



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-148 and PL2022-149
File Name	PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for a storage facility – U-Haul Moving and Storage of Lee's Summit
Applicant	Amerco Real Estate Company
Property Address	1150 SE Blue Pkwy
Planning Commission Date	July 14, 2022
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: March 29, 2022
Neighborhood meeting conducted: May 23, 2022
Newspaper notification published on: June 21, 2022
Radius notices mailed to properties within 300 feet on: June 24, 2022
Site posted notice on: June 24, 2022

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Attachments

Traffic Impact Analysis by Brad Cooley, dated July 6, 2022 – 2 pages
Preliminary Development Plan (10 total pages), dated June 27, 2022 – 10 pages
Architectural Renderings and Elevations, dated June 14, 2022 – 24 pages
Stormwater Management Report, dated June 14, 2022 - 12 pages

Neighborhood meeting notes, dated May 23, 2022

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Amerco Real Estate Company /Applicant
Applicant's Representative	Stephany Sheekey
Location of Property	1150 SE Blue Pkwy
Size of Property	±4.11 Acres (179,142 sq. ft.)
Building Area	88,404 sq. ft. Office/Self Storage Building 10, 559 sq. ft. U-Box Building 98,963 total sq. ft.
Floor Area Ratio (FAR)	0.49 Office/Self Storage building 0.06 U-Box building 0.55 total FAR
Zoning	CP-2 (Planned Community Commercial District)
Number of Lots	1 Lot
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan.
Duration of Validity	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.

Current Land Use

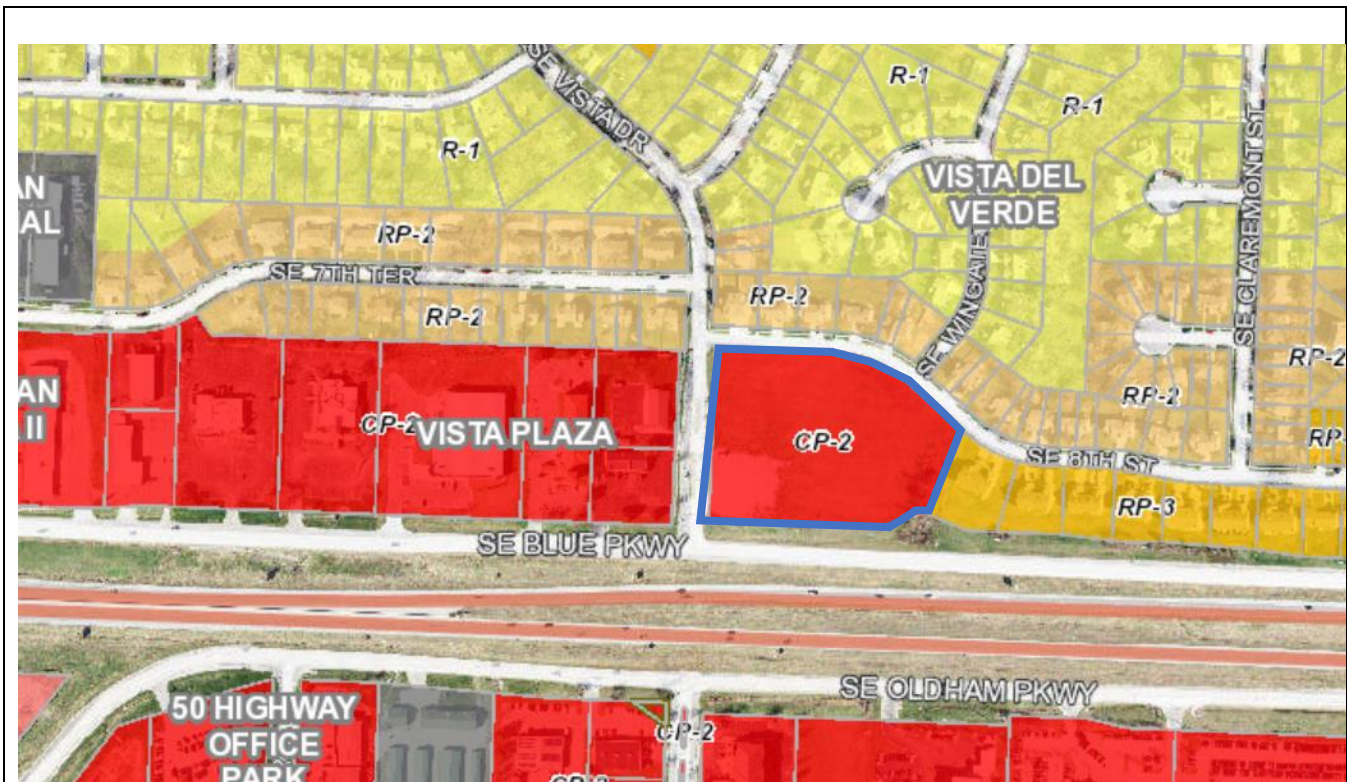
The property is a vacant 4.11-acre parcel that is zoned CP-2 (Planned Community Commercial District). The property has never been developed.

