



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-063
File Name	PRELIMINARY DEVELOPMENT PLAN – Climate controlled storage facility
Applicant	Lakewood Self-Storage, LLC
Property Address	4101 NE Port Dr.
Planning Commission Date	April 22, 2021
Heard by	Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Engineering Manager

Public Notification

Pre-application held: September 15, 2020

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 has been suspended during the period of the Emergency Declaration which will end on August 31, 2021, unless earlier terminated or further extended by the Mayor. Pursuant to the Mayor's Emergency Order, Applicants are encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development.

Newspaper notification published on: April 3, 2021

Radius notices mailed to properties within 185 feet on: April 5, 2021

Site posted notice on: April 1, 2021

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Attachments

1. Transportation Impact Analysis, prepared by City Traffic Engineer, dated April 16, 2021 – 2 pages
2. Preliminary Development Plan (11 total pages), consisting of the following pages:
 - Site Plan, revise date March 23, 2021 – 1 page
 - Site Grading Plan, revise date March 23, 2021 – 1 page
 - Misc. Site Details, revise date March 23, 2021 – 1 page
 - Landscape Sheet, revised submittal date April 8, 2021 – 1 page
 - Photometric Sheet, dated March 15, 2021 – 1 page
 - Elevations, dated April 2, 2021 – 2 pages
 - Elevation Renderings, dated February 22, 2021 – 2 pages
 - Material Board, dated March 12, 2021 – 1 page
3. Stormwater Report prepared by Schlagel & Associates, dated February 19, 2021 – 16 pages
4. Conditional material narrative, dated April, 2, 2021 – 8 pages
5. Photos of Subject and Surrounding Properties, date March 23, 2021 – 3 pages
6. Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Lakewood Self-Storage, LLC / Applicant
Applicant's Representative	Justin Beal
Location of Property	4101 NE Port Dr.
Size of Property	2.93 acres ±
Zoning (Existing)	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Business Park

Current Land Use

The property is a platted vacant lot accessed from NE Port Dr, located north of Lakewood Blvd and east of I-470 Hwy.

Description of Applicant’s Request

The applicant is seeking preliminary development plan approval for a three-story, 102,000 sq. ft. storage facility with indoor climate controlled storage units and limited exterior-access, non-climate controlled storage units. Approval of a conditional material consisting of smooth architectural metal panel is requested.

2. Land Use

Description and Character of Surrounding Area

The property is located at 4101 NE Port Drive in the *Lakewood Business Park* subdivision, located immediately north of the City’s water tower. The property is surrounded by developed properties existing of office and office/warehouse uses to the west, south, and north. To the east is vacant Agricultural ground.

Adjacent Land Uses and Zoning

North:	PMIX (Planned Mixed Use District) – office building
South (and across NE Lakewood Way):	AG (Agricultural) – City water tower and PMIX (Planned Mixed Use District) – office building
East:	AG (Agricultural) – vacant ground
West (across NE Port Dr):	PMIX (Planned Mixed Use District) – office building

Site Characteristics

The site is currently a vacant lot. The topography of the site rises nearly 40 feet generally from the west to the east. A steep rock embankment is located on the northern portion of the property adjacent to NE Port Dr.

Special Considerations

The zoning for the property is PMIX, a special use permit is not required due to the PMIX zoning district designation. The preliminary development plan for the property sets the standards covered by this specific preliminary development plan.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	54%

Pervious:	46%
TOTAL	100%

Parking

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

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front (West)	15' (Building) / 20' (Parking)	140' (Building) / 115' (Parking)
Side (north and south)	15' (Building) / 6' (Parking)	37' (south) & 40.5'(north) (Building) 0' (south) & 10' (north) (drive aisle)
Rear (East)	20' (Building) / 6' (Parking)	41.50'+ (Building) / 35.40' (drive)

Structure(s) Design

Number and Proposed Use of Buildings
One (1) partially climate controlled facility building with interior and exterior storage unit access. There are a total of seventeen (17) exterior accessed units; eleven (11) units are located on the east elevation and three (3) units are located on both the north and south elevations.
Building Height
Approximately 39'
Number of Stories
3 stories

4. Unified Development Ordinance (UDO)

Section	Description
2.300,2.310,2.320	Preliminary Development Plan
4.240	Zoning Districts

5. Comprehensive Plan

The subject 2.93 acres is currently zoned PMIX (Planned Mixed Use District). The 2005 Lee’s Summit Comprehensive Plan shows the subject area as Business Park. Although the proposed use is more industrial in nature, staff supports the plan. The subject property has had multiple development proposals over the years, none of which have ever been built. The exterior design is office-like in appearance and is comprised of brick, stone, and metal architectural paneling. The building is also in compliance with the four-sided design requirements.



