



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: 18316 Collins Rd
Section 8 | Township 53 | Range 32

Site Size: 23.01± Acres

Existing Landuse & Zoning: Residential Rural (R-1 & Community Services (C-3))

Zoning/Platting History: RZ – Paradise South, Lots 1 & 2 (C-3), Res. #2003-518, 10/27/03, Res. # 2015-202, 06/22/2015; Prelim. Plat – Res. #2003-519, 10/27/03, Res. #2015-202, 06/22/15; Final Plat – Res. #2003-611, 12/22/03, recorded 01/16/04, Res. #2015-203, 06/22/15, recorded 06/24/15; CUP – Res. #2003-520, 12/22/03, Res. #2010-352, 11/29/10, Res. #2015-204, 06/22/2015.

Surrounding Landuse & Zoning:

- North - Burdette's Addition (R-1), Gosneyville (R-1) and C-3 Zoned Lots
- East - Agriculturally zoned land (AG), Holdsworth Commercial Addition 2 (C-2), SAFPD Station NO 3 Lot 1, & Smithville Lake Reservoir
- South - Agriculturally zoned land (AG) and Smithville Lake Reservoir
- West - Smithville Lake Reservoir

Current Conditions:



Courtesy Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Cara Massie, owner of Paradise Storage, LLC, representing Rodger & Susan Burton, is requesting approval of a **Conditional Use Permit (CUP)** for a Commercial Recreational Equipment & Vehicle Storage Facility on Lot 3 of Paradise South (10.01± acres).

Ms. Massie is pursuing this request to combine the previously approved CUP case (Case No. June 15-121CUP) with this request and have one CUP for all of Paradise Storage Second Plat. Ms. Massie's intent is to use Lot 3 of Paradise South for outdoor storage of recreational equipment and vehicles. This process will take place in phases (see site plan for details).

2008 Comprehensive Plan Considerations

The Comprehensive Plan ("Plan") indicates that the subject property is located in the NATURAL RESOURCES TIER.

The following tables illustrate two (2) of the most pertinent policies shaped by the Plan. The first (1st) table shows the landuse tiers and corresponding guidelines, and the second (2nd) explains the exceptions to the 20-acre minimum lot size policy directed by the Plan.

	Natural Resources Tier* (Yellow)	Rural Low-Density Tier* (Green)	Urban Services Tier* (Salmon)
Intent	Support continued agricultural uses in areas beyond near- and long-term urban service extensions.	To accommodate low density rural uses in areas located beyond anticipated city annexation areas.	To promote urban development compatible with the long range growth plans of adjoining cities.
Primary Uses	Agricultural-related uses, natural resources	Agricultural crop lands, livestock grazing, woodlands, grasslands, rural residences	Urban density residential and non-residential
Residential Uses	Rural Density: 1 dwelling unit per 20+ acres.	Rural Density; Rural Residential Density: low-density rural residential development: 1-dwelling unit per 20+ acres, or 1-farmstead dwelling on 5+ acres; Suburban Density: moderate-density development on municipal-level services: up to 4- units per acre.	Suburban Density: moderate-density development on municipal-level services: up to 4- units per acre. Urban Density: development on municipal-level services: greater than 4-units per acre. 20-acre minimum for agricultural and rural residential uses until such time as urban development occurs.
Non-Residential Uses	Farm service related, recreation	Farm service related, recreation	Recreation, limited commercial and industrial consistent with the long range growth plans of adjoining cities.
Minimum Sanitary Sewer Provisions	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	Municipal Wastewater Treatment Plant connection for Suburban Density or greater. ⁽¹⁾
Zoning Districts	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density, such as on 3-acre lots).	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density such as on 3-acre lots).	Open Space & Parks; and residential districts through general industrial (not including Res. Low Density such as on 3-acre lots). AG, Agricultural zoning is appropriate until full range of urban services available.

⁽¹⁾ On-site septic allowed for agricultural uses only.

* The **Planning Tier Map** notes a special designation of areas within one mile of each city: "1-Mile Urban Coordination Sub-Tier" where advise-and-consent should be solicited from the designated city. The applicant will be required to submit a letter from the city of jurisdiction concerning the proposal. The Clay County Planning and Zoning Commission may consider the letter as a non binding city recommendation for Clay County to consider in their deliberations.



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Table 4.3 – Option B for Land Use Tier Implementation: Transition Policy Procedures

	Natural Resources Tier* (Yellow)	Rural Low-Density Tier (Green)	Urban Services Tier (Salmon)
Intent	Exceptions from 20-acre minimum lot size in Ag-districts / phasing in of new regulations		
Density Exceptions for Legal Lots of Record as of the date of Revision of the Land Development Code	Subdivision of land to 5+acre lots, provided that 50% of the subdivided parcel is preserved, such as in an agriculture deed restriction.	Or, subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved.	Subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved, and—for plats within one mile of a city—the city's issues have been addressed.
Other Exceptions	Farmstead** dwellings allowed on 5+acre parcels.		City within one mile may review and recommend other exceptions granted in other tiers, provided a "shadow plat" at urban density is approved.

* The Natural Resources Tier includes an "Urban Services Transition Sub-Tier" area along M-92 and C-Highways that extends where urban development is influenced by the urban highway; yet remains within the Natural Resources Tier designation for purposes of enhanced environmental review and scrutiny.

** A "Farmstead Dwelling" is the original residence built and initially occupied by a farm family, regardless of whether the current household occupant is associated with farming.

Character of the General Neighborhood

Burdette's Addition, Gosneyville (R-1), and C-3 zoned land are to the north. Holdsworth Commercial Addition 2 (C-2) and SAFPD Station NO 3 are to the East. Smithville Lake Reservoir is to the east, west and south. Agricultural (AG) zoned land to the east and south of the property.

