



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2018-220 and 222
File Name	REZONING FROM CP-2 TO PI, PRELIMINARY DEVELOPMENT PLAN, and SPECIAL USE PERMIT – Storage Mart
Applicant	New TKG-KC LLC
Property Address	3924 & 3930 SW Raintree Dr.
Planning Commission Date	July 11, 2019
Heard by	Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: February 7, 2018
Neighborhood meeting conducted: February 26, 2019
Newspaper notification published on: June 8, 2019
Radius notices mailed to properties within 185 feet on: May 23, 2019
Site posted notice on: May 24, 2019

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Attachments

1. Transportation Impact Analysis, prepared by City Traffic Engineer, dated July 3, 2019 – 2 pages
2. Trip Generation Assessment, submitted by Crockett Engineering – 3 pages
3. Preliminary Development and Rezoning Plan, date stamped May 21, 2019 – 24 pages
4. Special Use Permit Criteria, Comprehensive Narrative, Preliminary Development Plan Criteria, M-150 Corridor Overlay, and Modification responses from applicant 7– pages
5. Detention and Water Quality Calculations – 5 pages
6. Photos of Subject and Surrounding Properties, date stamped May 21, 2019 – 4 pages
7. Neighborhood Meeting Letter – 4 pages
8. Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	New TKG-KC, LLC/Owner
Applicant's Representative	Weyen Burnam
Location of Property	3924 & 3930 SW Raintree Dr.
Size of Property	±1.27
Zoning (Existing)	CP-2 (Planned Community Commercial)
Zoning (Proposed)	PI (Planned Industrial)
Comprehensive Plan Designation	Retail
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed rezoning, preliminary development plan and special use permit. The City Council takes final action on the rezoning, preliminary development plan and special use permit in the form of an ordinance. Duration of Validity: There is no expiration to an approval for rezoning. Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request. A special use permit shall be valid for a specific period of time if so stated in the permit.

Current Land Use

The property is a platted undeveloped lot/vacant lot accessed from SW Raintree Dr. and located west of M-291 Hwy.

Description of Applicant's Request

The applicant is seeking a rezone from CP-2 to PI, a preliminary development plan and a special use permit for a single multi-story storage building with indoor climate controlled storage units, exterior-access non-climate controlled storage units, and limited outdoor storage.

2. Land Use**Description and Character of Surrounding Area**

The property is located at 3924 and 3930 SW Raintree Drive in the South M-291 Safety Mini Storage subdivision, located immediately east of the existing mini-warehouse storage facility. The property is surrounded by vacant property to the north, south and east.

Adjacent Land Uses and Zoning

North:	CP-2 (Planned Community Commercial District) – vacant ground
South:	CP-2 (Planned Community Commercial District) – vacant ground
East:	Across SW Raintree Dr. and M-291 Hwy/CP-2 (Planned Community Commercial District) – vacant ground
West:	PI (Planned Industrial) – existing mini-warehouse storage facility

Site Characteristics

The site is currently comprised of two vacant lots with a natural drainage ditch area located on the south portion of the site. The site will be replatted to combine the existing and proposed facilities into one lot. An existing utility easement will be vacated prior to the issuance of a building permit. The existing partial driveway will be removed and access will be from the existing drive located to the north of this property. In addition, as part of this development plan the existing pole sign will be removed.

Special Considerations

This site is an expansion of the existing storage facility located immediately to the west.

3. Project Proposal**Site Design**

Land Use	
Impervious Coverage:	66%
Pervious:	34%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	6	Total parking spaces required:	4
Accessible spaces proposed:	2	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front (East)	15' (Building)/20' (Parking)	30' (Building) / 30' (Parking)
Side (north and south)	15' (Building)/6' (Parking)	40'+ and 50'+ (Building)/30' (Parking)
Rear (West)	20' (Building)/6' (Parking)	30'+ (Building)/ n/a (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 partially climate controlled facility building with interior and exterior storage unit access, and limited outdoor storage
Building Height
44'
Number of Stories
3 stories

