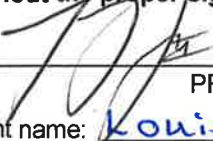





SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 504 SW 1163rd Street
2. ZONING OF PROPERTY: R1 TIME PERIOD REQUESTED: 10 year
3. DESCRIPTION OF USE: Maintenance building for storage of equipment + supplies.
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): Brigance Acres Lot #2
6. Size of Building(s) (sq. ft): 5,000 sq ft Lot Area (in acres): 3.88 acres
7. APPLICANT (DEVELOPER) Raintree Lake POA PHONE 816-537-7576
CONTACT PERSON Josh Cresswell FAX 816-537-5621
ADDRESS 825 SW Raintree Dr CITY/STATE/ZIP Lee's Summit MO
E-MAIL jccresswell@rlpoa.com
8. PROPERTY OWNER Raintree Lake POA PHONE 816-537-7576
CONTACT PERSON Louis T Jose III FAX 816-537-5621
ADDRESS 825 SW Raintree Dr. CITY/STATE/ZIP Lee's Summit MO
E-MAIL tjose@rlpoa.com
9. ENGINEER/SURVEYOR _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
10. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
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
Print name: Louis T. Jose III

 Raintree Lake POA
APPLICANT

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



LEE'S SUMMIT MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now Louis T. Jose III (owner)

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

legally described as 504 SW 163rd St.

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

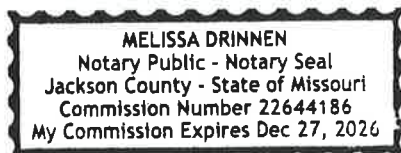
Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 29 day of July, 2024

[Signature]
Signature of Owner
LOUIS T. JOSE III

Printed Name

Subscribed and sworn to before me this 29 day of July, 2024



[Signature]
Notary Public
12/27/2026
My Commission Expires:

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

Policy No. OP 5202191 File No. 31815
Related Policy No. LP 2835543
Amount of Insurance: \$30,000.00
Premiums- Risk Rate: \$105.00 Total Charges: \$295.00

Date of Policy: April 5, 1995 at 2:53 pm

1. The Insured hereunder, in whom title to the FEE SIMPLE estate is vested, at the date hereof, is:

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION, INC.,
A MISSOURI NOT-FOR-PROFIT CORPORATION

2. The land referred to in this policy is described as follows:

LOT 2, BRIGANCE ACRES, A SUBDIVISION IN LEE'S SUMMIT, CASS COUNTY, MISSOURI,
ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK 12 AT PAGE 264.

Countersigned:



Authorized Officer or Agent

BILL NO. 03-91**ORDINANCE NO. 5550**

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A MAINTENANCE EQUIPMENT STORAGE FACILITY IN DISTRICT R-1 ON LAND LOCATED AT 504 SW 163RD STREET, FOR A PERIOD OF 10 YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Applications #2003-109 and #2003-110, submitted by Raintree Lake Property Owner's Association, requesting a special use permit and preliminary development for a maintenance equipment storage facility in District R-1 on land located at 504 SW 163rd Street, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance, Sections 4.280 and 4.360 provide for the approval of a special use permit and a preliminary development plan by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on May 27, 2003, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on June 19, 2003, and continued the public hearing to a date certain of July 7, 2003, and,

WHEREAS, the City Council continued the public hearing on July 7, 2003, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Section 5.310 and Section 10.160 of the Unified Development Ordinance to allow a maintenance equipment storage facility in District R-1 with a Special Use Permit is hereby granted for a period of ten (10) years, with respect to the following described property:

Lot 2, Brigrance Acres, a subdivision of record in Lee's Summit, Jackson County, Missouri

