



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2023-346
<b>File Name</b>	Special Use Permit for automobile storage
<b>Applicant</b>	Oldham Investors, LLC
<b>Property Address</b>	101 SW Oldham Pkwy, 1051 SW Jefferson St, 1204 SW Jefferson St, 1206 SW Market St and 1210 SW Market St
<b>Planning Commission Date Heard by</b>	February 22, 2024 Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner

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### Public Notification

Pre-application held: N/A  
Neighborhood meeting conducted: February 15, 2024  
Newspaper notification published on: February 3, 2024  
Radius notices mailed to properties within 300 feet on: February 1, 2024  
Site posted notice on: January 31, 2024

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### Attachments

Site Plan and Narrative, upload date February 16, 2024 – 4 pages  
Photos of subject properties, upload date February 16, 2024 – 7 pages  
Photos of surrounding area, upload date January 16, 2024 – 25 pages  
Neighborhood Meeting Notes, upload date February 16, 2024  
Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Oldham Investors, LLC/Owner
<b>Applicant's Representative</b>	Matt Pennington
<b>Location of Property</b>	101 SW Oldham Pkwy, 1051 SW Jefferson St, 1204 SW Jefferson St, 1206 SW Market St and 1210 SW Market St
<b>Size of Property</b>	35.9 acres (1,564,314 sq. ft.) – 101 SW Oldham Pkwy 0.9 acres (38,440 sq. ft.) – 1051 SW Jefferson St 3.5 acres (151,548 sq. ft.) – 1204 SW Jefferson St 0.6 acres (27,633 sq. ft.) – 1206 SW Market St <u>1.1 acres (47,945 sq. ft.) – 1210 SW Market St</u> <b>+/- 42.1 total acres (1,834,747 sq. ft.)</b>
<b>Number of Lots</b>	5
<b>Zoning (Existing)</b>	101 SW Oldham Pkwy – PMIX (Planned Mixed Use) 1051 SW Jefferson St – PMIX 1204 SW Jefferson St – PI (Planned Industrial) 1206 SW Market St – PMIX 1210 SW Market St – PMIX
<b>Comprehensive Plan Designation</b>	101 SW Oldham Pkwy – Commercial 1051 SW Jefferson St – Mixed Use 1204 SW Jefferson St – Commercial 1206 SW Market St – Mixed Use 1210 SW Market St – Mixed Use
<b>Procedure</b>	The Planning Commission makes a recommendation to the City Council on the proposed special use permit and the City Council takes final action on the special use permit.  Duration of Validity: A special use permit shall be valid for a specific period of time identified in the permit.

Current Land Use
The subject 42 acres are an assemblage of 5 lots located along the SW Oldham Pkwy/SW Jefferson St corridor generally located at the southwest corner of the intersection of US 50 Hwy and South M-291 Hwy. The two largest lots are the former sites of an auto auction and a chemical product manufacturer, both located along the west side of SW Jefferson St. The remaining three lots located along the east side of SW Jefferson St formerly housed a fence contractor company. The approximately 36-acre former site of the auto auction facility (101 SW Oldham Pkwy) is currently being used for temporary new vehicle storage under a special event permit originally issued by staff in 2022 and re-issued in 2023. The remaining subject lots are vacant, save for the presence of some existing buildings on said lots.

Description of Applicant's Request
The applicant requests a special use permit (SUP) to continue new vehicle storage as an interim use at 101 SW Oldham Pkwy, and to expand said use onto the previously identified adjacent properties for a

