



May 16, 2019

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City of Lee's Summit
Planning and Development Department
222 SE Green St
Lee's Summit, MO 64063

RE: Applications # _____ - SUP
StorageMart – Existing site expansion
3920 S State Rte 291, Lee's Summit, MO

Dr. Mr. Weisenborn

Please find below additional information and responses as required for the SUP application. Feel free to reach out with any questions or concerns.

Special Use Permit – Criteria for Consideration – UDO Sec. 6.650

1. Character of the neighborhood. *Applicant Response: The proposed project is designed to adhere to the 150 Overlay District architectural guidelines as suggested by Planning including: 4 sided architecture, extensive commercial glass, low maintenance long term façade materials, etc.*
2. Compatibility with adjacent property uses and zoning. *Applicant Response: The proposed use is an extension of the existing use at the location. Adjacent properties are all zoned commercial or industrial.*
3. Suitability of the property for which the special use is being requested. *Applicant Response: The property in question is currently part of an existing Self Storage facility and the expansion would allow for a much better customer and public experience as they use the 291/150 transportation corridor.*
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties. *Applicant Response: The design adheres to the 150 overlay guidelines and ensures the look and feel will exceed that of the neighboring properties, or any other Self Storage in Lee's Summit. This should allow neighboring property owners to feel comfortable continuing to invest in the existing commercial buildings.*
5. Extent to which the proposed use will inure the appropriate use of, or detrimentally affect, neighboring property. *Application Response: The proposed use is already in line with the current use of the property and should not affect the use of or access to any neighboring properties.*
6. Impact on the street system to handle traffic and/or parking. *Applicant Response: Self Storage in general has a low vehicle trip-generation impact. The Traffic Study completed by a 3rd party vendor found that due to our trip generation totals being so low (35) a full traffic study would not be warranted (MODOT requires only if more than 100). Additionally, the Owner has agreed to vacate an existing secondary access point from the access road (per a MODOT request) which will ensure long term flow of the roadway is maintained.*

7. Impact of additional storm water run off to the existing system or to the water shed area if no storm sewer is available. *Applicant Response: Storm water is handled on site as part of the proposed development. In addition, the Owner has agreed to address the existing storm detention out flow and improve and incorporate that in to the new development which will improve the entire water shed area.*
8. Impact of noise pollution or other environmental harm. *Application Response: The only additional noise generation on site will be from the minor increase in existing noises on site related to: the few daily vehicle visits, the open/close of unit and loading doors, and the small residential condensers.*
9. Potential negative impact on neighborhood property values. *Applicant Response: The proposed development will be a significant upgrade to the existing generation 1 self-storage facility with all drive-up units. This property reflects the latest in industry design as well as an improved façade that will enhance the look and feel of the corridor.*
10. Extent to which there is need of the proposed use in the community. *Application Response: Owner has multiple facilities in the Lee's Summit and other KC communities with corresponding data which points to a 'gap' in the market around the property. Additionally, it is much more advantageous to the municipal infrastructure to expand an existing facility instead of constructing a new one.*
11. Economic impact upon the community. *Applicant Response: The expansion will generate additional property and sales tax commensurate with our property use.*
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 already on site and in use therefore no additional facilities/services will be required for the project.*
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 development will include the most up-to-date life safety and fire hazard design standards including being fully sprinkled and remote monitored for fire.*
14. Conformance to the UDO and current city policies and ordinances. *Applicant Response: All UDO and Hwy 150 overlay district requirements have been addressed as part of the façade, landscape, and fencing design.*
15. Recommendation of professional staff. *Applicant Response: The applicant has responded to staff and departmental comments and revised the building plans accordingly.*
16. Consistency with permitted uses in the area in which the special use is sought. *Applicant Response: The proposed use is consistent with the existing use of the adjacent property.*

