



**To:** Planning and Zoning Commission  
**From:** City Staff  
**Date:** August 15, 2017  
**Re:** **Case # 17024 - G&G Self Storage Site Plan - 308 E. Walnut**

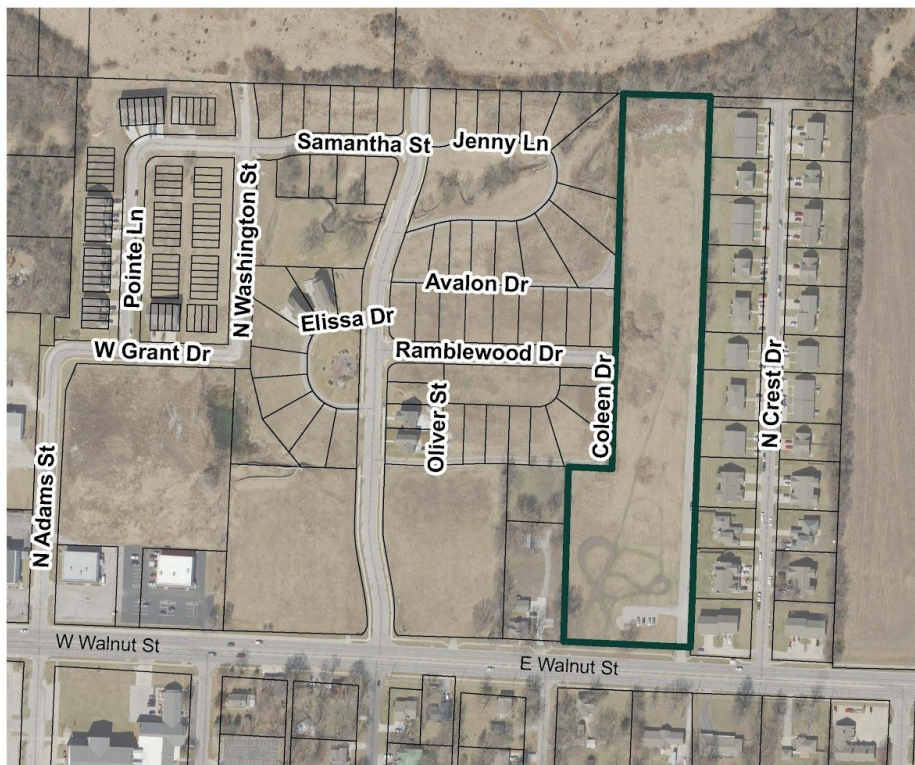
## GENERAL INFORMATION

**Applicant/  
Property Owner:** G&G Storage, LLC  
103 N. Evans Avenue  
Raymore, MO 64083

**Requested Action:** The applicant seeks to obtain site plan approval for a 283 unit Self Storage Facility.

**Property Location:** E. Walnut Street, between N. Franklin Street and N. Crest Drive

**Aerial Photograph:**



**Property Photographs:**



(View looking north along the entrance from E. Walnut Street).



(View looking west at the Ramblewood Subdivision. Existing screening will stay).



(View looking east at the Falcon Crest Subdivision. A six foot tall wall will be constructed, in addition to natural vegetation to provide screening between the adjacent properties).

**Existing Zoning:** M-1: Light Industrial District

**Existing Surrounding Uses:**

- North:** Undeveloped/Single Family Residential
- South:** Single Family Residential
- East:** Multi-Family Residential
- West:** Single Family Residential/Commercial

**Total Tract Size:** 294,773 Square Feet/6.76 acres

**Subdivision Plat:** This property is currently unplatted.

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for both commercial and residential development.

**Major Street Plan:** The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies E. Walnut Street as a Major Arterial.

**Advertisement:** City Ordinance does not require advertisement for Site Plans.

**Public Hearing:** City Ordinance does not require a public hearing for Site Plans.

## **PROPOSAL**

Outline of Requested Action: The applicant seeks to obtain site plan approval for a 283 unit Self Storage Facility.

## **SITE PLAN REQUIREMENTS AND STANDARDS**

In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to site plan property, specifically Section 470.160.