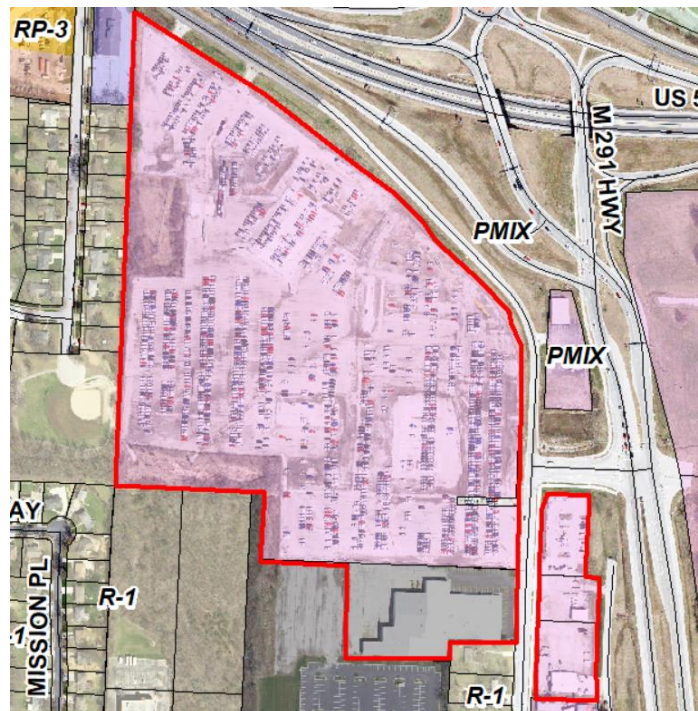
period of ten (10) years. The applicant owns the subject properties and has submitted two applications for the phased redevelopment of the subject properties plus additional property further to the south. Both applications are in the early plan review stages and will come before the Planning Commission and City Council at a future date that is yet to be determined. The applicant intends for new vehicle storage to serve as an interim land use on the subject property until such time as the property is redeveloped. Vehicles currently being stored and proposed to be stored under the subject application are limited to new vehicles.

A preliminary development plan (PDP) application does not accompany the subject application. An SUP application does not require a PDP for use of an existing building or property and where no substantial changes are proposed as defined under UDO Section 2.330.B. The subject properties will be used as is. No site improvements that would require a PDP are proposed as part of the auto storage use on any of the affected lots, nor does any aspect of the activity cross the threshold of any defined criterion that would result in the use to be deemed a substantial change for any of the impacted properties.

## 2. Land Use

### Description and Character of Surrounding Area

The subject properties are located at the southwest corner of the intersection of US 50 Hwy and South M-291 Hwy and thus are bordered to the north and east by said highways, respectively. To the west are a church office, single-family residential development and a park. To the south are a church and single-family residential.



### Adjacent Land Uses and Zoning

<b>North:</b>	US 50 Hwy
<b>South:</b>	Single-family residential / R-1 (Single-family Residential); and

	Church / PI (Planned Industrial)
<b>East:</b>	South M-291 Hwy
<b>West:</b>	Church offices / PO (Planned Office); and Single-family residential and public park / R-1

<b>Site Characteristics</b>
<p>The subject property is composed of 5 separate lots. The former site of the Adesa auto auction at 101 SW Oldham Pkwy has no structures of any kind and is currently used for new vehicle storage on paved and gravel surface. The site has frontage along both SW Oldham Pkwy and SW Jefferson St.</p> <p>The former site of the chemical product manufacturer at 1204 SW Jefferson St is vacant and has a single-story 66,300 sq. ft. building with paved parking and storage area. The site has frontage along SW Jefferson St.</p> <p>The former site of the fence contractor at 1051 SW Jefferson St, 1206 SW Market St and 1210 SW Market St is vacant and has two buildings totaling 4,816 sq. ft. with paved and gravel parking and storage area. The site has frontage along SW Jefferson St and SW Market St.</p>

<b>Special Considerations</b>
The subject property is located within the LS Mixed Use sub-area of the EnVision LS Overlay.

### 3. Project Proposal

The applicant requests a special use permit (SUP) for new vehicle storage for a 10-year period on the subject properties. No building or site improvements are proposed as part of the special use permit. The properties will be used as is, are fully fenced and will have 24-hour security monitoring.

