

LS LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 500 NE Jones Industrial Dr.
2. ZONING OF PROPERTY: PI (Planned Industrial) TIME PERIOD REQUESTED: 25 years
3. DESCRIPTION OF USE: Existing outdoor convenience storage and outdoor storage
5. LEGAL DESCRIPTION (attach if description is metes and bounds description):
Lot 28A of Lakewood Business Center on I-470 Plat L
4 Bldgs. @ 8,100 s.f. each
6. Size of Building(s) (sq. ft): Total = 32,400 s.f. Lot Area (in acres): 3.70
7. APPLICANT (DEVELOPER) TKG III Varlous, LLC PHONE 573-449-0091
CONTACT PERSON Weyen Burnam FAX _____
ADDRESS 215 N Stadium Blvd., STE 207 CITY/STATE/ZIP Columbia, MO 65203
E-MAIL weyen.burnam@storage-mart.com
8. PROPERTY OWNER TKG III Varlous, LLC PHONE 573-449-0091
CONTACT PERSON Weyen Burnam FAX _____
ADDRESS 215 N Stadium Blvd., STE 207 CITY/STATE/ZIP 573-449-0091
E-MAIL weyen.burnam@storage-mart.com
9. ENGINEER/SURVEYOR Crockett Engineering Consultants, LLC PHONE 573-447-0292
CONTACT PERSON Jacob Eiler FAX _____
ADDRESS 1000 W. Nifong Blvd., Bldg. 1 CITY/STATE/ZIP Columbia, MO 65203
E-MAIL jeller@crockettengineering.com
10. OTHER CONTACTS Rouse Frets White Goss Gentile Rhodes, P.C. PHONE 913-387-1600
CONTACT PERSON Steven Lucas FAX _____
ADDRESS 5250 W. 116th Place, STE 400 CITY/STATE/ZIP Leawood, KS 66211
E-MAIL slucas@rousepc.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

Print name: Weyen Burnam PROPERTY OWNER APPLICANT

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



LEE'S SUMMIT MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now _____ TKG III Various, LLC _____ (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property
legally described as Lot 28A of Lakewood Business Center on I-470 Plat L

_____ in the application for Special Use Permit
_____ type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 13th day of February, 2020

[Signature]
Signature of Owner

Wayen Burman
Printed Name

Subscribed and sworn to before me this 13th day of February, 2020

[Signature]
Notary Public

Feb. 1, 2023

My Commission Expires:

STACI BALL
Notary Public - Notary Seal
Boone County - State of Missouri
Commission Number 15633041
My Commission Expires Feb 1, 2023



February 13, 2020

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

RE: Application # _____ - SUPs
StorageMart – Existing Site Special Use Permits
500 NE Jones Industrial Drive, Lee's Summit, MO 64064

Mr. Weisenborn

Please find below additional information and responses as required for this application regarding the extension of two (2) Special Use Permits. 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. *Applicant Response: The neighborhood includes an electrical substation, regional detention facility, existing commercial buildings, vacant City of Lee's Summit property adjacent to the airport, vacant commercial parcels and the existing Self Storage facility which is located within the Planned Industrial District.*
2. Compatibility with adjacent property uses and zoning. *Applicant Response: The existing use is compatible with the other developed uses in the vicinity. The zoning designation of adjacent properties is Airport Zone, Planned Industrial, Planned Commercial, and Planned Mixed Use.*
3. Suitability of the property for which the special use is being requested. *Applicant Response: The property has been used as a Self Storage facility for years and therefore is suitable for its continued uses – Outdoor Storage and Mini Storage.*
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties. *Applicant Response: The existing uses were aesthetically designed to be compatible with neighboring properties.*
5. Extent to which the proposed use will inure the appropriate use of, or detrimentally affect, neighboring property. *Applicant Response: The proposed extensions will continue the existing long-term use of the Self Storage facility and not affect the use of or access to any neighboring properties.*
6. Impact on the street system to handle traffic and/or parking. *Applicant Response: 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. *Applicant Response: No additional storm water run off will occur with these extensions.*
8. Impact of noise pollution or other environmental harm. *Applicant Response: Extension of these SUPs will not cause any additional noise or environmental impact. To the Applicant's knowledge, no complaints have been made regarding negative secondary effects associated with the existing Self*

Storage facility.

