

Lot 1, Town Centre REZ, PDP and SUP

File #PL2021-380 and #PL2021-411

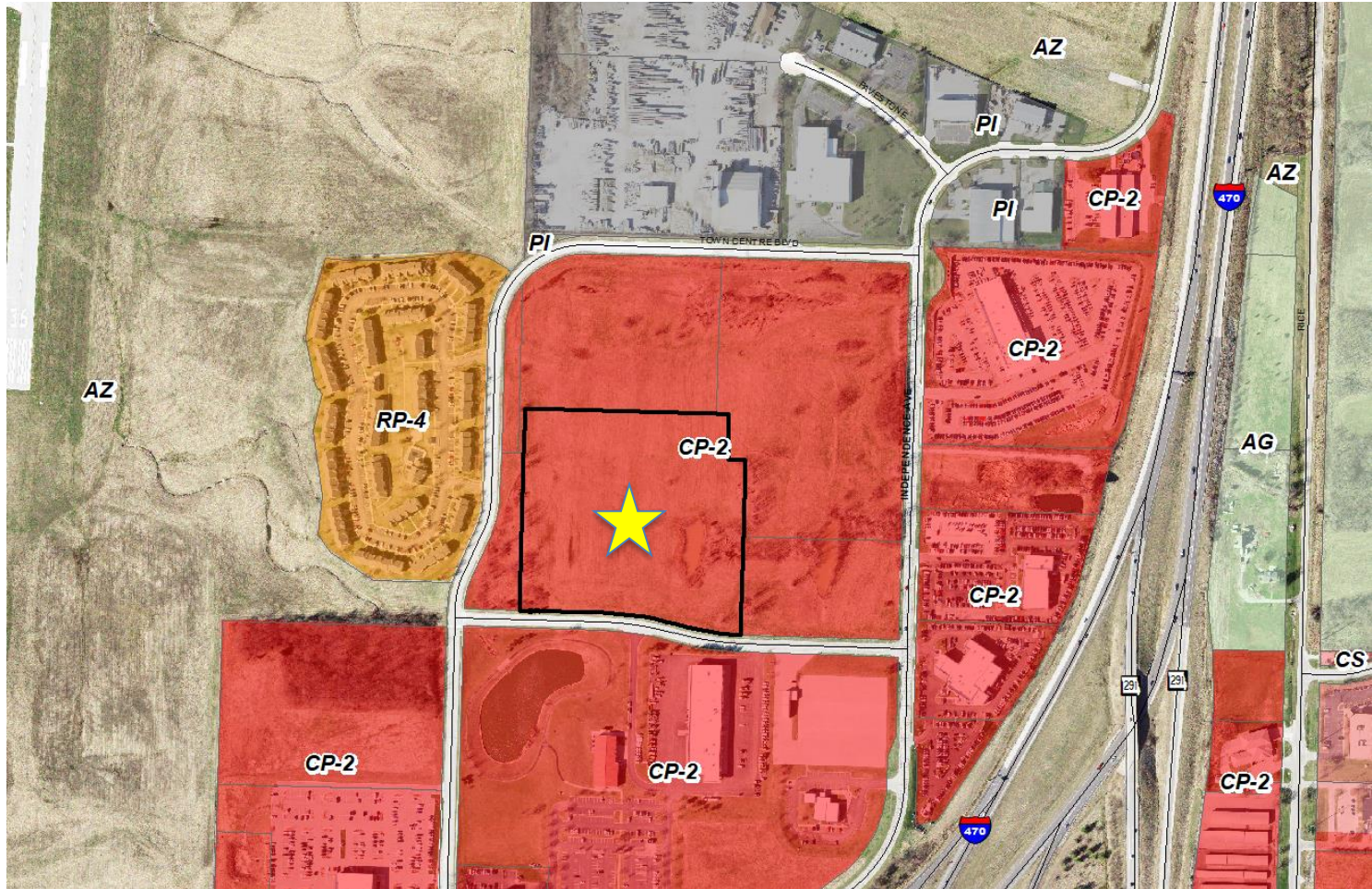
December 2, 2021



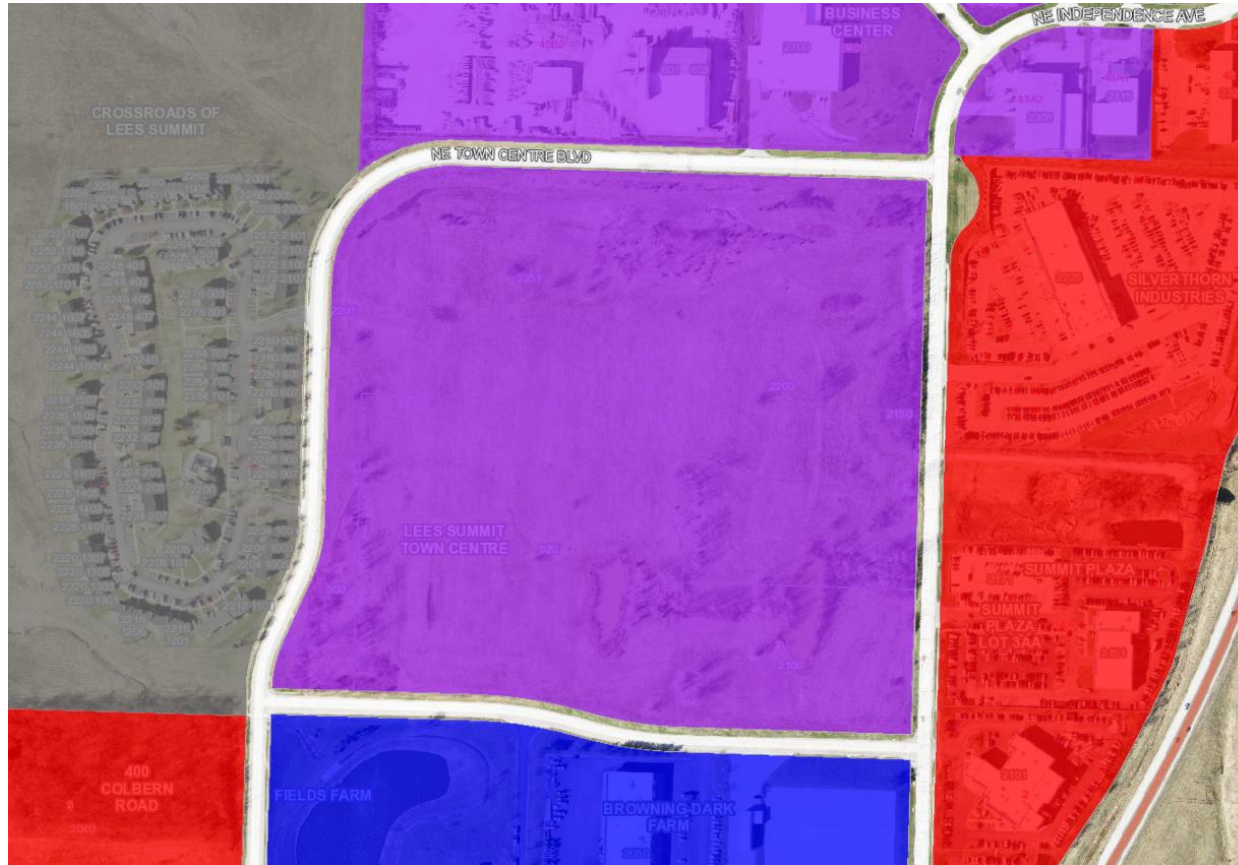
LEE'S SUMMIT
MISSOURI

Yours Truly



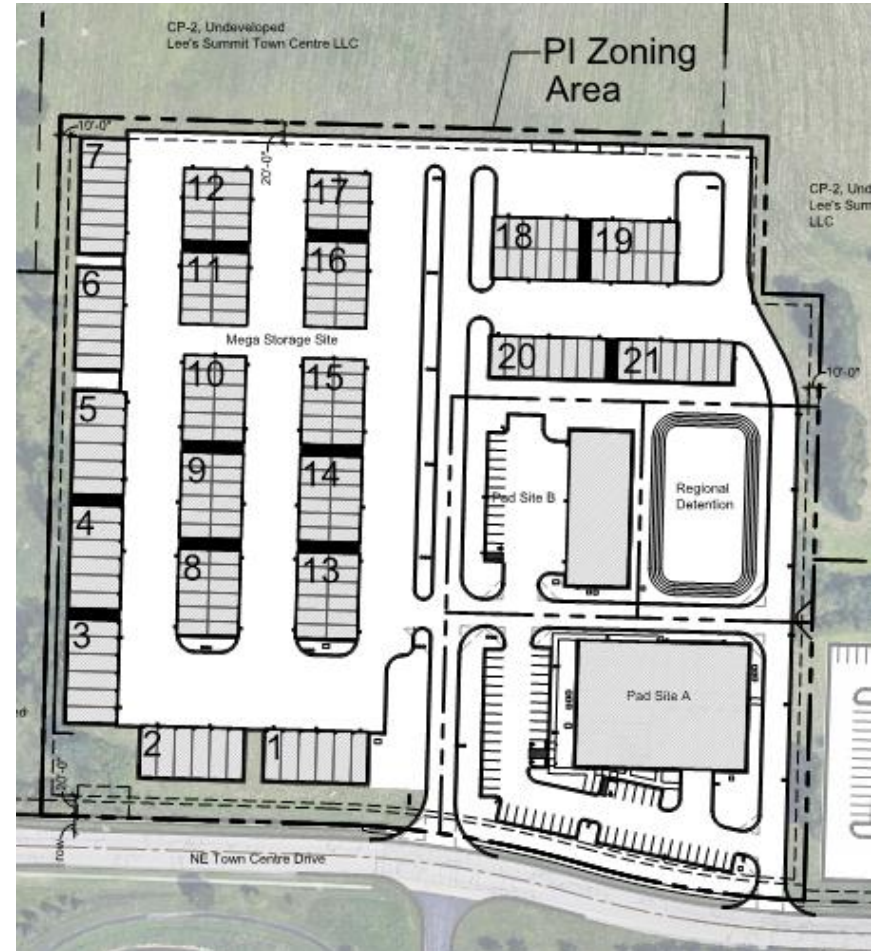