The request for the subject special use permit stems from the continued need for new vehicle storage originally associated with the global semi-conductor shortage that impacted the auto industry during the COVID shutdown. That shortage resulted in the need for assembled vehicles to be stored while awaiting the supply of semi-conductors to catch up to both the backlog in demand and ongoing demand. Other post-COVID supply chain and manufacturing challenges that continue to impact the automobile industry also contribute to the continued need for new vehicle storage.

According to the applicant, the number of vehicles currently housed on the former Adesa site is under 3,000. The estimated peak number of vehicles housed on the site to date is slightly over 3,000. The estimated maximum storage capacity is slightly over 3,000. According to the applicant, the general rule for vehicle storage capacity is approximately 80 vehicles per acre. Based on this general rule, the former Elite Fence site at 1051 SW Jefferson St, 1206 SW Market St and 1210 SW Market St can house approximately 135 vehicles. The former CK Enterprises site at 1204 SW Jefferson St can house approximately 100 vehicles. Expansion of storage onto the former Elite Fence and CK Enterprises sites will be on an as needed basis.

### 4. Unified Development Ordinance (UDO)

Section	Description
4.220, 4.240	Zoning Districts - PI (Planned Industrial District) and PMIX (Planned Mixed Use)
6.020	List of Permitted, Conditional and Special Uses

6.620	Special Use Permits (when required)
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The proposed auto storage use does not fall under existing identified land uses under the List of Permitted, Conditional and Special Uses found under UDO Section 6.020. For example, an “automotive parking garage or lot” is a permitted use by right on PI-zoned property and PMIX-zoned property per an approved plan, but the long-term nature of the proposed keeping of vehicles on the site beyond 48 hours exceeds the limits of what is considered the parking of vehicles versus the storage of vehicles. As such, the proposed use does not fall within the definition of an “automotive parking garage or lot”.

Uses not specifically set forth as "permitted uses", "prohibited uses" or as "uses subject to conditions" in the UDO shall be deemed to be "special uses" unless otherwise determined. The Planning Commission and City Council may consider granting a special use permit for such uses (UDO Section 6.620.B).

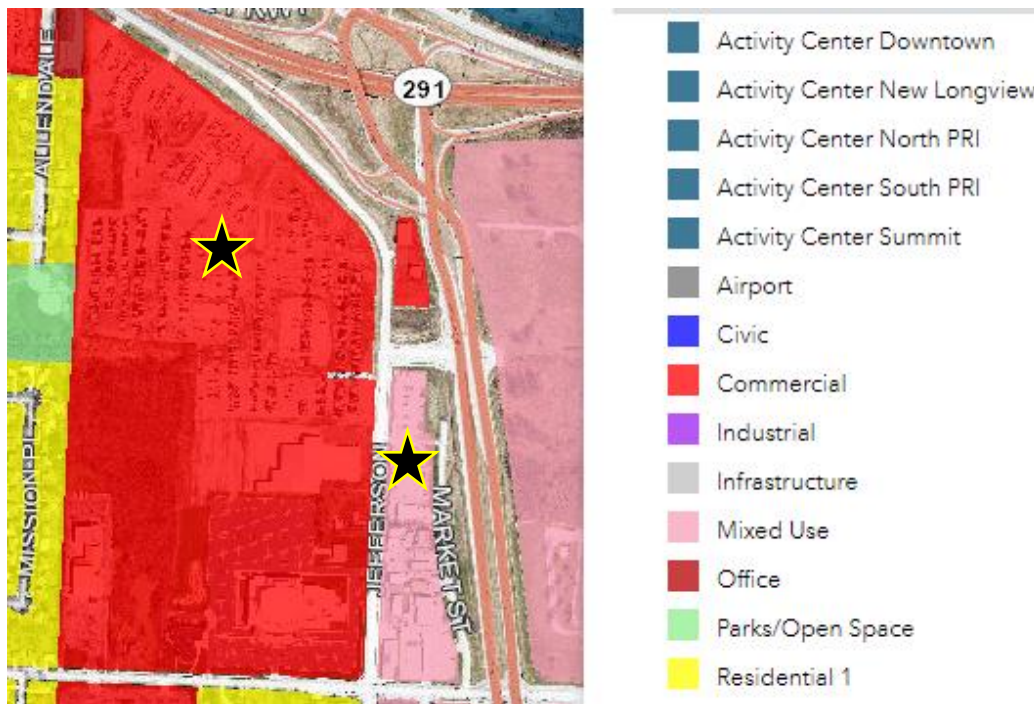
<b>Neighborhood Meeting</b>
<p>The applicant hosted a neighborhood meeting from 6:00pm to 6:30pm at Summit Park Church (401 SW Oldham Pkwy) on February 15, 2024. A total of five (5) members of the public attended the meeting.</p> <p>The meeting notes provided by the applicant generally indicate the following:</p> <ul style="list-style-type: none"> <li>• No residents expressed opposition to the proposed auto storage use.</li> <li>• Activity on the site and security measures implemented for existing vehicle storage have curbed nuisance activity (e.g. dumping, loitering, etc.) that took place on the former Adesa site during the time the site was vacant.</li> </ul>

