APPLICATION
FOR
CONDITIONAL USE PERMIT

Parcel ID# 08102 0000000 300 S 35 T 15 R 23

Name of Development: Tidd Tree LLC

Vicinity of Development (address): 21455 W 239th St Spring Hill, KS 66083

Proposed Use: Store work Trucks

PROPERTY OWNER	APPLICANT (if different than owner)
NAME: Christopher Boyce Tidd	NAME:
ADDRESS: 21835 W 175th Terr Olathe KS 66062	ADDRESS:
PHONE: 913 709 1600	PHONE:
EMAIL: Chris@tiddtree.com	EMAIL:

SURVEYOR / ENGINEER	CONTACT PERSON
NAME:	NAME:
ADDRESS:	ADDRESS:
PHONE:	PHONE:
EMAIL:	EMAIL:

I/we, the (owner(s)/duly authorized agent), do hereby make application for a Conditional Use Permit described with this application.

Owner's Signature (all owners must sign): _____ *Date:* 5/16/24

Owner's Signature: _____ *Date:* _____

****

OFFICE USE ONLY

Date application filed: 6-26-24 PC Hearing Date: _____

Fees:
Application amount: $ 945.12 Application # 24002-LS

Stormwater Review: ** $ _____ Parcel ID # _____

Receipt # 510502 S 35 T 15 R 23 Twp. _____

** The applicant is responsible for all costs associated with a 3rd party review of a Stormwater Plan/Report. The amount collected at the time of the application is an estimated cost for the Stormwater review. Additional amounts above this amount are still the responsibility of the applicant. All excess fees above the actual cost of the review will be refunded. **

Chris B Tidd requests a 20 year Conditional Use Permit for approval to operate Tidd Tree LLC on the 38 acre parcel located at 21455 E 239th St Spring Hill, Ks 66083. Tidd Tree LLC was started in 2013 with a truck and trailer, we have grown to acquire the latest and greatest equipment on the market today, in the Forestry world.

Commercial Building

Once the property is purchased the construction of a 10-12,000 SF shop will begin. The building will either be constructed of wood or red-iron with steel panels for outside with the colors matching the house. 6-8 bay doors and enough walk through doors for exits. It will comply with ADA standards with parking and bathrooms.

- We will use this property to service trucks
- Employees will come in around 645 AM and leave around 4PM, Monday - Friday
- Roughly 12 cars per day
- We have around 15 employees that carpool together
- The trucks would come and go once a day as well
- We would utilize 239th West to Old KC Road and travel from there
- Employee cars would either be parked inside the new building or parked around the back side of the building, not visible from the road

Construction

- Dust control will be conducted at the expense of Tidd Tree yearly in accordance to Miami county specs
- A berm would be placed along the front of the property to provide screening of the property. Trees will also be planted along the berm to assist in the screening. With being one of the highest rated Tree Services in the area, the property would also reflect the attention to detail when building and maintaining this property
- A commercial entrance will be installed in accordance with Miami County Road and Bridge specs
- Fuel Tanks will be on site but also hidden from view and will be a secured container and berm if needed if there were to be a leak, 550 gallon tanks, one gas and one diesel
- Lighting on the building will be contained to the perimeter of the shop, no spot lights or street lights of a large wattage will be in use

