



City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-8801

STAFF REPORT

May 7, 2019

(5)

RE: **Case No. CD-CPC-2019-00033**

APPLICANT/OWNER: Jayson Cruse
Stor KC
709 Allendale Lake Rd.
Greenwood, MO 64034

AGENT: Robert Walquist
Quist Engineering
821 NE Columbus
Lee's Summit, MO 64063

LOCATION: 4850 Noland Rd; Generally located on the west side of Noland Rd. between E 49th Street to the south and Hwy 40 to the north.

REQUEST: To consider approval of a development plan to allow for the construction of a self-storage facility in zoning district B4-2.

AREA: About 4.08 acres.

LAND USE PLAN: The Little Blue Valley Area Plan recommends Mixed Use Community land uses at this location.

ARTERIAL STREET IMPACT FEE: Zone F

MAJOR STREET PLAN: No immediately adjacent streets

PREVIOUS CASES: No prior case history on specific property.

NEIGHBORHOOD CIVIC

ORGANIZATIONS NOTIFIED: Little Blue Valley Homes Association

EXISTING CONDITIONS AND SURROUNDING LAND USE:

The subject site is approximately 4 acres generally located on the west side of Noland Rd between Hwy 40 to the north and E. 49th Street to the south. To the north is an existing commercial structure (zoned UR; Urban Redevelopment). The approved UR plans identify limited industrial, artisan industrial and B2-2 permitted land uses for this area. To the west is undeveloped (zoned UR). To the east is Noland Rd. beyond which is undeveloped land (zoned B2-2). To the south is an existing multi-family residential development (zoned R-2.5).



PLAN REVIEW & ANALYSIS:

The applicant is proposing to develop the site as a self-storage facility. Such use is permitted within the B4-2 zoning district subject to the land use standards of 88-369 (Self-Storage Warehouse).

Access is proposed to the site from Noland Rd. A detention area will be located off the right-of-way with the development to the west. A total of 10 buildings are proposed. Each will garage storage garages on either side except for the easternmost and westernmost building which will have doors facing inwards. The eastern building along Noland Rd will not have doors facing the street and will be oriented inwards to the development. The development is broken into two phases with the eastern 4 buildings proposed with Phase 1 and the remaining to the west proposed with Phase 2. This will be an unmanned facility where tenants will lease, pay and perform all activities online, so there will be no office or staff on-site.

LANDSCAPING:

The site will be secured with fencing around the perimeter of the site with gated entry. That portion of fencing along the residences to the south will be constructed of wood with the portion along the west and north property lines chain link. The fencing will be located internal to the landscaping with all perimeter landscaping outside of the fenced area. The site drops in elevation from north to south. A retaining will is proposed along the north elevation which will result in the storage units being located at a lower elevation than the property to the north. Another retaining wall is shows along the south elevation in which the storage units will be located at a higher elevation than the residences to the south.

ELEVATIONS:

The elevation of the storage buildings will be stone with metal paneling. No storage doors will face the residential to the south and narrow storage lockers are proposed along the north. Staff has worked with the applicant to increase the amount of stone along the street facing elevation and provide increased landscaping to buffer the use from the street right-of-way.

Staff has reviewed this project with the land use standards of 88-369 below and believe with the conditions and corrections noted in this staff report, conform to the standards.

Section 88-369-01 – Self-storage warehouse facilities have characteristics in common with both commercial and industrial uses. The regulations of this article are intended to ensure self-storage warehouse development are of a high quality design and appropriate to the desired character of the surrounding area. The character of their development is often more similar to industrial buildings and their low activity level does not add to the vitality of a commercial area.

88-369-02 – Standards – Self-storage warehouse facilities must be development and operated in compliance with the standards of this section.

88-369-02-A. In all permitted districts

1. All storage units shall gain access from the interior of the building or site. Unit doors may not face the street or be visible from public right-of-way, except that unit doors may face state highway right-of-way if the doors are 100 feet or greater from the edge-of-pavement of said highway and screened with berms, landscaping and/or fencing.
2. Any building within the facility directly abutting an R or DR District may not face any unit doors toward said district, unless the doors are 100 feet or greater from said district and screened with berms, landscaping, and/or fencing.
3. Any fencing shall be no taller than 8 feet in height. Fences abutting public right-of-way shall be wrought iron or other similar decorative metal fencing. Fences directly abutting an R or DR Districts shall be of wood, masonry, or wrought iron or other similar decorative metal fencing. Required landscape buffers shall be on the exterior of the fence. The fence may run between buildings to reduce the amount of fencing required.
4. Any façade directly abutting public right-of-way or an R or DR district shall be comprised of at least 50 percent brick, stone, or other comparable masonry materials on the ground level.
5. Metal utilized on any façade shall be limited to architectural metal panels, as approved in conjunction with a development plan or project plan.
6. Any wall abutting public right-of-way and over 75 feet in length shall include a combination of at least two of the following features: façade setbacks, change of building materials, varied roof line, a water table, or pilasters.
7. Incidental uses may include the repair and maintenance of stored materials by the tenant: but in no case may storage spaces function as an independence retail, wholesale, business, or service use. Spaces may not be used for workshops, hobby shops, manufacturing, or similar uses. Human occupancy is limited to that required to transport, arrange, and maintain stored materials. The facility may contain one residential unit for an employee residence.

