



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-267
File Name	SPECIAL USE PERMIT renewal for mini-warehouse storage facility
Applicant	New TKG-Storage Mart Partners Portfolio, LLC
Property Address	3920 SW M-291 Hwy.
Planning Commission Date	October 24, 2019
Heard by	Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: n/a
Neighborhood meeting conducted: October 1, 2019
Newspaper notification published on: October 5, 2019
Radius notices mailed to properties within 185 feet on: September 16, 2019
Site posted notice on: October 4, 2019

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Attachments

Site Plan – 1 page
Applicant Narrative for Special Use Permit – 3 pages
Narrative for neighborhood meeting – 3 pages
Ordinance approving the Special Use Permit (2003)– 2 pages

Photos of property and adjoining properties – 14 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	New TKG-Storage Mart Partners Portfolio, LLC / Owner
Applicant's Representative	Weyen Burnam
Location of Property	3920 SW M-291 Hwy
Size of Property	±8.21 acres
Zoning	PI (Planned Industrial District)
Comprehensive Plan Designation	Retail
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed special use permit. The City Council takes final action on the special use permit.</p> <p>Duration of Validity: A special use permit shall be valid for a specific period of time if so stated in the permit.</p>

Current Land Use
The property is a platted developed lot with an existing mini-warehouse facility, comprised of twenty-three buildings containing storage units and one office structure on approximately 8.21 acres.

Description of Applicant's Request
This application is for a special use permit (SUP) renewal for a mini-warehouse facility and limited outdoor vehicular storage. The applicant has requested a 25 year time period to align with the time period of the recently approved climate-controlled facility located immediately to the east, to expire on August 13, 2044.

2. Land Use

Description and Character of Surrounding Area
The property is located at 3920 SW M-291 Hwy in the South M-291 Safety Mini Storage subdivision, located immediately west of the recently approved climate-controlled storage facility. The property is surrounded by vacant property to the north, south and east. A single-family residential subdivision is located to the west.

Adjacent Land Uses and Zoning

North:	CP-2 (Planned Community Commercial District) – vacant ground
South:	CP-2 (Planned Community Commercial District) – vacant ground
East:	PI (Planned Industrial) – proposed climate controlled storage facility

West:	R-1 (Single-Family Planned Residential District) – single-family residential subdivision
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Site Characteristics
The site is fully developed and comprised of twenty-three outdoor storage buildings and an office structure. Single-family residential is located to the west, a future climate controlled storage facility is pending construction to the east, and vacant commercial property is located to the north and south.

3. Project Proposal

Site Design

Land Use	
Existing use	Mini-warehouse storage facility (existing)
Land area	357,775.92 sq. ft. (8.21 acres)
Site area	Fully developed as mini-warehouse storage facility

4. Unified Development Ordinance (UDO)

Section	Description
6.620, 6.630, 6.640, 6.650	Special Use Permit
6.1020	Mini-warehouse storage facility

Use of the subject property as a mini-warehouse storage facility is allowed under the UDO in the PI zoning district with approval of a special use permit, subject to certain conditions. Conditions currently in effect under the UDO include, but are not limited to, screening, building color, and roof pitch. City ordinances in effect at the time of the original special use permit approval in 1994 referenced that landscaping/screening, exterior architecture and lighting were subject to City Council approval. An expansion of the mini-warehouse facility was proposed in 2002; the special use permit approval at the time granted modifications to roof pitch, building materials, and outlined specific screening requirements. Any existing condition that does not comply with the current requirements of the UDO is a lawful non-conforming condition, and as such does not require modifications as part of the approval for a special use permit renewal.

The following are current requirements of the UDO. As previously stated, these are lawful non-conforming conditions that require no further action; they are listed below solely for your information.

- **Screening. The property has existing 6' vinyl fencing. The applicant proposes additional fencing to screen views from the west, north, and south. No modification required.**
 - Required – 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.
 - Existing – The property has existing 6' vinyl fencing along the south portions of the property. The applicant proposes additional 6' vinyl fencing along the west, south and north portions of the perimeter.
- **Color. The colors of the existing mini-warehouse buildings are beige and cream colors. No modification required.**
 - Required – Colors selected must be of muted shades.

- Existing – The structures are beige and cream colors.
- Roof pitch. **Existing flat-roofed storage buildings. No modification required.**
 - Required – Roof pitch shall be 1:3.
 - Existing – The storage units have a flat roofing system. The office structure does meet the roof pitch requirement.

5. Comprehensive Plan

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

6. Analysis

Background and History

- August 16, 1994 – The City Council approved a special use permit (Appl. #1994-032) for a self-storage operation at 3920 SE M-291 Hwy for a period of 25 years by Ordinance No. 4035, expiring August 16, 2019.
- October 25, 1994 – The City Council approved a final site plan for a self-storage facility at 3920 SE M-291 Hwy.
- September 10, 2002 – A minor plat was approved (Appl. #2002-234) combining property to prepare for the expansion of the self-storage facility.
- March 6, 2003 – The City Council approved a special use permit and preliminary development plan (Appl. #2002-162 and #2002-265) for the expansion of the mini-warehouse self-storage facility at 3920 SE M-291 Hwy by Ordinance Nos. 5492 and No. 5493, expiring August 16, 2019.
- December 9, 2003 – A final development plan (Appl. #2003-136) was approved for the South M-291 Safety Mini Storage facility expansion.

The applicant seeks approval for the renewal of a special use permit for the existing mini-warehouse/self-storage facility located at 3920 SE M-291 Hwy. The facility was constructed in two phases between 1994 and 2003, and has received two special use permits expiring in August of 2019. There is no proposed building expansion as part of this special use permit renewal, however the applicant is requesting approval for six (6) outdoor vehicular parking spaces for storage. Four spaces will be located on the north portion of the site, in between the buildings, and two spaces will be located on the western portion of the site. The outdoor vehicular storage areas will be screened from view by additional 6' vinyl fencing in these areas.

The applicant requests that the special use permit renewal be approved for 25 years and to expire on August 13, 2044, to coincide with the recently approved climate controlled storage facility (Storage Mart), located immediately east of this site.

Compatibility

The proposed facility will not negatively impact the surrounding neighborhood by the continued presence of the storage facility. The facility has existed on the site for approximately 25 years. The site is screened by existing vegetation and fencing to minimize visual effects of the facility on surrounding property. Additional fencing is proposed to better screen the facility from adjacent properties.

Adverse Impacts

The storage facility is designed, located and proposed to be operated so that the public health, safety and welfare will be protected. There are no code violations of record for this facility.

Renewal of the SUP will not create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm.

Public Services

The storage facility has little or no impact on the existing public facilities and services. Access to the storage facility is adequately served by SW Raintree Dr. to the east. The storage facility generates an infrequent and minimal amount of traffic onto the surrounding street network.

Renewal of the special use permit will not impede the normal and orderly development and improvement of the surrounding property. The storage facility is a commercial service to the community that has been in operation for over twenty-five years.

Recommendation

The application meets the requirements of the UDO and/or the Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be approved for a period of 25 years, to expire on August 13, 2044.