### **Section 470.160 Site Plan Review**

#### **A. Purpose**

The City of Raymore recognizes that the nature of land development creates the potential for traffic congestion, overcrowding, adverse visual and environmental impacts, and health problems. The City strives to promote growth in Raymore while stabilizing the established residential character of the area. Site plan review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. the balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or ground water;
4. the protection of historic and environmental features on the site under review and in adjacent areas;
5. the stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. the adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

#### **B. Applicability**

1. All applications for building permits for developments in the multi-family, commercial and industrial zoning districts are subject to site plan review in accordance with this section. All nonresidential uses in residential districts require site plan review.

2. No building permit will be issued without being granted site plan approval when it is required by this subsection.

C. Application

Applications for site plan review may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director. The applicant must submit copies in accordance with the submission schedule regularly adopted by the Planning and Zoning Commission.

D. Procedure

1. Community Development Director Action

- a. All site plans will be reviewed by the Community Development Director.
- b. The Community Development Director has the authority to take final action (approve, conditionally approve or deny) on applications for:
  - (1) developments that have an approved site plan on file where the application proposes to expand the existing use by less than 10 percent or 5,000 square feet, whichever is less; or
  - (2) developments that have an approved site plan on file where the application proposes to modify signage, parking, landscaping or other minor feature and the proposed modifications will be in compliance with all requirements of this Code.
- c. The Community Development Director must complete the review within 20 days of receiving a complete application.

2. Planning and Zoning Commission Action

With the exception of those cases identified in paragraph 1 above, all other applications for site plan review will be reviewed by the Community Development Director, and forwarded to the Planning and Zoning Commission for review and action. The Commission has the authority to take final action, and may approve, approve with conditions or disapprove the application.

3. Conditions of Approval

In approving a site plan, the Planning and Zoning Commission or, when applicable the Community Development Director, may impose reasonable conditions, safeguards and restrictions upon the applicant and the premises.

E. Findings of Fact

1. In order to be approved, the Community Development Director or Planning and Zoning Commission must find that the following conditions are met:
  - a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;

- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;
- c. the proposed use is allowed in the district in which it is located;
- d. vehicular ingress and egress to and from the site, and circulation within the site provides provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;
- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;
- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;
- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;
- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;
- i. provides adequate parking for the use, including logical and safe parking and circulation;
- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and
- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

F. Effect of Approval

If the Planning and Zoning Commission or, when applicable, the Community Development Director approves a site plan, it will be considered permission to prepare and submit a building permit application that complies with the approved site plan and conditions of approval.

G. Appeals

1. The applicant may appeal the decision of the Community Development Director to the Planning and Zoning Commission.
  - a. The applicant must notify the Community Development Director of their intent to appeal within 10 days of the date of decision from the Community Development Director.

- b. The Community Development Director will schedule the appeal for the next regularly scheduled Planning and Zoning Commission meeting which is no sooner than 15 days from the date the intent to appeal was filed.
  - c. The applicant must provide an additional 15 review copies of the drawings and the additional required fee along with the intent to appeal.
2. The applicant may appeal the decision of the Planning and Zoning Commission to the City Council.
  - a. The applicant must notify the Community Development Director of their intent to appeal, in writing, within 10 days of the date of the Planning and Zoning Commission meeting when the application was considered.
  - b. The Community Development Director will schedule the appeal for the next regularly scheduled City Council meeting provided it is at least 15 days from the date the intent to appeal was filed.
  - c. The applicant will provide an additional 15 review copies of the drawings along with the intent to appeal.

## **PREVIOUS ACTIONS ON THE PROPERTY**

1. The Falcon Crest Subdivision, located to the east of the subject property was approved by the City of Raymore on March 11, 1985.
2. The Ramblewood Subdivision, located to the west of the subject property was approved by the City of Raymore on June 25, 2007.
3. The Raymore Board of Adjustment, at its June 6, 2017 meeting, granted approval of a variance for the property, allowing the reduction of the required side-yard setback of an M-1 zoned property abutting a residential district from twenty feet (20') to ten feet (10').

