

City of Lee's Summit

Development Services Department

October 19, 2018

TO: Planning Commission
PREPARED BY: Jennifer Thompson, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **REMANDED Appl. #PL2018-084 and Appl. #2018-085 – PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for indoor climate controlled storage facility – Extra Space Lee's Summit, 700 SE Oldham Ct.; Hernly Associates, Inc., applicant**

Commentary

Extra Space was originally recommended for approval by the Planning Commission at the July 24, 2018 meeting. City Council, during its August 9, 2018, meeting recommended to advance the application to the second ordinance reading for final approval. Subsequently, at the August 23, 2018, meeting, the City Council remanded the application back to the Planning Commission in order for the applicant to address concerns regarding architecture and to reduce the number of requested modifications to the Unified Development Ordinance (UDO). The applicant has since revised and resubmitted the site plan and elevations for consideration. The original plan consisted of one (1) indoor climate controlled building and three (3) outdoor storage buildings, totaling 129,390 sq. ft. The revised plan consists of one (1) indoor climate controlled building, totaling 124,473 sq. ft. Other changes include, but are not limited to, the relocation of the indoor drive-thru, decreased building height, additional windows and architectural features, and the reduction of wall signs. The revised site layout has also eliminated the need for modifications to the Unified Development Ordinance for side yard setback and the landscape buffer width.

The applicant proposes a preliminary development plan and special use permit for an indoor climate controlled storage facility located east of SE Hamblen Rd on the north side of SE Oldham Pkwy. The property is an infill vacant platted lot zoned CS (Commercial Services District) that was the previous location of an outdoor sales business for manufactured homes.

The facility is comprised of one (1) indoor climate controlled building totaling 669 units. The color palette and materials for the proposed 124,473 sq. ft. building includes slate gray and garnet brick masonry, prefinished metal in slate and ash gray, and EIFS accents in silver. The indoor facility is a drive-through facility where the customer can enter the building with their car or truck and unload directly adjacent to the elevator. The anticipated operation hours for the storage facility are from 6:00 a.m. to 10:00 p.m.

A modification is requested for the floor area ratio (FAR) and for the requirement of a pitched roof. Staff supports the requested modifications.

The applicant requests a 25 year time period. Staff supports the requested time period.

- 124,473 square feet – one (1) building
- 58% proposed overall impervious coverage – 80% maximum recommended impervious coverage
- 42% proposed overall open area – 20% minimum recommended open area
- 0.99 proposed overall FAR – 0.65 maximum allowed FAR in the CS district
- 4 parking spaces required – 7 parking spaces provided

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan and special use permit, subject to the following:

1. A conditional building material shall be approved to allow concealed fastener wave metal panels as shown on the preliminary development plan.
2. A modification shall be granted to the maximum allowable 0.65 FAR in the CS district, to allow 0.99 FAR.
3. A modification shall be granted to the requirement that the roof pitch be 1:3, to allow the building to be built with a flat roof as shown on plans.
4. Development shall be in accordance with the preliminary development plan date stamped September 18, 2018.
5. The special use permit shall be granted for a period of 25 years.

Zoning and Land Use Information

Proposed Use: indoor climate controlled storage facility

Current Zoning: CS (Commercial Services District)

Land Area: 125,627 square feet (2.884 acres)

Location: 700 SE Oldham Ct. – east of SE Hamblen Rd. and north of SE Oldham Pkwy.

Surrounding Zoning and Use:

North (across Hwy 50): CP-2 (Planned Community Commercial District) – commercial businesses

South (across SE Oldham Pkwy): PMIX (Planned Mixed Use District) – Home Depot

East: CS (Commercial Services District) – existing roller skating facility and an approved future car dealership

West: CP-2 (Planned Community Commercial District) – existing grocery store, hotel, and restaurant uses

Site Characteristics. The property is an undeveloped platted lot, located on the east side of SE Hamblen Rd. and north of SE Oldham Pkwy, adjacent to U.S. Highway 50. The property is an infill lot that previously was the site of an outdoor sales business for manufactured homes. The property has been vacant approximately 10 years.

Description and Character of Surrounding Area. The surrounding area is primarily developed with a small hotel, restaurant, and grocery store to the west. Home Depot is located to the south and a future car dealership is proposed to the east.

Project Information

Current Use: vacant property

Number of Lots: 1

Proposed Use: indoor climate controlled storage facility

Land Area: 125,627 sq. ft. (2.884 acres)

Building Area: 124,473 square feet indoor climate-controlled storage building

Proposed FAR: 0.99

Number of proposed Buildings: one (1) building

Number of proposed Stories: three (3) story indoor climate controlled building

Building Height: 35'

Parking Spaces: 4 spaces required; 7 spaces proposed

Public Notification

Neighborhood meeting conducted: n/a; staff recommended conducting a neighborhood meeting with surrounding property owners

Newspaper notification published: September 8, 2018

Radius notices mailed to properties within 185 feet: September 21, 2018

Process

Procedure: The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan and special use permit. The City Council takes final action on the preliminary development plan and special use permit.

Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four 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.

A special use permit shall be valid for a specific period of time if so stated in the permit.

