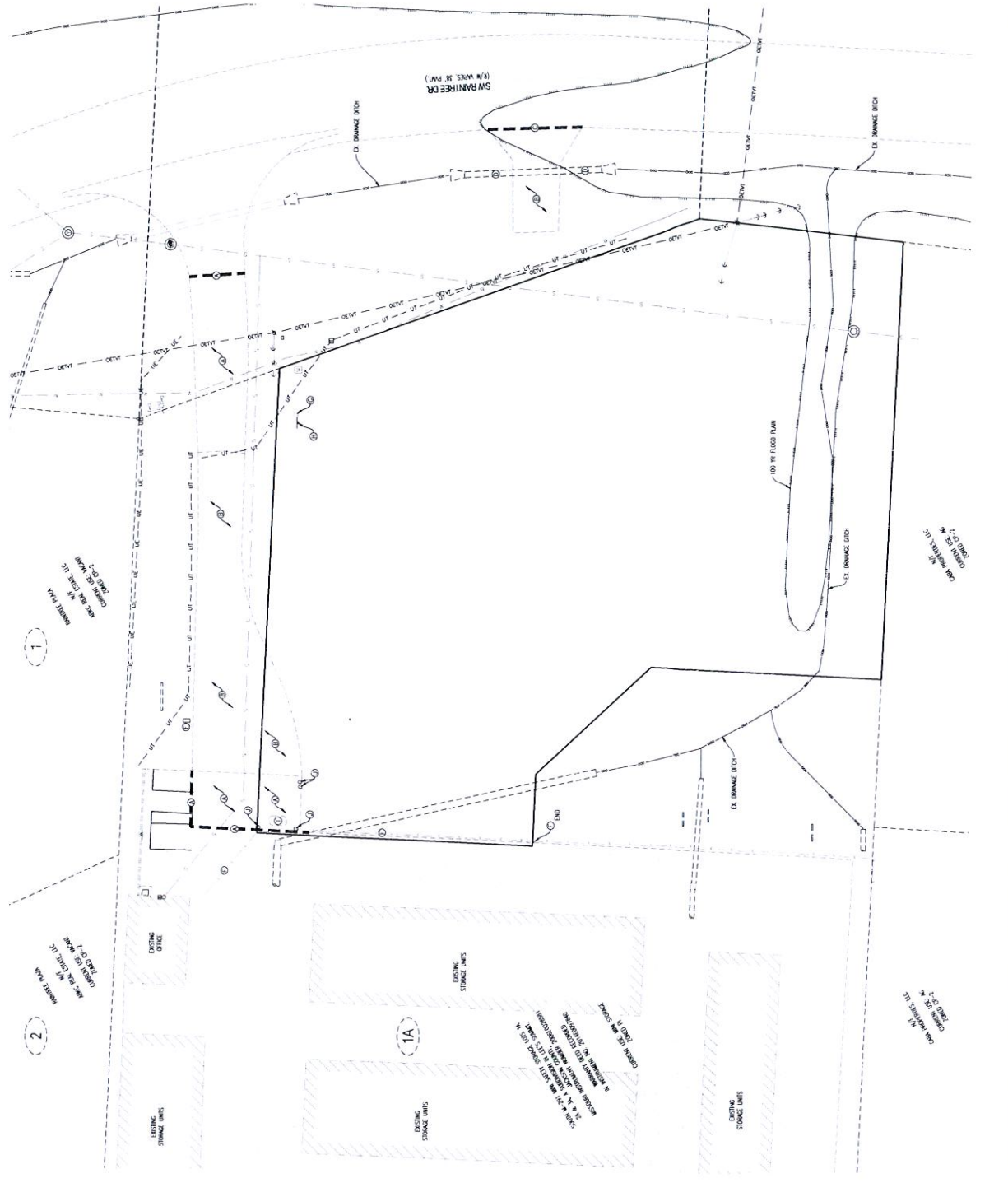
OWNER
 COLLEGE OF MOBILE
 200 N. 10TH AVE., SUITE 200
 MOBILE, AL 36688