4. Unified Development Ordinance (UDO)

Section	Description
2.240, 2.250	Rezoning
2.300, 2.310, 2.320	Preliminary Development Plan
6.620, 6.630, 6.640, 6.650, 6.1020, 6.1185	Special Use Permit
4.220	Zoning Districts

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Economic Development	Objective 2.1, 2.2, 2.3
Overall Area Land Use	Objective 1.1, 1.2, 1.3, 1.4
Commercial Development	Objective 4.1, 4.2, 4.3

6. Analysis

Background

The applicant proposes a rezoning, preliminary development plan, and a special use permit for an indoor climate controlled storage facility that also includes limited outdoor non-climate controlled unit access and outdoor vehicular storage. The property is located west of M-291 Hwy and SW Raintree Dr. and east of the existing mini-storage facility. The applicant also requests to rezone the property from CP-2 to PI to allow for the component of the outdoor unit access and limited outdoor storage.

The facility is comprised of one (1) building totaling 302 units. The color palette and materials for the proposed building is primarily red and tan brick with stone accents and bronze storefronts.

The applicant requests modifications for the proposed outdoor unit access activities, outdoor storage, and roof pitch. Staff supports the requested modifications.

The applicant requests a 50 year time period. Staff doesn't support the requested time period and has recommended a 25 year time period to be consistent with recently approved storage facilities.

Site Design

Staff and the applicant have had significant and multiple reviews of the proposed elevations since the original submittals. The applicant has been willing to revise the architectural drawings based on staff feedback. As part of the staff review the following concerns were discussed, addressed and are reflected on the current and proposed elevations:

- Removal of exterior garage doors and fencing facing M-291 Hwy.
- Additional windows
- Additional cornice detail
- Opaque glass windows will be provided—there will be no storage doors visible from view
- A rendering/perspective was provided “as seen” from M-291 Hwy
- Additional vertical articulation and four-sided architecture

History

- December 9, 2003 – A final development plan was approved for South M-291 Safety Mini Storage Facility (Appl. #2003-136).
- May 22, 2003 – A minor plat was approved for *South M-291 Safety Mini Storage, Lots 1 & 2* (Appl. #2002-234). The plat was recorded at the Jackson County Recorder of Deeds by Document #2003I0061037.
- May 17, 2006 – A minor plat was approved for *South M-291 Safety Mini Storage, Lots 1A, 2A, & 3A* (Appl. #2006-008). The plat was recorded at the Jackson County Recorder of Deeds by Document #2006E0028581.

Compatibility

The proposed development will not negatively impact the character of the neighborhood. The proposed building has an office-like appearance and is an extension of the existing use at this location. The building will shield the existing storage facility from the M-291 Hwy frontage. The property to the immediate west is zoned industrial; the other surrounding zoning districts are CP-2 and are comprised of vacant undeveloped land.



The proposed plan will improve the aesthetics of the property by cleaning up a rough drainage way of scrub type landscaping and will provide a contoured, sodded, dry detention basin surrounded by extensive landscaping.

The building will also provide an office-like appearance for this corridor and will comply with the M-150 corridor overlay district design guidelines and sustainability regulations.

Adverse Impacts

The proposed climate controlled facility with interior and exterior access and exterior storage area will not detrimentally affect the appropriate use of neighboring property. The proposed location of the Storage Mart is located immediately to the east of the existing mini-warehouse facility.

The development is designed, located and will operate so that the public health, safety and welfare will be protected.

Public Services

Existing public facilities and services are available and adequate to meet the demand for the facility and services generated by the proposed use.

The proposed use will not impede the normal and orderly development and improvement of the surrounding property.

The existing building and street network incorporates adequate ingress and egress and will be accessed from an existing driveway. There is another existing curb cut along the property in close proximity to the aforementioned driveway that will be removed.

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour, a condition that requires a traffic impact study based on the Access Management Code. Although a traffic impact study is not required, the applicant submitted a Trip Generation Assessment, conducted by CBB. Staff concurs with the submitted Trip Generation Assessment. Staff concurs there are no concerns regarding the impact of the proposed development to traffic safety or traffic operations on the surrounding street system.