Unified Development Ordinance

Applicable Section(s)	Description
2.300, 2.310, 2.320	Preliminary Development Plan
6.620, 6.630, 6.640, 6.650, 6.1020	Special Use Permit
4.050	Zoning Districts

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Economic Development	Objective 2.1 Objective 2.2 Objective 2.3
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.3 Objective 1.4

Commercial Development	Objective 4.1 Objective 4.2 Objective 4.3
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Background

- October 10, 1980 – A building permit (#80-306) was issued for occupancy for Mid-America Homes Center, Inc., located at 609 SE Oldham Parkway, now 700 SE Oldham Court. The property is currently vacant.
- June 2, 1987 – The City Council approved a rezoning (Appl. #1987-012) from District A (Agricultural) and M-1 (Light Industrial) to C-1 (General Business) (now CP-2 [Planned Community Commercial]), by Ord. #2979. This rezoning included a portion of the property that is now addressed as 700 SE Oldham Court.
- February 22, 2000 –The Planning Commission approved the preliminary plat for *Eastside Business Park, Lots 1-17 and Tracts A & B* (Appl. #1999-219).
- December 4, 2002 – A minor plat was approved (Appl. #2002-168) for *Hamblen Business Park, Lots 1 and 2*. The plat was recorded at the Jackson County Recorder of Deeds by Document #2002I0112149.
- July 11, 2014 – The City Council approved the minor plat (Appl. #2014-116) for *Oldham East Business Park Lots 1, 2, and 3*. The plat was recorded with the Jackson County Recorder of Deeds Office by Instrument #2015E0085849.
- July 11, 2016 – The City Council approved the rezoning of 700-708 SE Oldham Ct. from PI (Planned Industrial Zoning District) and CP-2 (Planned Community Commercial) to CS (Commercial Services) (Appl. #PL2017-066) by Ordinance No. 7913.
- July 24, 2018 – The Planning Commission recommended approval for the preliminary development plan and special use permit for Extra Space, Indoor/Outdoor storage facility located at 700 SE Oldham Ct. (Appl. #PL2018-084 and 085).
- August 9, 2018 – The City Council recommended to advance the application to the second reading for the preliminary development plan and special use permit for Extra Space, Indoor/Outdoor storage facility located at 700 SE Oldham Ct. (Appl. #PL2018-084 and 085).
- August 23, 2018 – The City Council remanded the preliminary development plan and special use permit applications for Extra Space indoor/outdoor storage facility back to the Planning Commission.

Analysis of the Preliminary Development Plan

Building Materials. Conditional material proposed.

- Proposed – concealed fastener wave metal panels.
- 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 commercial and residential

construction. The proposed proportion of metal for each elevation is 30% or less. This percentage is consistent with other recently approved developments in the City such as churches and car dealerships. The other materials proposed for the remaining portions of the elevations, which will be 70% or greater, will be a combination of brick masonry, E.I.F.S, glass, and clear aluminum storefront glass windows.

Floor Area Ratio. Modification Requested

- Proposed – 0.99 floor area ratio (FAR)
- Required – 0.65 floor area ratio (FAR), maximum in the CS (Commercial Services Zoning District)
- Recommended – Staff recommends approval of the modification request to allow the proposed 0.99 FAR. FAR is a zoning tool commonly used to regulate the mass and scale of buildings, but also serves as a measure of density for non-residential developments. From a building mass standpoint, the proposed 35' tall indoor climate-controlled storage building complies with the 50' building height maximum for the CS district. The building also compares favorably with the existing hotel and Home Depot in the immediate vicinity, which have heights of 30' and 42', respectively.

As a measure of density, FAR also serves to limit the impact of development on existing infrastructure and adjoining land uses by regulating the intensity of land uses. Storage facilities are low traffic generators and place little demand on the public water and sanitary sewer system relative to their size. So while proposed 0.99 FAR is higher than the maximum allowed 0.65 FAR in the CS district, the storage facility is a low-intensity use that places little burden on existing infrastructure and has negligible impact on surrounding uses. For comparison purposes, mini-warehouse storage facilities are a special use in the nearby PI (Planned Industrial) district. The PI district allows a maximum 1.0 FAR.

Building Design. During the months following the City Council meeting, revised elevations were submitted for review. Upon receiving the revisions, City Staff and the applicant have engaged in meetings, extensive dialogue, multiple reviews and submittals relating to the architectural drawings. The applicant has been cooperative and has made nearly all changes requested by staff. The requested revisions include the following:

- The provision of insets, with details, on the east and west elevations to break up the expanse of the building.
- Additional/enlarged windows on all facades to have a more office-like appearance.
- Additional height, depth and detail for the pilasters.
- Removal of the green, faux storage doors seen through the glass portions of the buildings.
- Renderings of the site depicting the landscaping at a 10-15 year growth period.
- Renderings providing context of the proposed building relative to the surrounding buildings.
- Reduction in number of proposed wall signs.

Original Site Plan/Revised Site Plan. The original plan consisted of one (1) indoor climate controlled building and three (3) outdoor storage buildings, totaling 129,390 sq. ft. and 674 units. The revised plan consists of one (1) indoor climate controlled building, totaling 124,473 sq. ft., and 669 units.

