



March 24, 2020

Hector Soto Jr., Planning Division Manager
220 SE Green Street
Lee's Summit, MO 64063

Re: Storage Mart 173 – Special Use Permit – Application # PL2020039

Hector,

I would like to take this opportunity to respond to staff comments in your letter dated March 9, 2019. Please see my responses to each comment below.

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. **Understood, the 25 year request is consistent with the SUP extension that was granted for the existing facility located at SW Raintree Drive. 25 years is the requested minimum time frame as anything less creates significant issues with lenders.**

2. Please provide color photos of the surrounding property, existing office and at least one of the storage buildings. **Photos will be provided.**

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. **Please see attached narrative.**

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
Please see attached narrative.

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 **The trash receptacle will be removed. StorageMart typically utilizes a storage unit for trash collection. In the event the owner decides to the keep the trash receptacle a masonry wall enclosure with gates will be constructed.**

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. **Please see revised Site Plan. The 27 – 8' tall white pines along the east property line would be located under an existing overhead electric transmission line. Per the email received on March 16, 2020 from Ron DeJarnett with Evergy no trees are allowed to be planted under the lines. This email has been provided to Mike Weisenborn for the City's records. The two rows of evergreen shrubs are shown on the SUP Site Plan. Also, new trees are shown along the south side of the property for replacement of the existing trees previously removed.**

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments

Please review and should you have any questions feel free to call to discuss.

Sincerely,

Crockett Engineering Consultants, LLC



Jacob Eiler