



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-070
File Name	Unified Development Ordinance Amendment – Trash Enclosure Screening
Applicant	City of Lee's Summit
Property Address	N/A
Planning Commission Date	April 14, 2022
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Joshua Johnson, AICP Hector Soto, Jr., AICP, Planning Manager

Public Notification

Pre-application held: N/A
CEDC Meeting conducted: August 11, 2021
Newspaper notification published on: March 26, 2022

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Attachments

UDO Amendment

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee’s Summit / Administrator
Applicant’s Representative	C. Shannon McGuire, Planner
Location of Property	Citywide
Procedure	The Planning Commission makes a recommendation to City Council on the application. The City Council takes final action in the form of an ordinance.

Description of Applicant’s Request
At the request of the City Council, staff is bringing forward an amendment to Article 8, Division I, Subdivision 8, Section 8.44.E.2.f of the UDO. This amendment will allow additional material choices when erecting new trash enclosures in the Downtown Core Area of Lee’s Summit. Additionally, the proposed amendment will add minimum design standards for materials to be used in the construction of new trash enclosures.

2. Project Proposal

Staff is proposing an amendment to the UDO that will add additional material choices when erecting new trash enclosures in the commercial core of the Downtown Lee’s Summit Downtown Core Area. The proposed amendment is attached as an exhibit to this report.

3. Unified Development Ordinance (UDO)

Section	Description
Article 2	Applications and Procedures
Sec. 8.440	Design standards—Commercial Core.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2A- Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.
Resilient Economy	Goal 3.3A - Build an adaptable framework for continued growth in a changing environment

5. Analysis

Background and History

In September of 2021, an exterior renovation permit was submitted for the construction of a new trash screening enclosure located at 216-218 SE Douglas St. The applicant proposed to install a trash enclosure constructed of a steel frame with Trex wood composite sidewalls.

At the time of the application, the site design standards of Section 8.440 of the UDO required new trash enclosures be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and the building it is to serve. Upon review, the subject exterior renovation permit was denied because the proposed material for the enclosure walls (Trex wood composite siding) did not meet the requirements of the UDO.

The applicant appealed staff's denial of the subject exterior renovation permit. On October 15, 2021, the appeal was heard by the Planning Commission. At the conclusion of the hearing, the Commission voted to recommend to the City Council that staff's denial be reversed. On November 2, 2021, the appeal was heard by the City Council. The Council voted unanimously to grant the appeal request, thus allowing the use of Trex wood composite sidewalls in the construction of a new trash enclosure. At the conclusion of the appeal hearing, Mayor Pro Tempore Lopez directed staff to prepare proposed UDO amendments to address changes to the trash enclosure design standards of UDO Sec. 8.440 and bring them before the CEDC (Community and Economic Development Committee).

The proposed UDO amendment is mostly an update to the materials allowed when constructing a new trash enclosure for the Downtown Core Area. To ensure highly durability and material quality, staff has proposed incorporating minimum material standards into the UDO amendment.

Comprehensive Plan

The Ignite Comprehensive Plan advocates for maintaining thriving, quality neighborhoods. Updating the materials allowed in the construction of trash enclosure screening in the Downtown Core Area will provide options in the construction methods used while maintaining the high standards of quality and appearances that are required. The proposed code changes provide for flexibility when designing new trash enclosures by providing for a range of high-quality materials that may be used in the construction of the structure.

UDO Changes

Current UDO standards require trash enclosure be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and the building it is to serve. The proposed changes would expand the available construction material choices to include:

1. Masonry walls or steel architecturally designed walls with a steel gate painted to be compatible with the color of the masonry walls and the building it is to serve; or a steel/aluminum framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier; or
2. Structural steel tube frame construction clad in composite material with either a solid steel opaque gate painted to be compatible with the color of the steel walls and building it is to serve; or a steel framed gate clad in composite material or a steel/aluminum framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

To ensure the durability, quality and a base level of design standards, minimum material standards have been proposed, to include:

1. Steel used in the construction of trash enclosures shall be 16-gauge minimum thickness. Aluminum used in the construction of trash enclosures shall be 0.080-inch minimum thickness
2. Each trash enclosure shall be protected through the installation of four-inch bollards along the rear wall of the trash enclosure or through other methods that provide an appropriate level of protection as approved by the Director.