



July 25, 2016

Mr. Christopher Hughey
Project Manager, Development Center
City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063

Sunbelt Rentals
20 SE 29th Terrace
Lee's Summit, Missouri 64082
Special Use Permit

Chris,

Please find below the 16 criteria for consideration of the Special Use Permit for Sunbelt Rentals at 20 SE 29th Terrace, per section 10.050B

B. In considering any application for a special use permit, the Commission and Governing Body may give consideration to the criteria listed below, to the extent they are pertinent to the particular application.

1. Character of the neighborhood

The existing property was previously used as an equipment rental facility.
The property has an existing auto dealerships to the south.
MoDOT right of way and other commercial businesses are located to the west.
A mix of vacant and developed planned commercial land is located to the east.
Vacant agricultural land is located to the north.

2. Compatibility with adjacent property uses and zoning

The continued use for the property of equipment rentals is compatible with the surrounding uses and zoning.

3. Suitability of the property for which the special use is being requested

The previous use was equipment rentals so the same use will work well on the site and fits into the surrounding property character.

4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties

No negative aesthetic impacts are anticipated for the surrounding properties.

5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property

No negative impacts to the neighboring properties are anticipated.

6. Impact on the street system to handle traffic and/or parking

Given the use for the site is remaining the same the infrastructure is in place to handle traffic and parking.

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7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available

A storm water study will be prepared with the Final Development Plans to determine if the existing downstream storm sewer has the capacity to handle the increase in impervious area. On-site detention will be provided if necessary.

8. Impact of noise pollution or other environmental harm

All service to equipment is performed within the building envelope or on storage areas. All stored equipment for repair or rent are maintained behind a decorative fence and landscaping.

9. Potential negative impact on neighborhood property values

No negative impacts on the surrounding property values would be assumed for the development of this site.

10. Extent to which there is need of the proposed use in the community

The previous use for the site was equipment rentals and a need for equipment rentals in this area was created when this location closed. Sunbelt Rentals is a national brand with no local presence in Lee's Summit. We feel this use and opportunity is good for Lee's Summit.

11. Economic impact upon the community

Sunbelt Rentals will have a positive economic impact within the Lee's Summit community and provide employment opportunities.

12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use

All public facilities and services are in place to adequately satisfy the demand for this use.

13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied

Job creation, property tax and sales tax values with this property are positives to the Lee's Summit community. Denial of the special use request would terminate the project and not allow growth of this market for a national equipment rental brand and fail to utilize a site perfectly suited for the proposed use.

14. Conformance to the UDO, and current city policies and ordinances (Amend. #16)

In review of the minor plat and final development plan submission, it has been determined that this new facility and site design meet the UDO requirements.

15. Recommendation of professional staff

Based on pre-application meeting, it is assumed Lee's Summit staff is in support of this use on this site.

16. Consistency with permitted uses in the area in which the special use is sought.

With existing commercial services located within the Shamrock Park area, the use is consistent with these other businesses in this area.

If there are any questions with the response to the 16 criteria for Special Use Permit, please feel free to contact me.

Sincerely,



Matt Crossland
Civil Engineer, E.I.T.

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