



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-280
File Name	Special Use Permit for StorageMart
Applicant	New TKG-StorageMart Partners Portfolio, LLC
Property Address	465 SE Oldham Pkwy
Planning Commission Date	April 10, 2025
Heard by	Planning Commission and City Council
Analyst	Claire Byers, Senior Planner

Public Notification

Pre-application held: n/a
Neighborhood meeting conducted: February 6, 2025
Newspaper notification published on: March 22, 2025
Radius notices mailed to properties within 300 feet on: March 21, 2025
Site posted notice on: March 20, 2025

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Attachments

Special Use Permit Application and Narrative, received January 9, 2025 – 5 pages
Landscape Plan, dated March 10, 2025- 1 page
Site and Surrounding Property Photos – 10 pages
Copy of Ordinance No. 1863 (Original SUP approval)- 1 page
Copy of Ordinance No. 2537 (1984 SUP approval)- 1 page
Copy of Ordinance No. 2713 (1985 SUP approval)- 2 pages

Copy of Ordinance No. 4960 (2000 SUP approval) – 2 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	New TKG-StorageMart Partners Portfolio, LLC / Property Owner
Applicant's Representative	John Mullane, Attorney
Location of Property	465 SE Oldham Pkwy
Size of Property	+/- 6.717 acres (292,594-sf.)
Number of Lots	1
Building Area (Existing)	+/- 87,070-sf.
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Mixed Use
Procedure	<p>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.</p> <p>Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.</p>

Current Land Use

The subject 6.717-acre property is the site of the existing 87,070 StorageMart mini-warehousing facility, comprised of 18 buildings. The southern rear of the property is graveled and leases a 50'x50' area for an existing AT&T tower.



Figure 1 - Front view of existing mini-warehouse facility.

Description of Applicant's Request

The applicant requests renewal of a Special Use Permit to allow the continued operation of the mini-warehouse use. No changes or expansion of the existing facility are proposed as part of this application.

2. Land Use**Description and Character of Surrounding Area**

The subject property is located along SE Oldham Pkwy. The facility is surrounded by PI zoned properties, with many of the structures built in the 1970's and 1980's. The immediately adjacent uses are primarily automotive in nature and include outdoor storage of vehicles and equipment, which complement the proposed continuation of the mini-warehouse facility use.



Figure 2 - Area map showing surrounding zoning (subject property outlined in red)

Adjacent Land Uses and Zoning

North (across SE Oldham Pkwy):	US 50 Highway
South:	Auction Transport of Kansas City / PI
East:	Venture Industrial Products, Inc. warehouse / PI
West:	Crash Champions Collision Repair / PI

Site Characteristics

The subject property at 465 SE Oldham Pkwy is developed with 18 single-story buildings, with a total square footage of approximately 87,070. The site is served by a single driveway from SE Oldham Pkwy. The southern portion is graveled and used for vehicle storage. A 50'x50' area is used for the lease of an AT&T cell tower. The site is very flat, with only 6' of elevation change.

Special Considerations

None

3. Project Proposal

The applicant seeks approval of an SUP to allow the continued operation of the existing mini-warehouse facility for a period of 25 years on the subject property. No changes to the existing buildings or exterior site alterations are proposed at this time.

Parking

Existing		Required	
Total parking spaces:	5	Total parking spaces required:	3
Accessible spaces provided:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Existing Setbacks (Perimeter)

Yard	Required Minimum	Existing
Front	20' (Building) / 20' (Parking)	49' (Building) / 0' (existing) (Parking)
Side	10' (Building) / 6' (Parking)	23.8' (Building) / 20' (Parking) - west 23.6' (Building) / 0' (Parking) - east
Rear	20' (Building) / 6' (Parking)	188' (Building) / 100+' (Parking)

Structure(s) Design

Number and Proposed Use of Building
18 / Mini-warehouse facility
Building Size
87,070-sf. total

Number of Stories
1 story
Floor Area Ratio
0.30

4. Unified Development Ordinance (UDO)

Section	Description
4.220	PI Planned Industrial District
6.020	Permitted, conditional and special use tables

The UDO permits a mini-warehouse facility by special use permit within the PI zoning district.