## **ENGINEERING DIVISION COMMENTS**

The Engineering Department has reviewed the application and site plan, and indicated that adequate services exist to serve the development. Please see the attached memorandum for specific comments.

## **STAFF COMMENTS**

1. The applicant also owns the American Self Storage facility on Evans Avenue, and has indicated that there is a waiting list for available units.

2. **Development Standards:** The development standards applicable to the property are as follows:

M-1	
<b>Minimum Lot Area</b>	
per lot	None
per dwelling unit	-
<b>Minimum Lot Width (ft.)</b>	100
<b>Minimum Lot Depth (ft.)</b>	100
<b>Yards, Minimum (ft.)</b>	
Front	30
rear	20
side	10
side, abutting residential district	20
<b>Maximum Building Height (feet)</b>	80
<b>Maximum Building Coverage (%)</b>	50

3. The applicant indicated that they intend to locate the front row of storage units 15' from the front property line, which is allowed per Section 410.030C of the Raymore Unified Development Code:

**Reduction to Front Yard Setback** *(Amendment 13 – Ordinance 2012-074 9.24.12)*

The required front yard setback for a building located in a Business, Commercial or Industrial Zoning District may be reduced to ten (10) feet if:

- a. No parking areas or access drives are installed between the building and the right-of-way line;
- b. The building is not located within a sight-visibility triangle; and
- c. The area between the building and the right-of-way line shall contain living landscape material.

4. **Special Use Conditions:** There are no use-specific standards or conditions.
5. **Parking:** The proposed site plan includes 5 parking spaces. One handicapped accessible parking space will be required, and is shown on the site plan. All spaces meet the design requirement found in the Unified Development Code.
6. **Landscaping:** Twenty percent (20%) of the lot is required to be reserved for landscaped area. A landscaped area a minimum of six feet in width shall be provided along all street frontages and along all perimeter property lines. A total of twenty-one percent (21%) of the site is provided with landscaping. A minimum of six feet (6') of landscaped area is provided along each street frontage and each property line.



Type “A” screening will be required along the entire east and north property lines, and roughly 405’ along the west property line. Appropriate screening is provided.



(Example of the “textured stucco finish” screening that will be used along the east and north property lines, and part of the west property line)

Landscaping is provided around the proposed monument sign as required.

## 7. Building Design:

The proposed building is in compliance with the building design standards contained in Section 440.010 listed below.

### **Section 440.010 Building Design Standards**

#### **C. Building Materials**

##### **1. Masonry Construction**

A minimum of 50 percent of front and side facades shall consist of materials described by this sub-section.

- a. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced or veneered-wall construction, or similar materials approved by the Planning and Zoning Commission.
- b. Stone materials used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone. Ashlar, cut stone and dimensioned stone construction techniques are acceptable.

- c. Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all weather common brick or other all-weather common brick or all-weather-facing brick.
- d. Concrete finish or precast concrete panel (tilt wall) construction shall be exposed or aggregate, hammered, sandblasted or other finish as approved by the Planning and Zoning Commission.
- e. Stucco or approved gypsum concrete/plaster materials are also permitted.

## 2. Glass Walls

Glass walls shall include glass-curtain walls or glass-block construction. A glass-curtain wall shall be defined as an exterior wall which carries no floor or roof loads and which may consist of a combination of metal, glass and other surfacing materials supported in a metal frame.

## 3. Metal Walls

- a. The use of metal siding is permitted only in industrial districts and only for side and rear façades. The materials used on the front façade shall be incorporated into any façade visible from a public street to break up the monotony of those facades.
- b. The use of corrugated panels, with a depth of less than three-quarter inch or a thickness less than U.S. Standard 26 gauge is prohibited.
- c. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, is prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- d. Corrugated metal facades shall be complemented with masonry, whether brick, stone, stucco or split-face block. Architectural metal panels may be an acceptable substitute for masonry. Appropriate landscaping shall be used to complement and enhance a building's design, color and material.

**8. Pedestrian Access:** Pedestrian Access to the building has been provided. Sidewalk currently exists along the southern property line, on 58 Highway.

**9. Signage:** A master signage plan was not submitted with the application. Signage is not approved as part of the site plan but is shown for illustration purposes only. A sign permit is required prior to installation of any sign.

