



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2025-324
File Name	Special Use Permit Renewal for Jefferson Street Mini Storage
Applicant	Matthew Schlicht
Property Address	5 SW Industrial Drive
Planning Commission Date	February 12, 2026
Heard by	Planning Commission and City Council
Analyst	Pierce Pulliam, Planner

Public Notification

Pre-application held: N/A

Neighborhood meeting conducted: January 6, 2026

Newspaper notification published on: January 24, 2026

Radius notices mailed to properties within 300 feet on: December 23, 2025

Site posted notice on: January 23, 2026

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	5
5. Comprehensive Plan	5
6. Analysis	6
7. Recommended Conditions of Approval	8

Attachments

Special Use Permit Application and Narrative, received December 9, 2025 – 3 pages

Site Plan & Elevations associated with Appl. #2005-361 - 6 pages

Site and Surrounding Property Photos – 12 pages

Copy of Ordinance No. 6139 (mini-warehouse SUP Approval) – 2 pages

Applicant Response Letter- 1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	EJW Properties / Property Owner
Applicant's Representative	Matthew Schlicht
Location of Property	5 SW Industrial Dr.
Size of Property	+/- 2.28 acres (99,735.60-sf.)
Number of Lots	1
Building Area (Existing)	21,600 sq ft- mini-storage 7,950 sq. ft.-office/warehouse 29,550- sq. ft. total
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Mixed Use
Procedure	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 2.28-acre property is the site of the existing 29,550-sf. mini-warehouse facility, comprised of five (5) mini-warehouse buildings and one (1) office/warehouse building.



Figure 1 – Aerial view of the mini-warehouse facility.

Description of Applicant’s Request

The applicant requests renewal of a Special Use Permit renewal to allow for the continued operation of a mini-warehouse facility.

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. The immediately adjacent uses are a car wash, manufacturers, and a sporting goods store.



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

Adjacent Land Uses and Zoning

North:	Building Contractor, Car Wash, & Sporting Goods Store / PI
South (Across SW Scherer Rd.):	Church on the Rock Outreach Center/ PI
East:	Machine Shop/PI
West (across SW Jefferson St.):	Steel Fabricator / PI

Site Characteristics

The subject property at 5 SW Industrial Drive is developed with six (6) single-story buildings, including

five (5) mini-warehouse buildings totaling approximately 21,600 square feet and one (1) office/warehouse building totaling approximately 7,950 square feet, for a combined building area of roughly 29,550 square feet. The site is served by two access drives from SW Industrial Drive. The property is largely built out, generally flat in topography, and includes a concrete detention basin.

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 20 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:	22*	Total parking spaces required:	10
Accessible spaces provided:	2	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

*Per the approved Preliminary Development Plan (Appl. #2005-361)

Building Setbacks (Perimeter)

Yard	PI zoning standard	Existing
Front ¹	20'	35.38' (along SW Industrial Rd.), 20' (Along SW Jefferson St.), and 20' (Along SW Scherer Rd.)
Side ¹	10'	20.42' (east)

¹ – Under the UDO, each street frontage of a corner lot is considered to be a front property line. The remaining interior lot lines are considered to be side property lines.

Parking Setbacks (Perimeter)

Yard	Parking	Existing
Front	20'	20' (along SW Industrial Rd.); and 98.8' (along SW Jefferson St.)
Side	20' ¹	80.1' (east)

¹ – Under the UDO, parking lots shall be set back a minimum 20' from a residentially zoned or residentially used property versus a minimum 6' from another non-residential property or use.

Structure(s) Design

Number and Proposed Use of Building
6 / Mini-warehouse facility and an office/warehouse building
Building Size
29,550-sq. ft. total
Number of Stories
1 story each
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 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 applicable conditions are outlined below, and the proposed facility complies with all requirements.

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 is compliant.**

Neighborhood Meeting
The applicant hosted a neighborhood meeting on January 6, 2026. No members of the public were in attendance.

5. Comprehensive Plan

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

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

- February 16, 2006 - The City Council approved a request for a Preliminary Development Plan (Appl. #2005-361) by Ordinance No. 6139.
- February 16, 2006 - The City Council approved a request for a Special Use Permit for mini-warehouse (Appl. #2005-362) for a period of twenty (20) years by Ordinance No. 6139.
- May 15, 2006 – The plat for *Jefferson Street Mini Storage*, was recorded by the Jackson County Recorder of Deeds office by Instrument #2006E0026303
- May 23, 2006 – Staff administratively approved a Final Development Plan (Appl. #2006-061) for the development of a storage facility at 5 SW Industrial Dr.
- November 30, 2007- The final Certificate of Occupancy (Permit #B0600403) was issued for the development of a storage facility addressed at 5 SW Industrial Dr.

Compatibility

The subject site is surrounded by PI zoning and is compatible with the surrounding uses, which include a construction contractor, a car wash, and a sporting goods store. The property has been developed as a mini-warehouse facility since 2006, 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.**
- There were missing ADA parking signs. **The applicant has installed new ADA parking signs,**
- The detention basin needed to have all silt and weeds removed and the inlet and outlet pipes needed to be inspected for debris and function adequately. **The applicant cleaned the basin and had the outlet pipe inspected and it appeared to be in good condition.**
- The parking lot and driveway access need patched. **The applicant patched the driveway and parking lot.**
- There were pallets being stored outside. **The applicant has since removed the pallets being stored outside.**
- There were unpermitted signs on the property. **The applicant has removed the signs.**

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 20-year time period. To cover the time that has elapsed since the initial approvals, staff recommends approval of the SUP for twenty (20) years and thirty-six (36) days from the date of City Council approval. This will cover the previous thirty-six (36) days without an active SUP while also providing the applicant their requested twenty (20) 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 for twenty (20) years and thirty-six (36) days, to expire on March 24, 2046.
2. No outside storage shall occur on the property.