

# U-Haul truck rental Special Use Permit

Application #PL2020-365

February 25, 2021



**LEE'S SUMMIT**  
MISSOURI

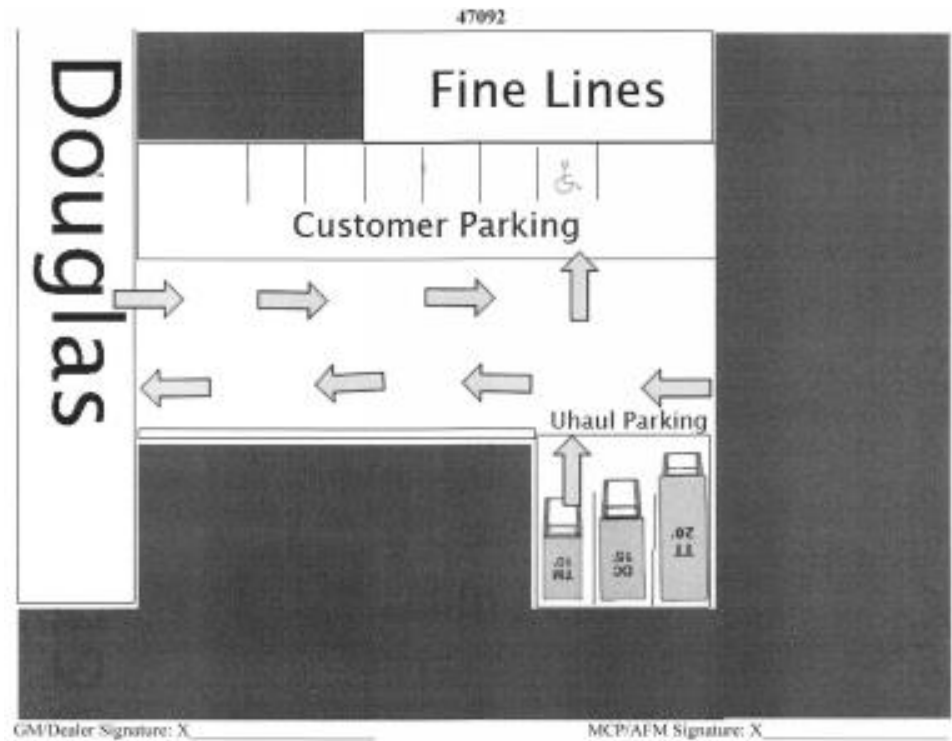
*Yours Truly*





# Aerial and Zoning Map

- Existing 990 sq. ft. building
- 9 existing parking spaces
- Existing uses: barber shop and tattoo shop
- 3 spaces available for truck rental display/parking



## Display area setbacks.

- Required – Vehicles for rental must be set back 30 feet from all property lines.
- Proposed – The existing parking lot is set back 15 feet from the south property line. The rental truck display area will be the three (3) parking spaces closest to the south property line.
- Recommended – 15-foot setback from the south property line is an existing condition. The typical parking lot setback from an abutting commercial property is 6 feet. The existing parking lot is set back 2.5x the required distance from the south property line. Staff supports the requested modification.



The following concerns were raised by area residents regarding the subject application:

- Deteriorating pavement conditions along SE Douglas St. Additional wear from trucks will exacerbate deterioration.
- Lack of area sidewalks force pedestrians onto the street. Proposed use will increase risk to pedestrians.

- Automotive sales, lease and rental is an allowed use in the CP-2 district with approval of an SUP.
- No building or site expansion is related to the proposed. Existing parking lot will
- The proposed use is expected to generate little additional traffic onto the existing street network.

1. A modification shall be granted to the minimum 30 foot display area setback from all property lines, to allow a 15 foot setback from the south property line.
2. The special use permit shall be approved for a period of 5 years.
3. A van-accessible ADA parking space with adjacent access aisle shall be striped and posted within 30 days of the special use permit approval.