

USE NARRATIVE

August 15th, 2023

RE: Lee's Summit Flex Spaces
Special Use Permit
60 SE Thompson Dr
Lee's Summit, MO 64081
NW 1/4, SECTION S17, TOWNSHIP 47N, RANGE 31W

Dear Mr. Scott Ready,

The proposed development includes two flex-space warehouse/office buildings at 12,000 square feet each. Each building incorporates eight (8) individual 25'x40' (1000 square feet) units and two (2) individual 50'x40' (2000 square feet) units with their own doors. There will be a central bathroom location for all personnel to make use of in the north building. In addition each unit in the North building will have its own restroom. Additionally, ample 90-degree parking will be provided in front of each individual unit. The intended use of this development is to allow contractors, who are growing out of their own personal space or not looking to construct their own facilities, to rent out individual units and conduct their business from this location. This site will be available for operation 24 hours per day, 7 days per week. This site will have secured access via fencing and gated entrances/exits. While there will be no on-site maintenance or management personnel, but there will be maintenance facilities manager.

Sincerely,



Patrick J. Joyce, P.E.

Sr. Project Manager, Kimley-Horn & Associates

Kimley»Horn