



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-380 and PL2021-411
File Name	REZONING from CP-2 to PI, PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for a storage facility
Applicant	WHD Management, LLC
Property Address	520 NE Town Centre Dr
Planning Commission Date Heard by	December 2, 2021 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: August 11, 2021
Neighborhood meeting conducted: October 28, 2021
Newspaper notification published on: November 13, 2021
Radius notices mailed to properties within 300 feet on: November 12, 2021
Site posted notice on: November 12, 2021

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Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated November 17, 2021 –
2 pages

Macro Storm Water Study prepared by Davidson Architecture & Engineering, LLC,
revised November 2, 2021 – 8 pages

Preliminary Development Plan, dated November 2, 2021 – 4 pages

Building Elevations, consisting of:

- Pad Site A, dated November 2, 2021 – 1 page
- Pad Site B, dated October 1, 2021 – 1 page
- Storage Facility, dated October 1, 2021 – 3 pages

Storage Facility Business Model Narrative

Special Use Permit photos of surrounding properties

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	WHD Management, LLC/Owner
Applicant's Representative	Josh Wilson
Location of Property	520 NE Town Centre Dr
Size of Property	7.98 acres – Storage facility 1.91 acres – Pad Site A 0.89 acres – Pad Site B <u>0.81 acres</u> – Common area tract (detention basin) ±11.59 total acres
Number of Lots	3 lots and 1 common area tract for storm water detention
Building Area	100,780 sq. ft. – Storage facility 20,130 sq. ft. – Pad Site A <u>9,000 sq. ft.</u> – Pad Site B 129,910 total sq. ft.
FAR (Floor Area Ratio)	0.29 – Storage facility 0.24 – Pad Site A <u>0.25</u> – Pad Site B 0.26 total FAR
Zoning (Existing)	CP-2 (Planned Community Commercial)
Zoning (Proposed)	PI (Planned Industrial)
Comprehensive Plan Designation	Industrial
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: Rezoning approval by the City Council shall be valid upon approval and has no expiration.

	<p>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.</p> <p>A special use permit shall be valid for a specific period of time if so stated in the permit.</p>
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Current Land Use
<p>The subject 11.59-acre site is an undeveloped, commercially-zoned property. The site is part of a larger mostly undeveloped 38-acre area bounded by NE Independence Ave on the east, NE Town Centre Dr on the south and NE Town Centre Blvd on the west and north. The abutting 4-acre site to the east was approved in 2020 for the development of an auto sales and auto detailing center—the site is currently under construction.</p>

Description of Applicant’s Request
<p>The applicant proposes a rezoning and preliminary development plan for a 3-lot industrial development composed of a storage facility, warehouse and indoor recreation facility. The proposed storage facility also requires approval of a special use permit. With 21 buildings and 100,780 sq. ft. of building area on 7.98 acres, the storage facility is the largest component of the development. Pad Site A is the site of a 20,130 sq. ft. indoor recreational facility (batting cages). Pad Site B is the site of a 9,000 sq. ft. office/warehouse building.</p> <p>The proposed storage facility is untraditional for Lee’s Summit in that it operates under a model where the facility is unattended and unsecured. The site has no office for on-site staff, nor is there fencing of any kind. Units are rented over the phone, online or in-person with the local off-site manager. The site is monitored utilizing a comprehensive 24-hour video surveillance system. A special use permit approval for a period of 20 years is sought.</p> <p>The preliminary development plan also serves the dual purpose as the preliminary plat, as allowed under the UDO.</p>

2. Land Use

Description and Character of Surrounding Area
<p>The property sits at the northeast corner of NE Town Centre Blvd and NE Town Centre Dr. The surrounding area is characterized by a transition between industrial, commercial/office and one multi-family residential development along NE Town Centre Blvd. To the north are industrial uses; to the east are automotive dealerships; to the south is the MoDOT Kansas City District Office; and to the west is a multi-family residential development.</p>

Adjacent Land Uses and Zoning

North:	Undeveloped acreage / CP-2; and
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	Industrial / PI (Planned Industrial)
South (across NE Town Centre Dr):	MoDOT KC District Office / CP-2
East:	Automotive dealerships / CP-2
West (across NE Town Centre Blvd):	Undeveloped acreage / CP-2; Apartments / RP-4 (Planned Residential Apartment)

Site Characteristics
The site sits just east of the intersection of NE Town Centre Blvd and NE Town Centre Dr. The site generally slopes to the southeast. Removal of an existing pond is required to allow for the proposed development of Pad Sites A and B. Vehicular access to the site will come from NE Town Centre Dr to the south.