The proposed location of the monument sign is in compliance with the UDC.

10. **Fire District Review:** The site plan was reviewed by the South Metropolitan Fire Protection District. A truck turning movement plan was submitted as required. The District indicated that there was inadequate distance between the existing hydrants and the proposed buildings. The Fire District is requiring that the applicant install new hydrants so that no building or storage unit is more than 300 feet from a fire hydrant. The applicant included four (4) new hydrants in their site plan.

The South Metropolitan Fire Protection District requires the issuance of a building permit from the district. This permit is in addition to the building permit issued by the City of Raymore.

9. **Stormwater Management:** Stormwater will be collected and treated on site via a detention pond at the northern portion of the property. Treated stormwater will be discharged into an existing creek to the north of the site. A stormwater treatment facility plan and agreement must be completed before a grading permit is approved.
10. **Site Lighting:** The proposed site lighting plan is in compliance with the outdoor lighting performance standards of the City. Lights will be mounted to the buildings, and will be 8' and 10' in height, depending on the location.
11. **Trash Enclosure:** A trash enclosure will not be provided at this property, and is not shown on the site plan.
12. **Screening of Mechanical Equipment:** All electrical and mechanical equipment located adjacent to the building shall be screened from view from adjacent properties and any adjacent street. Accessory utility facilities that are in excess of 3 ½ feet shall be screened. If any electrical and mechanical equipment is added to the building it shall be screened from view from adjacent properties and any adjacent street.
13. **Site Access:** Access to the site will be provided off of E. Walnut Street. Additionally, there will be an access point off of Ramblewood Drive, which will be reserved specifically for emergency services only.

## **STAFF PROPOSED FINDINGS OF FACT**

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following:

- a. the plan complies with all applicable standards of this code and all other applicable City ordinances and policies;**

The site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

- b. the plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code;**

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

- c. the proposed use is allowed in the district in which it is located;**

A self storage facility is an allowable use in the M-1 zoning district.

- d. vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways;**

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles. Access to the site is off of E. Walnut Street. Additionally, there will be an entrance off of Ramblewood Drive that will be reserved for emergency services only.

- e. the plan provides for safe, efficient, and convenient movement of pedestrians on and to the site;**

The site plan does provide for safe, efficient and convenient movement of pedestrians. Sidewalk currently exists to allow pedestrians to access the site from E. Walnut Street.

- f. the arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services;**

The placement of the buildings on the site does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

- g. open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users;**

A natural stream exists just north of the property. The proposed detention pond and landscaping provides a natural buffer between the development and the stream.

- h. the plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses;**

There are no major alterations to the existing topography of the lot that will be made for this project.

- i. provides adequate parking for the use, including logical and safe parking and circulation;**

Parking for the proposed use meets the minimum requirement and is provided in a logical manner. Circulation through the site is well planned.

- j. provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates; and**

Adequate landscaping is provided for the site. A six foot landscaped area is required and provided around the perimeter of the site. Additionally, "Type A" screening is required along the entire east and north property lines, and roughly 405' along the west property line. A six foot tall wall, in addition to the natural vegetation will serve as the screening between adjacent properties.

- k. includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.**

The site illumination has been designed and located to minimize adverse impacts on adjacent properties.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>
Site Plan Review	August 15, 2017

## STAFF RECOMMENDATION

The staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and approve Case #17024 G&G Self Storage Site Plan subject to the following conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official.
4. Applicant shall submit a revised site plan showing the following changes:
  - Relocation of the handicap accessible parking space. The access aisle shall be located on the right side of the handicap accessible parking space.

Prior to issuance of a Certificate of Occupancy:

5. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.
6. Two of the accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.

7. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.
8. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

*Perpetual Conditions:*

9. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
10. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
11. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

**PLANNING COMMISSION ACTION 8/1/2017**

The Planning and Zoning Commission, at its August 1, 2017 meeting voted 5-0 to table the discussion of Case #17024 G&G Self Storage Site Plan until the following meeting on August 15, 2017, when a larger number of Commission members could be present.