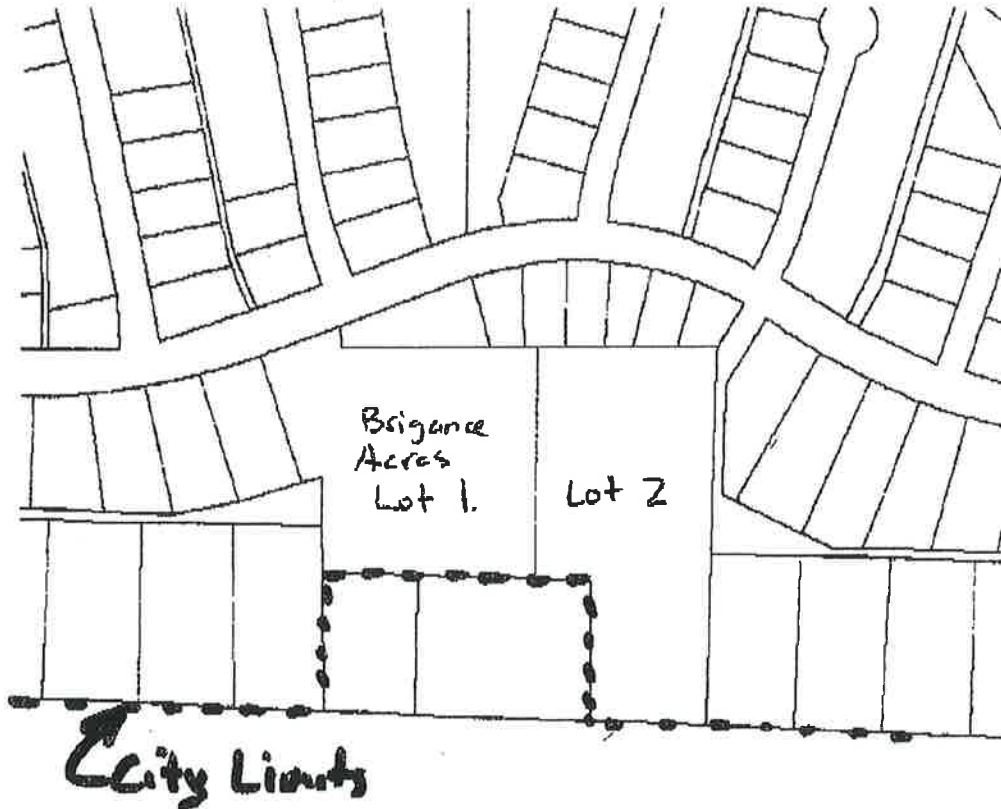
SECTION 2. That the following conditions of approval apply:

1. There shall be no outdoor storage of equipment or materials.
2. All parking areas and access drives shall be paved.
3. Vinyl shall be approved as a conditional material since it is compatible with residential construction.
4. The berm on the east side of the maintenance facility shall be 4 feet in height, extending the length of the building and wrapping around to the northwest.

