



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

---

## Development Services Staff Report

<b>File Number</b>	PL2020-039
<b>File Name</b>	SPECIAL USE PERMIT renewal for mini-warehouse and outdoor storage facility
<b>Applicant</b>	TKG III Various, LLC
<b>Property Address</b>	500 NE Jones Industrial Dr.
<b>Planning Commission Date</b>	May 14, 2020
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Victoria Nelson, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager

---

### Public Notification

Pre-application held: n/a  
Neighborhood meeting conducted: March 19, 2020  
Newspaper notification published on: April 25, 2020  
Radius notices mailed to properties within 300 feet on: March 12, 2020  
Site posted notice on: April 25, 2020

---

### Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	3
5. Comprehensive Plan	4
6. Analysis	4

### Attachments

Site Plan – 1 page  
Applicant Narrative for Special Use Permit – 3 pages  
Narrative for neighborhood meeting – 1 page

Ordinance approving the Special Use Permit (1995 and 2004) – 5 pages

Photos of property and adjoining properties – 11 pages

Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	TKG III Various, LLC / Owner
<b>Applicant’s Representative</b>	Weyen Burnam
<b>Location of Property</b>	500 NE Jones Industrial Dr.
<b>Size of Property</b>	±3.70 acres
<b>Zoning</b>	PI (Planned Industrial District)
<b>Comprehensive Plan Designation</b>	Planned Mixed Use
<b>Procedure</b>	The Planning Commission makes a recommendation to the City Council on the proposed special use permit. The City Council takes final action on the special use permit.  <i>Duration of Validity:</i> A special use permit shall be valid for a specific period of time if so stated in the permit.

Current Land Use
The property is a platted developed lot with an existing mini-warehouse and outdoor storage facility comprised of four buildings, at 8,100 square feet each, containing storage units and one office structure on approximately 3.70 acres.

Description of Applicant’s Request
This application is for a special use permit (SUP) renewal for a mini-warehouse and outdoor storage facility and limited outdoor vehicular storage. The applicant requests a 25-year time period to be consistent with the time period of the originally approved SUP permit granted in 1996.

## 2. Land Use

Description and Character of Surrounding Area
The area is industrial in nature. Immediately to the north is an electrical substation and then vacant ground. Lee’s Summit Municipal Airport is to the west, and manufacturing businesses are located to the east and south.

### Adjacent Land Uses and Zoning

<b>North:</b>	Electrical substation and vacant ground / PI (Planned Industrial)
<b>South:</b>	RCP VIII LLC / PI (Planned Industrial)
<b>East:</b>	K/H Lee’s Summit LLC / PI (Planned Industrial)

<b>West:</b>	Lee’s Summit Municipal Airport / AZ (Airport Zone)
--------------	--

<b>Site Characteristics</b>
The site is fully developed and comprised of four outdoor storage buildings and an office structure.

### 3. Project Proposal

#### Site Design

<b>Land Use</b>	
Existing use	Mini-warehouse storage facility (existing)
Land area	161,189.18 sq. ft. (3.70 acres)
Site area	Fully developed as mini-warehouse storage facility

### 4. Unified Development Ordinance (UDO)

Section	Description
6.620, 6.630, 6.640, 6.650	Special Use Permit
6.1020	Mini-warehouse storage facility

Use of the subject property as a mini-warehouse storage facility is allowed under the UDO in the PI zoning district with approval of a special use permit, subject to certain conditions. Conditions currently in effect under the UDO include, but are not limited to, screening, building color, and roof pitch. The original plan that was proposed and approved in 1996 was for the construction of six storage buildings. However, in 2004, the applicant came back asking for the approval of outside storage, since they only built four out of the six buildings. The 2004 special use permit approval was granted for 15 years and outlined specific screening requirements. It has since been discovered that the required landscape screening that was planted along the east side of the property was a hindrance to the Evergy overhead electrical transmission lines in the immediate area and thus resulted in the removal of the landscaping by Evergy.

Any existing condition allowed under previous versions of the development ordinance that does not comply with the current requirements of the UDO is a lawful non-conforming condition, and as such does not require modifications as part of the approval for a special use permit renewal. The following are current requirements of the UDO. As previously stated, lawful non-conforming conditions require no further action; they are listed below solely for your information.

- Screening.
  - Required – 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.
  - Existing – The property has existing 6’ chain link fencing encompassing the entire property. **The applicant is not able to plant landscaping along the east side of the property to provide additional screening for the open storage area due to the presence of overhead transmission lines. No modification is required.**
- Color.
  - Required – Colors selected must be of muted shades.

- Existing – The structures are muted shades of tans and bluish gray. **No modification required.**
- Roof pitch.
  - Required – Roof pitch shall be 1:3.
  - Existing – The existing storage unit roof pitch is less than 1:3. **No modification required.**

## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1, 1.4
Economic Development	Objective 2.1, 2.2, 2.3
Commercial Development	Objective 4.1, 4.2, 4.3

## 6. Analysis

### Background and History

- February 6, 1996 – The City Council approved a special use permit (Appl. #1995-061) for a self-storage operation at 500 NE Jones Industrial Dr. for a period of 25 years by Ordinance No. 4246.
- April 21, 2005 – The City Council approved a special use permit (Appl. #2004-276) for the self-storage operation at 500 NE Jones Industrial Dr. to have outside storage for a period of 15 years by Ordinance No. 5940.

The applicant seeks approval for the renewal of a special use permit for the existing mini-warehouse/self-storage facility plus outside storage located at 500 NE Jones Industrial Dr. The self-storage facility was constructed in 1995. The outside storage component was added to the facility in 2004. The facility’s two special use permits expire on February 20, 2021. There are no proposed building expansions or changes as part of this special use permit renewal.

The applicant requests that the special use permit renewal be approved for 25 years and states anything less creates significant issues with lenders. This request is consistent with the SUP extension that was granted for the existing facility located at SW Raintree Dr.

### Compatibility

The proposed facility will not negatively impact the surrounding neighborhood by the continued presence of the storage facility. The facility has existed on the site for approximately 25 years. The site will be screened by vegetation where it is allowed.

**Adverse Impacts**

The storage facility is designed, located and proposed to be operated so that the public health, safety and welfare will be protected. There are no code violations of record for this facility.

Renewal of the SUP will not create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm.

**Public Services**

The storage facility has little or no impact on the existing public facilities and services. Access to the storage unit is served by NE Jones Industrial Dr. The storage facility generates an infrequent and minimal amount of traffic onto the surrounding street network.

Renewal of the special use permit will not impede the normal and orderly development and improvement of the surrounding property. The storage facility is a commercial service to the community that has been in operation for over twenty-five years.

**Recommendation**

The application meets the requirements of the UDO and/or the Design and Construction Manual (DCM).

**7. Recommended Conditions of Approval**

**Site Specific**

1. The special use permit shall be approved for a period of 25 years.