Code Considerations

The Conditional Use Permit (CUP) application was properly noticed in the Kearney Courier on September 15, 2016. Adjacent property owners within the statutory law mandated 1,000 foot distance were notified by means of a certified letter dated mailed on September 16, 2016.

The subject request for a Commercial Recreational Equipment & Vehicle Storage Facility is handled under multiple sections of the 2011 Clay County Land Development Code ("LDC"). The use table inside Section 151-6.1 includes a "Recreational Equipment Storage, Commercial" designation requiring approval of a Conditional Use Permit ("CUP") in the Agricultural ("AG") and Commercial Services (C-3) zoning districts. As such, the subject request must meet all of the approval criteria for a CUP in Section 151-3.10 (A) (13) detailed below:

- A) The proposed use complies with the intent of the Comprehensive Plan and general provisions of the Land Development Code, modified for the specific use request.
- B) The proposed use in its proposed location will not have a substantial adverse impact on the public health, safety, or general welfare.
- C) The proposed use will not cause substantial injury to the value of other property in the vicinity.
- D) Adequate access routes will be provided and designed to prevent traffic hazards and to minimize traffic congestion in public streets.
- E) Adequate public safety, transportation and utility facilities/services will be available to service the subject property while maintaining adequate levels of service for existing development, and
- F) The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (i.e., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).



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The LDC also provides certain use standards within Section 151-6.2 (R) for a “Recreational Equipment Storage, Commercial”, which are noted below and specific to this request. Noted below in *italics* is the County staff response to the standard.

1. A Conditional Use Permit is required in an AG and C-3 districts; uses are permitted in the I-1 and I-2 districts.

The subject request meets this requirement for C-3 (see related rezoning case #October 16-135RZ/F).

2. All commercial and equipment storage shall be totally enclosed within a building, or behind an 8’ fence in the I-1 district.

Does not apply: Subject request falls within a C-3 district, and not I-1.

3. All recreational vehicles (campers, motor homes, boats, watercraft, etc.) may be stored outdoors; however, shall be enclosed within an eight foot fence with locking gate.

The interpretation by the Planning & Zoning Manager proposes two main purposes for this section of the LDC:

Security:

Paradise Storage facility currently provides controlled keypad access at the entrance, perimeter fencing throughout the entirety of Lot 1, Paradise Storage, as well as downward-pointing lighting. Due to the deployment of these multiple security measures on the property, staff recommends this subject request meets this requirement.

Aesthetics:

Another purpose identified by the Manager for the writing of this code focuses on the prevention of any negative visual impact that outdoor storage of commercial recreational equipment may have on surrounding non-commercial uses. Existing vegetation adequately shields the view of the existing outdoor storage along the southern, western, and portions of the north property lines. For that portion that does not shield the view along the north property line, the applicant/owners propose to not install any screening as they did in 2010 and 2015. Their viewpoint is based on two factors: 1) Natural vegetative screening (i.e. landscaping) would invite avian wildlife, and their droppings would cause damage to their client’s personal property, and 2) disadvantaged topography for the proposed project area versus the higher ground along Fairview Avenue.

If the Commission agrees with the viewpoint of Paradise Storage that screening is not necessary at this time, staff would recommend that any screening must be required to provide for an uninterrupted obstruction of view along Fairview Avenue if reasonable and prudent nuisance complaints are received for adverse visual impact caused by the outdoor storage. A condition of approval has been included to the CUP.

4. Front/street side setbacks shall be required in accordance with all district standards.

Based on the site plan drawings supplied by the owners, this requirement is currently being met as all proposed buildings are setback a minimum of 25 feet.



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5. All storage facilities that house more than 4 pieces of recreational equipment shall have direct vehicular access to a paved public road.

The proposed site has vehicular access via Collins Road, which is paved.

6. No recreational equipment shall be used for living, sleeping, or housekeeping purposes while in storage.

Applicant/Owners are aware of this requirement and will be in compliance.

7. Facilities shall be used strictly for the storage of private recreational equipment. Such facilities shall not be used for sale, rental, repair, or construction of such recreational equipment.

Applicant/Owners are aware of this requirement and will be in compliance.

8. All customer use areas shall have a dust-free surface.

Applicant has been approved in past applications to provide pervious parking pads and is requesting the same with this application.

9. Depending on the location of the ingress/egress point for the storage site, all driveway entrances for such storage sites shall be reviewed and approved by the County Highway Department or the Missouri Department of Transportation. The minimum width of such driveways shall be 24 feet.

Clay County Highway Department has given approval for the approaches and driveway permit location along Collins Road. See following section of staff report for further detail.

Outside Agency Review

The Clay County Highway Department stated that “the existing drive is permitted and acceptable for ingress and egress. With the fire station location and potential expansion of the facility, a traffic impact study would be required prior to adding additional buildings to determine the need for a second entrance”.

The Clay County Public Health Center has noted “that there is not a septic system on site so therefore there is nothing to approve on this as it does not apply to our septic ordinance”.

The Public Water Supply District #4 of Clinton County currently has water service to the subject property and can provide any necessary additional service if needed.

The Smithville Area Fire Protection District serves this area.

Findings

The applicant has submitted a business plan which can be found under Attachment D. Per the business plan, Ms. Massie plans to create an additional 46 parking spaces in a 276’ by 150’ lot in late 2016 or early 2017 and phase in additional spaces as needed.



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The parking areas are proposed to be comprised of clean 2" rock. This application of 2" clean rock was approved for the previous CUP cases. The concrete driveway ties into an asphalt drive that connects the pervious parking areas thru-out the site.