Description of Applicant's Request

The applicant seeks approval for a commercial preliminary development plan and a special use permit for a moving and storage facility. The facility will have two buildings. The main building will be a climate-controlled storage facility and the second building will not be climate-controlled.

2. Land Use

Description and Character of Surrounding Area



The property is located between SE 8th St, SE Vista Dr, and SE Blue Pkwy. To the south of the property is US-50 Highway and to the west are commercial businesses in CP-2 zoning. To the north are duplexes in Planned Two-Family Residential District (RP-2) zoning. To the east are quad-plexes in Planned Residential Mixed-Use District (RP-3) zoning.

Adjacent Land Uses and Zoning

North (across SE 8th St):	Duplexes / RP-2
West (across SE Vista Dr):	Tattoo shop and The American Legion / CP-2
South (across SE Blue Pkwy):	US-50 Hwy
East:	Quad-plexes / RP-3

Site Characteristics

There is a 20’ slope downward from the west to the east toward a natural drainage area. The site is a vacant 4.11-acre parcel and is mainly made up of grass and grouping of trees on the far east side.

3. Project Proposal

Site Design

Land Use Proposed	
Impervious Coverage:	67%
Pervious:	33%

TOTAL	100%
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Parking

Proposed		Required	
Total parking spaces proposed:	17	Total parking spaces required:	16
Accessible spaces proposed:	2	Accessible spaces required:	2

Setbacks (Perimeter)

Yard	Building Required	Self-Storage Building Proposed
Front (South)	15' Build	243' Build
Side (East)	10' Build	240' Build
Side (West)	10' Build	20' Build
Rear (North)	20' Build	32' Build

Yard	Building Required	U-Box Building Proposed
Front (South)	15' Build	89' Build
Side (East)	10' Build	111' Build
Side (West)	10' Build	262' Build
Rear (North)	20' Build	138' Build

Yard	Parking Required	Parking Proposed
Front (South)	20' Parking	30' Parking
Side (East)	20' Parking	93' Parking
Side (West)	20' Parking	20' Parking
Rear (North)	20' Parking	25' Parking

Structure(s) Design

Number and Proposed Use of Buildings
2 proposed buildings (1 climate-controlled storage building + 1 non-climate-controlled storage building)
Building Height
40' climate-controlled storage 40' non-climate-controlled storage
Number of Stories
3 stories for the climate-controlled building; 1 story for the non-climate-controlled building

4. Unified Development Ordinance (UDO)

Section	Description
2.300,2.310,2.320	Preliminary Development Plan
8.500	Parking

4.190	Zoning Districts
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Unified Development Ordinance

The proposed use follows Sec. 4.190 of the UDO for CP-2 zoning district, which “. . . is established to provide a location for a full-range of retail and office development serving the general needs of the community. This district is not considered appropriate for heavier commercial uses that border on being lighter industrial in nature, and thus more appropriate for the CS or PI District. The intent is to promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements. This site design improves the benefits derived from the required landscaping and the overall image of the commercial corridor.” The UDO requires that for a storage facility to be allowed in CP-2 zoning it must apply and follow the special use permit conditions. These conditions can be found under the Division III - “Special Use Permits” and Sec. 6.1185 “Storage Facility-Indoor climate controlled”. The conditions are as follows:

- All activities shall be carried on inside the structure.
- Four-sided architecture shall be required.
- No outside storage of any kind shall be permitted on the premises.
- PO District requirements shall be used for building placement, minimum lot size, height, setbacks, signage and landscaping.