Other revisions include the relocation of the indoor drive-thru (to be located on the west side of building), decreased building height, removal of the faux storage doors, the addition of windows and architectural features, and the reduction of wall signs.

The revised site layout also eliminates the need for modifications to the Unified Development Ordinance for side yard setback and the landscape buffer width. The table below compares and contrast elements of both plans in relationship to the Unified Development Ordinance requirements.

Site Characteristic	Original Plan	Revised Plan	UDO Requirement
Side yard building setback/west property line	10' side yard building setback/west property line	20' side yard building setback/west property line	20' side yard building setback for the CS zoning district
Medium impact landscape buffer width/west property line	10' medium impact landscape buffer width/west property line	20' medium impact landscape buffer width/west property line	20' medium impact landscape buffer width
Signs	5 wall signs	1 wall sign	3 wall signs
Building Height	45'	35'	50'
FAR	1.03	0.99	0.65

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 attachments, and elements otherwise required by ordinances and standards. A 5 foot sidewalk along SE Oldham Pkwy, which will provide a connection to the existing sidewalk to the west, is proposed as part of this development.

Analysis of Special Use Permit

Ordinance Requirements. Under the Unified Development Ordinance (UDO), a special use permit is required for a mini-warehouse facility which is defined as "a structure containing separate storage areas of varying sizes leased or rented on an individual basis". The ordinance does not make a distinction between the traditional mini-warehouse facilities and climate-controlled indoor storage facilities. The proposed development is for an indoor climate-controlled facility only.

Mini-Warehouse Facility. There are three conditions and restrictions listed under this use in Section 10.420 of the UDO:

1. **In any non-industrial district, a mini-warehouse facility must be enclosed on all sides by a wall or an earthen berm that shields the development from view.** The indoor, climate-controlled storage building is self-contained and all activity is contained within the

building. In addition, extensive landscaping and berming are proposed along the north and east property lines. The height of the berm, located in the area of the detention basin, ranges between 5-6 feet and includes a variety of evergreen tree plantings. A medium impact buffer is also provided along the west property line and includes a variety of tree and shrub species.

2. **Colors selected must be of muted shades.** The proposed colors are various shades of light, to medium-light grays, with silver accents and some light green architectural metal accents.
3. **Roof pitch shall be 1:3.** The building does not have a 1:3 roof pitch. The proposed low-slope roof, with parapets in selected areas and overhangs in other areas, creates a varied roofline that is more appealing and more like a modern office building in character. A pitched roof would make the building much taller than needed, causing it to be too large in scale for the surrounding area. A modification is requested for the roof pitch.

Time Period.

- Request – The applicant requests a 25 year time period.
- Recommendation – Staff is supportive of the requested time period and recommends a time period of 25 years to be consistent with other approved special use permits for mini-warehouse facilities.

Ordinance Criteria. The criteria enumerated in Section 2.260 as well as the regulations in Section 6.650 addressed above were considered in analyzing this request.

- The lot is zoned CS. The adjacent property to the east is zoned CS. Other surrounding zoning districts are CP-2 to the north (across Highway 50) and PMIX to the south (across SE Hamblen Rd.). A mini-warehouse facility is allowed in the CS and PI zoning districts with a special use permit.
- The proposed indoor climate controlled storage facility at this location will not detrimentally affect the appropriate use of neighboring property. The area is primarily developed with commercial uses with a mix of an existing hotel, restaurant, a grocery store, Home Depot, and a roller skating facility.
- The proposed use is not expected to negatively impact traffic and/or parking in the area.

In considering all the criteria and regulations, staff finds the use to be appropriate and recommends approval of the special use permit.

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.

Engineering

1. 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.
2. 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 infrastructure permits or the start of construction (excluding land disturbance permit).

3. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
4. Certain aspects of the development plan, including detention and drainage study, 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.
5. Private parking lots shall follow Article 8.620 of the Unified Development Ordinance for pavement thickness and base requirements.

Fire

6. 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 2012 International Fire Code.
7. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. The FDC shall be located in the front of the building and within 100 feet of the public hydrant along Oldham Pkwy (not shown on plans).
8. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
9. The Geoblocks shall be of a type capable of carrying 75,000-pounds. Installation will require third party inspection.

Planning

10. Sign permits shall be obtained prior to installation of any signs through the Development Services Department.

Attachments:

1. Transportation Impact Analysis, prepared by City Traffic Engineer, dated July 19, 2018 – 2 pages
2. Preliminary Development Plan, date stamped September 18, 2018 – 18 pages
3. Special Use Permit Criteria, Comprehensive Narrative, and Additional Special Conditions Narrative, and Modification Requests provided by Applicant, date stamped September 18, 2018 – 4 pages
4. Photos of Subject and Surrounding Properties, date stamped July 13, 2018 – 4 pages
5. Action Letter from the July 24, 2018 Planning Commission meeting –14 pages
6. Action Letter from the August 9, 2018 City Council meeting – 9 pages
7. Action Letter from the August 23, 2018 City Council meeting – 15 pages
8. Location Map