The applicant has also submitted a site plan detailing the use of Lot 3 of Paradise South and the phasing of the additional parking areas. According to the site plan a 7' tall fence with 3-strand barbed wire is proposed to be installed around the perimeter of Lot 3 of Paradise South that will tie into the existing fence on Paradise Storage Lot 1 and leave an approximately 10' buffer between the fence and the property line.

The parking spaces added by the acquisition of Paradise South Lot 3 will allow the applicant to relocate up to 20 current outdoor parking RV clients to a newly created proposed lot on Paradise South Lot 3 and complete either of the 2 proposed buildings before the summer of 2017 on Lot 1 of Paradise Storage.

A solid screen fence of at least 6 feet in height, or equivalent landscaped buffer, may be required if deemed necessary by the County Commission upon recommendation of the Planning & Zoning Commission.

The applicant is proposing to install a 7' tall fence with 3-strand barbed wire but not to install a landscape buffer between their site and the residential subdivision to the north. This has been approved in the previous Conditional Use Permit cases (see condition #4).

Recommendations

Staff recommends the request for the **Conditional Use Permit** to establish a Commercial Recreational Equipment & Vehicle Storage facility on proposed Lot 1 of Paradise Storage Second Plat (23.01± acres) be **approved with following conditions** as shown on Exhibit A:

Exhibit A

1. The applicant shall comply with all the conditions and requirements of the Land Development Code (LDC) Section 151-3.10, Conditional Use Permits, and Section 151-6.2 (R), Recreational Equipment Storage, Commercial, or as amended.
2. The Conditional Use Permit (CUP) shall be issued to Rodger & Susan Burton, owners of the property.
3. This CUP runs with the ownership or specific person (s) e.g. Rodger & Susan Burton or Tom & Cara Massie, Paradise Storage, LLC. This condition covering (current owners) Rodger & Susan Burton runs until March 01, 2017, this condition covering (future owners) Tom & Cara Massie, Paradise Storage, LLC runs until the expiration of the CUP.
4. The CUP shall be based on a time frame of fifteen (15) years.
5. This CUP may be revoked at any time based on valid public complaints or violations of the LDC substantiated by an investigation by County staff.
6. Screening must be required to provide for an uninterrupted obstruction of view along Fairview Avenue if reasonable and prudent nuisance complaints are received for adverse visual impact caused by the storage of RV equipment.



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7. Off-street parking areas may consist of a minimum of large 2-inch clean rock surfacing. However, if reasonable and prudent nuisance complaints are received by County staff for dust generation caused by this approved surfacing, then it must be improved to a paved condition which may only include 4-inch concrete, asphalt, or chip-and-seal of equal thickness.
8. The applicant shall comply with and meet all codes and requirements stipulated by any local, state and federal governmental entities having jurisdiction over storage facilities.
9. Lighting shall be directed downward and shielded from direct glare on nearby properties and roadways.
10. All signage shall conform to the standards within the LDC and may require a permit prior to construction.
11. A building permit will be required for the 7" tall fence.
12. Front/street side setbacks must be adhered to for the placement of any future buildings in addition to a 35' easement along the north property line for the possible future extension of Fairview Avenue to county public road design and construction standards from Elm Street to Collins Road.
13. Once approved, this CUP is non-transferable; therefore, if ownership changes a new CUP must be filed with the Clay County Planning and Zoning office.



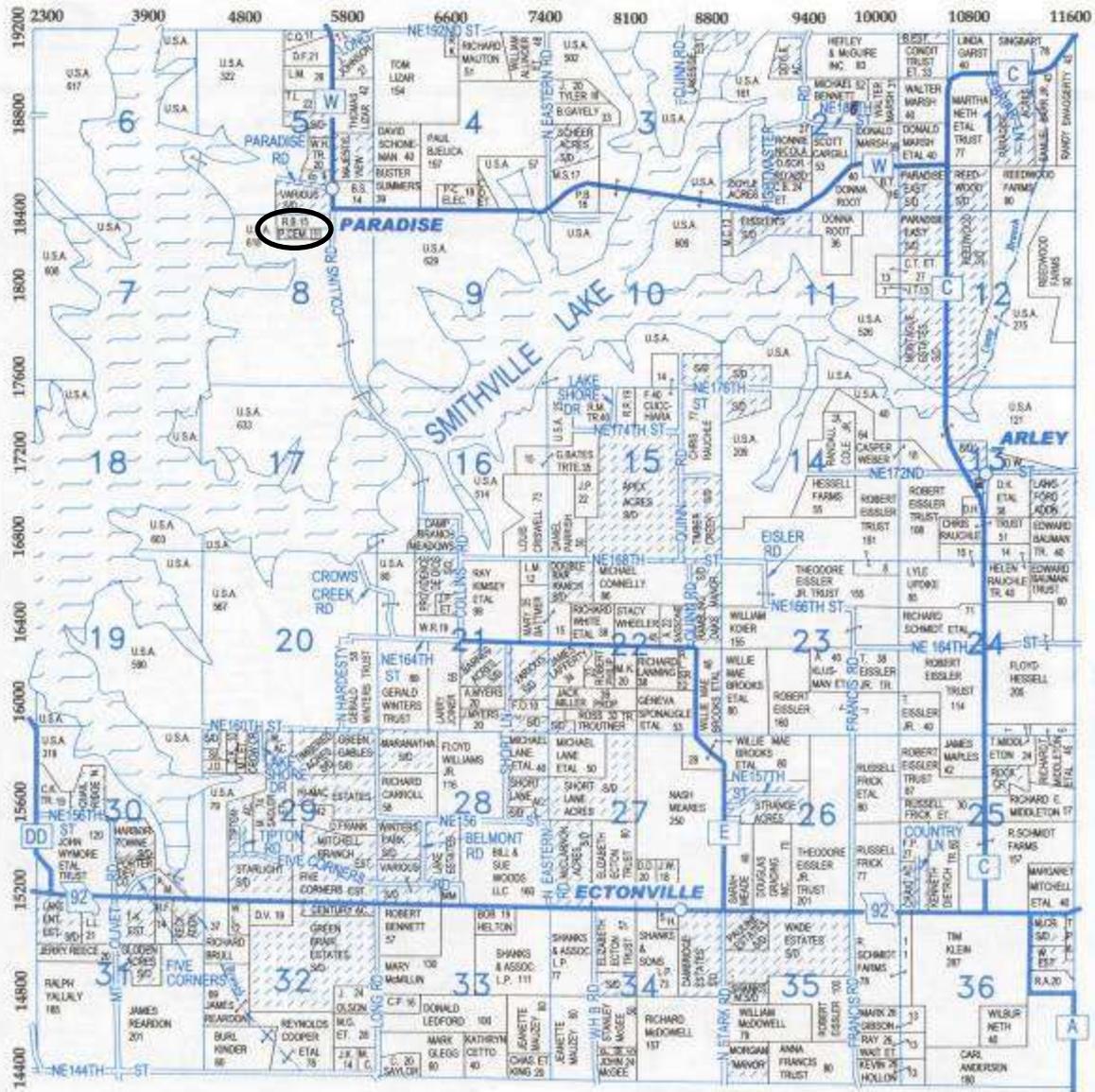
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Attachments

