



Development Services Department

Development Services Staff Report

File Number	PL2025-192
File Name	Special Use Permit for Jefferson Street Storage
Applicant	Express Stops of Lees Summit, Inc.
Property Address	1603 SW Jefferson St.
Planning Commission Date	December 11, 2025
Heard by	Planning Commission and City Council
Analyst	Adair Bright, AICP, Senior Planner

Public Notification

Pre-application held: June 3, 2025
Neighborhood meeting conducted: August 28, 2025
Newspaper notification published on: November 22, 2025
Radius notices mailed to properties within 300 feet on: November 14, 2025
Site posted notice on: November 21, 2025

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Attachments

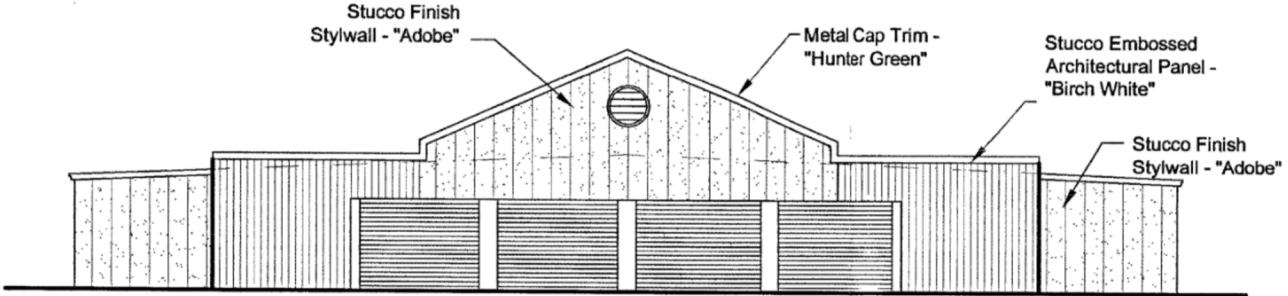
Special Use Permit Application and Narrative, received August 4, 2025 – 5 pages
Site Plan & Elevations associated with Appl. #2005-063 - 2 pages
Site and Surrounding Property Photos – 5 pages
Copy of Ordinance No. 6065 (Mini-Storage SUP Approval) – 2 pages

Neighborhood Meeting Minutes, received August 30, 2025 – 1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Express Stops of Lees Summit, Inc. / Property Owner
Applicant's Representative	Steve Lytle
Location of Property	1603 SW Jefferson St.
Size of Property	+/- 1.75 acres (76,509-sf.)
Number of Lots	1
Building Area (Existing)	+/- 19,200-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
<p>The subject 1.75-acre property is the site of the existing 19,200-sf. mini-warehousing facility, comprised of two (2) buildings.</p>  <p><i>Figure 1 – West façade of main building (elevations from Appl. #2005-063).</i></p>

Description of Applicant's Request
<p>The applicant requests renewal of a Special Use Permit to allow the continued operation of the mini-warehouse facility. The previously approved Preliminary Development Plan (Appl. #2005-063) showed an additional storage building along the northern property line which has not been developed, and changes or expansion of the existing facility are not proposed as part of this application.</p>

2. Land Use

Description and Character of Surrounding Area

The subject property is located along SW Jefferson Street. The facility is surrounded by PI zoned properties with the exception of an R-1 zoned property to the west across SW Jefferson Street. The immediately adjacent uses are contractors, a car wash, and a sporting goods store. The property across SW Jefferson is the Lee's Summit Community Christian School which retains two different zoning designations, R-1 & PI.



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

Adjacent Land Uses and Zoning

North:	Building Contractor or Construction / PI
South:	Building Contractor or Construction, Car Wash, & Sporting Goods Store/ PI
East:	Building Contractor or Construction / PI
West (across SW Jefferson St.):	School / R-1 & PI

Site Characteristics

The subject property at 1603 SW Jefferson St. is developed with two (2) single-story buildings, with a total building area of about 19,200-sf. The site is served by an access drive off SW Jefferson St. The property is almost entirely built out with the exception of two detention basins and is relatively flat.

