


City of Lee's Summit

Department of Planning & Codes Administration

April 8, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **PUBLIC HEARING – Appl. #PL2016-052 – PRELIMINARY DEVELOPMENT PLAN
– SiteOne Landscape Supply, 109 NW Victoria Dr; SiteOne Landscape Supply,
applicant**

Commentary

The applicant has submitted a preliminary development plan application seeking approval of a modification to the requirement that outdoor storage areas in the PI (Planned Industrial) district be restricted to the side or rear yard. The applicant requests approval to allow an outdoor storage area to be located in the front yard between the existing building and NW Victoria Drive. The UDO requires submittal of a preliminary development plan for the consideration of any modification request to the requirements of the UDO. Staff recommends approval of the modification request.

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the requirement that outdoor storage be restricted to the side or rear yard, to allow an outdoor storage area to be located in the front yard.
2. The outdoor storage area shall comply with all other requirements of an outdoor storage area listed under Article 8 of the UDO.
3. The applicant shall coordinate the location of the 6' vinyl fence around the outdoor storage area with City staff so as not to obstruct access to the fire department connection (FDC) on the north side of the building, as well as to maintain adequate separation from the existing water main along the east side of the property.

Project Information

Proposed Use: outdoor storage in the front yard

Zoning: PI (Planned Industrial)

Land Area: 118,107 square feet (2.71 acres)

Building Area: 20,000 sq. ft.

Location: 109 NW Victoria Drive (Lot 10, Lee's Summit North Industrial Park, 8th Plat)

Surrounding zoning and use:

North (across NW Victoria Drive): PI (Planned Industrial)—manufacturing

South: PI—vacant property and office/warehouse

East: PI—City dog park

West: PI—office and office-warehouse

Background

- January 24, 2000 – The minor plat (Appl. #1999-261) for *Lee's Summit North Industrial Park, 8th Plat, Lot 10* was recorded with the Jackson County Recorder of Deeds office by Instrument #2000I4606).
- July 24, 2000 – Staff approved the final development plan (Appl. #2000-304) for a 20,000 sq. ft. office/warehouse building.

Analysis of the Preliminary Development Plan

Location of Outdoor Storage. Modification requested.

- Required – Outside storage shall be restricted to side or rear yards not within required yards and shall be screened from view of neighboring properties.
- Proposed – Outside storage is proposed in the front yard between the existing building and the street.
- Recommended – The applicant occupies the northern tenant space of an existing multi-tenant office/warehouse building. The tenant space is abutted by and has access to a paved parking lot on the west and north sides. The applicant considered locating the proposed outdoor storage area along the west side of the tenant space in compliance with the UDO. However, that location raised two concerns for the applicant. The first concern is that the parking area immediately west of the building has a noticeable slope; the preference is to have a storage area with as flat a surface as possible, which the north parking area provides. The second, and more significant, concern has to do with traffic safety internal to the parking lot. Locating the outdoor storage area, with its required 6' solid screening, on the west side of the building will create a visual obstruction for vehicles entering and exiting the property. Drivers exiting the north parking lot will have reduced sight lines toward the south that impact their ability to see vehicles originating from the south building tenant space. Drivers originating from the south building tenant space will also have reduced sight lines toward the north and northeast that impact their ability to see vehicles exiting the north parking lot. Locating the outdoor storage area in the north parking lot leaves the west parking lot, which serves as the lone entry point onto the property, free of any physical and visual obstructions caused by the outdoor storage area.

Staff supports and recommends approval of the modification request to allow the outdoor storage area to be located in the parking lot between the building and Victoria Drive.

Ordinance Requirement. Section 8.140 of the UDO allows outdoor storage in the PI zoning district as an accessory use subject to the following conditions:

1. The outside storage is to be located on land owned by, leased by, or under the control of the users. **The applicant leases the northern tenant space of the existing building. The outdoor storage area is proposed to be located in the north parking lot adjacent to the tenant space.**
2. Outside storage shall be restricted to side or rear yards not within required yards and shall be screened from view of neighboring properties. **The applicant seeks approval of a modification to allow the outdoor storage area to be located between the building and street. See the modification request analysis above.**

3. Outside storage areas are to be properly screened by means of a solid, sight-obscuring fence, not less than six (6) feet in height. A living screen may be substituted for the fence providing said screen shall provide a solid screen at planting. Fences used as screening directly adjacent to land zoned residential shall incorporate planted buffers as required in Article 14. **The applicant proposes to screen the outdoor storage area along the north, east and west sides with a 6' solid vinyl fence. The building is located on the south side of the storage area, and will serve as the outdoor storage area's fourth screening wall. Further minimizing the visibility of the outdoor storage area is the fact that the parking lot where the storage area will be located sits 8 to 10 feet below the highest point of the adjacent Victoria Drive. There is also existing landscaping along Victoria Drive composed of evergreen shrubs and deciduous trees.**
4. All storage areas and access drives shall be paved. **The outdoor storage area is proposed to be located on an existing paved parking lot.**
5. Outside storage of inoperative vehicles or equipment shall not exceed 72 hours. **The outdoor storage area will house materials such as storm water boxes, drainage pipe, irrigation pipe and other similar materials.**

Ordinance Criteria. The criteria enumerated in Section 4.260 were considered in the analysis of this request.

- The area along and around Victoria Drive to the west of Douglas Street is industrial in nature. Some businesses in the area have outdoor storage areas. Most of the existing storage areas are located at the rear of the property. However, Bledsoe Rentals has outdoor storage between the building and its Skyline Drive frontage.
- The proposed storage area is not expected to negatively impact traffic and/or parking in the area.
- The outdoor storage area shall have solid screening along all sides so as to mitigate any aesthetic impacts on the surrounding properties.

In considering all the criteria and regulations, staff finds the use to be appropriate and recommends approval of the preliminary development plan.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Fire

1. 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 of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

RGM/hsj

Attachments:

1. Site Plan showing proposed storage area, date stamped March 17, 2016
2. Detail of 6' vinyl fence screening material, date stamped March 17, 2016
3. Location Map