

January 17, 2019

City of Lee's Summit
Development Services Department

Re: ExtraSpace Self Storage, 700 SE Oldham Court

Please find below additional information and responses to special use permit application criteria.

Special Use Permit – Criteria for Consideration

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 10.050.)

1. Character of the neighborhood. *Applicant Response: The proposed project is compatible with the character of the neighborhood. The proposed building is the same height as the adjacent Motel 8 and is substantially smaller than The Home Depot store directly across SE Oldham Pkwy to the south.*
2. Compatibility with adjacent property uses and zoning. *Applicant Response: The proposed use is a completely self-contained self-storage facility with an enclosed loading/unloading drive-through and without any outside access units. The use and design is "retail" in character, similar to the adjacent Aldi grocery store and The Home Depot. The hours of operation will be 6 a.m. to 10 p.m., with no after-hours access to storage unit renters.*
3. Suitability of the property for which the special use is being requested. *Applicant Response: The property is ideal for the proposed use. It is a fairly narrow lot for a commercial development, which is difficult to utilize effectively for other retail uses. The property has some visibility from Hwy 50 from the north, which is important for a commercial/retail use which relies on customers from a 3 to 5 mile radius.*
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties. *Applicant Response: The property is currently vacant with ruins of some previous building development. The proposed development will greatly improve the aesthetics of the property and will not negatively impact adjoining properties. The proposed building design incorporates materials and window patterns similar to an office use.*
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property. *Applicant Response: The proposed use has a low impact on adjacent uses and will not detrimentally affect neighboring properties. All load/unloading activities will take place within the building.*
6. Impact on the street system to handle traffic and/or parking. *Applicant Response: The proposed use has a low vehicle trip-generation impact; approximately 30 vehicles on an average day visit a facility of this size and type. The self-storage use has a lower traffic impact than any other allowed commercial use for the property. However, to alleviate current traffic flow and parking needs on adjacent properties, 33 parking spaces are being provided on the site; no more than five of these will be needed for the self-storage facility at*

- any one time, and the remaining space can be used by adjacent properties for their overflow parking.*
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available. *Applicant Response: Storm drainage is handled on-site; refer to the storm drainage study.*
 8. Impact of noise pollution or other environmental harm. *Applicant Response: The only noise generation on the site will be from the few vehicle daily visits, the two garage doors opening/closing, and the small split-system AC units.*
 9. Potential negative impact on neighborhood property values. *Applicant Response: The high-quality building materials, including brick, fiber cement panels, storefront glazing system, and faux windows to create an office building character will not have a negative impact on neighborhood property values.*
 10. Extent to which there is need of the proposed use in the community. *Applicant Response: The Owner has a market study showing the need for climate-controlled storage, which is not provided by existing nearby self-storage facilities, and has determined the demand will exceed the capacity of the proposed project.*
 11. Economic impact upon the community. *Applicant Response: The proposed project will place a vacant property back to commercial use, increasing the tax base of the community.*
 12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use. *Applicant Response: All utilities are available to the site, and the proposed use has a small demand for these services.*
 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. *Applicant Response: The proposed use benefits the community by providing a safe, secure, inside accessed storage facility that will have fire sprinklers and security monitoring services. Denying the requested application would be a hardship on the landowner by now allowing a use that is clearly needed by the market.*
 14. Conformance to the UDO and current city policies and ordinances. *Applicant Response: The building is designed to provide inside access to storage units only, and to visually screen the building with significant landscaping materials as required by ordinance.*
 15. Recommendation of professional staff. *Applicant Response: The applicant has responded to staff review comments with building design changes as requested, and we believe staff fully supports the proposed use and revised design.*
 16. Consistency with permitted uses in the area in which the special use is sought. *Applicant Response: The proposed use is commercial and retail in nature, consistent with other permitted uses in the area.*

Special Use Permit Conditions (Section 10.420)

A Mini-Warehouse Facility shall be subject to the following conditions and restrictions:

