

Preliminary Development Plan Climate Controlled Facility

Application #PL2021-063

April 22, 2021

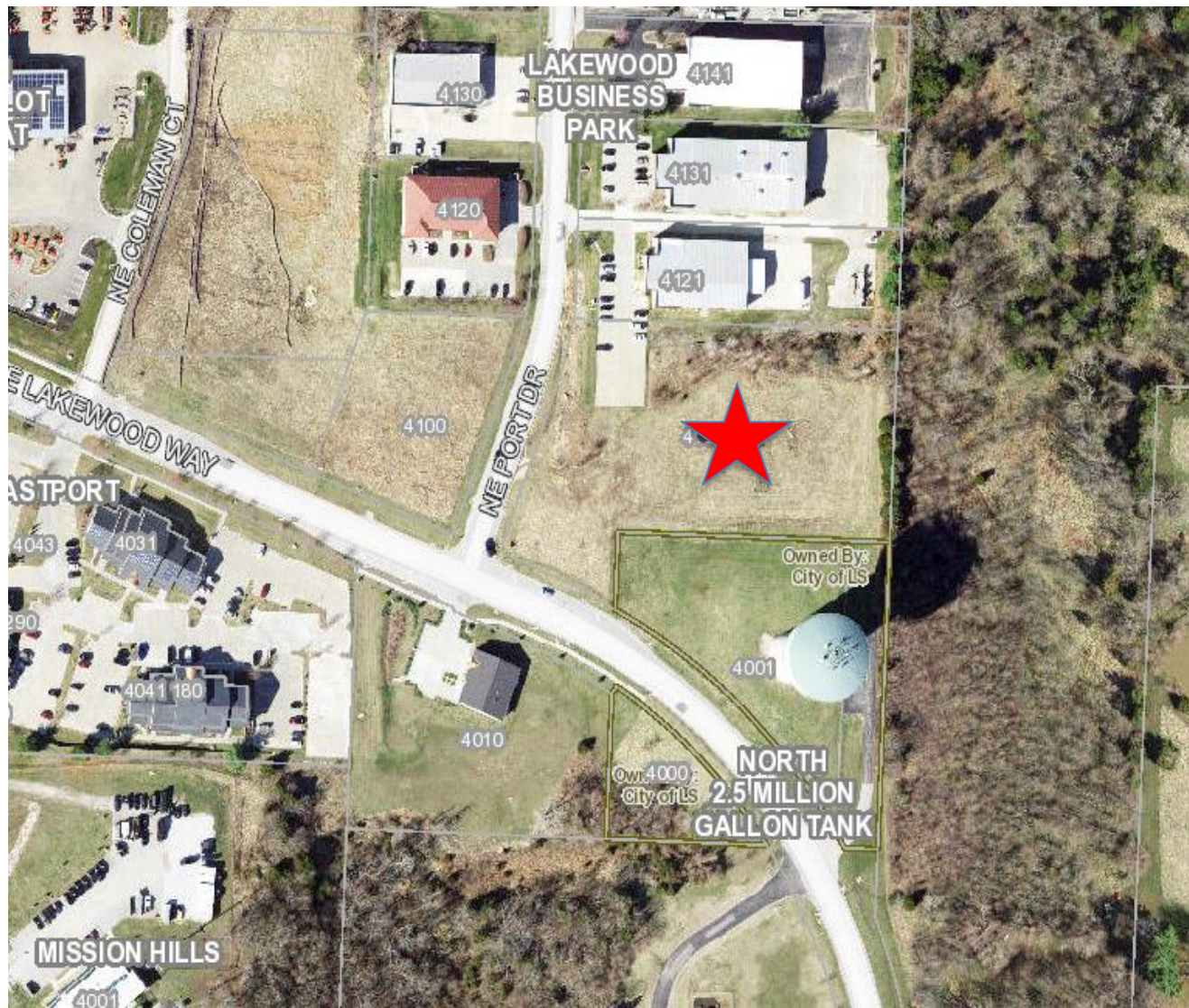


LEE'S SUMMIT
MISSOURI

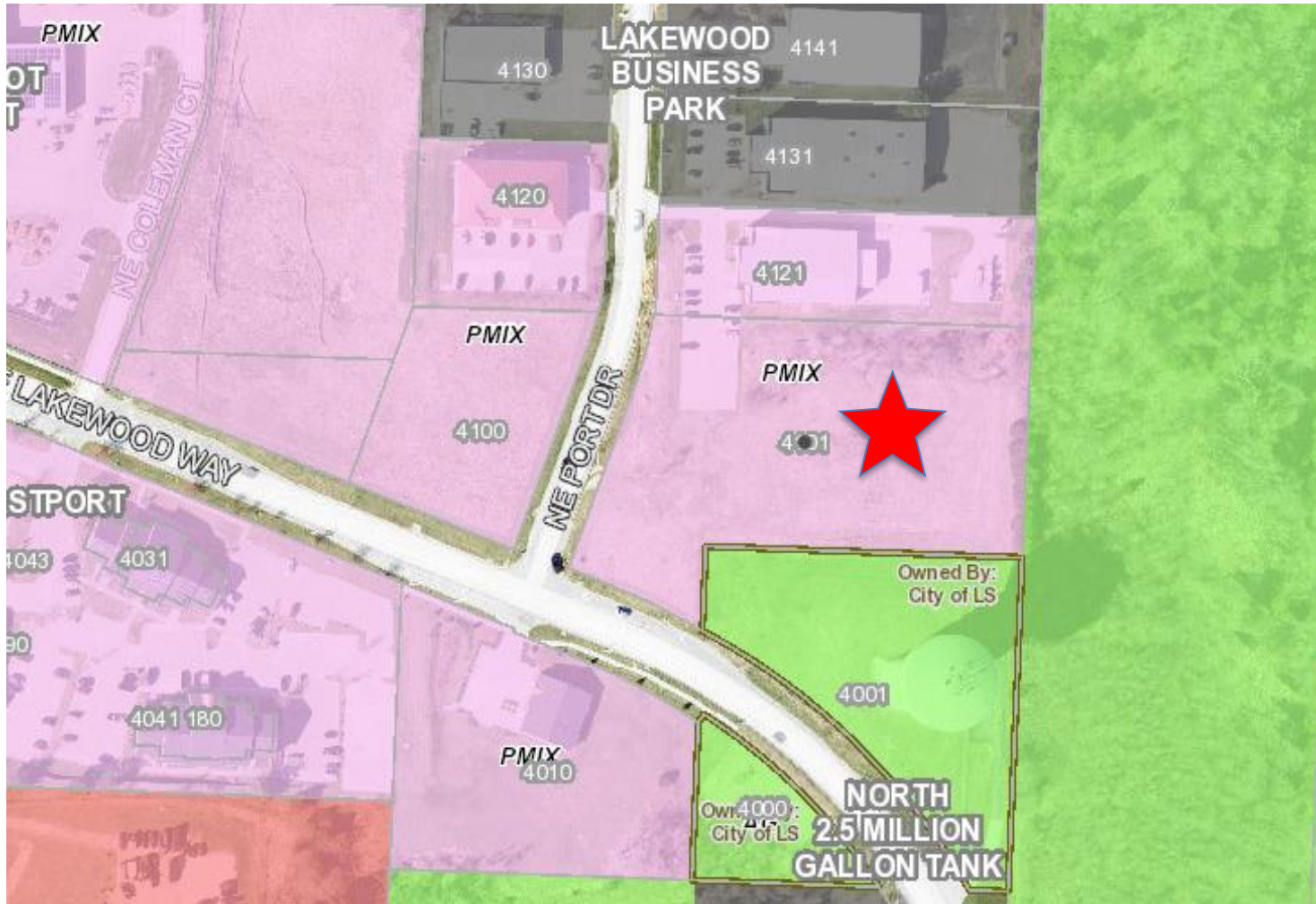
Yours Truly



- The property is a vacant platted lot, accessed from NE Port Dr., north of Lakewood Way
- The property is surrounded by office and office/warehouse type uses to the north, south, and west. To the east is vacant ground. The City's water tower is located immediately south of the property.



- The property is zoned PMIX (Planned Mixed Use District)
- North: PMIX
- South: AG
- East: AG
- West (across NE Port Dr.): PMIX