Use Conditions for Mini-Warehouse Facility

Section 6.1020 of the UDO lists the following conditions that apply:

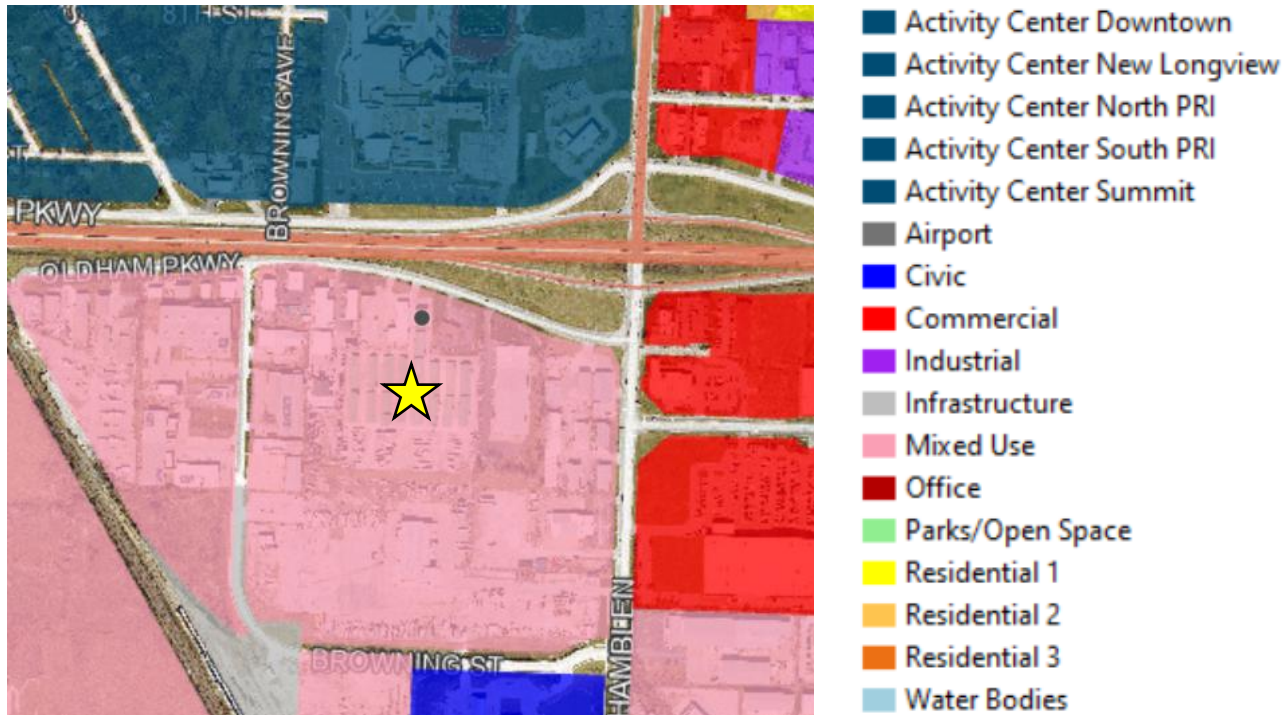
- A. In any non-industrial district, a mini-warehouse facility must be enclosed on all sides by a wall or earthen berm that shields the development from view. **N/A; the parcel is zoned PI.**
- B. Colors selected must be of muted shades. **The existing facility colors are compliant; no changes proposed.**
- C. Roof pitch shall be 1:3. **N/A; the existing structures have been previously approved.**