Aerial and Zoning Map

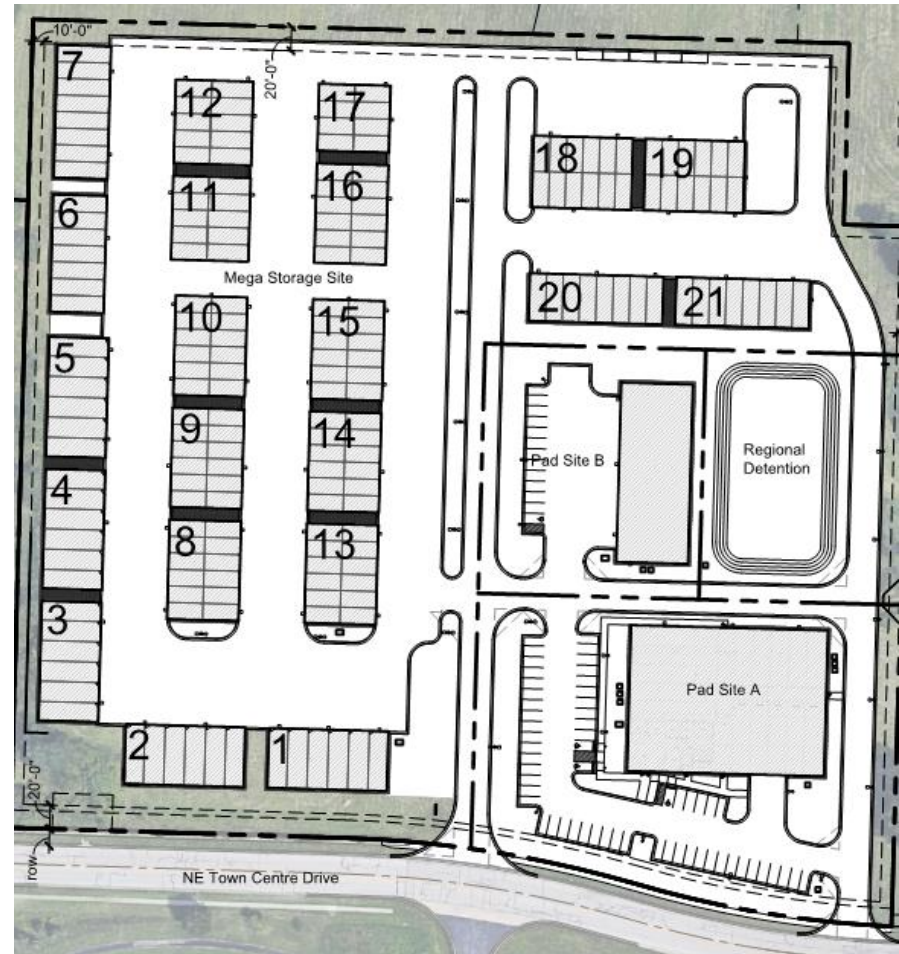


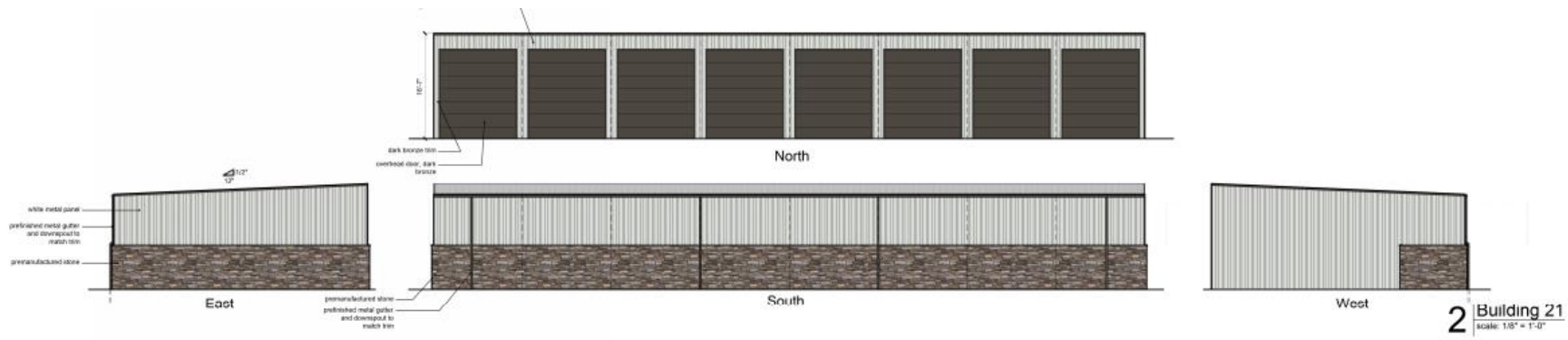
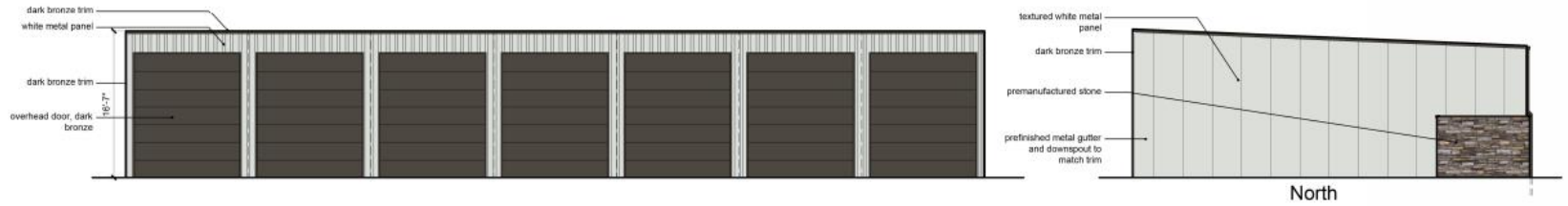
- Airport
- Civic
- Commercial
- Industrial

- 11.6 acres
- Existing Zoning: CP-2
- Proposed Zoning: PI
- Lots: 3 lots + 1 tract
 - 8.0 acres – Storage facility site
 - 2.0 acres – Pad Site A
 - 0.9 acres – Pad Site B
 - 0.8 acres – detention tract
- # of Bldgs
 - 21 – Storage facility site (202 units)
 - 1 – Pad Site A
 - 1 – Pad Site B
- Bldg Area: 129,910 total sf
 - 100,780 sf – Storage facility site (202 units)
 - 20,130 sf – Pad Site A
 - 9,000 sf – Pad Site B
- Parking
 - 0 prop. / 2 req. – Storage facility site
 - 60 prop. / 20 req. – Pad Site A
 - 13 prop. / 9 req. – Pad Site B

