



Development Services Department

Development Services Staff Report

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|---------------------------------|---|
| File Number | PL2025-191 |
| File Name | Special Use Permit for U-Haul Rental & Self Storage |
| Applicant | Express Stops of Lees Summit, Inc. |
| Property Address | 1650 SW Market 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: April 8, 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 associated with Appl. #2002-315 - 1 page

Site and Surrounding Property Photos – 8 pages

Copy of Ordinance No. 5500 (Mini-Storage SUP Approval) – 2 pages

Copy of Ordinance No. 6320 (Car Sales & RV Rentals 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 | 1650 SW Market St. |
| Size of Property | +/- 1.94 acres (84,917-sf.) |
| Number of Lots | 1 |
| Building Area (Existing) | +/- 23,850-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

The subject 1.95-acre property is the site of the existing 23,850-sf. U-Haul Rental and Self-Storage mini-warehousing facility, comprised of three (3) buildings.



Figure 1 – Aerial view of existing facility.

Description of Applicant's Request

The applicant requests renewal of a Special Use Permit to allow the continued operation of RV and equipment rental, truck sales and leases, and the mini-warehouse facility. The previously approved Preliminary Development Plan (Appl. #2002-315) showed a future building "C" which has not developed, and changes or expansion of the existing facility are not proposed as part of this application.

2. Land Use

Description and Character of Surrounding Area

The subject property is located along SW Market Street. The facility is surrounded by PI zoned properties, with many of the structures built in the 1980's and 1990's. The immediately adjacent uses are contractors and equipment rental facilities, which complement the proposed continuation of the subject facility.