Special Considerations
The subject property is the site of an existing pond that will be removed to accommodate construction of the proposed Pad Sites A and B. A geotechnical report for the pond site shall be required prior to the issuance of any building permit on the affected lots.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	79% - Storage facility 70% - Pad Site A 69% - Pad Site B 72% - overall site
Pervious:	21% - Storage facility 30% - Pad Site A 31% - Pad Site B 28% - overall site
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	0 – Storage Facility; 60 – Pad Site A; 13 – Pad Site B	Total parking spaces required:	2 – Storage Facility; 20 – Pad Site A; 9 – Pad Site B
Accessible spaces proposed:	0 – Storage Facility; 3 – Pad Site A; 1 – Pad Site B	Accessible spaces required:	1 per lot
Parking Reduction requested?	Yes	Off-site Parking requested?	No

Alternate Parking Plan. Approval of an Alternate Parking Plan to allow 0 striped parking spaces for the storage facility is sought as part of the subject preliminary development plan application, based on the facility’s operation model that has no on-site office and therefore no need for striped employee or customer parking centered around an office area found at a typical storage facility.

For comparison purposes, Table 8-1 in Article 8 of the UDO calls for a minimum of 2 parking spaces per facility for customer parking plus 1 parking space for each employee on a maximum shift. In this case, there is no on-site office for employees to be based at this location. And with no on-site office, there is no need to have dedicated customer spaces that would typically be provided for customer use while conducting business in the office. Therefore, staff finds it appropriate to have no striped parking spaces on the site and supports approval of the Alternate Parking Plan for the storage facility.

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front (NE Town Centre Dr – south)	20’ (Building) / 20’ (Parking)	39’ (Building) / 20’ (Parking)
Side (east); and Side (west)	10’ (Building) / 6’ (Parking)	50’ (Building) / 13’8” (Parking) – east; and 21’ (Building) / 65’ (Parking) – west
Rear (north)	20’ (Building) / 6’ (Parking)	20’ (Building) / 10’ (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
21 buildings – Storage Facility 1 building – Pad Site A 1 building – Pad Site B
Building Height
16’7” and 17’ – Storage Facility buildings 27’ – Pad Site A 24’ – Pad Site B
Number of Stories
1 story (all buildings)

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
6.620,6.640,6.650,6.1020	Special Use Permits
4.210	Zoning Districts
8.120,8.170,8.180	Design Standards
8.220,8.230,8.250,8.260,8.290	Lighting Standards

8.530,8.580,8.620	Parking Standards
8.720,8.750,8.790,8.810,8.820	Landscaping

Unified Development Ordinance

The proposed uses are allowed on the proposed PI-zoned property, with the storage facility requiring approval of a special use permit. The proposed uses are consistent and compatible with other commercial and industrial uses in the surrounding CP-2 and PI properties. Uses in the area include automobile dealerships, MoDOT campus, office-warehouses and a concrete paver manufacturer.

Mini-warehouse facilities are allowed in the PI zoning district subject to the following conditions:

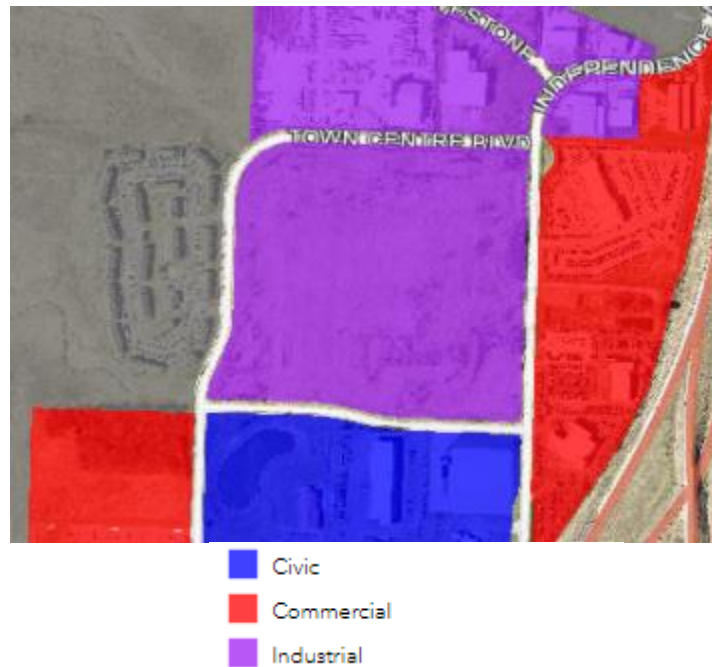
- In any non-industrial district, a mini-warehouse facility must be enclosed on all sides by a wall or earthen berm that shields the development from view. **The storage facility is located on property proposed to be rezoned PI, thus this requirement is not applicable.**
- Colors selected must be of muted shades. **The proposed exterior building material colors are earth tones.**
- Roof pitch shall be 1’:3’. **The proposed roof pitches are 0.5”:1’, or rather 1.5”:3’ to provide a more direct comparison to the UDO requirement. The proposed storage building roof pitches do not meet the minimum requirement.**

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Diversify Lee’s Summit economy. Increase business retention and grow business activity.

