



March 24, 2020

Mike Weisenborn  
City of Lee's Summit  
Planning and Development Department  
222 SE Green St  
Lee's Summit, MO 64063

RE: Application #PL2020039 - SUP  
StorageMart – Existing Site Special Use Permits  
500 NE Jones Industrial Drive, Lee's Summit, MO 64064

Mr. Weisenborn

Please find below additional information and responses as required for this application regarding the extension of two (2) Special Use Permits. Feel free to reach out with any questions or concerns.

**Special Use Permit – Criteria for Consideration – UDO Sec. 6.650**

1. Character of the neighborhood. *Applicant Response: The neighborhood includes an electrical substation, regional detention facility, existing commercial buildings, vacant City of Lee's Summit property adjacent to the airport, vacant commercial parcels and the existing Self Storage facility which is located within the Planned Industrial District.*
2. Compatibility with adjacent property uses and zoning. *Applicant Response: The existing use is compatible with the other developed uses in the vicinity. The zoning designation of adjacent properties is Airport Zone, Planned Industrial, Planned Commercial, and Planned Mixed Use.*
3. Suitability of the property for which the special use is being requested. *Applicant Response: The property has been used as a Self-Storage facility for years and therefore is suitable for its continued uses – Outdoor Storage and Mini Storage.*
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties. *Applicant Response: The existing uses were aesthetically designed to be compatible with neighboring properties.*
5. Extent to which the proposed use will inure the appropriate use of, or detrimentally affect, neighboring property. *Applicant Response: The proposed extensions will continue the existing long-term use of the Self-Storage facility and not affect the use of or access to any neighboring properties.*
6. Impact on the street system to handle traffic and/or parking. *Applicant Response: Self storage in general has a low vehicle trip-generation impact.*
7. Impact of additional storm water run off to the existing system or to the water shed area if no storm sewer is available. *Applicant Response: No additional storm water run off will occur with these extensions.*
8. Impact of noise pollution or other environmental harm. *Applicant Response: Extension of these SUPs will not cause any additional noise or environmental impact. To the Applicant's knowledge, no complaints have been made regarding negative secondary effects associated with the existing Self*

*Storage facility.*

9. Potential negative impact on neighborhood property values. *Applicant Response: To our knowledge the existing Self Storage facility has had no negative impact on neighborhood property values.*
10. Extent to which there is need of the proposed use in the community. *Applicant Response: The existing Self Storage facility has maintained an occupancy rate of greater than 90 percent, demonstrating the market demand and citizen need for these uses.*
11. Economic impact upon the community. *Applicant Response: Continuation of these uses will generate property and sales tax commensurate with our property use.*
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use. *Applicant Response: All necessary facilities and services are already available on site.*
13. Comparison of the benefit gained to the public health, safety, and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied. *Applicant Response: Continuing the existing uses serves a demand in the community, and will cause no negative impact on the neighborhood.*
14. Conformance to the UDO and current city policies and ordinances. *Applicant Response: All UDO requirements have been addressed as part of the application.*
15. Recommendation of professional staff. *Applicant Response: The applicant has responded to staff and departmental comments and revised the site plan(s) accordingly.*
16. Consistency with permitted uses in the area in which the special use is sought. *Applicant Response: The proposed extensions will result in continued and consistent uses of the existing property.*

### **Special Use Permit Conditions (Section 10.40) – UDO Sec. 6.1020**

A Mini-Warehouse Facility shall be subject to the following conditions and restrictions.

- A. 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. *This condition does not apply as the zoning of this tract is PI – Planned Industrial District.*
- B. Color selected must be muted shades. *The existing facility colors consist mostly of muted shades. These colors consist of tans and bluish gray shades.*
- C. Roof pitch shall be 3:1. *The existing storage unit roof pitch is less than 3:1. A variance to this condition is requested as these are existing structures.*

### **Requested Modifications**

1. Twenty seven (27) 8-foot tall white pine trees, shall be installed along the outside of the chainlink fence along the east side of the storage area per the conditions of Ordinance No. 5940. *Applicant Request: Evergy has an existing overhead electric transmission line along the chainlink fence located adjacent to the east side of the storage area. Evergy will not allow any trees to be installed under the existing transmission lines. Due to Evergy not allowing any trees to be located under the transmission line StorageMart is requesting a waiver from this requirement.*

### **Comprehensive Narrative Description of the Use Sought**

StorageMart is the largest privately held self-storage owner/operator in North America. With their focus on, and dedication to, the internal motto ‘Easy, Clean, Service’ they have been able to create a customer experience that is second to none. StorageMart is proud to offer multiple facilities with many different unit sizes and amenities in the Lee’s Summit community that serve the variety of needs seen in today’s growing market. The extension of these SUPs on this existing site addresses existing demand in the market without the need for developing a new piece of land and should ultimately be a lower impact on the community than any other alternative.

We have attempted to address all of the requirements but can provide additional details on any that would be helpful.

Sincerely,

Weyen Burnam  
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cc: Mr. Jacob Eiler  
Mr. Greg Musil  
Mr. Steven Lucas