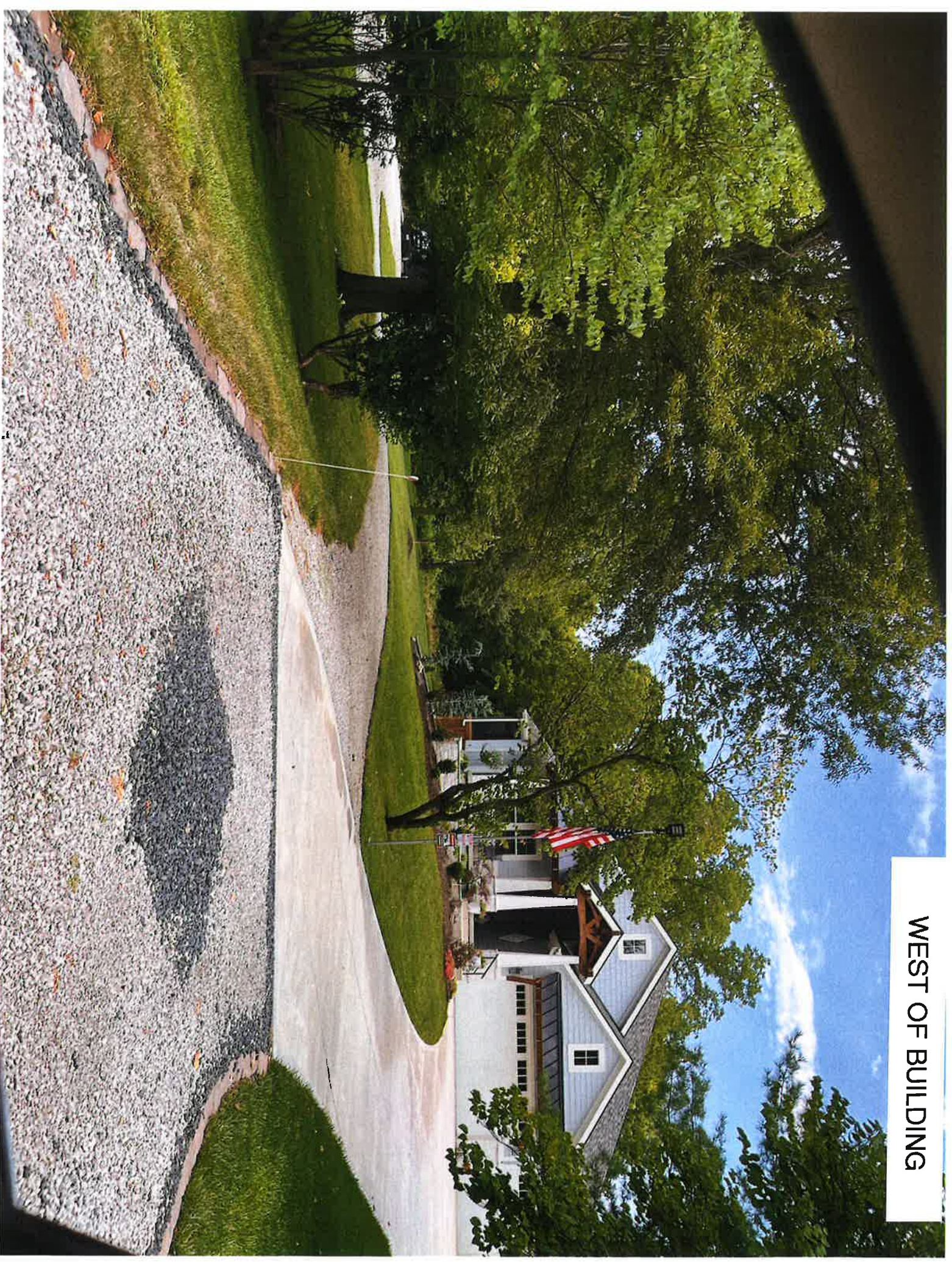
Geri,

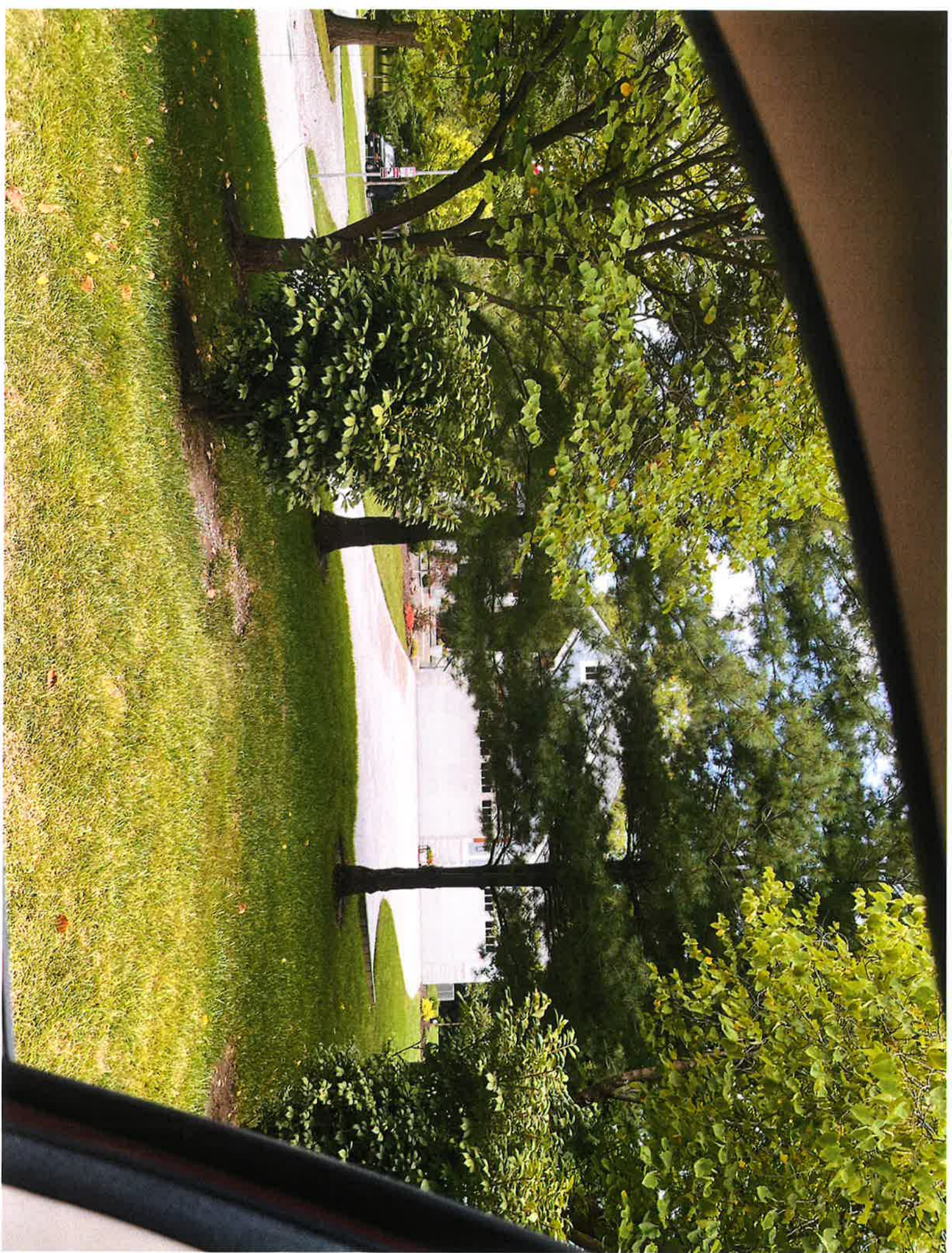
Our copy of Cass County records shows the two lots on 163rd street as outside the city limits. The Brigrance Acres Subdivision excludes these two lots.

