



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-387 and PL2022-388
File Name	PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for an equipment lease/rental facility – Herc Rentals
Applicant	Herc Rentals
Property Address	1460 SE Hamblen Rd
Planning Commission Date Heard by	January 12, 2023 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Sue Pyles, PE, Development Engineering Manager

Public Notification

Pre-application held: August 16, 2022 and September 13, 2022
Neighborhood meeting conducted: December 1, 2022
Newspaper notification published on: December 24, 2022
Radius notices mailed to properties within 300 feet on: November 30, 2022
Site posted notice on: December 19, 2022

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	4
5. Comprehensive Plan	6
6. Analysis	7
7. Recommended Conditions of Approval	8

Attachments

Preliminary Development Plan, uploaded November 7, 2022, consisting of 17 pages:

- ALTA/ACSM Survey, dated January 8, 2007 – 3 pages
- Tenant Finish Plans, revised date August 5, 2022 – 14 pages

Copy of Approved Grading Plan and General Layout for existing gravel lot, approved April 24, 2001

Use Narrative, dated October 18, 2022 – 4 pages

Special Use Permit Explanation, uploaded November 22, 2022

Geotechnical Engineering Report prepared by Alpha-Omega Geotech, dated November 9, 2022 – 14 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Herc Rentals /Applicant
Applicant’s Representative	Alan Kashian
Location of Property	1460 SE Hamblen Rd
Size of Property	±3.6 Acres (155,164.8 sq. ft.)
Building Area	20,553 sq. ft. – existing building
Floor Area Ratio (FAR)	0.13 FAR
Zoning	PI (Planned Industrial)
Number of Lots (existing)	1 lot
Comprehensive Plan Designation	Industrial
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan.</p> <p>The Planning Commission makes a recommendation to the City Council on the proposed special use permit. The City Council takes final action on the special use permit.</p>
Duration of Validity	<p>Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p> <p>A special use permit shall be valid for a specific period of time if so stated in the permit.</p>

Current Land Use
The subject property is developed with an existing 20,553 sq. ft. industrial building and a fenced gravel lot located west of the building. The site was developed in 2000.

Description of Applicant’s Request
The applicant seeks approval of a special use permit (SUP) to allow the operation of an equipment rental facility on the subject existing developed site. The applicant requests approval of the SUP for a period of 25 years. The applicant also submitted a preliminary development plan application for the purpose of

seeking modifications to the UDO's condition that outdoor equipment display or storage areas must be paved, and to the minimum display area setbacks so that the applicant can display and store equipment on the existing fenced gravel lot located west of the existing building.

2. Land Use

Description and Character of Surrounding Area



The property is a second-tier lot located south of SE Bailey Rd along the SE Hamblen Rd industrial corridor. The property is bordered by the R-7 School District's "bus barn" to the north; office/warehouse to the east; office/warehouse and Evergy Service Center to the south; and an undeveloped industrial lot to the west.

Adjacent Land Uses and Zoning

North:	Lee's Summit R-7 School District Transportation / PI
West:	Undeveloped lot / PI
South:	Evergy Service Center / PI
East:	Office-warehouse / PI

Site Characteristics

The overall site is fairly flat but slopes from southwest to northeast. The gravel lot on the west side of the site is fenced. A heavy, mature tree line sits along the south property boundary. Access to the site is achieved via a shared private drive connection to SE Hamblen Rd.

3. Project Proposal

Parking

Proposed		Required	
Total parking spaces provided:	10 total (existing)	Total parking spaces required:	<i>To be determined at FDP stage based on specific use needs.</i>
Accessible spaces provided:	1	Accessible spaces required:	

Setbacks (Perimeter)

Yard	Building Required	Building (Existing)
Front	20'	32'
Side (east)	10'	250'
Side (west)	10'	80'
Rear	20'	70.83'

Yard	Parking Required	Parking (Existing)
Front	20'	32'
Side (east)	6'	205'
Side (west)	6'	29.75'
Rear	6'	20'

Structure(s) Design

Number and Proposed Use of Buildings
1 building (existing) for equipment rental facility
Building Height
21'-10" (existing)
Number of Stories
1-story (existing)

4. Unified Development Ordinance (UDO)

Section	Description
2.300,2.320	Preliminary Development Plan
6.620,6.650,6.1050	Special Use Permit
4.220	Zoning Districts

Unified Development Ordinance

The PI zoning district “is intended to provide areas for light manufacturing uses that primarily involve finishing or assembly of previously manufactured goods. The district is also intended to provide for the location of wholesaling, distribution or warehousing uses.” In addition to said intent of the previously mentioned uses for the PI district, equipment rental/lease facilities are special uses in the PI zoning district. The subject site is composed of an existing 20,553 sq. ft. building and a fenced, gravel storage yard west of the building.