9. Potential negative impact on neighborhood property values. *Applicant Response: To our knowledge the existing Self Storage facility has had no negative impact on neighborhood property values.*
10. Extent to which there is need of the proposed use in the community. *Applicant Response: The existing Self Storage facility has maintained an occupancy rate of greater than 90 percent, demonstrating the market demand and citizen need for these uses.*
11. Economic impact upon the community. *Applicant Response: Continuation of these uses will generate 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. *Applicant Response: All necessary facilities and services are already available on site.*
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. *Applicant Response: Continuing the existing uses serves a demand in the community, and will cause no negative impact on the neighborhood.*
14. Conformance to the UDO and current city policies and ordinances. *Applicant Response: All UDO requirements have been addressed as part of the application.*
15. Recommendation of professional staff. *Applicant Response: The applicant has responded to staff and departmental comments and revised the site plan(s) accordingly.*
16. Consistency with permitted uses in the area in which the special use is sought. *Applicant Response: The proposed extensions will result in continued and consistent uses 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 these SUPs 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
Director – Acquisition and Development
TKG-StorageMart Partners, LP
Weyen.burnam@storage-mart.com
573-268-4704 (cell)

cc: Mr. Jacob Eiler
Mr. Greg Musil
Mr. Steven Lucas



SPECIAL USE PERMIT CHECKLIST

Submittal Requirements	Yes	No*
Completed special use permit application form with signatures	X	
Ownership Affidavit form	X	
Legal description	X	
Filing fee – \$900 + two legal notice publishing charges	X	
Legal Notice Publishing Charge – \$165	X	
Correct number of special use permit plans – 4 full size (including site plan, landscape plan, building elevations), collated, stapled (seals not required) and folded	X	
One (1) 8 ½" by 11" reduction of each sheet in the special use permit plans	X	
An electronic copy of the submittal and resubmittal plans	X	
Comprehensive narrative description of the use, both as to the function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to the use sought.	X	
Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	X	
Completed "Special Use Permit – Explanation" sheet describing how requested use relates to conditions listed in UDO Article 10, Div. II – Specified special uses.	X	
Completed preliminary development plan application form with necessary plans, fee, checklist, etc. as required for that application	n/a	

*** Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared	X		
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;	X		
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.	X		
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border	X		
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.	X		



SPECIAL USE PERMIT CHECKLIST

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.	X		

Table 1.A. Special Use Permit Plan Submission Requirements				
UDO Article 6, Sec. 6.630.	Ordinance Requirement	Met	Not Met	N/A
B. Prel. Dev. Plan	A preliminary development plan, accompanied by the number of copies required (see Submittal Copies Chart), containing all information set forth in Article 2, except when the SUP is for use of an existing building and where no substantial changes are proposed per Article 2.			X
C. Narrative Description	A comprehensive narrative description of the use sought, both as to function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to such use.	X		
D. Length of Term	The length of term of the use after the date of issuance of the permit, if applicable.	X		
E. Special Description	Special conditions relating to the operation of the proposed use(s), site development and other pertinent descriptive factors.	X		
F. Photographs	Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	X		
G. Special Use Conditions	See Article 6, Division II, for conditions related to "Specified Special Uses."	X		

LEGAL DESCRIPTION

LAKEWOOD BUSINESS CENTER ON I-470 PLAT L

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING ALL OF LOT 28A OF LAKEWOOD BUSINESS CENTER ON I-470 PLAT L, RECORDED BY INSTRUMENT NO. 199610016579, BOOK 2817, PAGE 413.