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 preliminary development plan for an indoor climate controlled storage facility that also includes limited outdoor non-climate controlled unit access. The property is located on NE Port Dr., north of Lakewood Blvd and east of I-470 Hwy.

Building Materials. Conditional material proposed.

- Proposed – smooth architectural metal paneling
- Required – Masonry, concrete, stucco, and glass. Metal to be used in an incidental role or other architectural metal siding as approved by the Planning Commission and/or City Council.
- Recommended – Staff recommends approval of the conditional material request to allow the metal as shown on the plans. As the quality of metal building materials has improved, the use of said materials has increased in the areas of industrial, commercial and residential construction. The other materials proposed for the remaining portions of the elevations will be a combination of brick, stone, glass, and aluminum storefront glass windows.

The smooth metal panels have deep flutes that will cast shadow lines across the building and contrast with the texture of the brick and stone. This will exemplify the appearance of a modern storage facility by creating depth, contrast, and texture for a truly dynamic design.

Site Design

The proposal is for one (1) partially climate controlled facility building totaling 102,000 sq. ft. with interior and exterior storage unit access. There are total of seventeen (17) exterior accessed units; eleven (11) units are located on the east elevation and three (3) units are located on both the north and south elevations. The color palette and materials for the proposed building are red/brown brick, light tan stone, and white/cream architectural metal panels.



EXTERIOR ROLL UP DOORS (MATERIAL/FINISH):
JANUS INTERNATIONAL
COLOR: CEDAR RED



HORIZONTAL METAL WALL PANEL (COLOR/PROFILE):
MBCI, SIGNATURE 300
COLOR: 'SLACKED'
PROFILE: 7.2 PANEL



STONE VENEER:
COBRISTONE
ANTIQUE LEADERS
4, 8, 8'