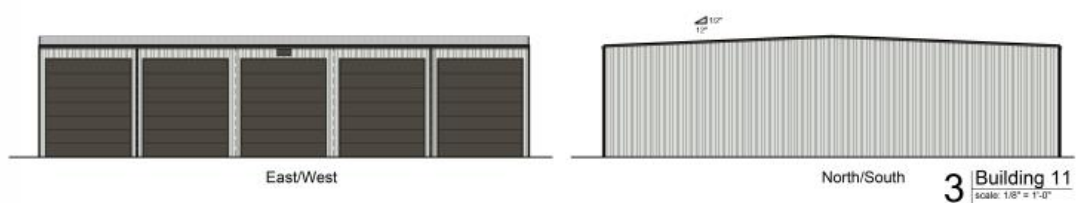


- The UDO allows two methods to determine required parking:
 - Table 8-1 of the UDO; or
 - Alternate Parking Plan
 - “The number of parking spaces to be provided for a particular use or development may be established through approval of an Alternate Parking Plan...in order to tailor the parking to the particular needs of the use.... (UDO Section 8.530.A.2)”
- The storage facility has no on-site office or employees, therefore there is no need to provide designated parking areas. Loading/unloading takes place in front of individual storage units.





2 Building 21
scale: 1/8" = 1'-0"



3 Building 11
scale: 1/8" = 1'-0"



Elevations – Storage Facility



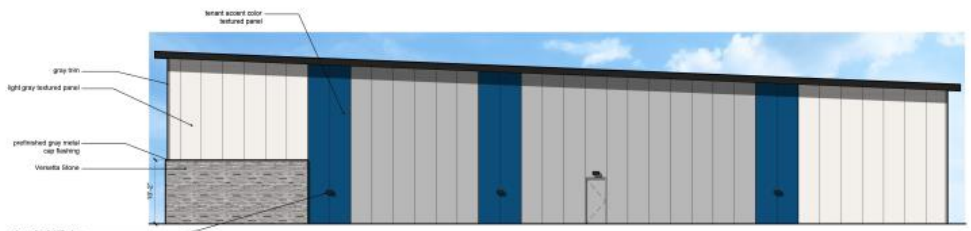
1 South Elevation - Lot A Building
scale: 1/8" = 1'-0"



2 West Elevation - Lot A Building
scale: 1/8" = 1'-0"



3 North Elevation - Lot A Building
scale: 1/8" = 1'-0"



4 East Elevation - Lot A Building
scale: 1/8" = 1'-0"



Elevations – Pad Site A



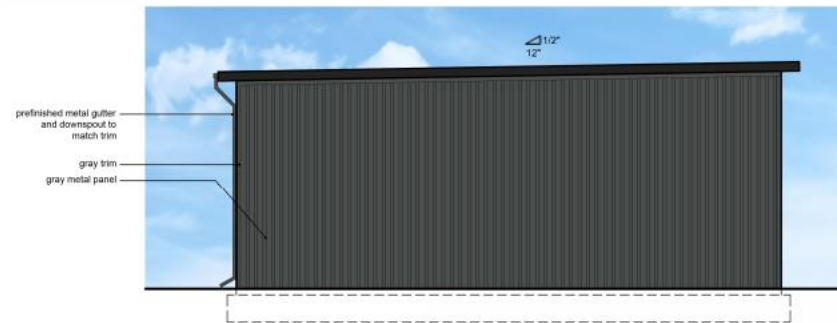
1 West Elevation - Lot B Building
scale: 1/8" = 1'-0"