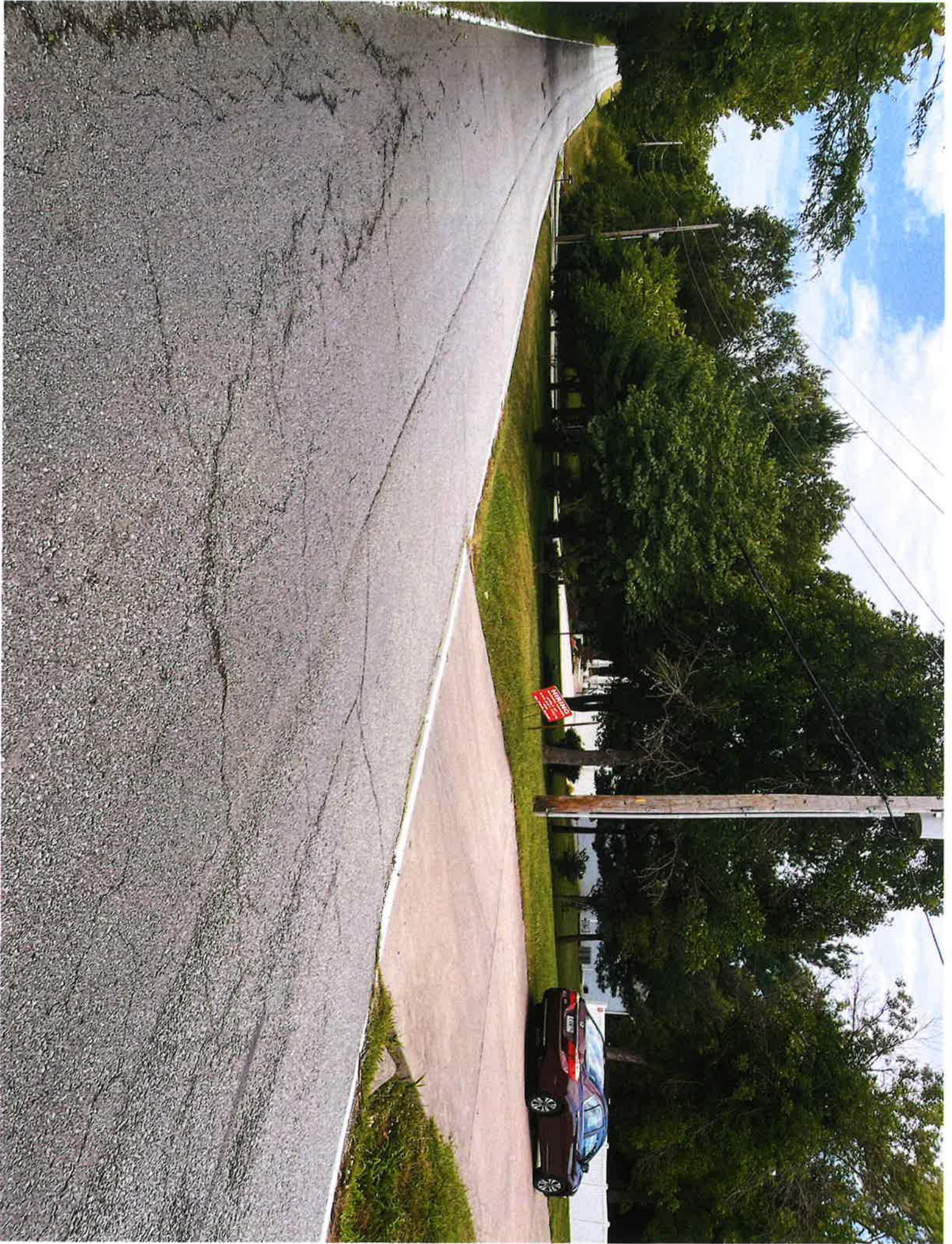
Wes



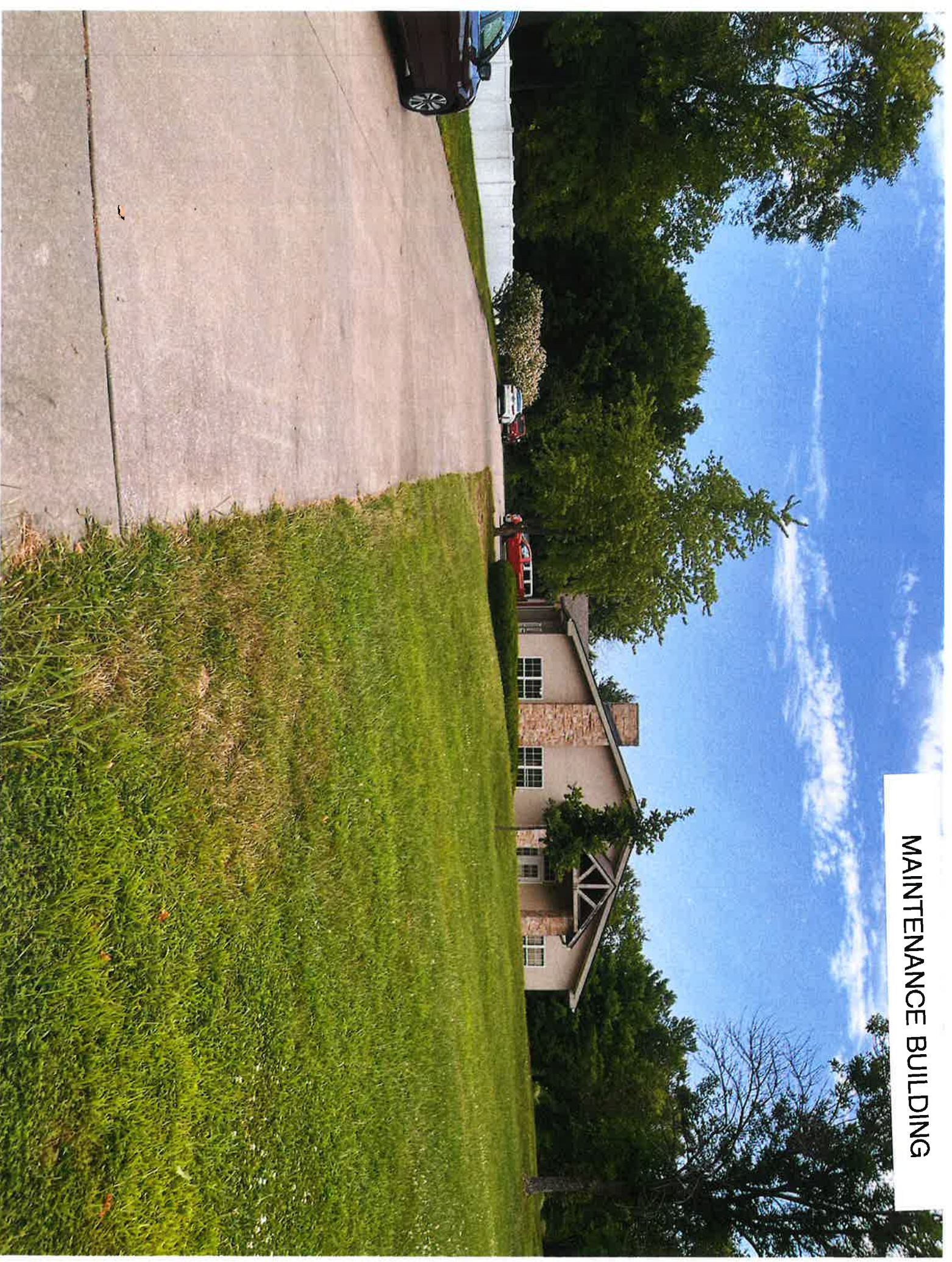
WEST OF BUILDING

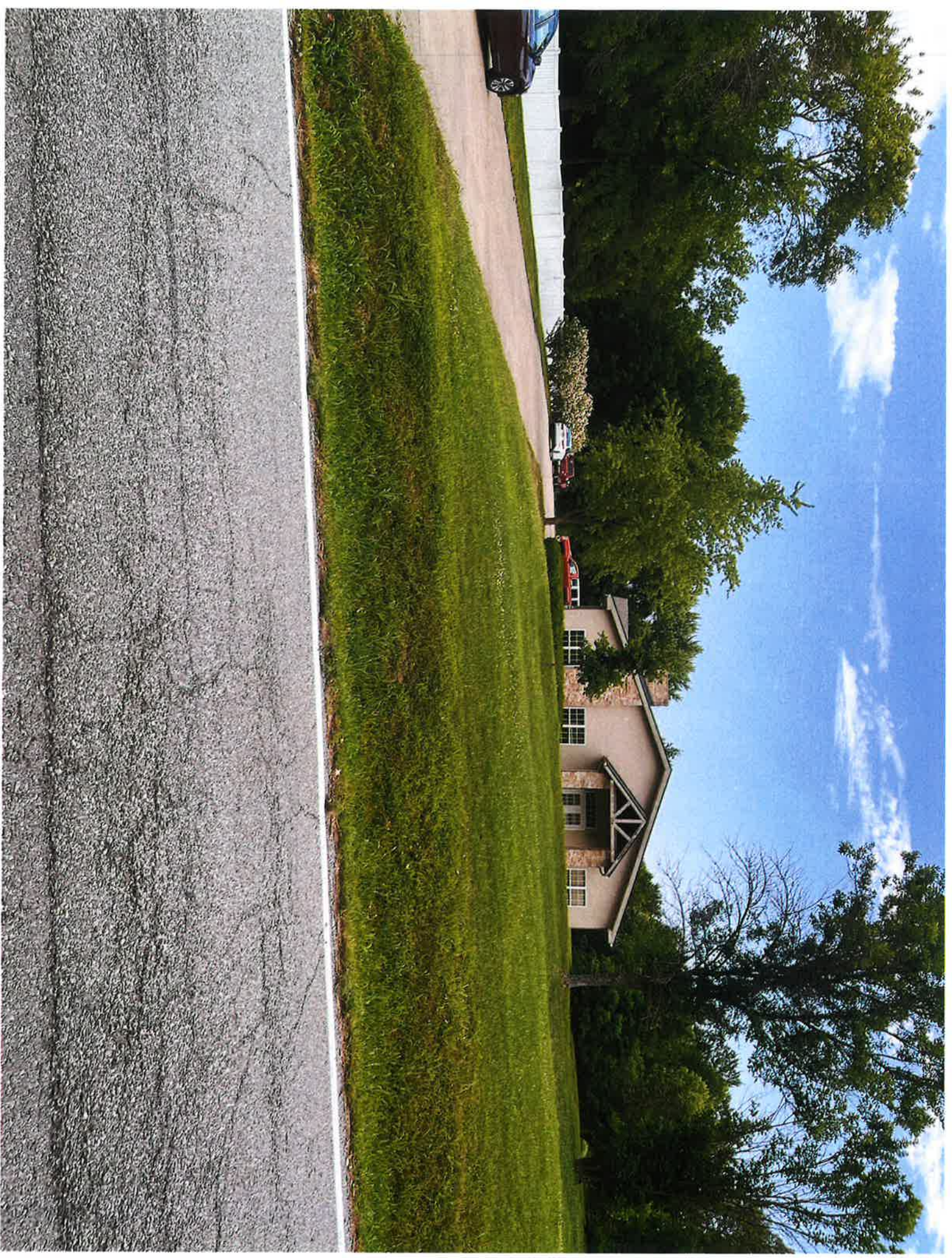






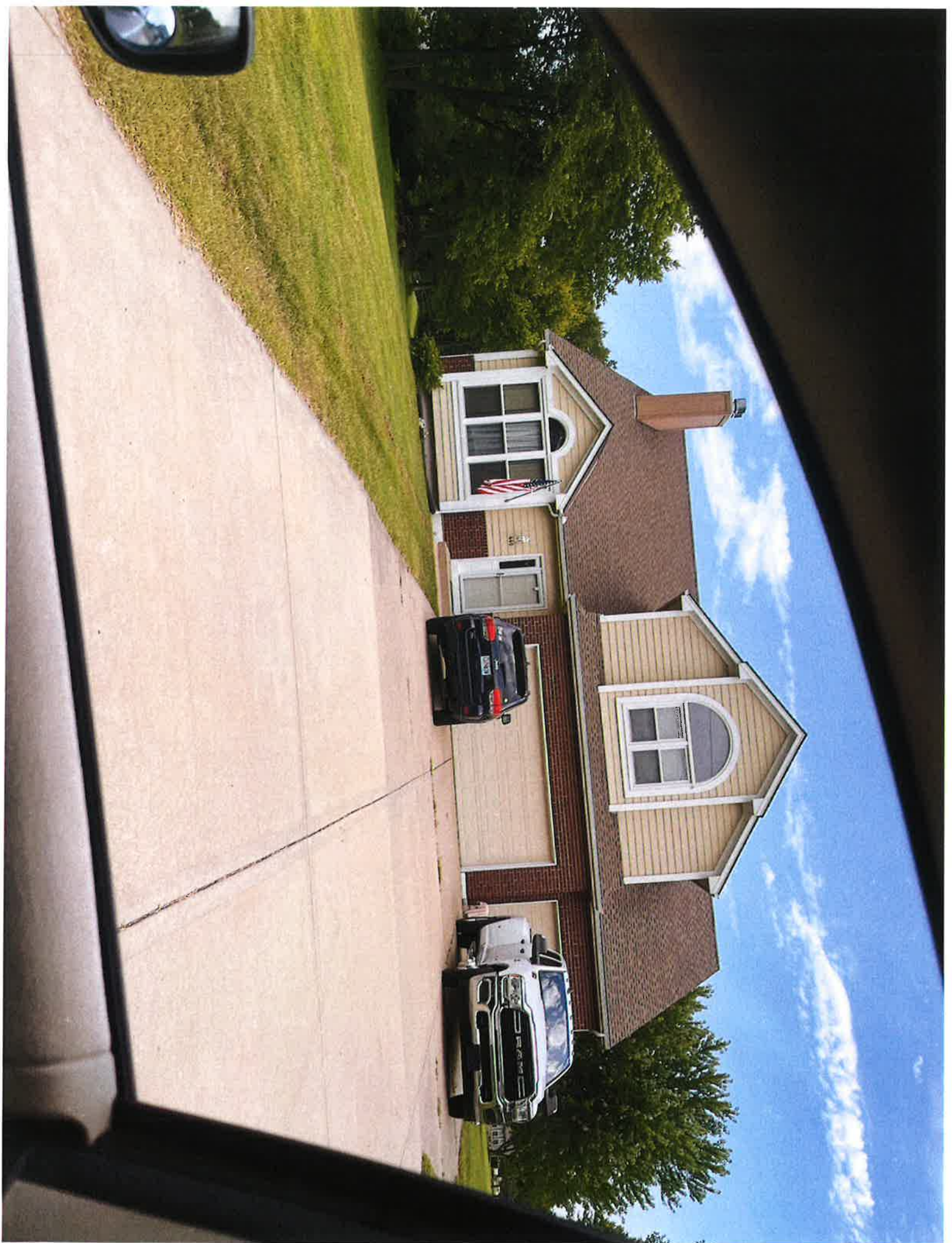
MAINTENANCE BUILDING





EAST OF BUILDING







In considering a special use permit application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. (See UDO Section 6.650.)

1. Character of the neighborhood.
2. Compatibility with adjacent property uses and zoning.
3. Suitability of the property for which the special use is being requested.
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties.
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property.
6. Impact on the street system to handle traffic and/or parking.
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available.
8. Impact of noise pollution or other environmental harm.
9. Potential negative impact on neighborhood property values.
10. Extent to which there is need of the proposed use in the community.
11. Economic impact upon the community.
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use.
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.
14. Conformance to the UDO and current city policies and ordinances.
15. Recommendation of professional staff.