Special Use Permit Time Period

Under Sec. 6.630 of the UDO, the applicant must request a... “length of term of the use after the date of issuance of the permit”. The applicant requests the special use permit be granted for a period of 30 years. Special use permits for new construction sites, such as the subject application, have typically been granted time periods of 20 or 30 years.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Diversify Lee’s Summit economy. Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base. Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The use is generally consistent with the recommended land use designation for commercial development. The construction of this new project will bring value to this long vacant property. It meets the Comprehensive Plan objectives of providing a development that meets an identified need in the market.

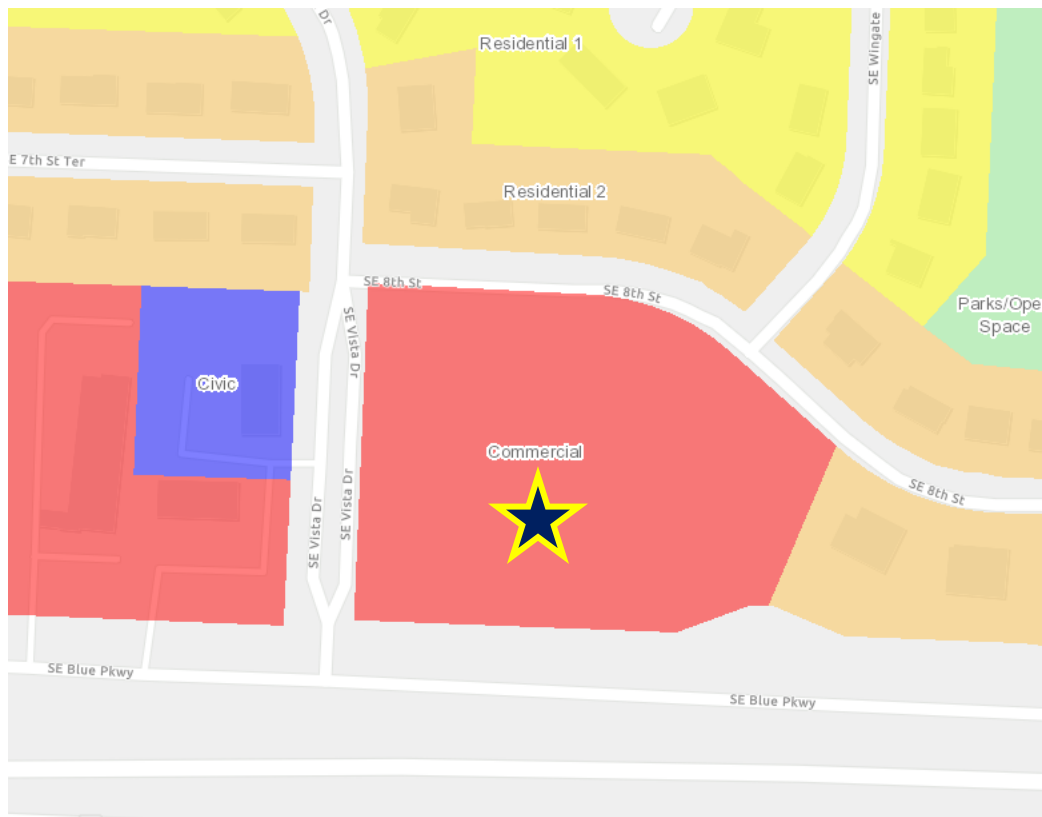


Figure 1 - Ignite Comp Plan Land Use Map

6. Analysis

Background and History

The applicant is proposing two indoor storage facilities. The larger of the two will be a climate-controlled facility and the smaller building will not have climate control.

- May 4, 1971 – Board of Alderman approved the rezoning (Appl. #1967-001) from district A to R-1, R-2, and C-1 by Ordinance No. 1276.
- April 5, 1984 – Planning Commission approved the preliminary plat (Appl. #1984-147) Vista del Verde, 11th Plat, Lots 314-399 and 402-427, for ninety (90) single family lots, twenty-five (25) duplex lots, and seven (7) multi-family lots.
- July 3, 1984 - Board of Alderman approved final plat (Appl. #1984-148) Vista del Verde, 11th Plat, Lots 314-399 and 402-427 by Ordinance No. 2548.
- September 9, 2022 – The Planning Commission recommended denial of Appl. #PL2021-203 - SPECIAL USE PERMIT for automobile sales and Appl. #PL2021-204 - PRELIMINARY DEVELOPMENT PLAN - America's Car Mart, 1150 SE Blue Pkwy; America's Car Mart, applicant. The applicant subsequently withdrew the application on September 15, 2022.