Proposed

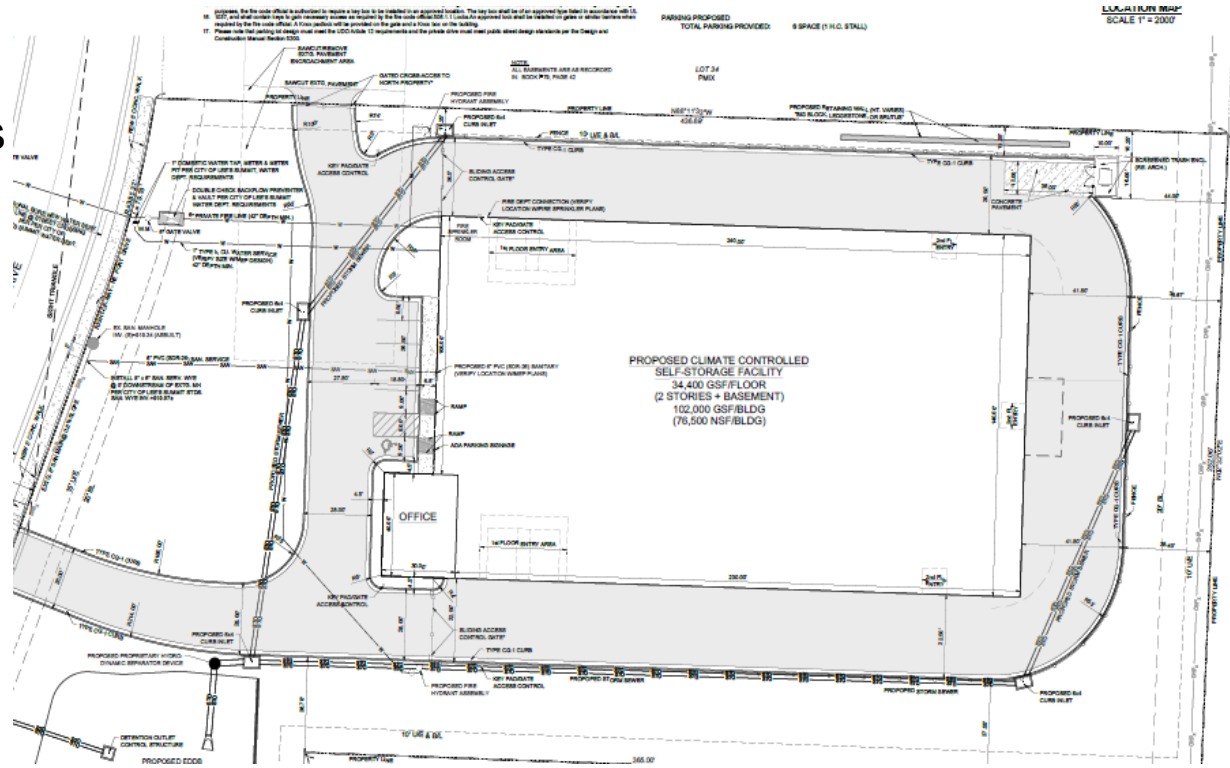
- 3- story, indoor climate controlled storage facility with limited exterior-access storage units
- 2.93 acre site
- 0.80 total FAR
- 102,000 sq. ft. bldg.
- 34,400 sq. ft. footprint

Land Use

- 54% Impervious
- 46% Pervious

Parking

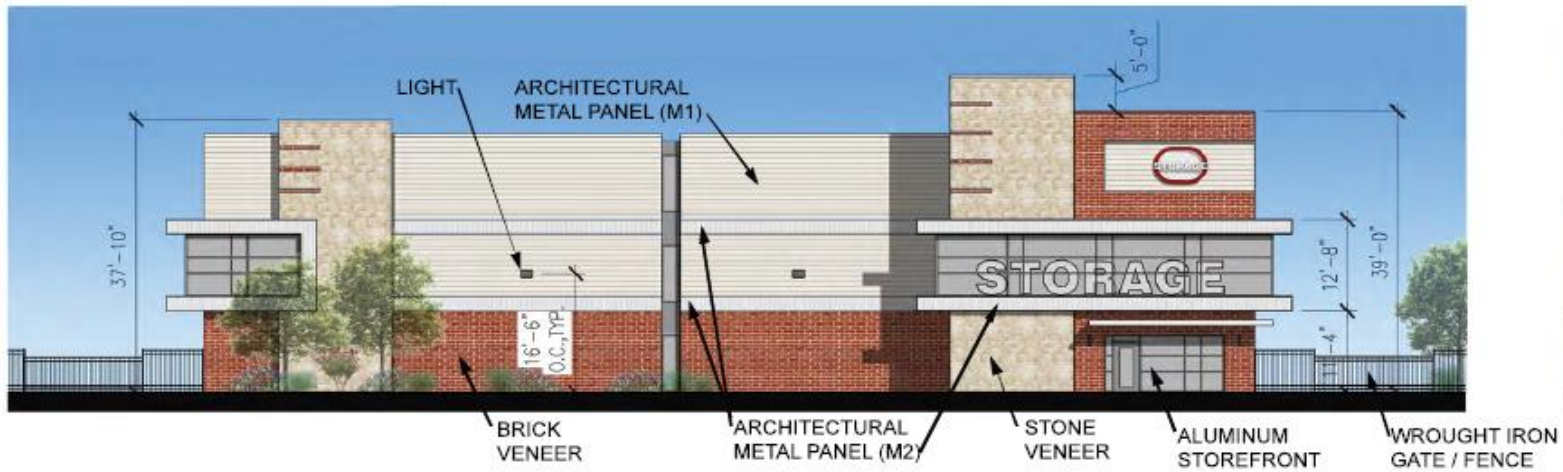
- 1 handicapped
- 5 Total Parking Spaces