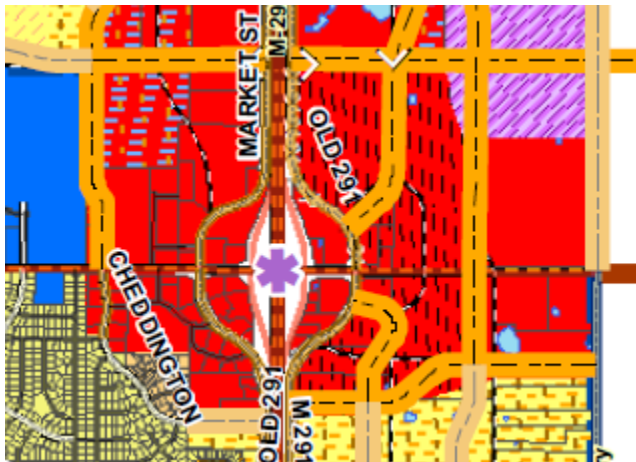
Livable Streets.

The proposed development includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan.

Unified Development Ordinance

Rezoning and Comprehensive Plan.

The subject 1.27 acres is currently zoned CP-2 (Planned Community Commercial District). The 2005 Lee's Summit Comprehensive Plan shows the subject area as Retail. The applicant proposes to rezone the property to PI (Planned Industrial) to accommodate the proposed use. Storage facilities that have outdoor activities and storage are allowed in PI and CS zoning districts.



Although the proposed use is more industrial in nature rather than a retail use, staff supports the plan. The subject property doesn't lend itself to the retail development allowed under its existing zoning and recommended comp plan land use designation due to its adjacency to existing PI-zoned storage facility and separation from M-150 Hwy. The development is an expansion of an existing storage facility that will improve the overall site by establishing a multi-story brick, four-sided designed building with a mix of landscaping, earthen berms, and fencing to provide the necessary screening.

According to the applicant's response, the expansion of this existing site addresses existing demand in the market for storage facilities.

Special Use Permit.

Under the Unified Development Ordinance (UDO), a special use permit is required for Indoor Climate Controlled Storage Facilities and Mini-Warehouse Facilities within the PI zoning district. The proposed use is a combination of these two uses and therefore will be subject to the conditions of both defined uses.

Storage Facility – Indoor climate Controlled. There are four conditions and restrictions listed under this use in Section 6.1190 of the UDO:

- 1. All activities shall be carried on inside the structure.** All of the self-storage activities will not be carried on within the building. Approximately 22 units are accessed from the exterior of the building located on the south and west elevations. In addition, approximately seven (7) parking stalls are provided for outdoor storage of R.V.s, trailers, etc., to the rear (west) of the building.
- 2. Four-sided architecture shall be required.** All four sides of the building are treated equally from a design standpoint.
- 3. No outside storage of any kind shall be permitted on the premises.** There has been allotted seven (7) parking spaces located behind the building on the west side for purposes of outdoor storage of recreational vehicle parking.
- 4. PO (Planned Office District) District requirements shall be used for building placement, minimum lot size, height, setbacks, signage and landscaping.** All PO (Planned Office District) requirements have been met.

Mini-Warehouse Facility. There are three conditions and restrictions listed under this use in Section 6.1020.

- 1. 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.** The proposed zoning is industrial, therefore this condition would not apply.
- 2. Colors selected must be of muted shades.** The proposed colors and exterior building materials are red and tan brick and light tan stone.
- 3. Roof pitch shall be 1:3.** The building has a flat roof with varying parapets. This condition is not met.

Time Period

The applicant requests a 50 year time period for the proposed use. Staff recommends a time period of 25 years to be consistent with other recently approved special use permits for climate controlled/mini-warehouse uses.