STORAGE MART 156
 3920 S. STATE ROUTE 291
 SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES	DEMOLITION PLAN
DESIGNED: TDC	
DRAWN: JEE	
PROJECT NO.: 102684	
SHEET: 031	



- LEGEND OF LABELS**
- ① EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ② EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ③ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ④ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑤ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑥ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑦ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑧ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑨ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑩ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑪ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑫ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑬ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑭ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑮ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑯ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑰ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑱ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑲ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ⑳ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉑ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉒ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉓ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉔ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉕ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉖ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉗ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉘ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉙ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉚ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉛ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉜ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉝ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉞ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㉟ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊱ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊲ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊳ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊴ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊵ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊶ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊷ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊸ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊹ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊺ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊻ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊼ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊽ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊾ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE
 - ㊿ EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE

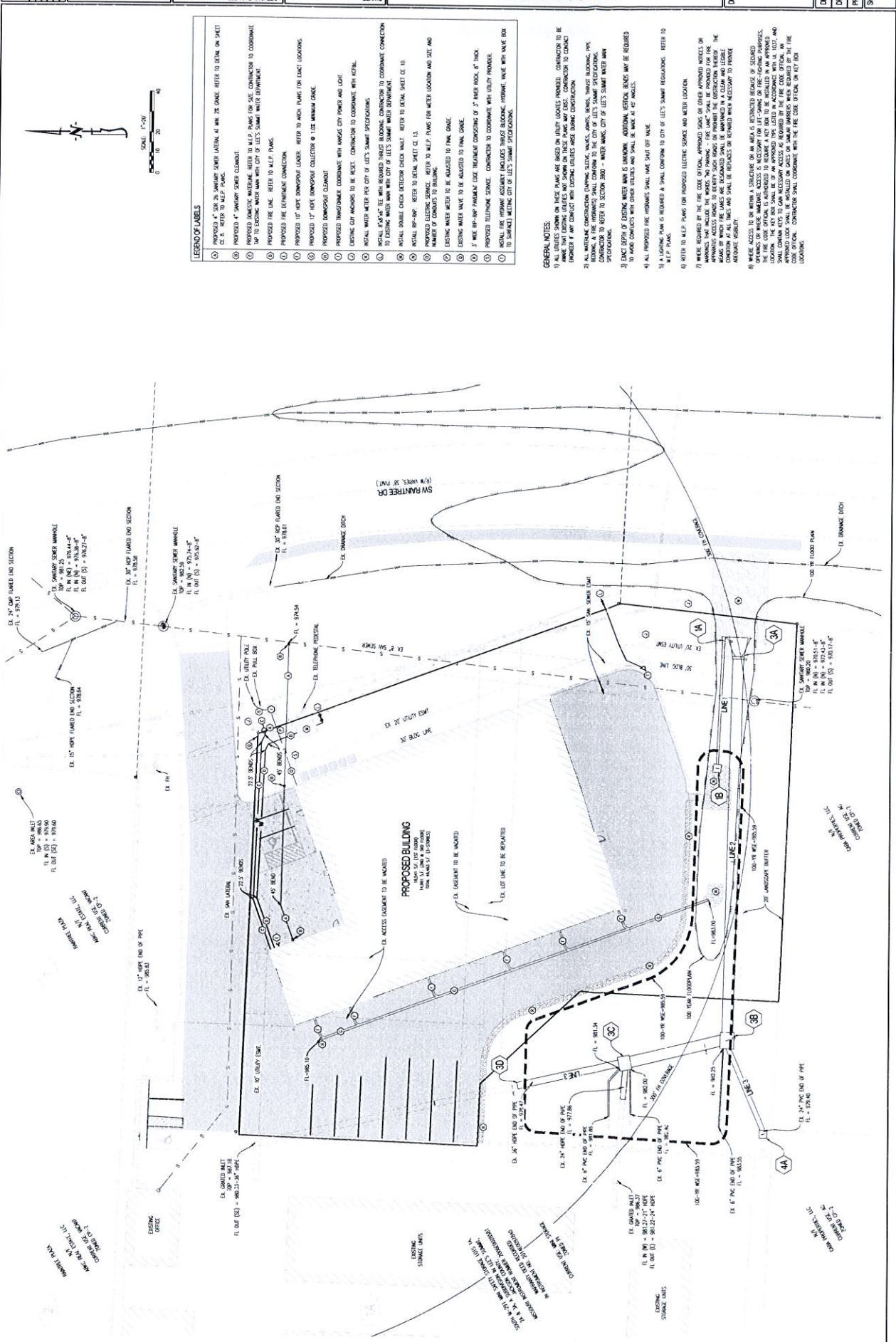


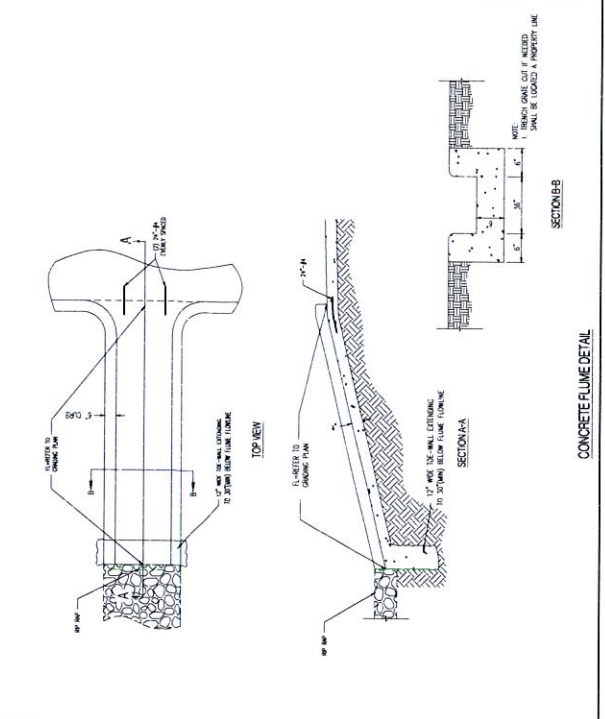
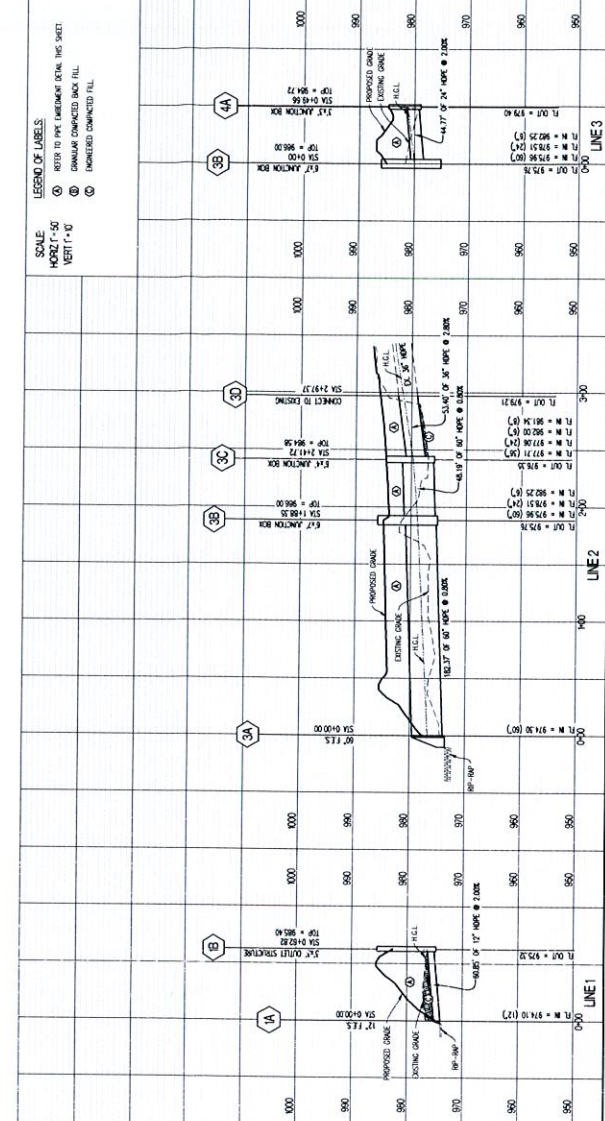
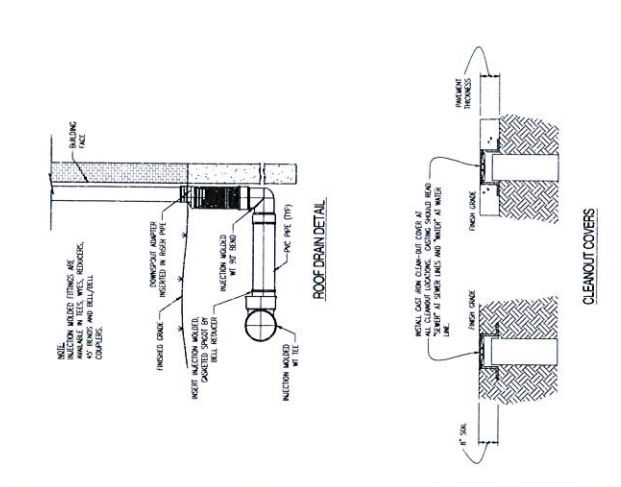
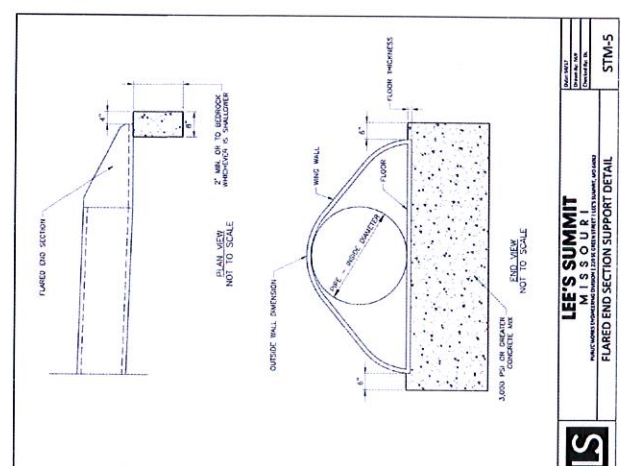
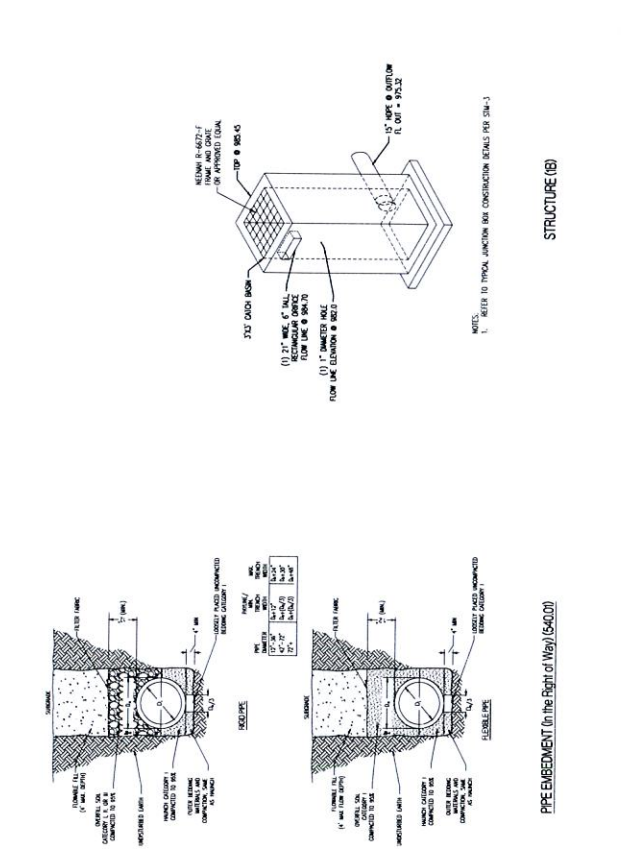
3920 S. STATE ROUTE 291
SECTION 3, TOWNSHIP 47 NORTH, RANGE 3
LEES SUMMIT, JACKSON COUNTY, MISSOURI

SHEET 1

[illegible]

