



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

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## Development Services Staff Report

<b>File Number</b>	PL2024-327
<b>File Name</b>	Special Use Permit for StorageMart
<b>Applicant</b>	New TKG-StorageMart Partners Portfolio, LLC
<b>Property Address</b>	953 SE Oldham Pkwy
<b>Planning Commission Date</b>	April 10, 2025
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Claire Byers, Senior Planner

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### 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 – 6 pages  
Landscape Plan, dated February 5, 2025  
Site and Surrounding Property Photos – 8 pages  
Copy of Ordinance No. 6036 (Original 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	953 SE Oldham Pkwy
Size of Property	+/- 3.952 acres (172,149-sf.)
Number of Lots	1
Building Area (Existing)	+/- 65,751-sf.
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Commercial
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 3.952-acre property is the site of the existing 65,751sf StorageMart mini-warehousing facility.



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

### Description of Applicant's Request

The applicant requests the renewal of a Special Use Permit to allow for the continued operation of the existing mini-warehouse facility. 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 on the south side of SE Oldham Pkwy approximately 400' west of the SE Oldham and SE Bridgehampton Way intersection. Properties adjacent to the existing development are a mix of residential (quadplex) and commercial uses. The residential uses are located along the south property line and adjacent to the southern half of the east property line. The adjoining residential structures were constructed between 1991 and the early 2000's. Commercial properties are located along the west and northern half of the east property lines. US 50 Highway is located north across SE Oldham Pkwy.



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



### Adjacent Land Uses and Zoning

<b>North (across SE Oldham Pkwy):</b>	US 50 Highway
<b>South:</b>	Bridgehampton Townhomes / RP-3
<b>East:</b>	Telle Tire & Auto Center / CP-2 & multi-family residential / RP-3
<b>West:</b>	50 Highway Office Park / CP-2

### Site Characteristics

The subject property at 953 SE Oldham Pkwy is developed with 19 single-story buildings, with a total square footage of approximately 65,751. The site is served by a single driveway from SE Oldham Pkwy. There is existing landscaping along the eastern, southern, and western property lines to buffer the use from the adjacent commercial and residential development.



Figure 3 - Area map showing subject property (outlined in green)

**Special Considerations**

None

**3. Project Proposal**

The applicant seeks approval of an SUP to allow the continued operation of the StorageMart 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:	6	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)	45' (Building) / 0' (existing) (Parking)
Side	10' (Building) / 6' (Parking)	23.1' (Building) / 100+' (Parking) - east 20' (Building) / 100' (Parking) - west
Rear	20' (Building) / 6' (Parking)	21.7' (Building) / 100+' (Parking)

**Structure(s) Design**

Number and Proposed Use of Building
19 / Mini-warehouse facility
Building Size
65,751-sf. total
Number of Stories
1 story
Floor Area Ratio
0.38