3 East Elevation - Lot B Building
scale: 1/8" = 1'-0"



2 South Elevation - Lot B Building
scale: 1/8" = 1'-0"

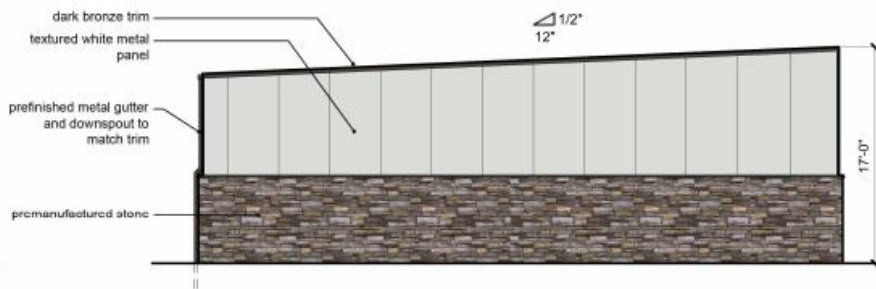


4 North Elevation - Lot B Building
scale: 1/8" = 1'-0"

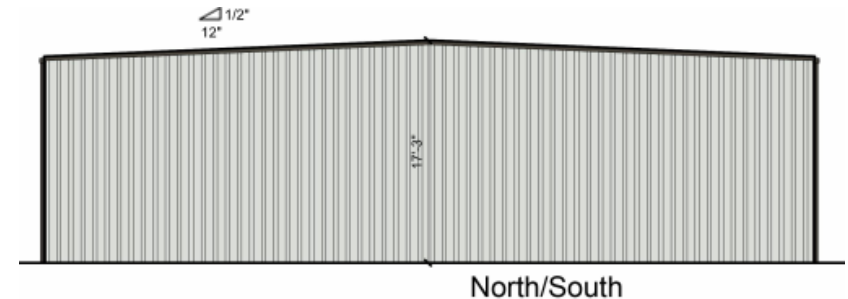
- Storage facilities are allowed in the PI zoning district, subject to the following:
 - In any non-industrial district, a mini-warehouse facility must be enclosed on all sides by a wall or earthen berm that shields the development from view. **The storage facility is located on property proposed to be rezoned PI, thus this requirement is not applicable.**
 - Colors selected must be of muted shades. **The proposed exterior building material colors are earth tones.**
 - Roof pitch shall be 1':3'. **The proposed roof pitches are 0.5":1', or rather 1.5":3' to provide a more direct comparison to the UDO requirement. The proposed storage building roof pitches do not meet the minimum requirement.**
- Applicant requests an SUP term of 20 years.
 - Recent SUP renewals and approvals for new construction projects have ranged between 20 and 30 years.

Storage facility building roof pitch. Modification requested.

- Required – 1':3'
- Proposed – 0.5":1' (equal to 1.5":3')
- Recommended – The proposed storage facility buildings have a flatter roof pitch than required under the UDO. The proposed roof pitch is typical for industrial buildings and is common to industrial areas throughout the City. Given the area in which the buildings are located, staff supports the proposed 0.5":1' roof pitch.



1 Buildings 1, 2, 3, 4, 5
scale: 1/8" = 1'-0"



2 Buildings 14, 15, 16, 18, 19
scale: 1/8" = 1'-0"

- The proposed industrial zoning and land uses are consistent with the Ignite Comprehensive Plan and compatible with existing surrounding development (e.g. auto dealers, office/warehouse, masonry manufacturing, MoDOT, etc.).
- The character of the nearby NE Independence Ave corridor is primarily industrial in nature between NE Colbern Rd and NE Strother Rd.
- The undeveloped property has been zoned CP-2 for approximately 42 years.

1. A modification shall be granted to the 1':3' roof pitch requirement for the storage buildings, to allow a 0.5":1' (equal to 1.5":3') roof pitch.
2. To comply with the requirements of the UDO, corrugated metal panel systems shall not be used as an exterior building material on any building. Exterior building materials shall comply with the approved materials listed under UDO Section 8.170.A and 8.170.B.
3. To comply with the requirements of the UDO, horizontal breaks, vertical breaks and architectural details shall be extended to all four sides of the proposed buildings in accordance with UDO Section 8.180.A and UDO Section 8.180.B.
4. An Alternate Parking Plan shall be approved to allow 0 striped parking spaces on the storage facility site.
5. Submittal of a geotechnical report to the City for the reclaimed pond site shall be required for Pad Sites A & B prior to the issuance of any building permit.
6. The special use permit for the storage facility shall be granted for a period of 20 years.



Conditions of Approval