Use Conditions. The use is subject to the following conditions:

1. Structures and vehicles for sale, lease or rental must be set back 30 feet from all property lines or in compliance with the district’s setback lines, whichever is greater.
 - **The existing gravel lot that will serve as the equipment yard extends right up to the property line along the west and south property lines, yielding a 0’ setback from the respective property lines. The minimum 30’ display area setback requirements will be met along the remaining property lines.**

The gravel lot was originally approved and constructed to serve as a material and equipment storage area for a general industrial use in 2001. The gravel lot was not subject to any setback requirements at the time of its approval. Since that time, the UDO has established a minimum 30’ setback for heavy equipment and large vehicle display areas as a performance standard for the special use permit. As an existing condition for a gravel lot with 0’ setbacks from the west and south property line that has been historically used as a storage area for industrial uses, staff supports a modification to allow 0’ display area setbacks from the west and south property lines.

2. No fencing is permitted in the area forward of the main building or within the front yard setback if no building exists on the premises.
 - **The site has an existing fence that ties into the front of the building and secures the building and paved parking lot. An existing fence also secures the existing gravel lot that will serve as the equipment yard.**
3. All display or storage area must be paved and the vehicles/equipment arranged in an orderly manner.
 - **The existing gravel lot west of the building is proposed to be used as an equipment display and storage yard. The applicant requests the ability to continue the use of a gravel surface rather than to pave said area.**

The UDO allows the use of gravel for storage lots (not parking lots) instead of hard surface pavement to serve general industrial uses in the PI zoning district, provided the gravel surface is engineered to support the weight of anticipated loads. However, a paved display or storage area is a performance standard specific to uses engaged in the outdoor sale or lease of motor vehicles and heavy equipment. The applicant commissioned a geotechnical engineering report to rehabilitate the existing gravel lot to support the anticipated loads of the proposed equipment yard. The use of gravel storage and display areas for similar heavy equipment facilities has been previously supported by staff and approved by City Council. Bledsoe Rentals and Sunbelt Rentals currently use gravel for

heavy equipment storage and display areas. Staff supports a modification to allow the use of a gravel storage and display area.

Special Use Permit Time Period

Under Sec. 6.630 of the UDO, the applicant must request “[t]he length of term of the use after the date of issuance of the permit”. Similar equipment rental facilities have historically been granted special use permits for periods of 20 years. The applicant requests the special use permit be granted for a period of 25 years to coincide with the lease term options on the property.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Diversify Lee’s Summit economy. Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The use is consistent with the Ignite Comprehensive Plan’s recommended land use designation of Industrial. This land use category includes light manufacturing, assembly and general industrial services. Operating the equipment lease/rental facility from the subject vacant site will bring renewed economic value and activity to this property, which falls in line with identified goals and objectives in the Ignite Comprehensive Plan.

