



September __, 2019

Mike Weisenborn
City of Lee's Summit
Planning and Development Department
222 SE Green St
Lee's Summit, MO 64063

RE: Applications #PL2019267 - SUP
StorageMart – Existing Site Special Use Permit
3920 S State Rte 291, Lee's Summit, MO

Mr. Weisenborn

Please find below additional information and responses as required for this SUP application. Feel free to reach out with any questions or concerns.

Special Use Permit – Criteria for Consideration – UDO Sec. 6.650

1. Character of the neighborhood. *The neighborhood includes vacant commercial parcels, developed residential parcels, and the existing storage facility which is in industrial zoning. Our understanding is the storage facility pre-dated the surrounding residential development.*
2. Compatibility with adjacent property uses and zoning. *The existing storage facility has existed in a compatible manner with the other developed uses in the vicinity for many, many years. It is a quite use with very low traffic generation.*
3. Suitability of the property for which the special use is being requested. *The property has been used as a storage facility for decades and therefore is suitable for its continued use. The City recently approved a new, climate-controlled facility adjoining this property to the east, increasing the suitability of this site for continued use as a storage facility.*
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties. *The existing use will be continued, with updating to the landscape plan and additional opaque fencing. Granting the extension will improve the aesthetics of the property use.*
5. Extent to which the proposed use will inure the appropriate use of, or detrimentally affect, neighboring property. *As noted above the proposed extension will simply continue the existing long-term use of the storage facility. No issues have arisen to our knowledge with the existing use. The Cheddington homes association, which adjoins the property to the west, has been complimentary of the management and operations of the site.*
6. Impact on the street system to handle traffic and/or parking. *Self storage in general has a low vehicle trip-generation impact.*
7. Impact of additional storm water run off to the existing system or to the water shed area if no storm sewer is available. *Storm water improvements are planned with the construction of the new facility adjoining to the east. No additional storm water run off will occur with this extension.*

8. Impact of noise pollution or other environmental harm. *Extension of the SUP will not cause any additional noise or environmental impact. To the Applicant's knowledge, no complaints have been made regarding either of these at the existing facility.*
9. Potential negative impact on neighborhood property values. *As noted above, the existing facility predated the residential neighborhood development and has had no apparent negative impact on those developments or property values. The new building will improve aesthetics and compatibility of the existing facility.*
10. Extent to which there is need of the proposed use in the community. *The existing facility has maintained an occupancy rate of greater than 95 percent, demonstrating the market demand and citizen need for such self storage.*
11. Economic impact upon the community. *Continuation of the use generate continued property and sales tax commensurate with our property use.*
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use. *All necessary facilities and services are already available on site and in use and no additional facilities/services will be required for the project.*
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. *Continuing this use will complement the to-be-constructed climate controlled facility, continue the existing use which is needed in the community, and will cause no negative impact on the neighborhood.*
14. Conformance to the UDO and current city policies and ordinances. *All UDO requirements have been addressed as part of the application.*
15. Recommendation of professional staff. *The applicant has responded to staff and departmental comments and revised the building plans accordingly.*
16. Consistency with permitted uses in the area in which the special use is sought. *The proposed extension is will result in a continued and consistent use of the existing property.*

Comprehensive Narrative Description of the Use Sought

StorageMart is the largest privately held self-storage owner/operator in North America. With their focus on, and dedication to, the internal motto 'Easy, Clean, Service' they have been able to create a customer experience that is second to none. StorageMart is proud to offer multiple facilities with many different unit sizes and amenities in the Lee's Summit community that serve the variety of needs seen in today's growing market. The extension of the SUP on this existing site addresses existing demand in the market without the need for developing a new piece of land and should ultimately be a lower impact on the community than any other alternative.

We have attempted to address all of the requirements but can provide additional details on any that would be helpful.

Sincerely,

Weyen Burnam
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cc: Mr. Jacob Eiler
Mr. Greg Musil