Special Use Permit Conditions (Section 10.420) – UDO Sec. 6.1020

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 proposed development includes 4-sided design features as well as a mix of landscaping, earthen berms, and fencing to provide the necessary screening.*
- B. Colors selected must be of muted shades. *Applicant Responses: The proposed design incorporates the color scheme provided in the Hwy 150 Overlay District guidelines and should meet this requirement.*
- C. Roof Pitch shall be 1:3. *Applicant Response: The proposed design is NOT for a traditional storage facility and will be multi-story with a low pitch roof and drains only visible from the interior of the site. We are requesting a variance to allow a more energy efficient low slop roof.*

Comprehensive Narrative Description of the Use Sought

StorageMart is the largest privately held self-storage owner/operator in North America. With their focus on, and dedication to, the internal motto 'Easy, Clean, Service' they have been able to create a customer experience that is second to none. StorageMart is proud to offer multiple facilities with many different unit sizes and amenities in the Lee's Summit community that serve the variety of needs seen in today's growing market. The expansion of this existing site addresses existing demand in the market without the need for developing a new piece of land and should ultimately be a lower impact on the community than any other alternative.

Requested Modifications

1. Roof pitch less than 1:3. *Applicant Request: Low-slope commercial roofing with gutters/downspouts us a much more maintenance friendly look. It also provides for very limited visibility of the roofing only visible from the interior of the property and a high-side parapet will create a more commercial look along the visible corridors and allow for roof-top condenser screening.*

M150 Narrative

Sustainability requirements:

New mandatory minimum development requirements:

(1) Stormwater Best Management Practices (BMP's) identified in Section 5600 of the Kansas City Metropolitan Chapter of APWA Design Criteria and Section 5600 of Lee's Summit's Design and Construction Manual as amended from time to time shall be utilized in all new and redevelopment projects as further provided herein.

Environmental health and quality of life issue requires mitigation of the environmental impact of increased stormwater runoff due to development. By controlling the large water quantities produced by developing watersheds and minimizing resulting impairment, peak flows and overall quantity of stormwater can be maintained upon completion of the development activities.

Proposed stormwater management system design is sensitive to site characteristics including slopes, soil types, cover types, and infiltration capacity. These characteristics shall be considered in the site layout to improve both site drainage and water quality. The following BMP's shall be utilized either independently or in combination to meet the requirements established in the City's Design and Construction Manual.

- a) Source control BMP's for stormwater management:
 - *Rock filter strip*
 - *Erosion control mat*
 - *Parking lot, storm drain detention pond maintenance*
- b) Source filtration BMPs:
 - *Dry swales and grass channels*
- c) Regional retention and treatment may include:
 - *Extended Dry Detention pond*

(2) Erosion control as established in the Design and Construction Manual and maintained throughout the completion of the project or development.

Erosion control silt fence, rock check dams, straw bale ditch check, temporary sediment trap and erosion control mat will be utilized for erosion control management throughout the

construction of this development.

(3) LED lighting with flat lens full cut-off approved fixtures adhering to the International Dark-Sky Association (IDA).

LED with flat lens full cutoff will be provided.

(4) Native plants per the approved list.

Native Plants per the approved list will be provided.

(5) Locally sourced construction materials when possible.

Local Materials that will be provided include Concrete for slabs foundations curbs and drives as well as Asphalt. The Owner intends to incorporate locally sourced materials when available.

(6) Solar ready buildings.

Pathways for future installation of solar will be accommodated.

(7) Durable materials.

Currently the building exterior is shown to have masonry veneer, insulated aluminum doors, glass doors and aluminum storefront.

(8) Construction and demolition debris and waste management plan. The waste management plan is intended to reduce the amount of construction/demolition related debris going into the land fill and to cull out recyclable materials for future use. Such waste management plan shall include provisions relating to:

- (a) Land clearing debris;
- (b) Waste handling procedures;
- (c) Location of waste dumpsters/bins;
- (d) Waste segregation if proposed;
- (e) Potential recycle location.

