

Legislation Details (With Text)

File #: 2019-2573 **Name:**

Type: Public Hearing - Sworn **Status:** Agenda Ready

File created: 2/7/2019 **In control:** City Council - Regular Session

On agenda: 3/5/2019 **Final action:**

Title: Public Hearing: Application #PL2018-121 and Application #2018-231 - Preliminary Development Plan and Special Use Permit for indoor climate controlled storage facility - Attic Storage of Lee's Summit, 920 NE Deerbrook Street; Strickland Construction Co., applicant.

Sponsors: Planning and Special Projects

Indexes:

Code sections:

Attachments: 1. Planning Commission Minutes, 2. Staff Letter, 3. Transportation Analysis, 4. Preliminary Development Plan, 5. Elevations, 6. Applicant Narrative, 7. Request for modification, 8. Preliminary Development Plan Criteria, 9. Neighborhood Sign-In Sheet, 10. Protest to Application, 11. Adjacent Property Pictures, 12. Location Map, 13. Memo to Council, 14. Applicants Presentation

Date	Ver.	Action By	Action	Result
2/14/2019	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2018-121 and Application #2018-231 - Preliminary Development Plan and Special Use Permit for indoor climate controlled storage facility - Attic Storage of Lee's Summit, 920 NE Deerbrook Street; Strickland Construction Co., applicant.

Issue/Request:

The applicant proposes a preliminary development plan and special use permit for an indoor climate controlled storage facility located at 920 NE Deerbrook St., located north of the existing Genesis Fitness Center, at the NE corner of NE Mulberry St. and M-291 Hwy. The property is an infill vacant, platted lot zoned CP-2 (Planned Community Commercial District).

The facility is comprised of one (1) indoor climate controlled building totaling 583 units. The color palette and materials for the proposed building includes brick and stone masonry, in red and browns, and light brown stucco finished wall panels. Spandrel opaque glass, clear glass windows, and metal canopies are also proposed.

The indoor facility is a drive-through facility where the customer can enter the building with their car or truck and unload to a nearby elevator. The anticipated operation hours for the storage facility office are from Monday through Friday, 9 a.m. to 6:00 p.m.; tenants will have 24/7 access, by way of the security gate. In addition, limited office space is proposed on the third floor, consisting of approximately 3,394 sq. ft.

A modification is requested for the floor area ratio (FAR). Staff supports the requested modification.

The applicant requests a 25 year time period for the special use permit. Staff supports the requested time period.

-101,400 square feet - one (1) building

-47.6% proposed overall impervious coverage - 80% maximum recommended impervious coverage

-52.4% proposed overall open area - 20% minimum recommended open area

-0.92 proposed overall FAR - 0.55 maximum allowed FAR in the CP-2 district

-16 parking spaces required - 18 parking spaces provided

Josh Johnson, AICP, Assistant Director of Plan Services
Stan Hernly, Architect, Representative for Applicant

Staff recommends **APPROVAL** of the preliminary development plan and special use permit, subject to the following:

1. A modification shall be granted to the maximum allowable 0.55 FAR in the CP-2 district, to allow 0.92 FAR.
2. The pilaster located on the northeast corner of the building shall incorporate more architectural detail, adding depth and interest as it wraps around towards the interior of building.
3. The glass windows on the second and third stories shall be opaque.
4. Development shall be in accordance with the preliminary development plan date stamped January 22, 2019.
5. The special use permit shall be granted for a period of 25 years.
6. The shared private driveway shall be designated as a fire lane in accordance to City Ordinances.

Committee Recommendation: At the February 14, 2019 Planning Commission meeting a motion was made by Commissioner Gustafson, seconded by Commissioner Dial, that **PUBLIC HEARING - Appl. #PL2018-121 and Appl. #2018-231 - PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for indoor climate controlled storage facility - Attic Storage of Lee's Summit, 920 NE Deerbrook St.; Strickland Construction Co., applicant**, be recommended for approval to the City Council; subject to staff's letter of February 8, 2019, specifically Recommendation Items 1 through 5, with item 6 added as stated - Regular Session, due back on 03/05/2019. The motion carried unanimously.