## 5. Comprehensive Plan

<b>Focus Areas</b>	<b>Goals, Objectives &amp; Policies</b>
Resilient Economy	Goal 3.3A: Build an adaptable framework for continued growth in a changing environment.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The Ignite! Comprehensive Plan promotes various strategies to build long-term economic prosperity and resiliency in the City’s economy. Goals and objectives established in the Comprehensive Plan include adaptability as a means to facilitate the execution of long-term redevelopment opportunities. With the understanding that the ultimate goal for the subject property and other area properties is to redevelop approximately 50 acres at a major highway intersection, and that redevelopment will occur in phases over several years, the applicant requests approval of a special use permit to allow a reasonable interim use of the property that will yield passive economic return until such time as a redevelopment plan is approved for the area and is constructed.





## 6. Analysis

### Background and History

- March 29, 2022 – Staff approved a special event permit (#PRSE20220831) for temporary vehicle storage on the former site of the Adesa auto auction located at 101 SW Oldham Pkwy.
- June 23, 2023 – Staff approved a special event permit (#PRSE20232502) for temporary vehicle storage on the former site of the Adesa auto auction located at 101 SW Oldham Pkwy.
- December 19, 2023 – The City Council approved an appeal to list of prohibited uses in the LS Mixed Use sub-area of the EnVision LS Overlay to allow “automotive/truck related uses” on the subject properties and thus allows the subject application for vehicle storage to proceed through the approval process.

### Compatibility

The special use permit request is for the continuation and expansion of auto storage on the subject properties, for which two special event permits were previously issued for a period of two total years. The historic use of the subject properties has included: a drive-in theater; an auto auction; industrial and contractor uses with outside storage of materials; and manufacturing. As an area that has historically housed auto-oriented uses and more intense industrial types of uses, the proposed use of the properties for new automobile storage is no more impactful on surrounding development than what has been historically experienced in the area.

### Adverse Impacts

The proposed use is not expected to detrimentally impact the surrounding area. The applicant requests the continuation and expansion of new vehicle storage, which has been taking place on the 36-acre former Adesa site for two (2) years without incident.

The development is not expected to create an excessive amount of stormwater runoff due to no site improvements of any kind being proposed as part of this application, therefore there is no increase in the amount of impervious coverage on the subject properties.

**Public Services**

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Existing water, sanitary sewer and stormwater sewer improvements serve the area, but the proposed auto storage does not and will not require water or sanitary sewer service. The existing street network has the capacity to handle the limited amount of traffic generated by the use.

**Time Period**

The applicant requests the special use permit be granted for a 10-year time period. To remain consistent with previously approved and comparable SUPs throughout the community for the repurposing/reuse of existing improved sites with no associated new construction, staff recommends approval of the requested 10-year period.

**Recommendation**

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of the UDO.

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. The special use permit shall be granted for a period of ten (10) years from the date of approval.
2. Storage of vehicles shall be limited to new vehicles only. No storage of used vehicles in either good repair or in any state of disrepair shall be allowed.