



**LEE'S SUMMIT**  
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Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2025-164
<b>File Name</b>	Special Use Permit renewal for Chapel Oaks maintenance storage facility
<b>Applicant</b>	Chapel Oaks Development Co.
<b>Property Address</b>	657 NE Newport Dr.
<b>Planning Commission Date Heard by</b>	April 23, 2026 Planning Commission and City Council
<b>Analyst</b>	Pierce Pulliam, Planner

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### Public Notification

Pre-application held: N/A

Neighborhood meeting conducted: February 9, 2026

Newspaper notification published on: April 4, 2026

Radius notices mailed to properties within 300 feet on: April 3, 2026

Site posted notice on: March 30, 2026

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### Attachments

Special Use Permit Application, Narrative, Site Plan and Surrounding

Property Photos received October 16, 2025 – 22 pages

Copy of Ord. 4187 (Original SUP approval) – 3 pages

Copy of Ord. 6494 (2007 SUP approval) – 2 pages

Copy of Ord. 7753 (2015 SUP approval) – 2 pages

Neighborhood Meeting notes – 1 page

Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Chapel Oaks Development/ Property Owner
Applicant's Representative	Steve Barber/ Applicant
Location of Property	657 NE Newport Dr.
Size of Property	+/- 0.81 acres (35,520.35 sq. ft.)
Number of Lots	2
Building Area (Existing)	2,080- sq. ft. total
Zoning	RP-3 (Planned Residential Mixed Use)
Comprehensive Plan Designation	Residential 2
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed special use permit, and the City Council takes final action on the special use permit.</p> <p>Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.</p>

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## Current Land Use

The subject 0.42-acre property is the site of a two-story, 2,080 sq. ft. subdivision maintenance storage facility. The property lies behind residential townhomes and does have a concrete driveway and parking.



Figure 1: Aerial View of the Chapel Oaks Maintenance Storage facility (subject property outlined in red)

### Description of Applicant's Request

The applicant is requesting the renewal of a special use permit to allow the continued operation of a maintenance storage facility for the Chapel Oaks residential subdivision. The facility is used to store mowing, snow removal, and painting equipment for the maintenance of 42 of the 169 units. The original special use permit was approved in 1995 for ten (10) years, then it was renewed in 2007 for ten (10) years; it was then renewed again in 2015 for ten (10) years and now the applicant is seeking a fourth renewal for a period of ten (10) years.

## 2. Land Use

### Description and Character of Surrounding Area

The property lays within the Chapel Oaks subdivision and is surrounded by mostly residential uses with townhomes to west and south, quadplexes to the east, and Chapel Lakes Elementary School directly to the north.