See the attached preliminary Waste Management Specification that will be part of the project requirements for the Contractor.

(9) Waste containment on site shall be documented as to:

- (a) Method of containment;

A Dumpster is intended to be utilized for trash collection.

- (b) Pick up/removal schedule;

Typically, trash is collected on a weekly basis however seasonal demand will vary. This is intended to be managed with the service provider.

- (c) Person in control of collection including method of 24-hour contact.

The On-Site Manager will be in control of the collection and Owner has a 24/7 call center available at 877-STORAGE.

(10) Construction staging area including:

(a) Fencing material;

Temporary Chain link fencing will be utilized on site and the Contractor will be responsible for maintaining the fencing to meet all appropriate OSHA and local standards.

(b) Location on site.

The General Contractor will be responsible for designating the area to facilitate the construction operations. The area designated will be phased depending on the particular requirements of the construction operations.

New buildings shall incorporate a minimum of three of the following features:

(1) Solar (passive or active), wind or geothermal renewable energy systems;

Solar is not currently planned however a pathway for future solar will be provided to the roof.

(2) Energy-efficient materials, including recycled materials that meet the requirements of this Code;

The Owner intends the following: Cool Roof, Higher R-values in walls and roof and High Efficiency HVAC systems exceeding code requirements.

(3) Materials that are produced from renewable resources;

High concentrations of Fly-ash in concrete and recycled content in asphalt are planned. Building steel components inherently contain sources of recycled steel. Other materials will be instituted where appropriate and viable.

(4) A green roof, such as a vegetated roof, or a cool roof;

A Cool Roof is planned by specifying a white standing seam metal or commercial low slope roof product designed to meet cool roof standards.

(5) Materials and designs that meet the U.S. Green Building Council's LEED-NC certification requirements;

The Owner does not intend to seek LEED certification.

(6) A greywater recycling system;

The Owner does not intend to install a greywater recycling system.

(7) Electrical vehicle charging station;

The Owner does not intend to install vehicle charging station.

(8) Xeriscape or water-conserving landscape materials;

This has been included in portions of the landscape design.

(9) Drip irrigation system for landscaped areas;

A drip irrigation system will be installed and Limited to North and East for lawn and landscaped areas to maintain a green appearance. There are several areas where no irrigation will be installed.

(10) Shared parking;

There is no shared parking intended for this development.

(11) Shade structures, covered parking, or shaded walkways.

This is not currently planned

Preliminary Development Plan narrative (Section 2.260.C)

1. Development is designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.

The StorageMart internal motto 'Easy, Clean, Service' ensure that during design, construction, and while operating they have been able to create a customer experience that is second to none. Owning and operating properties in a variety of communities spanning 3 countries requires a set of standards toward customer safety and welfare that are set to the highest levels required anywhere so that the experience is equitable across all locations.

2. Development will not impede the normal and orderly development and improvements of the surrounding property.

This expansion of an existing facility is the perfect situation for a city to digest. You would not normally be able to afford to build a location as small as our expansion but since we can add to an existing location it works well as a business decision for us. Our neighbors and the community nearby should be pleased with the enhancements the proposed facility will bring with it: masonry and glass finishes, significant landscaping improvements, storm water detention and water quality improvements for the existing and proposed location, screening of the 1st generation garage style storage units, interior loading options, and more. Additionally, all façade work will meet the Hwy 150 UDO requirements and as such will be some of the nicest construction in the area.

3. Development incorporates the adequate ingress and egress and internal street network that minimizes traffic congestion.

StorageMart has provided a traffic study indicating the significantly lower traffic counts generated through a self-storage use as compared with any other zoning. Even so, we have designed the new site to be as efficient and friendly to our customers and the public as possible. Customer Experience is a huge motivating factor in our business and access to and around the facility is a key factor to ensuring this is addressed.

We have attempted to address all of the requirements but can provide additional details on any that would be helpful.

Sincerely,

Weyen Burnam
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