Special Considerations

None

3. Project Proposal

The applicant seeks approval of an SUP to allow the continued operation of the existing facility for a period of 10 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:	1	Total parking spaces required:	1*
Accessible spaces provided:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

*Per the approved Preliminary Development Plan (Appl. #2005-063)

Existing Setbacks (Perimeter)

Yard	Required Minimum	Existing
Front	20' (Building) / 20' (Parking)	345' (Building) / 27' (Parking)
Side	10' (Building) / 6' (Parking)	55' (Building) / 11' (Parking) - north 14' (Building) / 25' (Parking) - south
Rear	20' (Building) / 6' (Parking)	10' (Building)* / 5' (Parking)*

*Per the approved Preliminary Development Plan (Appl. #2005-063)

Structure(s) Design

Number and Proposed Use of Building
2 / Mini-warehouse facility
Building Size
19,200-sf. total
Number of Stories
1 story
Floor Area Ratio
0.25

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 within the PI zoning district if approved by a special use permit. The UDO does include conditions for a mini-warehouse facility to mitigate the impact to adjacent properties. The conditions identified within the UDO are listed below. All conditions are being met.

Use Conditions for Mini-Warehouse Facility

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

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. **N/A; the parcel is zoned PI.**
2. Colors selected must be of muted shades. **The existing facility colors are compliant; no changes proposed.**
3. Roof pitch shall be 1:3. **The existing facility was granted a modification through the PDP, Appl. #2005-063, which allowed for a 1:4 roof pitch with the perimeter sidewalls having a 1' parapet. The property is in compliance with the approved PDP and modification as stated.**

Neighborhood Meeting

The applicant hosted a neighborhood meeting on August 28, 2025. 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 supports continued economic viability of the site by broadening the range of allowed uses offered to the public to meet the community's needs.

