

City of Lee's Summit

Development Services Department

February 9, 2018

TO: Planning Commission

PREPARED BY: Josh Johnson, AICP, Assistant Director of Plan Services

RE: **PUBLIC HEARING – Appl. #PL2018-014 – UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT #66 – Article 12 Parking, amendment to clarify and move standards for storage and parking of RVs, boats, and utility trailers from Article 12 of the UDO to Chapter 16 of the Lee's Summit Code of Ordinances; City of Lee's Summit, applicant**

Background

At the request of the Community and Economic Development Committee (CEDC) staff has prepared amendments to both the UDO and the Property Maintenance Code (Chapter 16 of the City Code) to simplify and clarify regulations for the parking and storage of RVs and trailers. Below is a brief history of how these standards have changed over time.

Timeline of RV and Utility Trailer Parking Regulations

- 1962- Parking of RVs was allowed in residential zones.
- 2001- Storage limited to pads adjacent and connected to driveways. Not allowed on driveways unless the subject property is a separate driveway on a corner lot
- 2005- Parking and/or storage of RVs in AG, RDR, R-1, RP-1 and RP-2 and defined storage as “uninterrupted parking for a period of 72 hours”.
- 2010-
 - Defined RVs to include motor homes, camping/travel trailers, all-terrain vehicles, boats and jet skis
 - Small RVs 20 feet and under
 - Large RVs over 20 feet
 - No more than two RVs parked or stored
 - May only have 1 large RV maximum
 - RV shall not be used for on-site dwelling purposes for more than 7 days and not permanently connected (water, sewer, etc)
 - Shall not extend over lot line, sidewalk or ROW and not obstruct 25' vision clearance triangle
 - Storage limited to driveways in front of 3-car garages or pads adjacent and connected, or corner lots with separate drive
 - RVs- 10 feet separation from nearest adjacent structure
 - **Enclosed/unenclosed hauling/utility trailers stored in garage unless approved by PDP or SUP**

Over the last year staff met with the CEDC on the following dates:

- January 11, 2017
- October 11, 2017

- December 13, 2017
- January 10, 2018

These meetings started with a discussion of guiding principles for writing of legislation. Staff's intent was to find a reasonable set of standards so neighborhoods without HOAs could expect minimum protections related to RV and trailer parking. It was decided early in the process that these standards should be located in the Property Maintenance Code. Neighborhood Services investigates reports of improperly parked vehicles, and the property maintenance code is where the enforceable actions related to property appearance and upkeep are located. In general, the UDO amendment is comprised of deletions because the bulk of the new regulation will move to the property maintenance code. Both proposed amendments are attached to this report.

Analysis of the UDO Text Amendment

The amendment drafted by staff clarifies the length of time and proper location of parking and storage of RVs, boats and utility trailers. Most of the new or amended language is being moved to Chapter 16 of the Code of Ordinances, the Property Maintenance Code. The new standards give all neighborhoods across the city, even those without an HOA, an expectation of how RVs, trailers and boats are parked and stored. Objective 1.1 of the Comprehensive Plan speaks to land use controls that enhance the overall image of the community. One addition to the UDO clarifies the location of parking pads as the side or rear yards of a property. The intent is to prevent a home's accessory parking from being located between the main entrance and the street. The new parking and storage standards create a direct relationship between the size of driveway, the presence of a parking pad and the size of vehicle that can be parked or stored. The amendments to Chapter 16 show what types of vehicles and trailers are allowed and where.

Recommendation

Staff recommends **APPROVAL** of UDO Amendment #66 as presented in the staff letter dated February 9, 2018.

Public Notification

Neighborhood meeting conducted: n/a
Newspaper notification published: January 27, 2018

Process

Procedure: The Planning Commission makes a recommendation to the City Council on the proposed UDO Amendment. The City Council takes final action on the UDO Amendment.

Unified Development Ordinance

Applicable Section(s)	Description
4.210	UDO Text Amendment
4.150 and 4.190	Public Hearings and Notices

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1 Objective 1.2

Attachments:

- 1. Amendment language for the Article 12 of the UDO and Chapter 16 of the City Code, Property Maintenance.