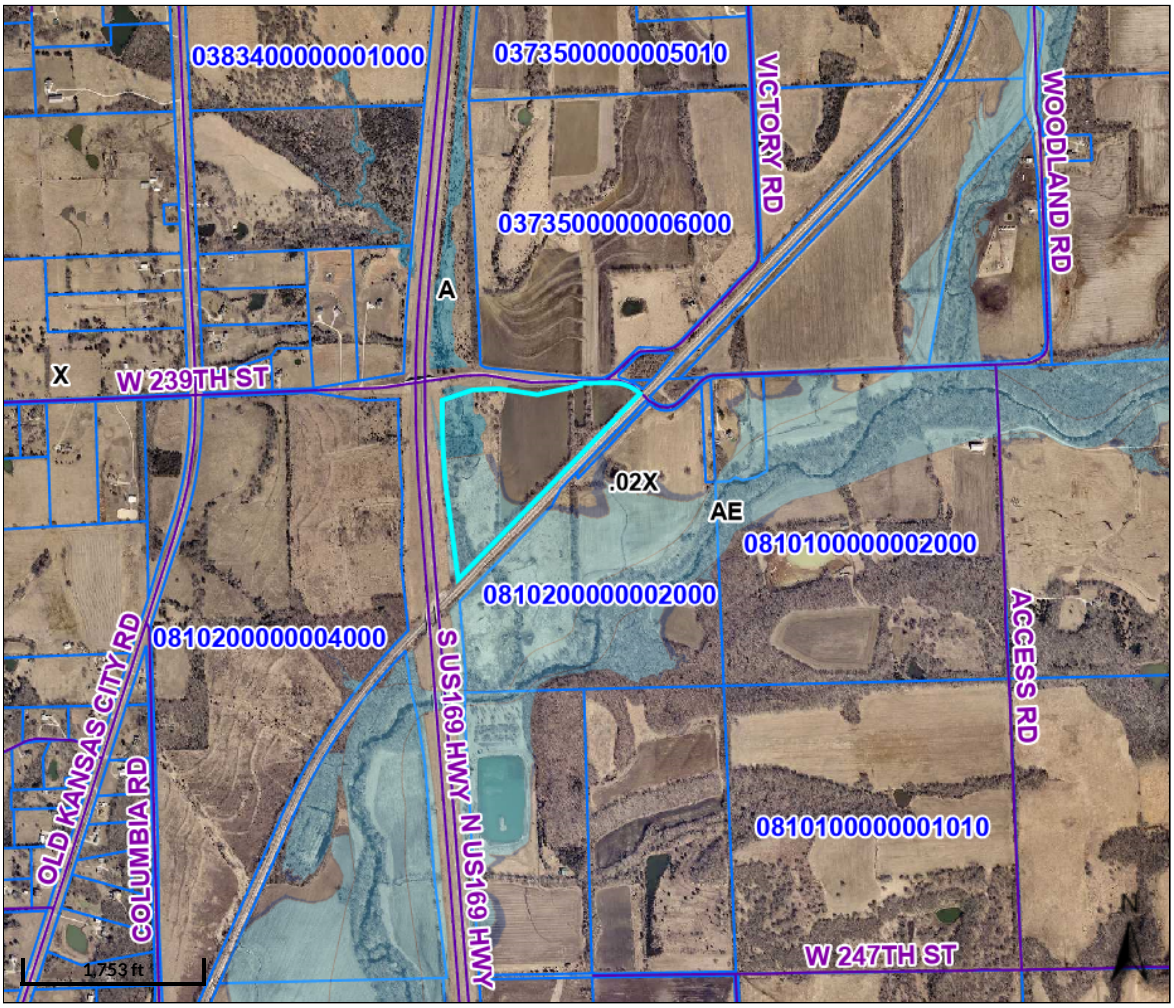
House

- The house and property would be renovated
- All dead trees in front of the property would be removed and stumps taken out
- All old barns and trash would be hauled off or torn down
- Landscaping along the front of the house would be completely redone
- All trees left on site would be trimmed and maintained

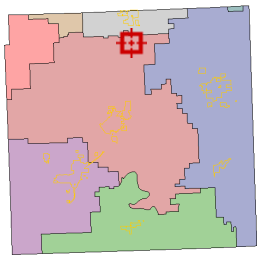
21455 w 239th st
Spring Hill Kansas 66083
Scale: 1'':200'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Miami County KANSAS



Overview



Legend

- City Limits
- Centerlines
- Parcels
- Lakes

Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE

Parcel ID= 0810200000003000
Acres= 38.929180799999997

This property ownership map is for tax purposes only. It is not intended for conveyances, nor is it a legal survey.

Date created: 7/1/2024
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