EROSION AND SEDIMENT CONTROL SHALL CONFORM TO SECTION 5100 EROSION AND SEDIMENT CONTROL OF THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA). CURRENT EDITION





--	--

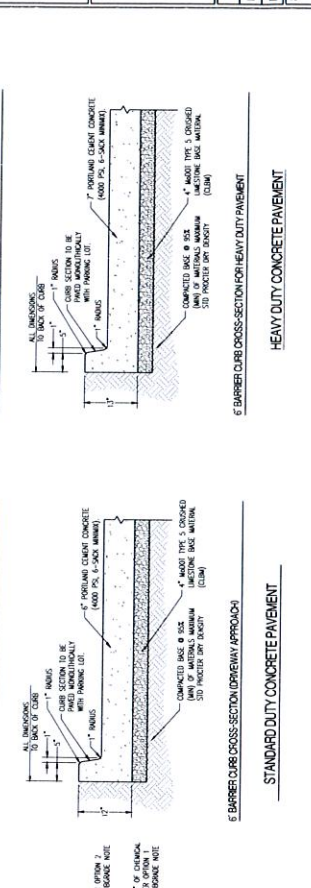
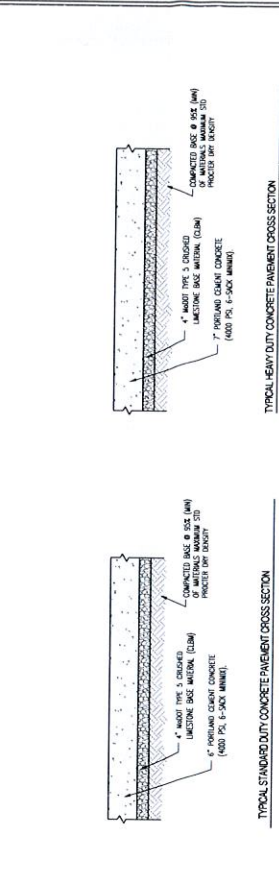
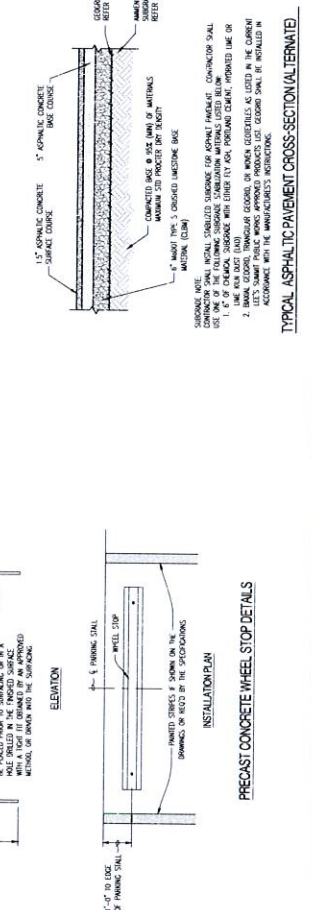
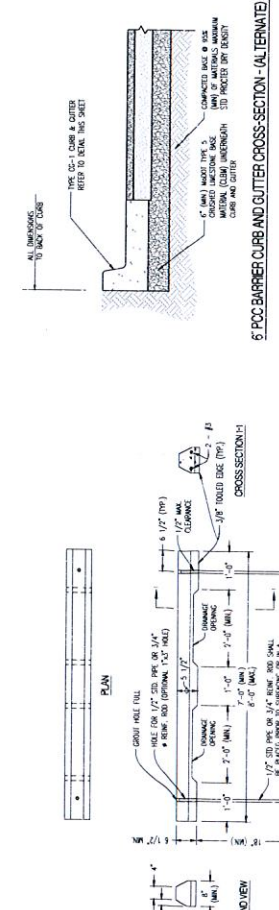
OWNER
NEW TWO-KC LLC
26 N STADIUM BLVD, SUITE 207
COLUMBIA, MO 65203