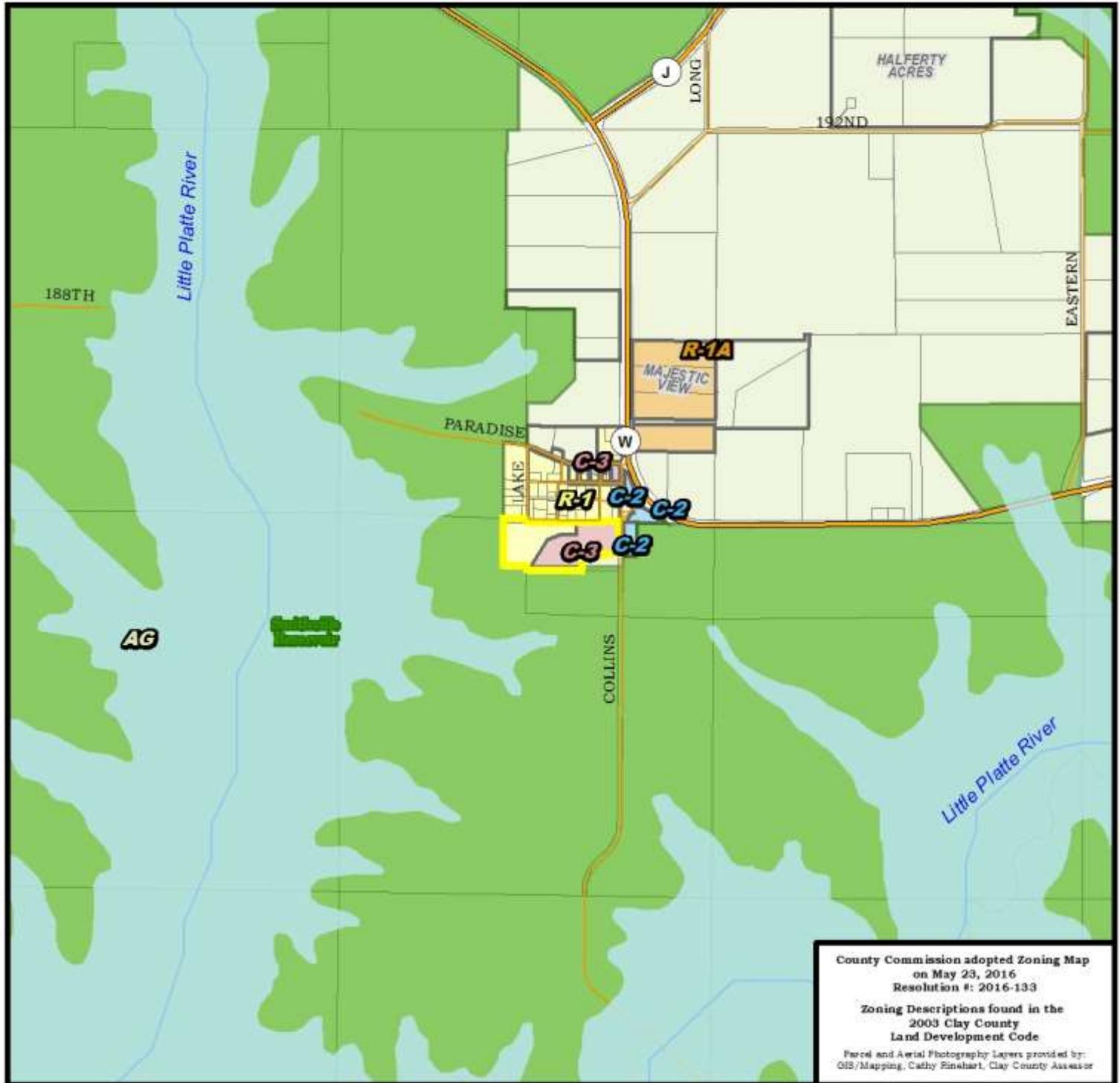
Oct 16-137CUP Paradise Storage Second Plat Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 32W