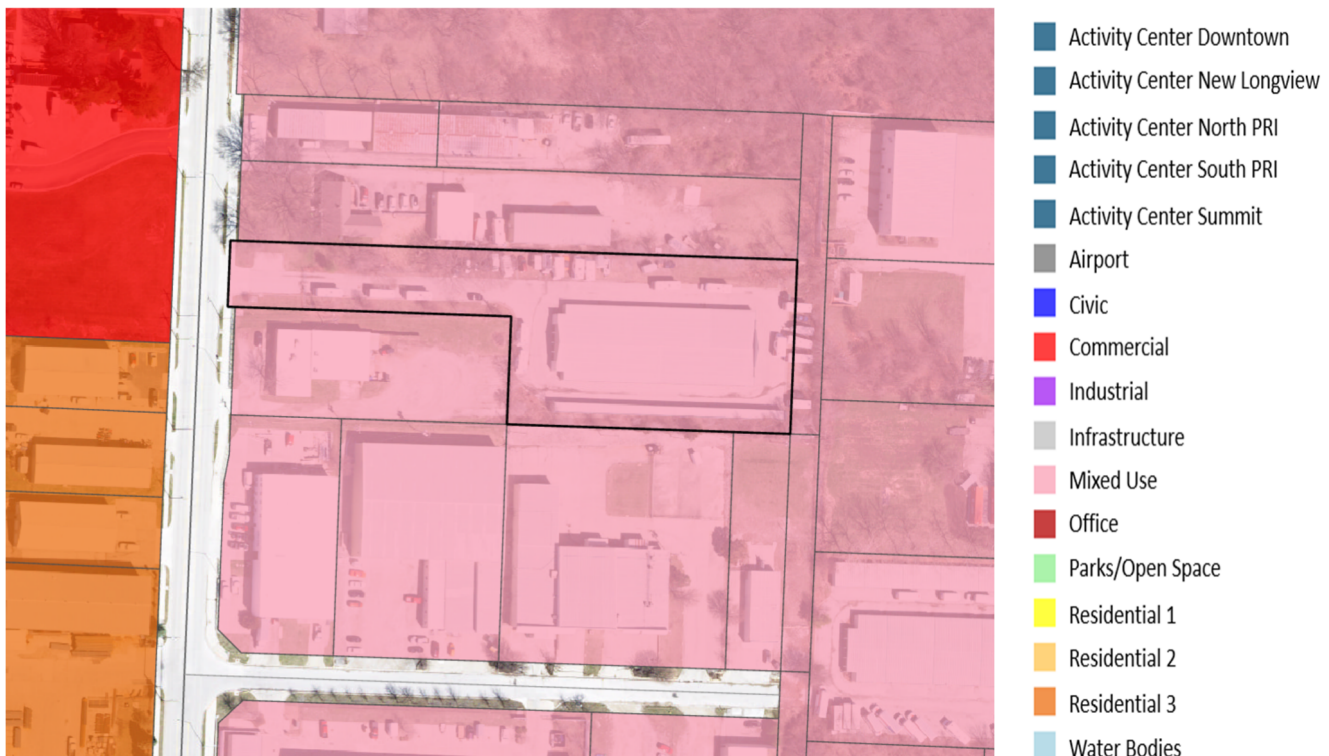


Figure 3 – Future Land Use Map & Legend

The development also complies with the future land use map which designates the subject property as Mixed Use. The Ignite! Comprehensive Plan identifies a mixed commercial area that can contain industrial as a land use under the Mixed Use land use category.

6. Analysis

Background and History

- December 29, 1994 – The plat for *Sharp Addition*, was recorded by the Jackson County Recorder of Deeds office by Instrument #1994I1320035
- October 20, 2005 - The City Council approved a request for a Preliminary Development Plan (Appl. #2005-063) by Ordinance No. 6064.
- October 20, 2005 - The City Council approved a request for a Special Use Permit for mini-storage (Appl. #2005-064) for a period of twenty (20) years by Ordinance No. 6065.
- January 18, 2006 – Staff administratively approved a Final Development Plan (Appl. #2005-399) for the development of a storage facility at 1603 SW Jefferson St.

- August 25, 2011 - The final Certificate of Occupancy (Permit #B0502199) was issued for the development of a storage facility addressed at 1603 SW Jefferson St.

Compatibility

The subject site is surrounded by PI zoning and is compatible with the surrounding uses, which include construction contractor, a car wash, and a sporting goods store. The property has been developed as a mini-warehouse facility since 2005, 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 continued operation of the facility is not anticipated to detrimentally impact the surrounding area as no expansion to the existing site is proposed with this application. During a routine inspection as part of the application process, staff identified four concerns with site conditions that have since been resolved.

- There were many vehicles being stored on an unapproved gravel surface. **The applicant has moved those vehicles and acknowledged that vehicles will not be stored on unpaved surfaces.**
- Parking stall striping had worn away. **The applicant has re-striped all parking stalls for customer parking.**
- The detention basin needed cleared and reseeded. **The applicant provided proof of the reseeding that occurred.**
- The parking lot and driveway access need patched. **The applicant provided a contract for repair of the parking lot and driveway access. A condition of approval has been added that parking lot and driveway access repair must be completed by August 28, 2026.**

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 as 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 10-year time period. To cover the time that has elapsed since the initial approvals, staff recommends approval of the SUP for ten (10) years, two (2) months, and twenty-six (26) days from the date of City Council approval. This will cover the previous two (2) years and twenty-six (26) days without an active SUP while also providing the applicant with their requested ten (10) years.

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, two (2) months, and twenty-six (26) days, to expire on January 13, 2036.
2. All parking and storage shall occur only on a paved surface.
3. All driveway and parking lot repairs shall be completed by August 28, 2026.