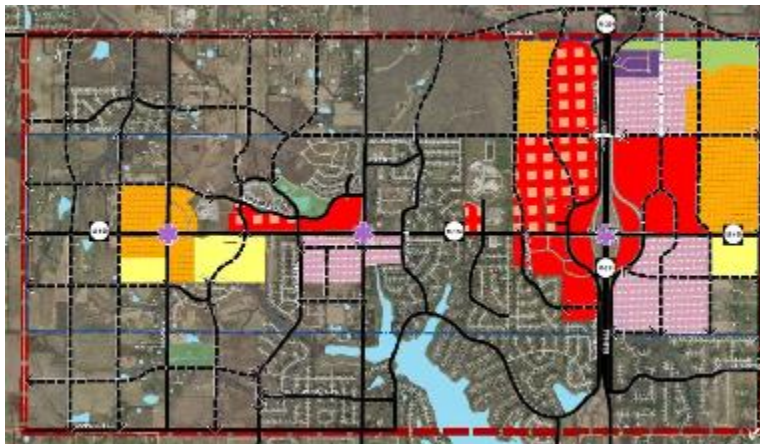
Modifications

All activities are required to be carried on inside the structure and no outdoor storage of any kind is permitted on the premises when associated with an indoor climate controlled facility. The applicant proposes approximately 22 exterior access garage units and seven (7) parking spaces for recreational vehicles. Staff supports the modifications. The design of the building allows for the outdoor storage and activities to only be permitted within the rear and sides of the building. Adequate fencing and landscaping is provided to shield these activities from off-site.

The roof pitch is required to be 1:3 when associated with a mini-warehouse facility. The proposed roof is a flat roof with varying parapets and other features. The proposed development is not a traditional storage facility, but rather a multi-story hybrid storage facility with both climate and non-climate controlled units. The building is designed to have an office-like appearance rather than a traditional storage facility.

M-150 Corridor Overlay District

The subject property is located within the M-150 Corridor Development Overlay District (CDO) with a designated land use referenced in the M-150 Sustainable Corridor Vision and Framework Plan as retail. The purpose of the CDO is to facilitate the development of property within the M-150 corridor with the highest possible levels of community and building design consistent with the healthy economic development and redevelopment of the plan area. Additional requirements that apply to this development include development and sustainability standards.



The proposed development meets the required design standards as the site has been well designed for the view shed of the M-291 Hwy corridor. The building will be constructed of high quality materials (brick) and utilizing four-sided architecture. The development also meets the mandatory minimum sustainability development requirements as identified in the Unified Development Ordinance. Efforts to meet these requirements include incorporating Stormwater Best Management Practices (BMP's) for source control, source filtration, and regional retention. LED lighting will be provided, native plants will be used to meet landscaping requirements, pathways for future installation of solar will be accommodated, durable and locally sourced materials will be used, and a cool roof system will be incorporated as part of the design. *Please refer to the applicant's response for the "mandatory minimum sustainability requirements for additional detail.*

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and/or the Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to allow outdoor activities (i.e. exterior access to non-climate controlled storage units) to occur on site.
2. A modification shall be granted to allow for outdoor storage of vehicles as shown on the preliminary development plan, dated May 21, 2019.
3. A modification shall be granted to the 1:3 roof pitch requirements to allow a flat roofed building.
4. The special use permit shall be approved for a period of 25 years.
5. The development shall be in accordance with the preliminary development plan, dated May 21, 2019.

Standard Conditions of Approval

6. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
7. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
8. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to approval of the Final Development Plan/Engineering Plans.
9. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
10. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
11. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code. Adequate water for the required fire flow and hydrants. App. B and C.
12. A minor plat combining *Lots 1A, 2A, & 3A, South M-291 Safety Mini Storage* shall be submitted, reviewed, approved and recorded prior to the issuance of a building permit.
13. A vacation of easement application vacating the necessary easements shall be submitted, reviewed, and approved prior to the issuance of a building permit.
14. All proposed signs shall be submitted for review to the Development Services Department prior to installation.

15. The existing pole sign shall be removed prior to the issuance of a building permit.
16. Additional vinyl fencing shall be required to adequately screen the proposed outdoor storage of vehicles.