Oct 16-137CUP – Paradise Storage Second Plat - CUP

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map on May 23, 2016
 Resolution #: 2016-133

Zoning Descriptions found in the 2003 Clay County Land Development Code

Parcel and Aerial Photography Layers provided by: GIS/Mapping, Cathy Rinehart, Clay County Assessor

Map Document: G:\GIS\Project_Files\Vacinity_Map - 8 x 11 P.mxd
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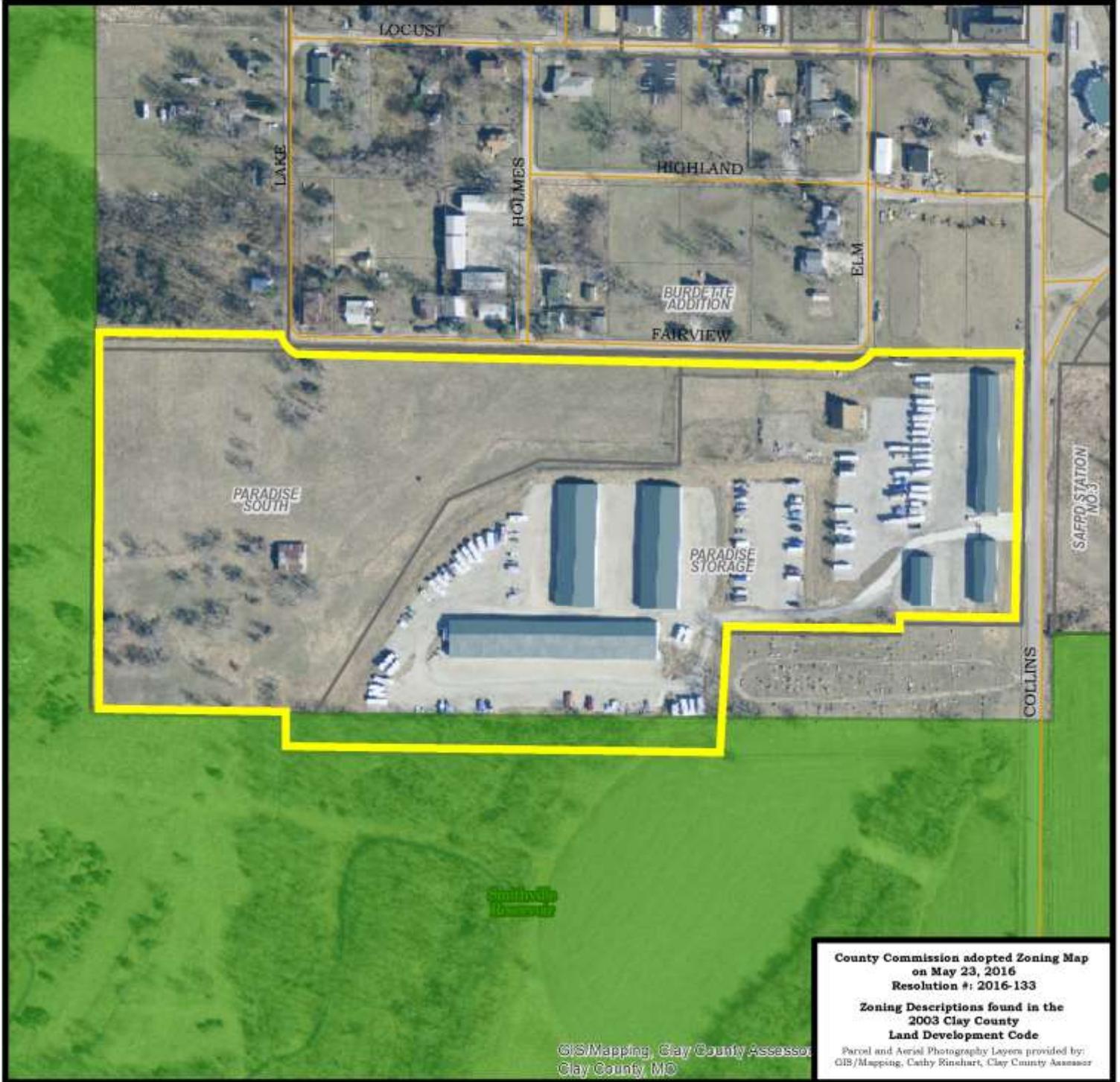
Planning & Zoning Department

LEGEND

Property Line	Roads	Subdivisions	Overlay Districts	Zoning Districts
Streams (EPA)	Interstates	2016 City Limits	CD (Conservation District)	C-2
Railroads	State Highways	Parks	POD (Preservation Overlay District)	C-3
	Local Roads	County Boundaries	PUD (Planned Unit Development)	I-1
	Highway Ramps			I-2

Oct 16-137CUP – Paradise Storage Second Plat - CUP

Attachment C - Site Plan Map



County Commission adopted Zoning Map
on May 23, 2016
Resolution #: 2016-133

Zoning Descriptions found in the
2003 Clay County
Land Development Code

Parcel and Aerial Photography Layers provided by:
GIS/Mapping, Cathy Kinshart, Clay County Assessor

GIS/Mapping, Clay County Assessor
Clay County MD

Map Document: (G:\GIS\Project_Files\Vacancy Map - 8 x 11 P.mxd) 08/21/2016 -- 04:16:18 PM



Planning & Zoning Department



1 inch = 250 feet
1 inch = 0.05 miles

LEGEND

<ul style="list-style-type: none"> Property Line Streams (EPA) Railroads 	<p>Roads</p> <ul style="list-style-type: none"> Interstates State Highways Local Roads Highway Ramps 	<ul style="list-style-type: none"> Subdivisions 2016 City Limits Parks County Boundaries 	<p>Overlay Districts</p> <ul style="list-style-type: none"> CD (Conservation District) POD (Preservation Overlay District) PUD (Planned Unit Development)
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June 16-37 CUP – Paradise Storage

Attachment D – Applicant Cover Letter & Business Plan

September 6th, 2016
Tom & Cara Massie
Dbas: Paradise Storage LLC

Dear Planning and Zoning Commission,

Please find all relevant and supporting documents attached for your review regarding the applications to:

- Rezone lot Paradise South
- Replat Paradise Storage and Paradise South Lots
- Vacate the U/E between Paradise Storage and Paradise South Lots
- Obtain a Conditional Use Permit for the storage of boats and recreational vehicles.

