



October 14, 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 #PL2019267 - SUP
StorageMart – Existing Site Special Use Permit
3920 S State Rte 291, Lee's Summit, MO

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.*
2. *The applicant request a deferment on the required landscaping adjacent to the South and East property line until the adjacent property to the south develops.*

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

Sincerely,

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