Project Information and Site Plan

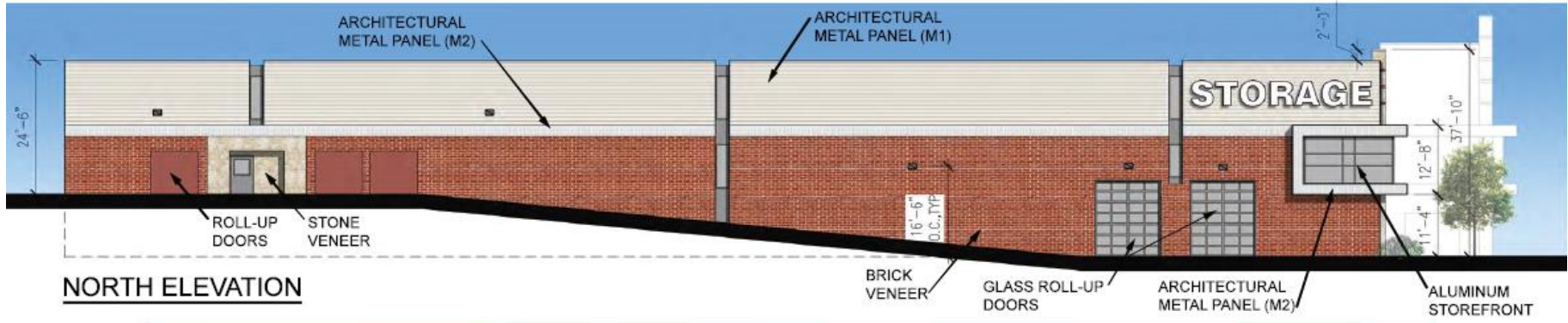
The colors and materials include:

- red/brown brick
- light tan stone
- white/cream architectural metal panels



WEST ELEVATION

WEST FACADE		
MATERIAL	SF	%
GLASS	652	12.1%
MASONRY	2,378	44.5%
METAL WALL PANEL	2,319	43.4%



EAST FACADE		
MATERIAL	SF	%
GLASS	0	0.0%
MASONRY	631	26.0%
METAL WALL PANEL	1,797	74.0%

Conditional Material Proposed:

- Proposed - smooth architectural metal paneling
- Required - Masonry, concrete, stucco, and glass. Metal is to be used in an incidental role. However the material can be approved by by the Planning Commission and/or City Council.
- Recommended - Staff recommends approval of the request. The quality of metal building materials has improved over the years. It's also commonly seen in industrial, commercial and residential construction.



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



HORIZONTAL METAL WALL PANEL (COLOR/PROFILE):
MBCI, SIGNATURE 300
COLOR: 'ALMOND'
PROFILE: T-2 PANEL



STONE VENEER:
COBRSTONE
ANTIQUE LUDERS
4, 8, 9



BRICK VENEER:
ACVE BRICK
MENAWA OR SIMILAR



VERTICAL METAL WALL PANEL - BAND:
MBCI, SIGNATURE 200
COLOR: 'SOLAR WHITE'
PROFILE: P-2 PANEL

The proposed use is a combination of an indoor climate controlled facility and a mini-warehouse . The UDO has a set of conditions for each of those uses.

Indoor climate controlled storage facilities have 4 conditions:

- **All activities shall be carried on inside the structure— NOT MET**
- Four-sided architecture shall be required – **MET**
- No outside storage of any kind shall be permitted on the premises— **MET**
- PO (Planned Office District) District requirements shall be used for building placement, minimum lot size, height, setbacks, signage and landscaping – **MET**

Mini-warehouse facility have 3 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 – **MET**
- Colors selected must be of muted shades – **MET**
- **Roof pitch shall be 1:3 – NOT MET**

Modification Request #1 is for the Exterior Accessed Units.

- Required - All activities are required to be carried on inside the structure when associated with an indoor climate controlled facility.
- Proposed - The applicant proposes approximately 17 exterior access storage units.
- Recommended - 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 help shield these activities from off-site.

Modification #2 is for the Roof Pitch.

- Required - The roof pitch is required to be 1:3 when associated with a mini-warehouse facility.
- Proposed - The proposed roof is a flat roof with varying parapets and other features.
- Recommended - The proposed development is not a traditional storage facility and is designed to have an office-like appearance. Staff supports the modification.

Staff recommends approval of the application with 3 conditions of approval.

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.