

City of Lee's Summit

Development Services Department

November 10, 2017

TO: Planning Commission
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services
PREPARED BY: Christina Stanton, AICP, Senior Planner
RE: **PUBLIC HEARING – Appl. #PL2017-205 – SPECIAL USE PERMIT for indoor storage facility – Oakview Storage, 1410 NE Douglas St.; Oakview Capital Partners, LLC, applicant**

Commentary

This application is for a new 4-story, climate controlled, 114,448 square foot indoor storage facility located at 1410 NE Douglas Street. The facility will occupy 2.2 acres of an existing 7.4 acre lot currently zoned PI (Planned Industrial). This lot is currently vacant and was previously part of the Polytainers lot. The storage facility is planned to be located further back (west) on the lot, closer to the shared lot line with Polytainers. Placing the building away from NE Douglas Street reserves the street frontage for future commercial development opportunities that require greater visibility.

The proposed indoor storage facility requires a special use permit to allow said use on the subject property. There is no accompanying preliminary development plan application. A preliminary development plan application is not required on PI-zoned property unless a modification were being sought to one of the development standards contained within the Unified Development Ordinance (UDO). The proposed development does not require any modifications. The applicant is requesting removal of one standard condition associated with indoor storage facilities; this does not require a preliminary development plan. If the SUP is approved, a final development plan is required to be submitted for administrative review and approval by staff. A copy of the site plan and elevations is provided for illustrative purposes only.

The applicant requests a 25 year time period on the special use permit. Staff supports the requested time period.

Recommendation

Staff recommends **APPROVAL** of the special use permit, subject to the following:

1. Remove the standard condition that the roof pitch be 1:3 to allow the building to be built with a flat roof as shown on the plans.
2. The special use permit shall be granted for a time period of 25 years.

Zoning and Land Use Information

Location: 1410 NE Douglas Street (Lot 2, *Polytainers Addition, Lots 1 & 2*)

Zoning: PI (Planned Industrial District)

Surrounding zoning and use:

North: CP-2—Saint Luke's East Hospital

South (across NW Victoria Drive): PI—Office, Warehousing/Storage, Manufacturing

East (across NE Douglas Street): CP-2—Theatre and Retail

West: PI—Office/Warehouse, Manufacturing

Site Characteristics. The property is vacant undeveloped property with shared access from NE Victoria Dr through the adjacent Polyainers development.

Description and Character of Surrounding Area. The property is located along the NE Douglas St corridor. NE Douglas Street is primarily commercial in nature between I-470 to the north and NE Tudor Rd to the south, though Saint Luke’s East Hospital is located to the immediate north of the subject property. NE Victoria Dr east of NE Douglas St serves as an entryway to an industrial area.

Project Information

Current Use: vacant undeveloped property

Proposed Use: 4-story, climate controlled, 114,448 square foot storage facility

Land Area: 323,609.14 square feet (7.43 acres)

Limits of SUP: 95,877.69 square feet (2.2 acres)

Building Area: 114,448 square feet

Number of Buildings: 1

Number of Stories: 4

FAR: 0.35

Public Notification

Neighborhood meeting conducted: n/a

Newspaper notification published: October 27, 2017

Radius notices mailed to properties within 185 feet: October 26, 2017

Process

Procedure: The Planning Commission makes a recommendation to the City Council on the proposed special use permit. 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 if so stated in the permit.

Unified Development Ordinance

Applicable Section(s)	Description
10.020, 10.030, 10.040, 10.050, 10.420	Special Use Permits

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1 Objective 1.4

Economic Development	Objective 2.1 Objective 2.2 Objective 2.3
Industrial Development	Objective 5.2

Background

- September 16, 1959 – The Polytainers property and surrounding was annexed into the City of Lee’s Summit.
- March 27, 1962 – The City adopted Zoning Ordinance #715. The subject property was identified as R-1 (Single-Family Residential) under this zoning ordinance.
- October 21, 1980 – The City Council approved a rezoning (Appl. #1980-014) from R-1 to M-2 (Heavy Industrial) by Ord. #2151.
- March 22, 1989 – The minor plat (Appl. #1989-136) of *Lee’s Summit North Industrial Park, First Plat* was recorded at the Jackson County Recorder of Deeds Office by Instrument #1989I0902903.
- March 12, 1990 – The Planning Commission approved the preliminary plat (Appl. #1990-134) of *Lee’s Summit North Industrial Park, Lots 1-12*.
- November 1, 2001 – The Unified Development Ordinance (UDO) became effective and changed District M-1 (Light Industrial) to District PI (Planned Industrial).
- March 21, 2016 – The minor plat (Appl. #PL2016-002) of *Polytainers Addition, Lots 1 & 2* was recorded at the Jackson County Recorder of Deeds Office by Instrument #2016E0023636.

Analysis of the Special Use Permit

Ordinance Requirement. 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.

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 earthen berm that shields the development from view. **This condition does not apply to this location since the site is zoned PI (Planned Industrial).**
2. Colors selected must be of muted shades. **The colors selected are earth tone.**
3. Roof pitch shall be 1:3. **This building has more of an office appearance and is not a typical self-storage facility. The building’s flat roof design reflects the dominant architectural style of commercial buildings along the Douglas Street corridor.**

Surrounding Uses. The site is located at 1410 NE Douglas Street, directly in front of the Polytainers site. The properties to the west and south are primarily office/warehouse and manufacturing. Property to the north is comprised of the Saint Luke’s East Hospital. Property to the east, across NE Douglas Street, is commercial/retail.

Time Period. The applicant has requested 25 years. Staff is supportive of the request and recommends a time period of 25 years to be consistent with other special use permits for mini-warehouse facilities.

Ordinance Criteria. The criteria enumerated in Articles 10 were considered in analyzing this request.

- The NE Douglas Street corridor is primarily commercial in nature north of NE Tudor Rd. However, the area in the vicinity of the intersection of NE Victoria Dr and NE Douglas St is a transition area between commercial and industrial uses.
- The proposed indoor storage facility provides a compatible and transitional use between the commercial primarily seen along NE Douglas St and the industrial uses west of NE Douglas St along NE Victoria Dr.
- The proposed storage facility's architectural style is reflective of a commercial use rather than an industrial use. The architecture and use of masonry and stucco as the primary building materials are aesthetically compatible with buildings along the corridor.
- The development of the property will not impede the normal and orderly development of the surrounding properties.
- The storage facility is consistent with the Amended 2005 Comprehensive Plan's recommended industrial land use of the subject property.

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 application 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.

Planning

2. Revise Landscape Plan in the following ways: (1) remove "X2" from street frontage calculations and revise accordingly; and (2) change tree caliper sizes to meet UDO minimum of 3".

JJ/cs

Attachments:

1. Special Use Permit Concept Plan, date stamped October 24, 2017 — 5 pages
2. Elevation Rendering, date stamped September 22, 2017 – 1 page
3. Narrative submitted by applicant describing the facility, dated November 9, 2017 — 3 pages
4. Photos of surrounding properties — 5 pages
5. Special Use Permits for Mini-Storage Facilities in Lee's Summit Table—2 pages
6. Location Map