- A. In any non-industrial district, a mini-warehouse facility must be enclosed on all sides by a wall or earthen berm that shields the development from view. *Applicant Response: The building design is a three-story structure with a basement and has an interior drive-through loading/unloading area. It is not similar to a traditional single-story "mini-warehouse" facility. All on-site activities related to the self-storage use will take place within the building, enclosed and shielded from view on all sides by the exterior walls of the building. Extensive landscaping around the perimeter of the site visually buffers the building from public views.*
- B. Colors selected must be of muted shades. *Applicant Response: The primary colors of the proposed building are in an earth-tone and gray pallet, with some green accents. The brick masonry is dark gray, as is the fiber-cement panel. The aluminum storefront*

and windows (real and faux) are clear anodized finish with clear glass or spandrel glass. The metal wall panel is a concealed fastener "wave pattern" installed horizontally in ash gray color. The metal cap flashing is slate gray. The accent green color is used sparingly as part of the building mounted signage at the SW and NE corners.

- C. Roof pitch shall be 1:3. *Applicant Response: Since this is not a traditional "mini-storage" facility design, a 1:3 pitch would be out of character. It would make the building much taller than needed, causing it to be too large in scale for the surrounding area. The proposed low-slope roof, with parapets in selected areas and overhangs in other areas, creates a varied roofline that is more appealing and more like a modern office building in character.*

Comprehensive Narrative Description of the Use Sought

Applicant's Response:

It is our dedication to customer service that has made Extra Space Storage a leader in the industry for over 25 years. We are committed to being the most convenient, secure and professional storage solution in your neighborhood. And it is this commitment which has allowed Extra Space Storage to become the second largest self-storage operator in the U.S. with over 1,600 properties across the country. In addition to having the best third party in the industry. ExtraSpace, we are providing the most convenient and accessible climate-controlled facility with the least amount of impact on the neighbors. Our facility is a drive through facility where the customer can enter our building with their car or truck and unload directly adjacent to the elevators. They are protected from the weather inside the building and out of sight of neighbors while they unload.

Convenience with a Capital "C"

- Conveniently located near major thoroughfares
- Interior drive through loading and unloading.
- Variety of unit sizes available
- Climate controlled units available
- Full line of moving and packing supplies

Security - Our Top Priority

- Professional on-site managers
- Electronic gates with coded access
- Video surveillance
- Individually alarmed units

Professionalism at Every Turn

- Extensively trained Store Managers to serve you
- State-of-the-art facilities designed to meet each community's needs
- Unique "Clean and Green" standard keeps our properties as clean as possible
- Storage experts help you with all of your needs

Hours of Operation: 6 am to 10 pm

Customer Service with a Smile

Our promise to you:

- To provide you with a clean, ready-to-rent unit

- To provide helpful advice on selecting the right unit size, as well as moving and packing supplies
- To keep your stored personal belongings safe and secure
- To ensure you are completely satisfied with your experience

Read more at

<https://www.extraspace.com/Help/WhyExtraSpace.aspx#hMAhRroVFf8bVOOJ.99>

Requested Modifications:

1. Increase in FAR: Indoor climate-controlled storage requires a higher density of units due to the smaller area and lower cost of rental space in order to be financially viable.
2. Request for 30% exterior material to be concealed fastener corrugated metal panels. This is the aesthetic palette the owner is using to define the brand of ExtraSpace Storage. The metal provides a low maintenance, high durable material that is distinctive and is the current standard for high quality exterior wall finish.
3. Roof Pitch less than 1:3: Low-slope roofing, combined with select locations for overhangs and parapet accents, create a design more "commercial" and more "office building" in character. The select location parapets allow rooftop AC units to be visually screened from all directions, including the second story of the adjacent Motel 8.
4. Fencing: The existing 3-rail white fence that extends along the Hwy 50 R.O.W. for this property and the adjacent property to the east is proposed to remain. Since all loading/unloading takes place within the building, no other fencing is proposed for the project.

Please let me know if any additional information is needed. We look forward to review of the project.

Sincerely,



Stan Hernly
Project Architect