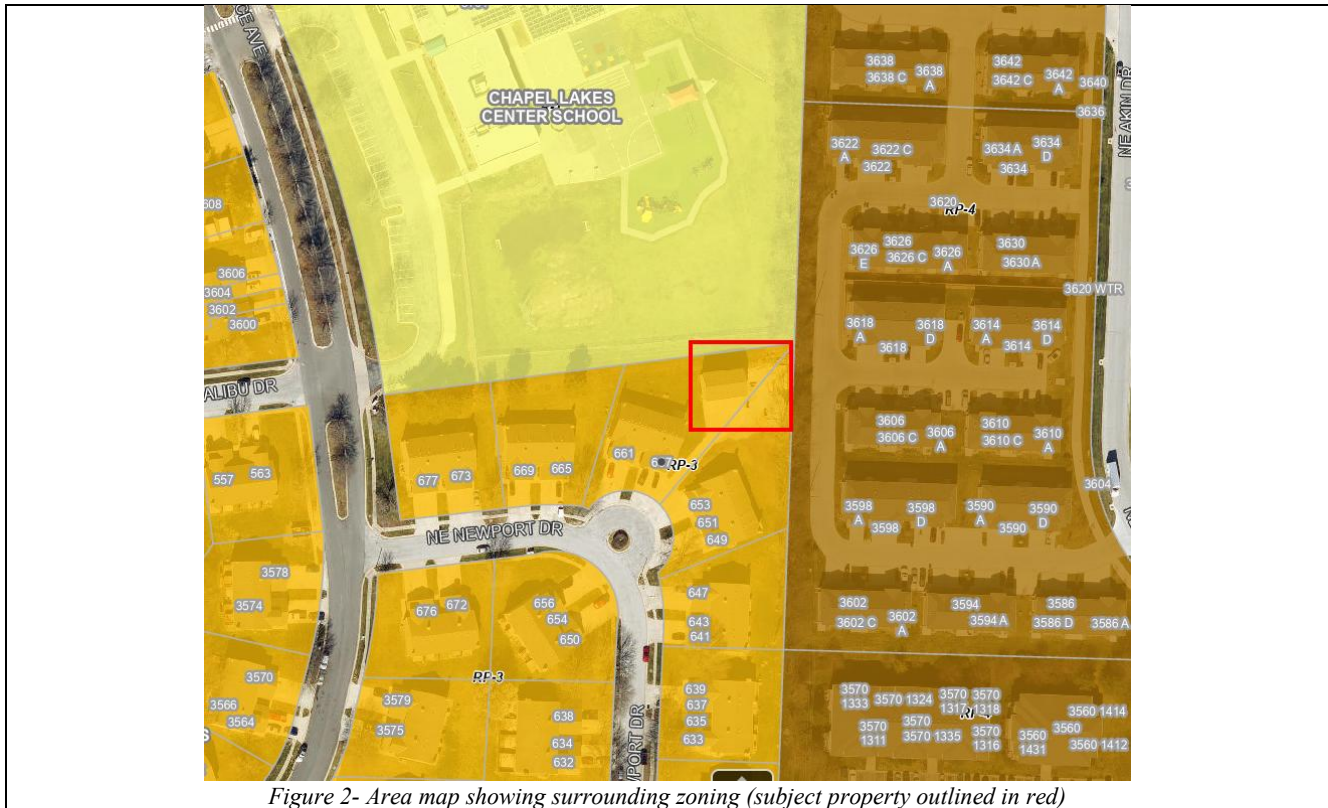


Figure 2- Area map showing surrounding zoning (subject property outlined in red)

**Adjacent Land Uses and Zoning**

<b>North:</b>	R-1 (Single-Family Residential) — Chapel Lakes Elementary School
<b>South:</b>	RP-3 (Planned Residential Mixed-Use) — Chapel Oaks Townhomes
<b>East:</b>	RP-4 (Planned Apartment Residential) — Chapel Ridge 4-plexes
<b>West:</b>	RP-3 — Chapel Oaks Townhomes

**Site Characteristics**

The site consists of a two-story maintenance storage building on concrete pavement which also provides employee parking. The site is primarily accessed via a concrete driveway from NE Newport Dr.

**Special Considerations**

N/A

### 3. Project Proposal

The applicant seeks approval of an SUP to allow the continued operation of the existing maintenance storage facility for a period of ten (10) years on the subject property. No changes to the existing buildings or exterior site alterations are proposed at this time.

#### Structure(s) Design

<b>Number and Proposed Use of Buildings</b>
1 maintenance storage facility
<b>Building Size</b>
2,080 sq. ft.
<b>Number of Stories</b>
2

### 4. Unified Development Ordinance (UDO)

Section	Description
4.130	RP-3 Planned Residential Mixed Use
6.790	Boats, recreational vehicles and maintenance equipment storage

The UDO permits maintenance equipment storage within the RP-3 zoning district if approved by a special use permit. The UDO does include conditions for a maintenance storage facility. The conditions listed within the UDO are listed below. All conditions are being met.

- The facility is to be located on land owned by, leased by, or under the control of the users or an association. **The lot on which the maintenance facility is located is owned by the property owners.**
- Open yards are to be properly screened by means of a solid, sight-obscuring fence, not less than six (6) feet in height. Screening directly adjacent to land zoned residential shall incorporate planted buffers as required in Article 8 Division III. **There is no outside storage of any equipment or materials, thus no screening of the facility or yard area is required.**
- All parking areas and access drives shall be paved. **A concrete driveway and parking area provides access to the facility and parking for employees.**
- The requirements of the "exterior building materials design standards" in Article 8, Division 1, Subdivision 5, of this chapter shall apply to all applicable buildings. **This is an existing building which was constructed in accordance with design requirements in effect at the time of its original approval. No alteration or expansion of the existing building is proposed as part of this application.**

**Neighborhood Meeting**

The applicant hosted a neighborhood meeting on February 9, 2026. No members of the public attended.

**5. Comprehensive Plan**

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	<p>Goal 3.2.A.: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Preserve and protect existing housing stock.</p>

The Ignite! Comprehensive Plan promotes various strategies to maintain thriving, quality neighborhoods and to provide a variety of housing options, styles, and price ranges. One objective established in the Comprehensive Plan is to protect and preserve existing housing stock.