We appreciate your consideration and support as we endeavor to expand and serve the needs of boat and recreational vehicle owners wishing to safely store their personal property close to Smithville Lake.

Sincerely,

Tom & Cara Massie
Owners

== END OF COVER LETTER ==



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== START BUSINESS PLAN ==

Business Plan

Tom & Cara Massie

Dbas: Paradise Storage LLC

18316 Collins Road

Smithville, MO 64089

Company History: The existing storage facility located along Collins Road was initially purchased by Tom and Cara Massie in February of 2004. The property in 2004 included 9 acres, 3 buildings and 90 outdoor parking spaces.

Between 2007 - 2009 Paradise Storage implemented three additional building expansions. In 2010 Paradise Lot 2 was purchased, expanding the facility by an approximate 3.31 acres.

During the period of 2010 - 2015 the complex upgraded security camera and gate software systems, perimeter fencing, water management systems, constructed four additional buildings and added outdoor parking spaces.

Company Mission: As the owners of Paradise Storage LLC we continually strive to be the industry leader in Boat and RV storage in the Kansas City area. We maintain a continuous commitment to our clients to provide quality service, construction and security. Our goal is to always provide a convenient, secure and pleasant experience for boat and recreational vehicle owners wishing to store their personal property close to Smithville Lake and area campgrounds.





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Need for CUP: Upon completion of each expansion Paradise Storage has quickly leased up and currently sits at nearly 100% occupancy. During the months of May - August 2016 the facility was unable to capture nearly 100 boat and RV clients seeking storage near Smithville Lake as the facility currently does not have any available rentable space. We referred the bulk of these potential clients to *Smithville Lake Self Storage* or *Highway 169 Storage* both located in Trimble, MO (Clinton County) as the closest facility in the lake area with vacancy.

Paradise Storage has recently been afforded the opportunity to purchase an adjoining 10 acre parcel of property - Paradise South Lot 3. The real estate purchase is conditional upon a successful completion of rezoning Paradise South Lot 3 from R-1 to C-3, replatting both parcels into one parcel, vacating all utility easements and obtaining a conditional use permit in order to pursue expansion of the current storage complex.

Current Business Practice:

- Paradise Storage currently includes over 76,000 rentable square feet of enclosed storage space. All enclosed units offer concrete floors, quality steel construction and secured overhead doors. Approximately 45% of the enclosed units offer 20 amp electric



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service and overhead lighting. All enclosed bays are 12' wide, and vary in size from 23' to 42' deep. Door height clearance ranges from 10' - 14' tall allowing for large recreational vehicles and boats with wakeboard towers to enter safely.





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Diligent maintenance, quarterly pest, rodent and insect control and high quality construction including insulated roofs and doors create clean and water-free storage bays.



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- All outdoor parking spaces are approximately 12' - 15' wide and offer 55' - 70' of unobstructed access for easy parking. Each space is identified by individual markers on well maintained gravel lots within the confines of perimeter fencing.



- Optimum security is achieved through the deployment of a multiple security systems including software, camera monitoring and access control systems. The facility is enclosed with 7' tall perimeter fencing consisting of chain link and barbed wire, and a 6'



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wrought iron security gate at the entrance per the specifications of the 2010 and 2015 conditional use permits. Clients are assigned an individual access code for the entry and exit keypads. There is currently one entry/access point which is camera monitored.

Advanced security gate software provides daily logs of client entry and exit as well as specialized reporting functions including “suspicious activity reports” and “loitering reports” which alert management of potential issues. Additionally, the facility currently employs the use of 16 security cameras that record activity 24 hours per day to two separate DVR’s onsite. Advanced technology features allow owners to access and operate the security gate and monitor cameras remotely using an internet connection when they are not on site. See attached example for security reports indicating no suspicious activity over Labor Day weekend 2016. Security is paramount and we are pleased to offer an access code to local Clay County Parks and Rec officers so that they may patrol the back property line which abuts US Corps of Engineers Property.

Paradise Storage is also proud to be the storage provider for Missouri Department of Conservation watercraft as well as the storage facility of choice for personal boats and recreational vehicles belonging to many members of Clay County, KCPD and surrounding local law enforcement agencies. We work with these departments frequently to inquire how we can remain ahead of the curve in providing safe and secure storage.

The Entry/Exit Gate requires keypad entry for monitoring of all activity



Entry and Exit keypads control access to the facility, and aid in monitoring site activity.



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16 Security Cameras record site activity 24/7 to onsite DVR systems.





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Suspicious Activity From 10:00:00 PM to 7:00:00 AM

9/1/2016 to 9/5/2016

Name	Units	Date/Time	Description
Andrew Kain	U18	9/5/2016 6:06:53 AM	Granted Entry
		9/5/2016 6:23:56 AM	Granted Exit
David (Bud) & Placa	149	9/3/2016 4:32:53 AM	Granted Entry
Gerald Speed	019	9/3/2016 6:49:28 AM	Granted Entry
Joe & Kim VanZant	144	9/3/2016 6:24:44 AM	Granted Entry
		9/3/2016 6:32:26 AM	Granted Exit
Kris Vonahm	160, 026, W10	9/3/2016 6:54:36 AM	Granted Entry

* Security gate log indicates 5 clients entered the facility prior to 7 AM. All clients are fishermen. No entries past 10 pm over a 5 day period of Labor Day weekend.

