



# LEE'S SUMMIT MISSOURI

## SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 1920 NE Rice Road
2. ZONING OF PROPERTY: CP-2 TIME PERIOD REQUESTED: 20 years
3. DESCRIPTION OF USE: Renewal of Self-Storage Use Permit (Ordinance 5107; 3/1/2001)
5. LEGAL DESCRIPTION (attach if description is metes and bounds description):  
See attached
6. Size of Building(s) (sq. ft): 61.280 (11 buildings) Lot Area (in acres): 4.87
7. APPLICANT (DEVELOPER) Terrydale Investments IV, LLC PHONE 816-753-9200  
CONTACT PERSON c/o Aaron G. March, Esq. FAX 816-753-9201  
ADDRESS 4510 Belleview, Suite 300 CITY/STATE/ZIP Kansas City, MO 64111  
E-MAIL amarch@rousepc.com
8. PROPERTY OWNER Terrydale Investments IV, LLC PHONE 816-753-9200  
CONTACT PERSON c/o Aaron G. March, Esq. FAX 816-753-9201  
ADDRESS 4510 Belleview, Suite 300 CITY/STATE/ZIP Kansas City, MO 64111  
E-MAIL amarch@rousepc.com
9. ENGINEER/SURVEYOR \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
E-MAIL \_\_\_\_\_
10. OTHER CONTACTS Richard Clayton Barrett PHONE 913-362-1200  
CONTACT PERSON (Landscape Architect) FAX \_\_\_\_\_  
ADDRESS 7128 Nall Ave. CITY/STATE/ZIP Overland Park, KS 66208  
E-MAIL \_\_\_\_\_

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.

  
PROPERTY OWNER

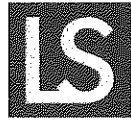
  
APPLICANT

Print name: Terrydale Investments IV, LLC

Terrydale Investments IV, LLC

Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_

REVISED SEPTEMBER 2020



# LEE'S SUMMIT MISSOURI

## OWNERSHIP AFFIDAVIT

STATE OF MISSOURI )

ss.

COUNTY OF JACKSON )

Comes now Terrydale Investments IV, LLC (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property

legally described as \_\_\_\_\_

See attached

in the application for Special Use Permit (Renewal)  
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 \_\_\_\_\_ day of December 2020

Signature of Owner

Terrydale Investments IV, LLC

Printed Name

Subscribed and sworn to before me this 9<sup>th</sup> day of December 2020



RACHELLE M. BIONDO  
My Commission Expires  
July 31, 2024  
Jackson County  
Commission #12499262

Notary Public

7/31/2024

My Commission Expires:



## 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	
Special use permit plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files	X	
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP	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	X	

\* 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		

REVISED SEPTEMBER 2020



## 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

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 29, Township 48, Range 31, in Lee's Summit, Jackson County, Missouri described as follows: Commencing at the Intersection of the North line of said Southwest Quarter of the Northeast Quarter of Section 29, Township 48, Range 31, and the West line of Highway M-291, said point lying 61.50. feet West of the Northeast corner of said Quarter Quarter Section (Bearings based on an assumed bearing of South 89 degrees 45 minutes 20 seconds East for the North line of said Quarter Quarter Section); thence along said West line of M-291 Highway as follows: South 00 degrees 20 minutes 02 seconds West a distance of 436.66 feet to the Point of Beginning; thence South 00 degrees 20 minutes 02 seconds West a distance of 478.10 feet; thence South 89 degrees 39 minutes 58 seconds East a distance of 10.00 feet; thence South 00 degrees 20 minutes 02 seconds West a distance of 191.92 feet; thence North 89 degrees 39 minutes 58 seconds West a distance of 10.00 feet; thence South 00 degrees 20 minutes 02 seconds West distance of 73080 feet; thence South 48 degrees 24 minutes 55 seconds West a distance of 82.68 feet; thence North 89 degrees 46 minutes 37 seconds West a distance of 82.68 feet; thence North 89 degrees 46 minutes 37 seconds West a distance of 190.00 feet; thence North 06 degrees 50 minutes 12 seconds West a distance of 353.91 feet; thence North 02 degrees 51 minutes 17 seconds East a distance of 134.82 feet; thence North 08 degrees 08 minutes 17 seconds East a distance of 275.73 feet; thence South 89 degrees 35 minutes 44 seconds East a distance of 192.31 feet; thence North 00 degrees 21 minutes 55 seconds East a distance of 42.17 feet; thence South 88 degrees 12 minutes 49 seconds East a distance of 60.01 feet to the Point of Beginning.

## **SPECIAL USE PERMIT NARRATIVE**

Terrydale Investments, LLC, is proposing to renew its Special Use Permit for the operation of a convenience storage (mini-warehouses) located at 1920 NE Rice Road, Lee's Summit, Missouri.

The property is currently zoned CP-2 and is used as a self storage business which has been in operation since the 1980s. The Special Use Permit, granted pursuant to Ordinance No. 5107 approved on March 1, 2001, for the business is valid until March 1, 2021.

The property is surrounded by 291 Highway to the west, Colburn Road to the south, and similarly zoned properties to the north and east. To date, there have been no complaints about the business to the property owners' knowledge. There will be no new impact on the surrounding properties, as there are no changes proposed.

## **SPECIAL USE PERMIT CRITERIA**

### **1. Character of the neighborhood**

The character of the neighborhood is of a higher intensity commercial use, though not quite industrial in nature. A major thoroughfare, 291 Highway, runs along the west of the site, Colburn Road along the south.

### **2. Compatibility with adjacent property uses and zoning**

The business is appropriate for the location as the surrounding properties are zoned CS, CP-2, and AG and the self storage use is compatible with these more intense uses.

### **3. Suitability of the property for which the special use is being requested**

The property has been developed into a self-storage business that has been in existence since 1985.

### **4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties**

As there are no changes proposed, there will be no injuries or detrimental effects upon neighboring properties.

### **5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property**

As there are no changes proposed, there will be no injuries or detrimental effects upon neighboring properties.

### **6. Impact on the street system to handle traffic and/or parking**

Not applicable

### **7. Impact of additional storm water runoff to the existing system or to the watershed area if no storm sewer is available**

Not applicable

**8. Impact of noise pollution or other environmental harm**

Not applicable

**9. Potential negative impact on neighborhood property values**

The business has been in existence since 1985 and there are no changes proposed. In addition, the nature of the surrounding community is such that property values are not impacted by renewal of the permit.

**10. Extent to which there is need of the proposed use in the community**

Not applicable

**11. Economic impact upon the community**

Not applicable

**12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use**

Not applicable

**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**

The community will not be impacted by the renewal of the special use permit because the business has been in existence since 1985. However, the landowner will absolutely be negatively impacted if the special use permit is denied because it will no longer be able to conduct its business.

**14. Conformance to the Master Development Plan, current city policies and ordinances**

The CP-2 zoning category permits the self-storage facility with a special use permit. We know of no violations of plans, policies or ordinances.



**15. Recommendation of professional staff**

[Recommendations]

**16. Consistency with permitted uses in the area in which the special use is sought**

This property is surrounded by the 291 Highway, Colburn Road, Business Park zoning, Agriculture zoning and other CP-2 zoning. The business is consistent with those uses.