Compatibility

The proposed storage and moving facility may be permitted in the CP-2 zoning district subject to approval of a special use permit with conditions. The development is proposed along on the north side of US-50 Highway and would be neighboring a variety of service-oriented commercial businesses: restaurants, lawn mower dealer, autobody repair, hotel, etc. Along the south side of US-50 Highway are a storage facility, car dealership, hotel, etc.

From an architectural standpoint, the building renderings and elevations call for exteriors with a variety of architectural features and a mix of materials to visually and texturally break up the large expanses of wall planes. Materials include extensive use of masonry, tilt-up concrete, architectural metal panel, fiber cement paneling and glass. The proposed building design is compatible to existing area buildings along both sides of the US-50 Hwy commercial corridor.



Figure 2 - Self-storage Building (climate-controlled)



Figure 3 - U-Box Building (non-climate-controlled)

Adverse Impacts

The proposed development will not impede the normal and orderly development of the surrounding property and will fill a long-time vacant plot of land along the US-50 Hwy highway corridor. Similar to the other first-tier commercial properties along the corridor, the proposed development serves as a buffer and transition between the highway and the abutting residential to the north. The UDO further requires a high impact buffer between commercial and residential properties to help soften the transition between the different uses. Therefore, the applicant will be installing a six (6) foot high opaque vinyl fence, and a low impact screening made up of different vegetation that will be planted on both sides of the fence.

A majority of the stormwater will be managed on-site by an underground detention system that will be constructed at the northeast corner of the project. Said system will discharge into the existing public

stormwater system along SE 8th Street. A small portion of the perimeter of the site will drain directly off the property and into the existing public stormwater system.

Public Services

The proposed development will tie into existing area water and sanitary sewer infrastructure. Water service will be provided to both buildings by an existing 8" water main along the east side of SE Vista Dr. Sanitary sewer service will be provided by connecting to an existing 12" main at the northeast corner of the site.

Vehicular access to the site is proposed via two driveways. One driveway is proposed along SE Vista Dr, which will align with existing driveway for the American Legion building on the west side of street. The second driveway is proposed along SE Blue Pkwy. The proposed development is not expected to generate more than 100 trips during the peak hours. Since the development is expected to have minimal impact on traffic, there are no recommended improvements to the surrounding roads. It should be noted that SE Blue Pkwy is a MoDOT facility.

Conditional Material

Approved Exterior Materials. Conditional Material Approval

- Required - Metal is only allowed in an incidental role, i.e. trim, features, roofing, siding, or as approved by the Planning Commission and/or City Council.
- Proposed – The percentage break down of exterior building materials on Building A (the larger self-storage building) indicates that architectural metal panels make up approximately 54% on the east side, 58% on the north side, 52% on the south, and 57% of the west side, as the metal panels are used to accent the façade on all four sides and project off the stone façade from 4"-12".

The percentage break down of exterior building materials on Building B (the smaller U-Box building) indicates that architectural metal panels make up approximately 61% on the east side, 52% on the north side, 61% on the south, and 57% of the west side, as the metal panels are used to accent the façade on all four sides and project off the stone façade from 4"-12".

- Recommendation - Staff has used 40% as a guideline for the use of metal as a primary exterior material on a given building façade, but has also supported the use of a greater percentage on different applications. Staff supports the use of metal as an exterior building material as depicted on the 24-page elevations dated June 14, 2022

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. The development shall be in accordance with the preliminary development plan dated June 27, 2022, and the building renderings and elevations dated June 14, 2022.

2. The special use permit shall be granted for a period of 30 years.

Standard Conditions of Approval

3. A revised stormwater management report shall be submitted to, reviewed and approved by the City prior to approval of any final development plan to address all outstanding discrepancies identified by City staff.
4. All design waivers shall be submitted, reviewed and approved by the City Engineer prior to approval of any final development plan. A more detailed review of the stormwater management report, submitted with the final development plan, will determine if a waiver is required for the 1-year and 2-year detention requirements.
5. 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.
6. 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 site development permits or the start of construction (excluding land disturbance permit).
7. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
8. 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.
9. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
10. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
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 2018 International Fire Code.