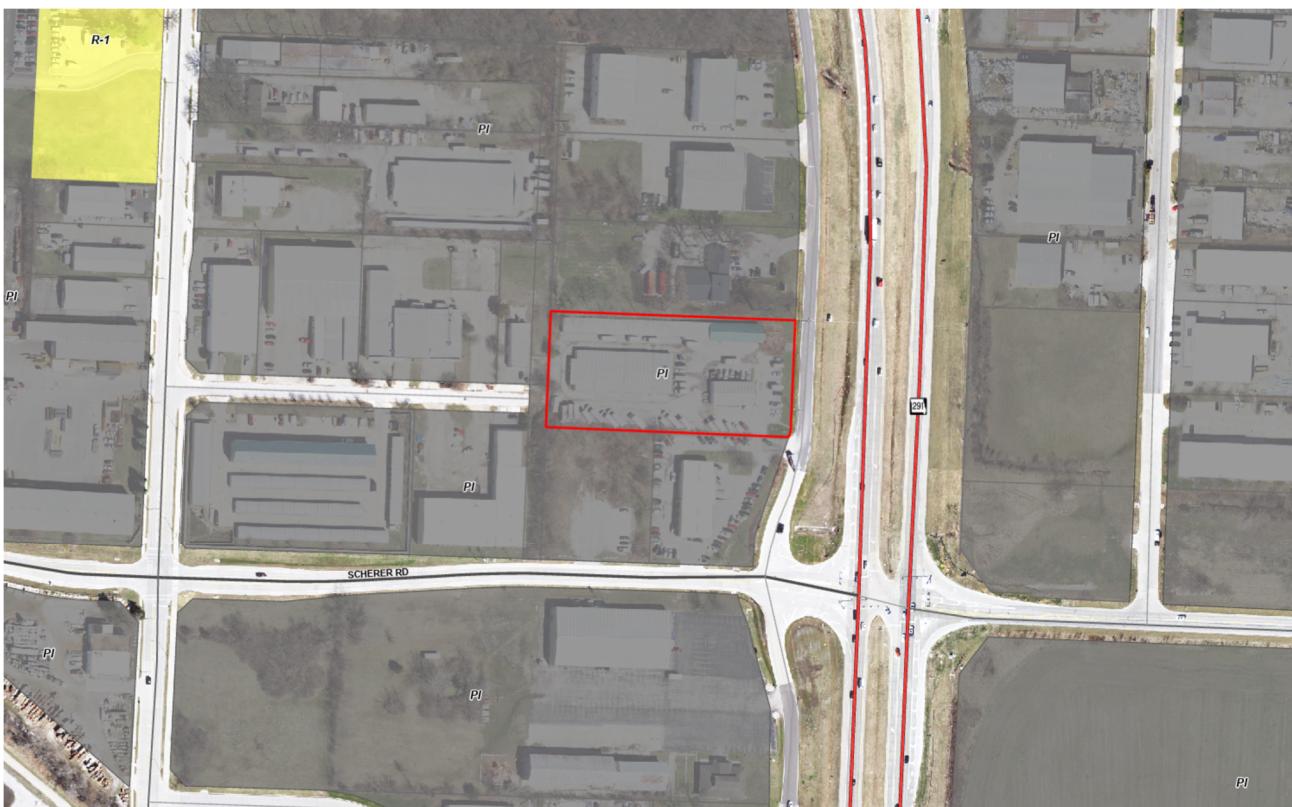


Figure 2 - Area map showing surrounding zoning (subject property outlined in red)

Adjacent Land Uses and Zoning

| | |
|--------|--|
| North: | Building Contractor or Construction / PI |
| South: | Automotive Repair - Minor / PI |
| East: | M 291 Hwy. |
| West: | Building Contractor or Construction / PI |

| Site Characteristics | |
|---|--|
| The subject property at 1650 SW Market St. is developed with three (3) single-story buildings, with a total building area of about 23,850-sf. The site is served by a shared access drive off SW Market St. The property is almost entirely built out with the exception of a detention basin in the northeast corner. The site generally slopes from northeast to southwest. | |

| 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: | 18 | Total parking spaces required: | 18* |
| Accessible spaces provided: | 1 | Accessible spaces required: | 1 |
| Parking Reduction requested? | No | Off-site Parking requested? | No |

*Per the approved Preliminary Development Plan (Appl. #2002-315)

Existing Setbacks (Perimeter)

| Yard | Required Minimum | Existing |
|-------------|--------------------------------|--|
| Front | 20' (Building) / 20' (Parking) | 68' (Building) / 20' (Parking) |
| Side | 10' (Building) / 6' (Parking) | 10' (Building) / 60' (Parking) - north 49' (Building) / 5' (Parking)* - south |
| Rear | 20' (Building) / 6' (Parking) | 20' (Building) / 0' (Parking)* |

*Per the approved Preliminary Development Plan (Appl. #2002-315)

Structure(s) Design

| Number and Proposed Use of Building |
|--|
| 3 / RV & Equipment Rental, Truck Sales & Leases, and Mini-warehouse facility |
| Building Size |
| 23,850-sf. total |
| Number of Stories |
| 1 story |
| Floor Area Ratio |
| 0.28 |

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, recreational vehicle rental, equipment rental, and trucks sales and leases 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 is compliant.**

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.