Comprehensive Plan

The proposed rezoning to PI and the proposed land uses are consistent with the Industrial land use recommended by the Ignite Comprehensive Plan for the area. The use is also consistent with the surrounding industrial, airport, commercial and civic (MoDOT campus property) land uses recommended by the Ignite Comprehensive Plan for the surrounding area.



6. Analysis

Background and History

The applicant seeks approval of a rezoning from CP-2 to PI, preliminary development plan and special use permit for a 3-lot industrial development for uses that include a storage facility, indoor recreational facility and office/warehouse. The special use permit application specifically applies to the proposed storage facility. The proposed exterior building materials across all of the proposed buildings consist of metal panel systems and masonry bases. The proposed term for the special use permit for the storage facility is 20 years.

- June 12, 1979 – The City Council approved a rezoning (1979-008) from District A (Agricultural) to CP-2 (then C-1-P) by Ordinance No. 2019.

Compatibility

The property is located at the intersection of NE Town Centre Dr and NE Town Centre Blvd, generally found at the northwest corner of the intersection of I-470 and NE Colbern Rd. Both NE Town Centre Blvd and NE Independence Ave that bound the larger 38-acre block on the west and east serves as gateways to the NE Independence Ave corridor north of NE Colbern Rd.

The proposed industrial development is compatible for the area and zoning. Surrounding uses include automobile dealerships, office/warehouses, masonry product manufacturing, MoDOT campus (including CDL testing facility) and apartment uses to the west across NE Town Centre Blvd.

Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The proposed project develops a long-vacant property along NE Town Centre Blvd that feeds into the NE Independence Ave commercial/industrial corridor north of NE Colbern Rd.

Stormwater for the entire 3-lot industrial development will be managed by a single detention basin located on a common area tract at the east development boundary. The applicant will be requested to provide a basin maintenance plan with their final development plan submission.

The proposed use is not expected to create excessive noise and air pollution. All of the proposed uses are similar and compatible in nature to the existing commercial/industrial uses in the area.

Public Services

The subject property is a vacant site. The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The remaining undeveloped property to the north and northeast has access to public infrastructure along both NE Town Centre Blvd and NE Independence Ave.

The surrounding NE Town Centre Blvd, NE Independence Ave and NE Town Centre Dr have sufficient capacity to accommodate the traffic generation from the proposed use; no improvements to either street are required as part of the proposed development.

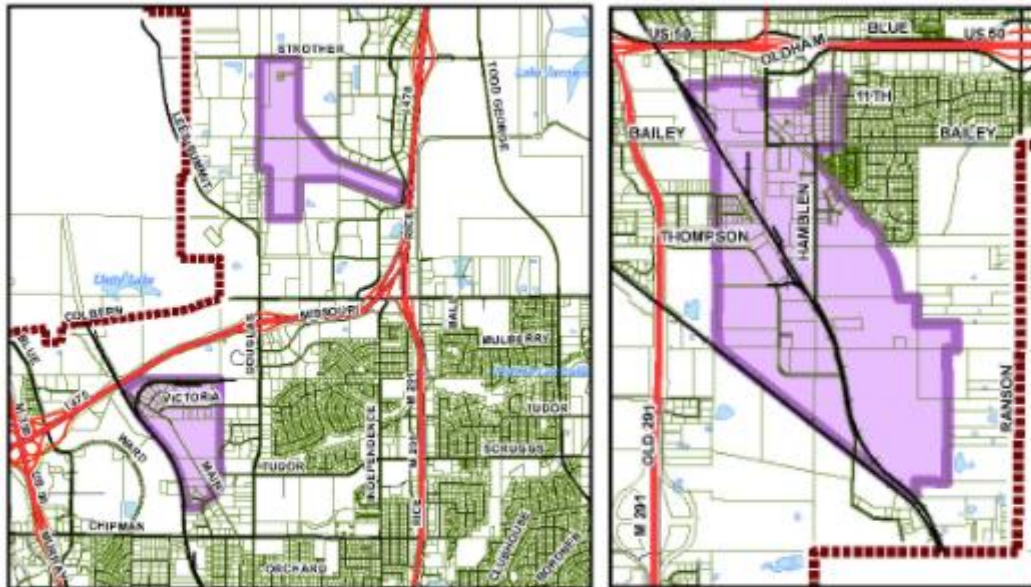
Modifications

Storage facility building roof pitch. Modification requested.

- Required – 1':3'
- Proposed – 0.5":1' (equal to 1.5":3')
- Recommended – The proposed storage facility buildings have a flatter roof pitch than required under the UDO. The proposed roof pitch is typical for industrial buildings and is common to industrial areas throughout the City. Given the area in which the buildings are located, staff supports the proposed 0.5":1' roof pitch.

