

Legislation Details (With Text)

File #: 2021-4561 **Name:**

Type: Public Hearing - Sworn **Status:** Presented

File created: 11/29/2021 **In control:** City Council - Regular Session

On agenda: 1/4/2022 **Final action:** 1/4/2022

Title: Public Hearing: Application #PL2021-380 - Rezoning from CP-2 to PI and Preliminary Development Plan and Application #PL2021-411 - Special Use Permit for a storage facility - Lot 1 Town Centre, 520 NE Town Centre Drive; WHD Management, LLC, applicant.

Sponsors: Planning and Special Projects

Indexes:

Code sections:

Attachments: 1. PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Macro Storm Water Study, 5. Preliminary Development Plan, 6. Building Elevations, 7. Business Operations Narrative, 8. Location Map, 9. Applicant Presentation, 10. Staff Presentation

Date	Ver.	Action By	Action	Result
1/4/2022	1	City Council - Regular Session	presented	
12/2/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-380 - Rezoning from CP-2 to PI and Preliminary Development Plan and Application #PL2021-411 - Special Use Permit for a storage facility - Lot 1 Town Centre, 520 NE Town Centre Drive; WHD Management, LLC, applicant.

Issue/Request:

The applicant proposes a rezoning and preliminary development plan for a 3-lot industrial development composed of a storage facility, warehouse and indoor recreation facility. The proposed storage facility also requires approval of a special use permit. With 21 buildings and 100,780 sq. ft. of building area on 7.98 acres, the storage facility is the largest component of the development. Pad Site A is the site of a 20,130 sq. ft. indoor recreational facility (batting cages). Pad Site B is the site of a 9,000 sq. ft. office/warehouse building.

The proposed storage facility is untraditional for Lee’s Summit in that it operates under a model where the facility is unattended and unsecured. The site has no office for on-site staff, nor is there fencing of any kind. Units are rented over the phone, online or in-person with the local off-site manager. The site is monitored utilizing a comprehensive 24-hour video surveillance system. A special use permit approval for a period of 20 years is sought.

The preliminary development plan also serves the dual purpose as the preliminary plat, as allowed under the UDO.

Josh Wilson, Representative for WHD Management, LLC
Josh Johnson, AICP, Assistant Director of Plan Services

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

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.

On a motion by Mr. Trafton, seconded by Ms. Arth, the Planning Commission voted on December 2, 2021, to recommend APPROVAL (6 "Aye" and 1 "Nay") of Application #PL2021-380 - Rezoning from CP-2 to PI and Preliminary Development Plan and Application #PL2021-411 - Special Use Permit for a storage facility - Lot 1 Town Centre, 520 NE Town Centre Drive; WHD Management, LLC, applicant.