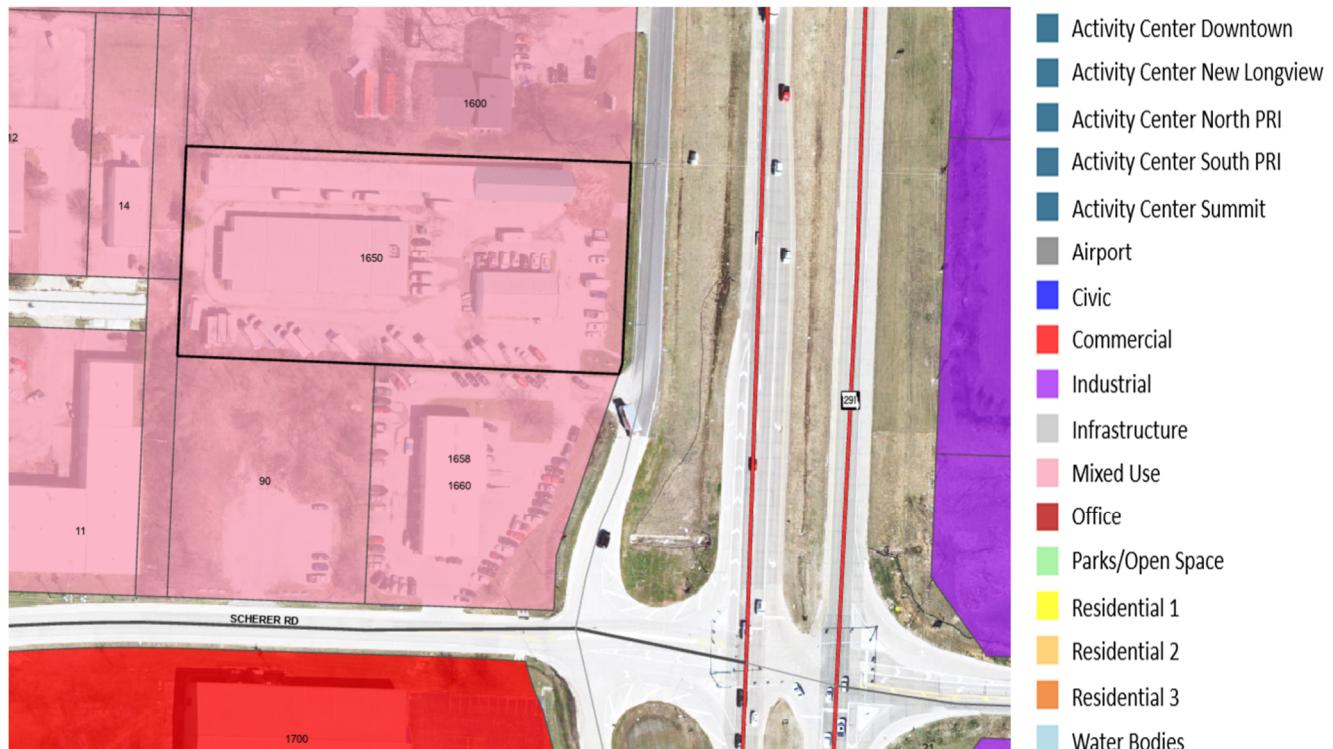


Figure 3 – Future Land Use Map & Legend

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

- August 30, 1990 – The plat for *Market Street Commercial Park, Lots 1, 2, & 3*, was recorded by the Jackson County Recorder of Deeds office by Instrument #1990I0997547
- March 13, 2003 - The City Council approved a request for a Rezoning (Appl. #2002-313) from CP-2 to PI and a Preliminary Development Plan (Appl. #2002-315) by Ordinance No. 5499.
- March 13, 2003 - The City Council approved a request for a Special Use Permit for mini-storage (Appl. #2002-314) for a period of fifteen (15) years by Ordinance No. 5500.
- July 29, 2003 – Staff administratively approved a Final Development Plan (Appl. # 2003-151) for the development of a storage facility at 1650 SW Market St.

- May 31, 2005 - The final Certificate of Occupancy (Permit #B0301462) was issued for the development of a storage facility addressed at 1650 SW Market St.
- December 21, 2006 - The City Council approved a request for a Special Use Permit for car sales and RV rentals (Appl. #2006-075) for a period of ten (10) years by Ordinance No. 6320.

Previously approved SUP applications from 2003 & 2006 included a series of approval conditions establishing limitations on the storage location for vehicles, the number of recreational vehicles that may be displayed, and a prohibition on vehicles for sale. These previous conditions of approval have been carried over to this application as site specific approval conditions #3-#8 listed below.

Compatibility

The subject site is surrounded by PI zoning and is compatible with the surrounding uses, which include construction contractor and auto repair services. 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.

- A cattle gate to the west was identified and was used for access. **The applicant has installed a chain link fence.**
- 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 proposed 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 nineteen (19) years and twenty-five (25) days from the date of City Council approval. This will cover the previous nine (9) years 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 nineteen (19) years and twenty-five (25) days, to expire on January 13, 2036.
2. All driveway and parking lot repairs shall be completed by August 28, 2026.
3. The number of recreational vehicles displayed on site shall be limited to six (6).
4. All recreational vehicles shall be located 30-ft. from all property lines with 15-ft. of separation between each vehicle.
5. No recreational vehicles shall be parked or stored in any drive aisle or block access to any storage unit.
6. No vehicles for rent shall be displayed, parked, or stored in the customer parking area.
7. No vehicles for sale shall be permitted on-site.
8. No outdoor storage shall be allowed on-site at any time, with the exception of rental cars, trucks, and recreational vehicles.