Printed: 9/6/2016 11:28:39 AM

5.1.36

Paradise Storage [391717]

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- All clients sign a rental agreement stipulating the rules, regulations and limits of use. All units (enclosed and outdoor parking) are available for the sole purpose of storage only. Occupants may not conduct business in the unit, allow any animal or human to live in the unit, engage in any activities in the Unit or at the Facility that, in the sole discretion of the Operator pose an unreasonable risk of harm to person or property; make or create any nuisance; or interfere with the facility by others or surrounding residents. Occupants are not allowed to store, generate, use or dispose of in the Unit or Facility any Hazardous Substance defined as toxic, ignitable, reactive, or corrosive and which is or becomes regulated by any government agency. Nor shall any Occupant store any perishable goods, carcasses, materials causing foul odors, flammable or corrosive materials, explosives, ammunition or other inherently dangerous material in the Unit of Facility. Please see attached copy of rental agreement.
- All stored vehicles must be in good operating order, and must enter the storage facility on their own.
- All holding tanks must be dumped and all boat plugs must be pulled prior to storage.
- Paradise Storage does not currently offer dumpsters or containers for garbage. All garbage must be disposed of prior to entering the facility in order to alleviate the risk of trash littering the facility grounds. The property along Collins Road and within the confines of the security gate are examined weekly to collect any debris or litter from passing motorists.
- Water is not available for client use for the purpose of washing boats or RV's.
- Hours of operation: Paradise Storage does not employ any employees. We are an Owner/Operator managed facility. We meet new clientele by appointment only and operate the facility remotely when we are not on site.
- Authorized tenants have access to their stored property 7 days per week, 24 hours per day. On average tenants enter and exit within 8-15 minutes - the length of time it takes to safely hook up a boat or RV and exit the facility.

Anticipated Facility Expansion:

Future and proposed construction phases are to be determined based upon close study of market demand related to the type of structure, size of units and amenities provided.

Proposed building plans, drainage plans and SWPPP plans were reviewed and approved by the Clay County Planning and Zoning Commission in June 2015.

Please see the attached document indicating proposed construction and all drainage plans in effect as of May 11th, 2015.



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Proposed Building One has been completed as well as the proposed outdoor parking lots on the diagram included. Conditional upon the purchase of Paradise South Lot 3 and proper rezoning; approximately 46 additional parking spaces would be created in a 276' x 150' lot in late 2016 or early 2017.

Paradise Storage may also elect to relocate up to 20 current outdoor parking RV clients to a newly created proposed lot on Paradise South Lot 3 and complete either Proposed Building Two or Proposed Building Three before summer 2017 on the current Paradise Storage Lot.

The image below shows a yellow perimeter indicating location of the proposed 276' x 150' parking lot for future outdoor boat and RV storage.



Anticipated future construction will include the same high quality construction standards as included in past expansions. Paradise Storage would comply with all guidelines as laid out in the conditional use permit effective June 2015.

In June 2015 the Clay County commissioners met our request to proceed forward with development plans that include the addition of pervious parking pads as previously approved surfacing. Through research with the Mid-America Regional Council and collaborative communication with Clay County Planning and Zoning we reached the unanimous conclusion that pervious parking structures are the best option for our complex and surrounding natural resources. Paradise Storage requests to move forward with previously approved surfacing requirements in future development phases.



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A concrete driveway provides facility access and exit to Collins Road. The 58' x 85' driveway was implemented for safe passage of Paradise Storage clients entering from and exiting onto Collins Road as well as passing motorists. The security gate was placed 85' back from Collins Road, and a wide entrance was included to aid in traffic flow. The extra deep and wide structure allows for safe passage of two vehicles at the same time, preventing traffic backup onto Collins Road during peak periods.



The entry keypad is set 70' off of Collins Road to grant entering clients that are towing boats and RV's or driving a Class A motorcoach the appropriate space necessary to prevent impeding, blocking or impacting passing motorists on Collins Road.



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Beyond the front security gate the concrete driveway ties into an asphalt drive for a total of 450' of dust-free roadway throughout the current 13 acre complex.

All parking areas are comprised of clean 2" rock obtained from local quarries. The facility has implemented strategic storm water management systems including basins, culverts and buried gutters. The 6-8" thick rock matrix offers a significant benefit due to its pervious nature which duplicates natural conditions. Slower runoff promotes infiltration and reduces soil erosion, resulting in better runoff water quality as it is discharged to nearby Smithville Lake. We are proud of the facilities we have put into place to protect our natural resources. Quarterly rock deliveries of high quality, screened and clean 2" rock, proper water drainage, diligent lot maintenance and slow traffic speeds have created excellent parking surfaces for our clients.

Currently, outdoor parking views are obstructed from traffic on Collins Road due to the buildings along the road frontage. Per the guidelines of the June 2015 Conditional Use Permit, Paradise Storage does not plan to install any screening mechanisms along the subject property's (Paradise South Lot 3) abutement to Fairview Avenue public right-of-way. In accordance with past agreements Paradise Storage does not plan to include buffering landscaping along Fairview Avenue. Trees and landscaping which promotes the migration and roosting of avian wildlife has been eliminated where possible from the facility in an effort to protect customer property. Bird droppings and falling leaves increase the possibility of damage to client vehicles and boats that are stored on outdoor parking lots. Additionally, due to natural topography the north perimeter of Paradise Storage, and much of Paradise South Lot 3 sit several feet lower than Fairview Avenue, making screening efforts somewhat futile as vehicle and neighboring residences will likely be able to see over the screening efforts.