88-369-02-B In District B4

1. Fencing shall not include any barbed wire or razor wire.
2. Up to 25 percent of the site may be used for the outdoor storage of operational vehicles, commercial vehicles, and watercraft. DSuch storage areas shall be not be located directly adjacent to any public right-of-way or any R or DR District. Such storage areas shall be screened in accordance with 88-425-09.

AREA PLAN – LITTLE BLUE VALLEY

The Little Blue Valley Area Plan recommends Mixed Use Community at this location. Such land uses are consistent with those uses generally under the B2 zoning classification. That

said, the existing zoned is B4-2 where proposed use is permitted under existing zoning. As a result, no area plan amendment is required.

APPROVAL CRITERIA FOR SITE PLANS

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The proposed plan is in general conformance and staff believes they meet the intent of those adopted planning documents.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed land use is permitted within the current zoning district.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress will provide safe, efficient and convenient movement of traffic within the site and on adjacent roadways.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Staff has a condition as it relates to sidewalk and a sidewalk connection to the facility.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Public utilities will be provided as required.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed layout meets the land use standards for a self-storage warehouse facility and staff believes appropriate measures have been taken to limit the proposed developments impact onto adjacent properties. Subject to the conditions of this staff report, staff is supportive of the project.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The proposed landscaping and fencing proposed buffer the site from adjacent properties and reduce negative influences.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed limits large expanses of open pavement areas.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
The landscape plan identifies these features.

RECOMMENDATIONS:

City Planning and Development Staff recommends APPROVAL of Case No. CD-CPC-2018-00033 with the following conditions:

1. That the plans be revised as follows:
 - a. Show perimeter landscaping along north property line and buffering near entrance to limit visibility of any storage garages from public right-of-way.
 - b. Removal of barbed wire.
 - c. Show location of fencing along inside of perimeter landscaping.
 - d. Provide staggered and dense evergreen landscaping along the southern property line to further screen use from existing residential.
 - e. Provide details on retaining wall height/materials. Given visibility from residential to the south, staff recommends an aesthetically pleasing retaining wall material.
 - f. Provide pedestrian connection from sidewalk along Noland Rd to entrance of facility.
 - g. Provide for short term bicycle parking of three bike racks.
 - h. Show sidewalk along Noland Rd.
 - i. Show and label domestic water and fire service lines. (Water Services)

Conditions per Development Management Division (Justin Peterson, justin.peterson@kcmo.org)

2. All proposed signage shall comply with the standards of 88-445.
3. Fencing abutting public right-of-way shall be of a wrought iron material/design.
4. No barbed wire shall be permitted.
5. The applicant shall remain in compliance with the Self-Storage Warehouse standards of 88-369 at all times.

Conditions per Land Development Division (Lucas Kaspar, lucas.kaspar@kcmo.org)

6. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
7. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
8. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said documents(s) within the public improvement applications submitted for permitting.
9. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

10. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of serve analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements a required by the Land Development Division prior to issuance of any certificate of occupancy.
11. The developer must secure permits to extend public sanitary and storm water conveyance system to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
12. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acres or more prior to beginning and construction activities.
13. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
14. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

Conditions per Parks and Recreation (Jimmi Lossing, Jimmy.Lossing@kcmo.org)

15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way of Noland Rd.

Conditions per Kansas City Fire Department (John Hastings, john.hastings@kcmo.org)

16. Fire hydrant(s) are required within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2012: 507.5.1)
17. Gates which cross a fire access road shall have a means of emergency operation. Electric gates will require a siren sensor type switch typically referred to as a "Yelp Gate". (IFC-2012 503.6)
18. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2012. (IFC-2012: 507.1)
19. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2012: 3310.1; NFPA 241-2009: 7.5.5)
20. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2012: 3312.1; NFPA 241-2010: 8.7.2)

Conditions per Water Services (Nimesha Senanayake, Nimesha.Senanayake@kcmo.org)

21. Domestic water and fire service lines must be brought into compliance with current KCMO Rules and Regulations for water service lines.

Conditions per Water Services (Robert Davis, Robert.Davis@kcmo.org)

22. The developer shall submit a storm drainage analysis, from a Missouri-licensed civil in

accordance with the latest adopted version of APWA 5600 standards to ensure no increase in the 10% or 1% rates or volumes, including a BMP level of service analysis per the latest adopted version of the MARC BMP Manual and the developer shall construct any improvements as required.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Peterson". The signature is stylized and cursive.

Justin Peterson
Planner