Building Elevations.

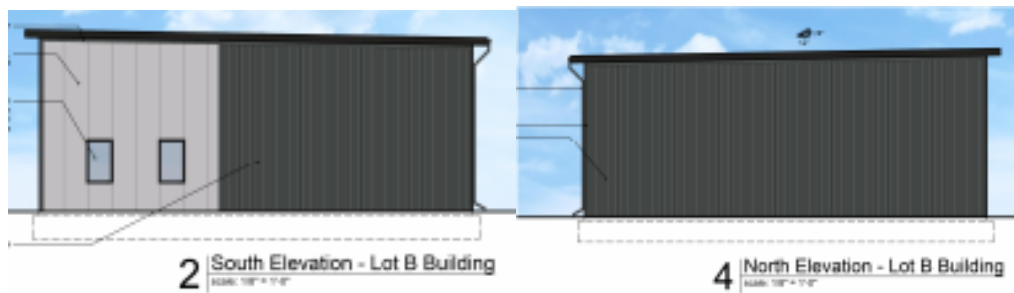
Exterior building materials. The general type of proposed building materials (i.e. stone and metal panel systems) and architecture proposed for the development are similar and compatible with existing industrial and office/warehouse buildings in the area. However, some of the specific proposed metal systems do not appear to comply with UDO requirements for the area. Several of the building elevations for the storage facility and all four the elevations on the Pad Site B building use what appear to be smooth-finished, corrugated metal panel systems. The UDO only allows the use of these types of corrugated metal panel systems in two industrial areas in the city, as well as the airport (see maps below). In order to comply with the design requirements of the UDO, the corrugated metal panel systems can be replaced with a pre-engineered and pre-finished rough-textured metal panel system (UDO Section 8.170.B.2) or other approved exterior building material listed under UDO Section 8.170.A. Staff previously conveyed these comments regarding compliance with the UDO's approved exterior material requirements as part of staff's initial application review. The applicant's resubmittal did not sufficiently address the comments.



 Specified Metal Building Location

Four-sided architecture. The UDO requires horizontal and vertical breaks to be provided on all sides of a building to provide architectural relief and visual interest. Furthermore, similar architectural details, materials and colors are required on all sides of a building to avoid a back side or to minimize a back side presentation to other buildings (UDO Sections 8.180.A and 8.180.B). The proposed buildings on Pad Sites A & B do not provide projections or horizontal and vertical breaks on all sides to break up the large expanses of flat wall planes. Below are examples of proposed elevations for both pad sites. To comply with the four-sided requirements of the UDO, horizontal and vertical breaks shall be provided on all sides of the buildings, and similar architectural details shall be extended to all sides of the buildings. Staff previously conveyed these comments regarding compliance with the UDO’s four-sided architecture requirements as part of staff’s initial application review. The applicant’s resubmittal did not sufficiently address the comments.





Special Use Permit Time Period

The applicant requests the special use permit be granted for a period of 20 years. Special use permits for new construction sites, such as the subject application, have typically been granted time periods of 20 or 30 years to align with the financing terms of the proposed project. According to the applicant, financing term for the proposed development will be 20 years.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the 1':3' roof pitch requirement for the storage buildings, to allow a 0.5":1' (equal to 1.5":3') roof pitch.
2. To comply with the requirements of the UDO, corrugated metal panel systems shall not be used as an exterior building material on any building. Exterior building materials shall comply with the approved materials listed under UDO Section 8.170.A and 8.170.B.
3. To comply with the requirements of the UDO, horizontal breaks, vertical breaks and architectural details shall be extended to all four sides of the proposed buildings in accordance with UDO Section 8.180.A and UDO Section 8.180.B.
4. An Alternate Parking Plan shall be approved to allow 0 striped parking spaces on the storage facility site.
5. Submittal of a geotechnical report to the City for the reclaimed pond site shall be required for Pad Sites A & B prior to the issuance of any building permit.
6. The special use permit for the storage facility shall be granted for a period of 20 years.

Standard Conditions of Approval

7. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets, erosion and sediment control and a detention basin maintenance 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.

8. 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).
9. 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.
10. 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.
11. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
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. The FDC on Pad Site 2 exceeds 100 feet to a hydrant.
14. Buildings used for the storage of commercial vehicles greater than 5,000 square feet shall be sprinklered.
15. All fire access lanes shall be heavy duty asphalt capable of supporting 75,000-pounds.
16. Provide Knox Boxes on the sprinklered buildings and Knox entry systems on any gates that may be installed.
17. Project phasing shall include the second access when the combined building square footage exceeds the limits set forth in IFC SECTION D104.
18. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.
19. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
20. A final plat shall be approved and recorded prior to any building permits being issued.