In both the 2010 and 2014 CUP agreements Paradise Storage agreed that if reasonable and prudent nuisance complaints regarding adverse visual impact caused by the storage of boats and recreational vehicles were substantiated by Clay County Staff both parties would partner to identify suitable solutions. To date we understand that no complaints have been filed with the County by neighboring residents or county citizens between 2004 - 2016. Paradise Storage will continue to work hard to maintain a friendly relationship with all local residents, neighboring businesses and local agencies. This year we granted an easement to the Clinton County Water District to aid in the development of an additional Fire Station currently under construction to the east on Collins Road.

In the immediate future Paradise Storage may erect 275 - 400' of fencing that would tie into fencing currently in place along the north property line of Paradise Storage. The installation of 7' tall chain link fence with three rows of barbed wire along the top aids in security measures.

Solid screening, vinyl fencing and wrought iron are unable to provide the same level of security. The current 4' high rural farm fence would be removed and replaced with high quality chain link currently in use by Paradise Storage.

The current farm fencing along Fairview Avenue is set 4' off of the roadway. This 4' tall fencing would be removed and all new fencing would maintain a minimum of 10' setback from Fairview Avenue. A deeper setback will allow the Clay County Highway Department easier access to road right-of-ways for road maintenance, and will allow Paradise Storage to create a green space buffer along the neighboring residential area to the north and maintain the same level of curb appeal as found along Collins Road.



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Existing fence along Fairview Ave.



Proposed fence currently in place at Paradise Storage to be extended along Fairview Ave.



Paradise Storage will continue to work with KCPL to implement overhead KCPL light poles in future phases of construction that satisfy both the need to provide safe lighting for clients



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accessing the facility between dusk and dawn - but also reduce glare and are directed away from neighboring residential areas on Fairview Avenue.

Paradise Storage will not include the use of garbage dumpsters outside of those necessary during periods of construction. Nor is the parking of commercial or garbage trucks permitted, effectively eliminating all concerns of garbage, pollution and/or odor considerations.

The addition of a fully staffed on site office is not feasible until public sewer services are available in the unincorporated Clay County area of Paradise, MO. The high cost of septic tank installation compared to the very limited demand makes offering public facilities economically unreasonable in the foreseeable future.

Site activity logs generated by security gate software indicate that although authorized tenants have 24/7 access over 98% of the clientele enter and exit the facility between 7 am and 8 pm.

Additionally, monthly reports indicate that during the summer months the facility averages 18 tenants accessing the facility per day. Fall and Spring months average 10 site visits per day.

The winter months are dramatically lower. Monitoring of site activity logs and specialized security reports have created a tightly controlled environment that has eliminated loitering and late night noise, and minimizes risk of criminal activity.

Business Impact:

Paradise Storage is fully invested in increasing its commercial property value, the property value of neighboring areas and local commercial entities on the Northeast side of Smithville Lake.

Prior to the purchase of Paradise South Lot One in 2010 we demanded that all junk cars, Deffenbaugh trash trucks and an asbestos filled, dilapidated residence be removed from all property prior to closing. We are dedicated to constructing a site that is aesthetically pleasing and environmentally conscious.

The demographic of clients is primarily middle to upper income, married, single family residents that have discretionary funds available to buy luxury, recreational personal property. Our typical tenant seeks storage space at Paradise Storage in order to remain in compliance with Homeowner Association Covenants or city code restrictions. The majority of clients are also seeking storage in close proximity to Smithville Lake and Clay County Campgrounds in an effort to avoid trailering vehicles and watercraft over extended distances. The average tenant rents a storage space for 3-5 years. The facility occupancy rates hold steady at or over 93% on an annual basis. Turnover is low and the facility generally holds a waiting list of clients wishing to store in Smithville, MO.

Paradise Storage is seeking an opportunity to partner with Clay County Parks and Recreation staff as we share the same visitors. Currently both Smithville Lake Self Storage and Highway 169 Storage in Trimble (Clinton County) are expanding. Paradise Storage would like to beat these competitors to market and capture those recreation funds in Clay County. We find that many times our clients choose to register their recreational vehicles and watercraft in Clay County serving a boost to our local tax economy. Our clientele also often make purchases of gasoline, cooler supplies, camping gear, fishing supplies and other recreation associated merchandise in Clay County at local convenience stores and marinas.

The American Recreation Coalition cites outdoor recreation as a driving force of the American economy, generating more than \$650 Billion dollars in annual spending. The Recreation



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Vehicle Industry Association (RVIA) reports that RV sales have seen six consecutive years of yearly increases. Forecasts for 2016 indicate that RV sales will exceed 380,000 units sold. The National Marine Manufacturers Association (NMMA) noted sales will likely reach, or surpass, the industry's 2006 high in the next couple of years as he anticipates continued growth in recreational boating until at least the middle of 2018. He also noted that innovation is continuing to drive new boat sales with manufacturers developing exciting new product that's attracting a range of buyers.

All of these factors combined with increased housing addition developments in the northland, and Clay County's continual improvements to Smithville Lake and local area outdoor recreation sites have resulted in an increased need for secure, clean and nearby storage solutions for the over 2 Million visitors to the Smithville Lake area each year. It is a pleasure to operate Paradise Storage and we look forward to making a positive commercial impact in Clay County through increased occupancy and potential future expansion allowing a greater number of visitors to safely secure recreation property in the Smithville Lake area.