16. Consistency with permitted uses in the area in which the special use is sought.

The Raintree Lake Property Owners Association is requesting renewal of the Special Use Permit granted by Ordinance 5550 on July 7, 2003 and renewed on August 15, 2013.

1. We are a residential lake community of 2,000+ homes which includes a 235 acre lake and over 350 acres of common property to maintain along with two clubhouses and pool complex for the residents of Raintree Lake.
2. The area surrounding the location has numerous zoning and uses. The city limits border some of the properties but not all. Compatibility with adjacent property is applicable as the building does resemble a house. It is located on 163rd street, which is the last street within the city limits. The properties directly west and south are both undeveloped parcels zoned AG, agricultural. From a land use perspective the proposed use is permitted only as a special use in an R-1 district and carries with it the condition that it is screened from adjacent residentially zoned properties with planted buffers and a 6 foot solid fence on the west side.
3. Suitability of the property, without going outside of Raintree's border is the most practical location for property that Raintree owns. A storage facility for equipment is a necessity for the neighborhood. Hours of operation are generally Monday thru Friday 7:00am to 4:00pm with the exception of a random Saturday. The equipment that would be stored inside the facility would be John Deere tractors for mowing, John Deere gators for staff travel on property, back hoe/front end loader for dirt work, dump truck and pick-up truck. Along with miscellaneous equipment of trailers, weed eaters, and tools. Nothing would be stored outside of this facility.
4. The only impact identified with this facility is its location within an R-1 area. With conditions established when constructed, the building was built to mimic a house limiting impact on our resident's house. Grounds are maintained in a manner as most homes are.
5. Detrimental conditions affecting property are minimal. It would be more detrimental to not maintain the lake and common areas than having a properly maintained building next door.
6. There would be minimal impact on the street. 163rd Street is now a thorough street from Ward Road through to Highway 291. Personal vehicles go to and from work. Parking is provided for these vehicles. There is miscellaneous equipment used for travel. Based on equipment the facility could generate 10-20 daily trips.
7. Impact of storm water runoff to water shed is minimal. A dry basin has been constructed and grass filters prior to entering creek.
8. We believe there is no impact of noise pollution as hours of operation are only during the day.

9. Negative impact of neighborhood property values would decline if association assets were not properly maintained by staff.
10. It is the association's primary duty to maintain all capital assets.
11. Economic impact upon the community is minimal having staff and equipment.
12. Public facilities and service are available and adequate at this location.
13. The benefit gained is properly maintained common areas reducing liabilities and the safety and welfare of our community.
14. Through the current 20 years of the special use permit, the association has been in conformance to the UDO and city policies and ordinances.
15. As a renewal of the special use permit we look forward to the recommendations from the city's professional staff.
16. I do not believe there are any comparable permitted uses in this area. Most surrounding properties are either residential or un-incorporated properties.