

LEE’S SUMMIT , MO

SPECIAL USE PERMIT

2401 Douglas St.
Adams Toyota Collission Center

LEGAL DESCRIPTION :

2401 NE Douglas Street -TRACT II:
LOT 2, LOT 2 DOUGLAS CORPORATE CENTER, A SUBDIVISION IN LEE'S
SUMMIT, JACKSON COUNTY, MISSOURI

SITE SUMMARY:

	2401	52-300-04-37	Lot 2	73,136	264	284
Shape:	Rectangular					
	The site has an average width of 517' and an average depth of 284'.					
Visibility:	Average					
Topography:	Gently Sloping					
Soil Conditions:	Adequate for development					
Utilities:	Electricity:	Public electricity				
	Sewer:	Public sanitary sewers				
	Water:	Public water				
	Natural Gas:	Public gas				
	Underground Utilities:	The site is serviced by underground utilities.				
	Adequacy: All utilities are available in adequate capacity to support the development on the subject property.					

OWNERSHIP:

SRA Property Investment LLC

LOCATION:

Location

The subject is located on the east side of Douglas Street in Lee's Summit, Missouri. This location is easily accessible by way of Interstate 470 to the south and indirectly via Interstates 435 to the west and Interstate 70 to the north of the subject's neighborhood. The following map shows the subject's location within the Kansas City Metropolitan Area.

Access/Frontage

The subject property has average access from the surrounding neighborhood. There are two curb cuts along the frontages that allow access to the subject property.

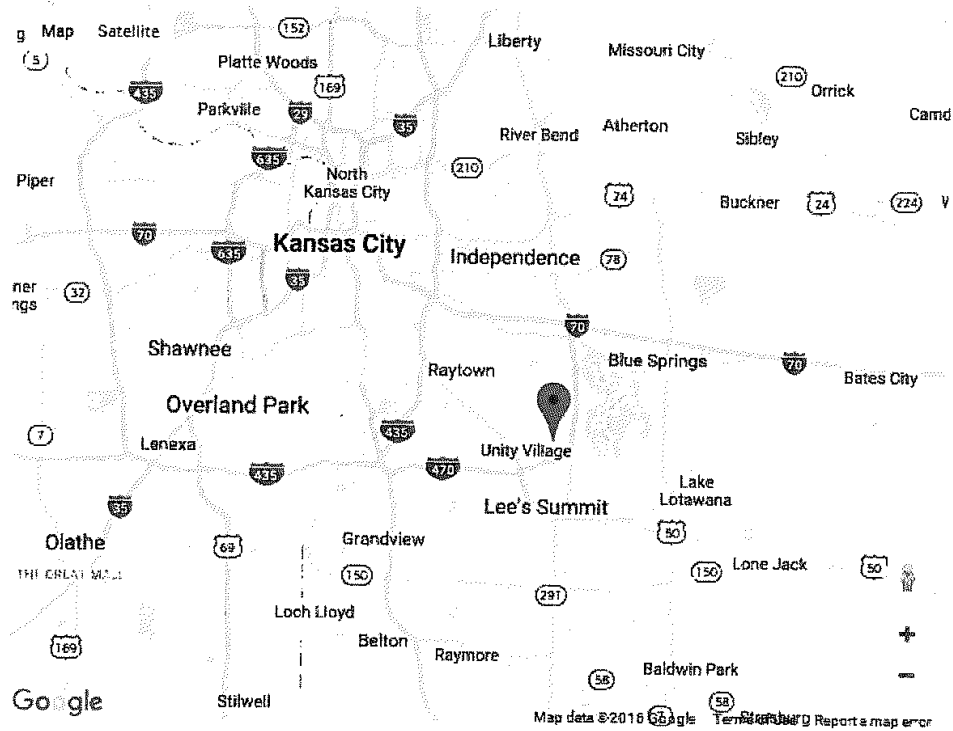
	Roadway	Length	Improvements
Primary Frontage:	NE Douglas Street	517 feet	None

AREA PROFILE
NEIGHBORHOOD

Location/Access

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Subject Location – Metropolitan Perspective



NEIGHBORHOOD BOUNDARIES

Lee's Summit Airport Industrial Node

Zoning

Zoning Code:	PI
Zoning Description:	The site is zoned PI, Planned Industrial District, by the City of Lee's Summit. The ordinance is intended for industrial development. The subject improvements are in compliance with the ordinance. The map on the following page illustrates the zoning in the subject's neighborhood.
Current Use Legally Conforming:	The subject is a legal and conforming use.
Zoning Density/FAR:	0.22
Zoning Change Likely:	A zoning change is unlikely.
Set Back Distance:	20'
Side Yard Distance:	10'
Building Height Restrictions:	None
