

Legislation Text

File #: 2018-2176, **Version:** 1

Remanded Appl. #PL2018-084 and Appl. #2018-085 - Preliminary Development Plan and Special Use Permit for indoor climate controlled storage facility - Extra Space Lee's Summit, 700 SE Oldham Court; Hernly Associates, Inc., applicant.

Issue/Request:

Extra Space was originally recommended for approval by the Planning Commission at the July 24, 2018 meeting. City Council, during its August 9, 2018, meeting recommended to advance the application to the second ordinance reading for final approval. Subsequently, at the August 23, 2018, meeting, the City Council remanded the application back to the Planning Commission in order for the applicant to address concerns regarding architecture and to reduce the number of requested modifications to the Unified Development Ordinance (UDO). The applicant has since revised and resubmitted the site plan and elevations for consideration. The original plan consisted of one (1) indoor climate controlled building and three (3) outdoor storage buildings, totaling 129,390 sq. ft. The revised plan consists of one (1) indoor climate controlled building, totaling 124,473 sq. ft. Other changes include, but are not limited to, the relocation of the indoor drive-thru, decreased building height, additional windows and architectural features, and the reduction of wall signs. The revised site layout has also eliminated the need for modifications to the Unified Development Ordinance for side yard setback and the landscape buffer width.

The applicant proposes a preliminary development plan and special use permit for an indoor climate controlled storage facility located east of SE Hamblen Rd on the north side of SE Oldham Pkwy. The property is an infill vacant platted lot zoned CS (Commercial Services District) that was the previous location of an outdoor sales business for manufactured homes.

The facility is comprised of one (1) indoor climate controlled building totaling 669 units. The color palette and materials for the proposed 124,473 sq. ft. building includes slate gray and garnet brick masonry, prefinished metal in slate and ash gray, and EIFS accents in silver. The indoor facility is a drive-through facility where the customer can enter the building with their car or truck and unload directly adjacent to the elevator. The anticipated operation hours for the storage facility are from 6:00 a.m. to 10:00 p.m.

A modification is requested for the floor area ratio (FAR) and for the requirement of a pitched roof. Staff supports the requested modifications.

The applicant requests a 25 year time period. Staff supports the requested time period.

- 124,473 square feet - one (1) building
- 58% proposed overall impervious coverage - 80% maximum recommended impervious coverage
- 42% proposed overall open area - 20% minimum recommended open area
- 0.99 proposed overall FAR - 0.65 maximum allowed FAR in the CS district
- 4 parking spaces required - 7 parking spaces provided

Joshua Johnson, AICP, Assistant Director of Plan Services

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

1. A conditional building material shall be approved to allow concealed fastener wave metal panels as shown on the preliminary development plan.
2. A modification shall be granted to the maximum allowable 0.65 FAR in the CS district, to allow 0.99 FAR.
3. A modification shall be granted to the requirement that the roof pitch be 1:3, to allow the building to be built with a flat roof as shown on plans.
4. Development shall be in accordance with the preliminary development plan date stamped September 18, 2018.
5. The special use permit shall be granted for a period of 25 years.