**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.**

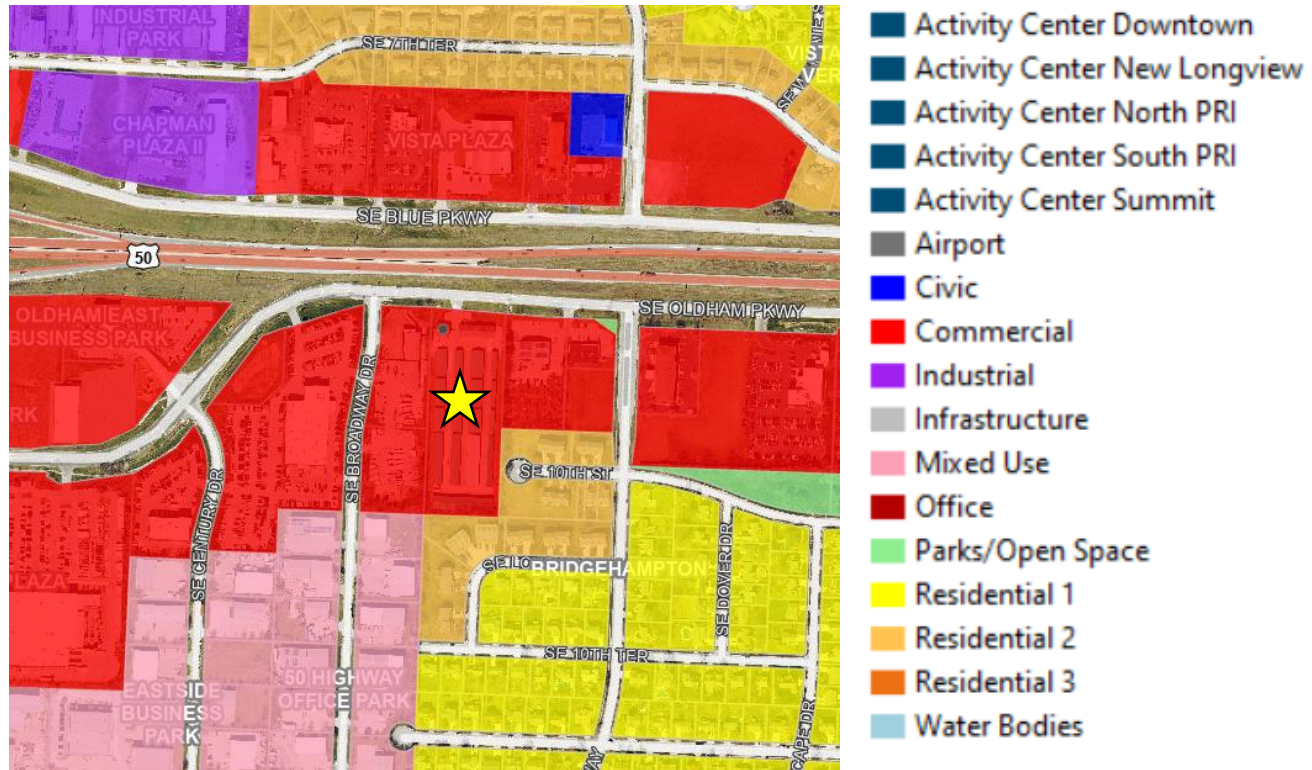
### Neighborhood Meeting

The applicant hosted a neighborhood meeting on February 6, 2025, from 7:00 PM to 8:00 PM. One (1) member of the public attended, the Bridgehampton HOA President. According to the meeting notes, the attendee indicated that he would like to see the berm located at the south and eastern portion of the site cleaned up and maintained on an ongoing basis.

## 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

- September 1, 2005- The City Council approved a request for a Preliminary Development Plan for mini-warehouses (Appl. 2005-156) by Ordinance No. 6037.
- September 1, 2005- The City Council approved a request for a Special Use Permit for mini-warehouses (Appl. 2005-157) for a period of twenty (20) years by Ordinance No. 6063.
- January 18, 2006 – The Final Development Plan for mini-warehouses (Appl. 2005-379) was approved by staff.

### Compatibility

The facility is directly adjacent to CP-2 and RP-3 zoning. While industrial and residential zoning districts are not typically compatible, the adjacent multi-family residential zoning serves as a transition to nearby single-family residences, and the Bridgehampton neighborhood was developed prior to the mini-warehouse facility. To minimize any potential impact, the original special use permit included conditions requiring enhanced landscaping buffers adjacent to residential uses. The facility is complementary to the commercial zoning to the north and west.

### **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 2006, and no zoning violation cases 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 two concerns with site conditions that have since been resolved.

- A portion of fencing was found to be in poor condition. **The applicant has repaired the portion of fencing.**
- Parking lot landscaping and street frontage landscaping required as part of approved Ordinance 6036 was missing. **The applicant has submitted a landscaping plan and installed new landscaping to satisfy this requirement. 9 trees and 54 shrubs have been planted.**

Besides the two items of note above, the applicant has maintained compliance with the original 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 September 1, 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 February 5, 2025.
3. All seven (7) conditions of approval as part of Ordinance 6036 shall still apply.