
DEVELOPMENT SERVICES

**Special Use Permit
Applicant's Letter**

Date: Monday, March 09, 2020

To:

Property Owner: TKG III VARIOUS LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: TKG III VARIOUS LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: CROCKETT ENGINEERING
CONSULTANTS

Email: JEILER@CROCKETTENGINEERING.COM

Fax #: <NO FAX NUMBER>

Other: ROUSE FRETS WHITE GROSS GENTILE
RHODES, P.C.

Email: GMUSIL@ROUSEFRETS.COM

Fax #: <NO FAX NUMBER>

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020039

Application Type: Special Use Permit

Application Name: STORAGE MART 173 - SPECIAL USE PERMIT

Location: 500 NE JONES INDUSTRIAL DR, LEES SUMMIT, MO 64064

Tentative Schedule

Submit revised plans by noon on Tuesday, March 24, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plat - All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided as multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Planning and Codes Administration Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

3. **Neighborhood Meeting.** One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00 P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.

- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Analysis of Special Use Permit:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections

1. FYI we see for a Special Use Permit time period that you are asking for 25 years; City Council has been only wanting to approve a maximum of 10 years. You may request the 25 years, just beware that they may only grant 10.

2. Please provide color photos of the surrounding property, existing office and at least one of the storage buildings.

3. Please provide a narrative addressing how the existing facility does or does not satisfy the use conditions imposed by the current development ordinance. As an existing facility that pre-dated these requirements, the expectation is not that these conditions be met, but rather to document the existing conditions relative to the current use conditions.

4. The UDO requirements for a mini warehouse can be found under Sec. 6.1020. - Mini-warehouse facility.

A mini-warehouse facility shall be subject to the following conditions and restrictions:

A. In any non-industrial district, a mini-warehouse facility must be enclosed on all sides by a wall or earthen berm that shields the development from view.

B. Colors selected must be of muted shades.

C. Roof pitch shall be 1:3

Please state the colors of the storage buildings and the roof pitch

5. Looking back over previous documentation there seems to be no records of a trash receptacle. It appears that one has been added to the location. This trash receptacle will need to be enclosed by a masonry wall and a steel gate painted to be compatible with the color of the masonry walls and the building it serves this information is found in the UDO section 8.180.G

6. Landscaping. In the previous Special Use Permit it was stated “that there must be twenty seven (27) 8- foot tall white pine trees, shall be installed along the outside of the chain-link fence along the east side of the storage area”. There “shall be two alternatively rows of evergreen shrubs shall be installed along the south side of the storage area, along the existing wrought iron fence, at a spacing adequate to provide a solid opaque screen 3 ft. tall within two planting seasons”.

During an inspection, it appears that the vegetation that was required to be planted in the adoption of the Special Use Permit for 1995 and 2004 are no longer present. The twenty seven (27) 8 foot tall trees will need to be replaced and with some sort of evergreen tree species. All the trees that are no longer present on the south side of the property will need to be replaced.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