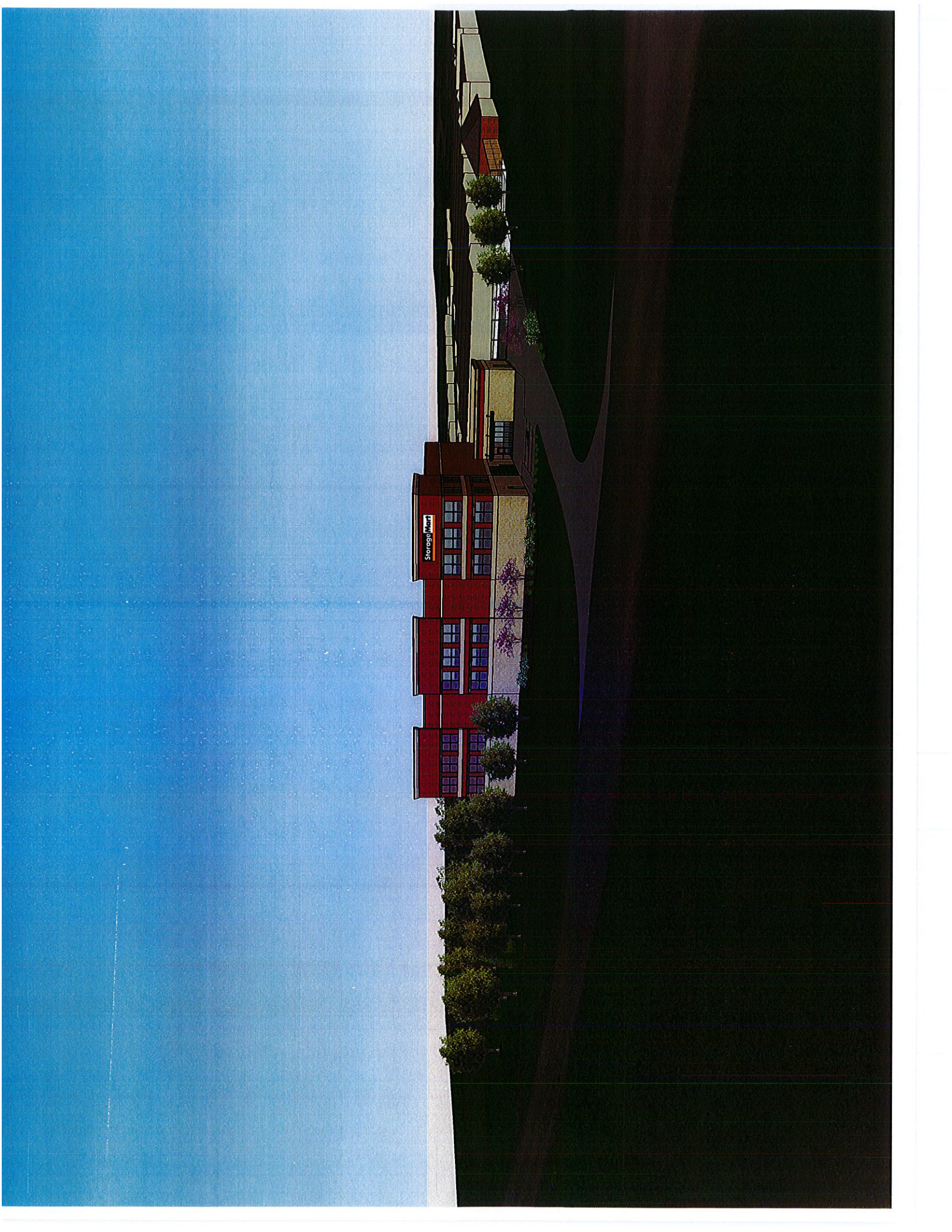
STORAGE MART 156
3920 S. STATE ROUTE 291
SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEES SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

SITE
CONSTRUCTION
DETAILS

DESIGNED:	TDC
DRAWN:	JEE
PROJECT NO.:	170504
SHEET:	057





REZONING FROM CP-2 TO P1
PRELIM DEV PLAN & SPECIAL USE PERMIT
STORAGE MART
3924 AND 3930 SW RAINTREE DRIVE