Neighborhood Meeting
The applicant hosted a neighborhood meeting on February 6, 2025, from 6:00 PM to 7:00 PM. No members of the public were in attendance.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	<p>Goal 3.3A: Build an adaptable framework for continued growth in a changing environment.</p> <p>Objective: Diversify the Lee's Summit economy.</p> <p>Objective: Increase business retention and grow business activity.</p> <p>Objective: Maintain a diverse and valuable tax base.</p>

The Ignite! Comprehensive Plan promotes various strategies to build long-term economic prosperity and resiliency in the City's economy. One objective established in the Comprehensive Plan is to stimulate continued economic development investment and reinvestment by the private sector. Approval of the subject SUP application to allow mini-warehousing supports continued economic viability of the site by broadening the range of allowed uses offered to the public to meet the community's needs.



6. Analysis

Background and History

- April 11, 1978- The City Council approved a request for a Special Use Permit for mini-warehouses (Appl. 423) for a period of twenty-five (25) years by Ordinance No. 1863.
- June 12, 1984- The City Council approved a request for a Special Use Permit for mini-warehouses (Appl. 697) for a period of twenty-five (25) years by Ordinance No. 2537. The application was initiated due to a change in ownership from the 1978 approval.
- November 19, 1985- The City Council approved a request for a Special Use Permit for mini-warehouses (Appl. 794) for a period of twenty-five (25) years by Ordinance 2713. The permit was initiated due to the property owner acquiring additional land south of the site that was not included in previous applications.
- July 27, 1999- The Browning Industrial Park East, Block G, Lot 1 Minor Plat was recorded (Instrument No. 99I0061421)
- May 4, 2000- The City Council approved a request for a Special Use Permit for mini-warehouses (Appl. 2005-157) for a period of twenty-five (25) years by Ordinance No. 4960.
- December 1, 2014- CEOT20141785 violation notice issued for people living inside a rented storage unit. Violation was abated on December 19, 2014.

Compatibility

The StorageMart site is surrounded by PI zoning and is compatible with the surrounding uses, which include auto collision repair and auto auction/transport services. The property has been developed as a mini-warehouse facility since 1978, and no changes to the existing structures or further development of the property are proposed at this time.

Adverse Impacts

Renewal of an SUP to allow the operation of a mini-warehouse facility is not anticipated to detrimentally impact the surrounding area as no expansion to the existing site is proposed with this application. The facility has been located on the property since at least 1978, and no zoning violation cases related to site maintenance were filed on the subject property during the life of the previously approved SUP. During a routine inspection as part of the application process, staff identified three concerns with site conditions that have since been resolved.

- A portion of the existing pole sign face was found to be in poor condition. **The applicant has repainted the pole sign face; the scope of work did not trigger a sign permit.**
- Parking lot landscaping and street frontage landscaping required as part of approved Ordinance 4960 was missing. **The applicant has submitted a landscaping plan and installed new landscaping to satisfy this requirement. 3 trees and 17 shrubs have been planted.**
- The existing chain link fence was not clad in green vinyl. Per Ordinance 4960: “As shown on the site plan, the chain link fence along the south, west and east property lines shall be green vinyl clad.” **At the time of Ordinance 4960 approval, the location was under different ownership/management and the green vinyl was not added to the chain link fence. Staff supports the removal of this condition as the UDO does not require chain link fencing have vinyl cladding, and the fence is adjacent to industrial zoning.**

Besides the items of note above, the applicant has maintained compliance with all conditions of approval and UDO regulations.

Public Services

Use of the site as a mini-warehouse facility will not impede the normal and orderly development and improvement of the surrounding property. All adjacent properties have been developed. Water and sanitary sewer service to the site will continue to utilize existing public water and sewer line connections. The existing street network has adequate capacity to support the site.

Time Period

The applicant requests the SUP be granted for a 25-year time period. To remain consistent with comparable locations throughout the City, staff recommends approval of the SUP for ten (10) years from the previously approved expiration date of May 4, 2025.

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 City Council approval, to expire on May 16, 2035.
2. Frontage landscaping shall be in accordance with the landscape plan, dated March 10, 2025.