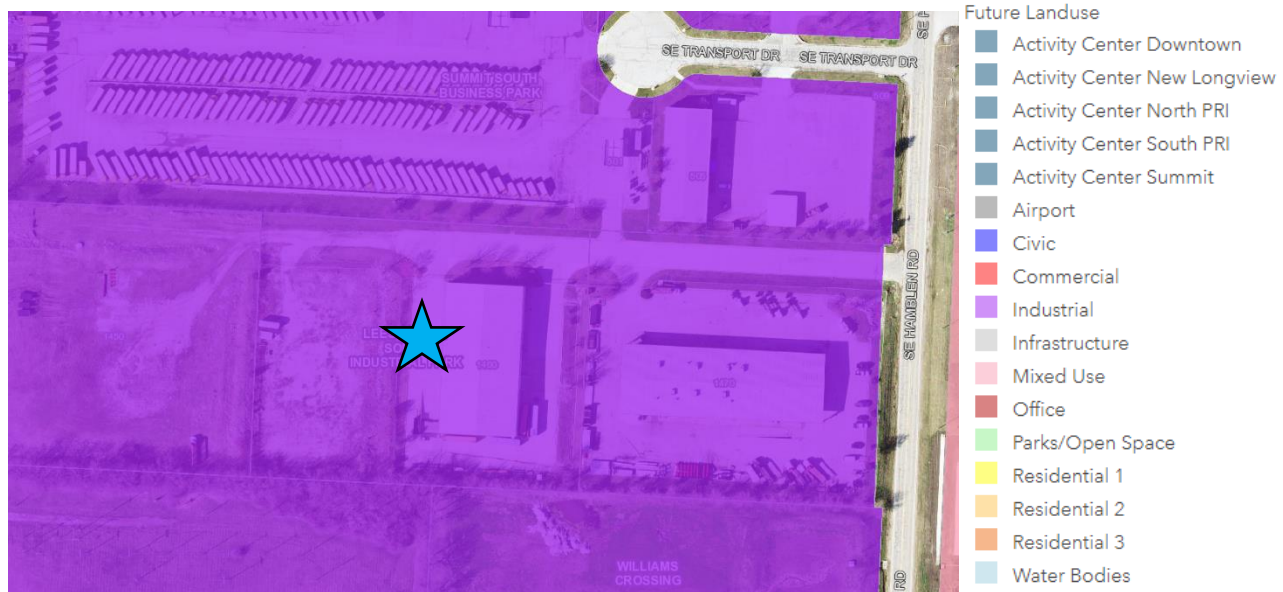


Figure 1 - Ignite Comp Plan Land Use Map

6. Analysis

Background and History

- April 21, 1989 – The minor plat (Appl. #1988-159) of *Lee's Summit South Industrial Park, 3rd Plat, Lot 3* was recorded with the Jackson County Recorder of Deeds office by Instrument No. 1989-I-0908472.
- March 17, 2000 – Staff approved a final site plan (Appl. #1999-126) for the 9.92-acre Rew Materials/Ruco Equipment facility composed of two (2) buildings totaling 39,754 sq. ft. (20,553 sq. ft. for Rew Materials + 19,201 sq. ft. for Ruco Equipment).
- July 12, 2001 – The minor plat (Appl. #2001-095) of *Lee's Summit South Industrial Park, Replat of Lot 3, 3rd Plat* was recorded with the Jackson County Recorder of Deeds office by Instrument No. 2001-I-0054298. The subject plat created a total of three (3) lots. The Rew Materials and Ruco Equipment buildings were separated onto their own lots as part of this plat, with the westernmost third lot remaining undeveloped to this day.

Compatibility

The proposed equipment lease/rental facility is an appropriate and compatible use for the subject industrial property. Hamblen Rd is an industrial corridor lined with a variety of industrial uses that include office-warehouses, manufacturing, distribution, transportation and utility service facilities. A significant number of area uses employ outdoor material/equipment and vehicle storage area. The proposed equipment lease/rental facility will employ the use of the existing gravel lot to the west of the existing building to store and display large equipment.

Proposed site improvements for the use will be limited to interior remodeling and some rehabilitation to the existing gravel storage yard. No changes to the building exterior or paved parking lot are proposed.

Operationally, the facility will be open Monday to Friday from 7am to 5pm. Approximately 11 employees will staff the facility.

Adverse Impacts

The proposed development will not impede the normal and orderly development of the surrounding property. Save for the abutting parcel to the west, the surrounding properties are fully developed or phased development projects. The shared access driveway along the north side of the site also provides the means for future access to the abutting undeveloped lot to the west. The proposed use is not expected to negatively impact future access and development opportunities for the abutting undeveloped lot.

The existing facility has an on-site stormwater detention facility along the east property line to manage runoff from the building and paved parking lot.

Public Services

The site has existing sanitary sewer and water service. A shared drive provides access to SE Hamblen Rd.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and the Design & Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the minimum 30' display area setback requirements from all property lines, to allow 0' setbacks from the west and south property lines.
2. A modification shall be granted to the requirement for paved display and storage areas, to allow the use of the existing gravel lot as a display and storage area.
3. The special use permit shall be granted for a period of 25 years.

Standard Conditions of Approval

4. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
5. Any fleet fueling tanks will need to be reviewed and approved. A Hazmat Permit maybe required depending on quantity.