

# Herc Rentals Special Use Permit and Preliminary Development Plan

File #PL2022-387 and #PL2022-388

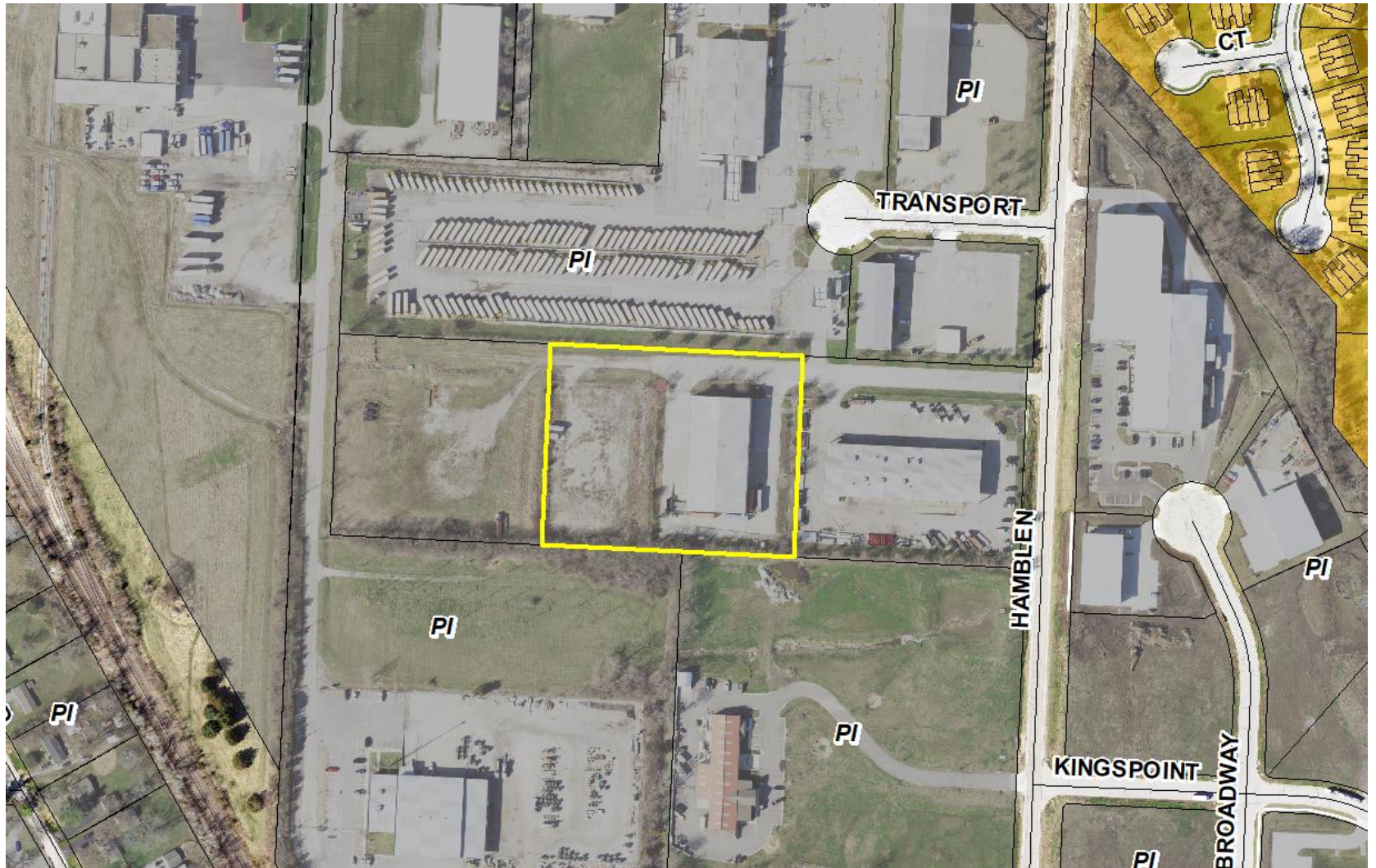
February 7, 2023



**LEE'S SUMMIT**  
MISSOURI

*Yours Truly*





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# Aerial and Zoning Map

**Lot Area – 3.6 acres**

**Zoning – PI**

**Building Area – 20,553 sq. ft.**

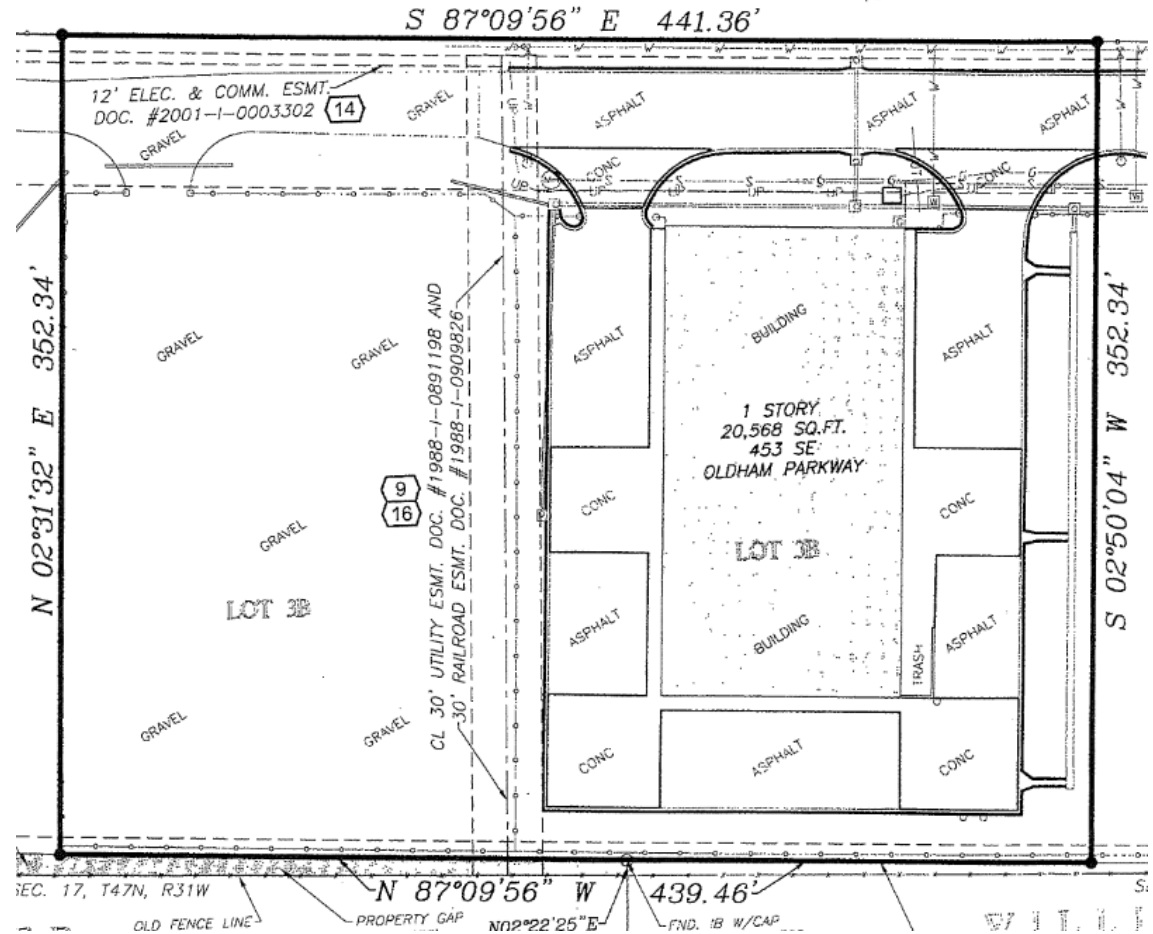
**FAR – 0.13**

**Parking – 138**

**Employees – ~11**

**Hours – 7am to 5pm (M-F)**

**SUP Time Period – 25 years  
requested**



# Project Information



The outdoor display of construction and heavy equipment for sales, lease or rent is subject to the following use conditions:

1. Structures and vehicles for sale, lease or rent shall be set back a minimum 30' from all property lines or in compliance with the district's setback lines (10' side and 20' rear for the PI district), whichever is greater.
  - **The existing gravel storage lot was approved in 2001 with 0' setbacks from the west and south property lines. The applicant proposes to rehabilitate the existing gravel lot for use as an equipment storage/display lot with the existing 0' setbacks from the west and south property lines. Staff supports a modification.**
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.
  - **An existing fence surrounds and secures the existing building and the existing gravel lot. The fence ties into the front of the building.**
3. All display or storage areas must be paved and vehicles/equipment arranged in an orderly manner.
  - **The site has an existing gravel lot that the applicant proposes to continue to use with the same surface rather than pave said surface. Similar construction and heavy equipment rental facility have received modifications to allow the use of gravel storage/display areas. Staff supports a modification.**

- The proposed use renews operation of an existing, vacant, industrial building.
- The subject property is zoned PI and is bordered by industrial uses on all side, most of which employ the use of outdoor material, equipment or vehicle storage.
- The site has historically been used for general industrial uses with outdoor storage on the gravel lot since 2001.
- The requested 25-year SUP time period is comparable to previously approved SUPs for similar equipment rental facilities, which have been granted for 20 years.

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 20 years.  
***(amended by the Planning Commission from a requested and recommended 25 years)***