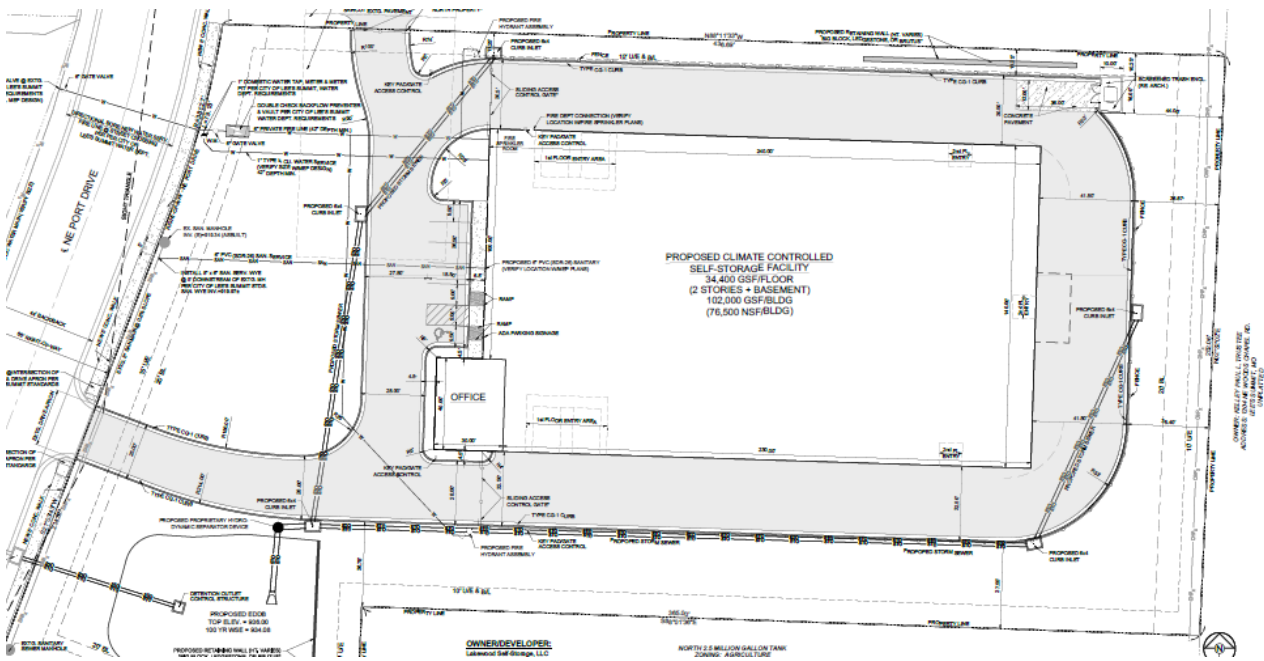


BRICK VENEER:
ACVE BRICK
MCVNYA OR SIMILAR



VERTICAL METAL WALL PANEL - BAND:
MBCI, SIGNATURE 200
COLOR: 'SOLAR WHITE'
PROFILE: PBC PANEL





History

- December 8, 1998 – The City Council approved a rezoning from A, I-P, M-1 & C-1 to PUD (now PMIX) on land located east of Lakewood Way, north of Woods Chapel Road (Appl. #1998-050) for Lakewood Business Park east of 470 by Ordinance No. 4713.
- November 6, 2003 – The City Council approved a final plat (Appl. #2019-019) for Lakewood Business Park Lots 33A and 34-36 by Ordinance No. 5636. The plat was recorded with Jackson County Recorder of Deeds by Instrument No. 2003I0144494.
- April 9, 2019 – The City Council approved a preliminary development plan (Appl. #PL2019-019) for an office/warehouse structure by Ordinance No. 8605. A final development plan was never submitted to construct the approved plan.

Compatibility

The proposed development will not negatively impact the character of the neighborhood. The proposed building has an office-like appearance and is similar in appearance to other buildings in the area.

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 facility is in an office/warehouse business park and complements the surrounding structures. The development is designed, located and will operate so that the public health, safety and welfare will be protected.

The applicant is proposing onsite stormwater detention to mitigate the increase in impervious area and so there is no negative impact on downstream conditions or surrounding properties.

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 NE Port Dr.

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. There are no staff 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

Conditions for storage facilities.

Under the Unified Development Ordinance (UDO), typically a special use permit is required for Indoor Climate Controlled Storage Facilities and Mini-Warehouse Facilities within the CP-2, CS, PI, and AZ zoning districts. Since the property is located within a PMIX district, the approval of the preliminary development for the property sets the standards covered by this preliminary development plan. 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:

All activities shall be carried on inside the structure. All of the self-storage activities will not be carried on within the building. Approximately 17 units are accessed from the exterior of the building located on the east elevation.

Four-sided architecture shall be required. All four sides of the building are treated equally from a design standpoint.

No outside storage of any kind shall be permitted on the premises. There is no outdoor storage proposed.

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 zoning is PMIX and therefore the standards are set as approved in this preliminary development plan. Visually to the east, an entire story is underground due to the topography of the site. A retaining wall is also located on the east elevation and a medium impact vegetated buffer has been provided.
- 2. Colors selected must be of muted shades.** The proposed colors and exterior building materials are red brick, light tan stone, and white/cream metal panels.
- 3. Roof pitch shall be 1:3.** The building has a flat roof with varying parapets and tower features. This condition is not met.

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 17 exterior access garage units. Staff supports the modification. The design of the building allows for outdoor activities to only be permitted within the rear and sides of the building. The topography, the design of the site, and the amount of proposed landscaping will 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. Staff supports the modification.

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 the 1:3 roof pitch requirements to allow a flat roofed building.
3. The development shall be in accordance with the preliminary development plan, inclusive of the use of architectural smooth metal panels as a conditional material, as depicted on the building elevations and consisting of the following sheets:

- Site Plan, revise date March 23, 2021 – 1 page
- Site Grading Plan, revise date March 23, 2021 – 1 page
- Misc. Site Details, revise date March 23, 2021 – 1 page
- Landscape Sheet, revised submittal date April 8, 2021 – 1 page
- Photometric Sheet, dated March 12, 2021 – 1 page
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Standard Conditions of Approval

4. 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.
5. 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).
6. 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.
7. 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.
8. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
9. 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.
10. ADA-accessible ramp may require the dedication of additional right of way or a sidewalk easement. This will depend on the final design of the ADA-accessible ramp.
11. An as-built and as-graded detention basin plan shall be submitted and accepted by the City prior to issuance of any occupancy permit.
12. 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.
13. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
14. All proposed signs shall be submitted for review to the Development Services Department prior to installation.
15. All evergreen trees required to meet the minimum landscaping requirements shall be 8-feet in height.

16. Internal faux or actual storage door/units shall not be visible from any exterior window areas.