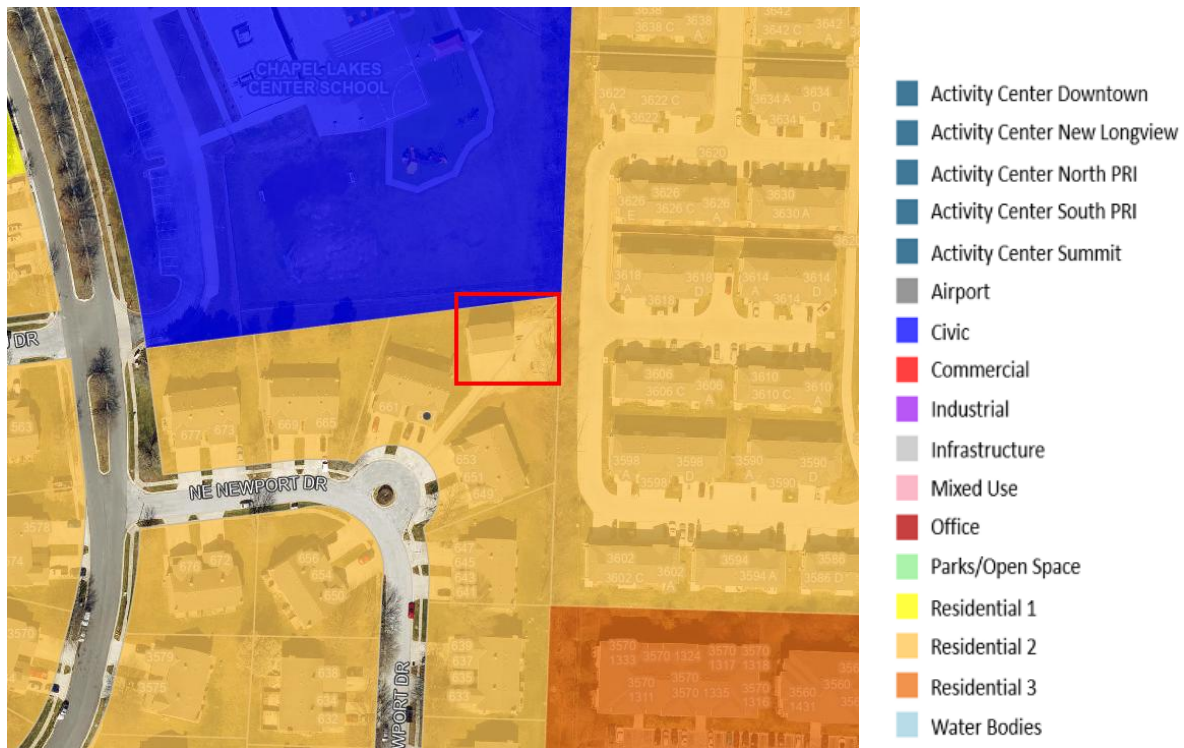


Figure 3 – Future Land Use Map & Legend

The development also complies with the future land use map which designates the subject property as Residential 2. The Ignite! Comprehensive Plan identifies single-family detached and multi-family medium density residential housing. Approval of the subject SUP application supports continued use of the facility for the maintenance of the housing units and the neighborhood to keep both up to quality.

## 6. Analysis

### Background and History

- October 17, 1995 — The City Council approved a special use permit (Appl. #1995-022) for a period of 10 years for the Chapel Oaks maintenance storage facility by Ord. #4187.
- October 2, 2007 — The City Council approved a special use permit renewal (Appl. #2007-129) for a period of 10 years, from the previous expiration date, for the Chapel Oaks maintenance storage facility by Ord. #6494.
- November 19, 2015 — The City Council approved a special use permit renewal (Appl. #PL2015-129) for a period of 10 years from the previous expiration date, for the Chapel Oaks maintenance storage facility by Ord. #7753.

### Compatibility

The subject site is surrounded by residential uses and an elementary school and is compatible with the surrounding uses. The property has been developed as a maintenance storage facility since 1995, and no changes to the existing structure or further development of the property are proposed at this time.

### Adverse Impacts

Renewal of an SUP to allow the continued operation of the facility is not anticipated to detrimentally impact the surrounding area as no expansion to the existing site is proposed with this application. During a routine inspection as part of the application process, staff identified that there were wooden pallets, snow removal vehicles, and landscaping materials being stored outside the facility, and all these issues have since been resolved.

### Public Services

Use of the site as a maintenance storage facility will not impede the normal and orderly development and improvement of the surrounding property as all adjacent properties have been developed. Water and sanitary sewer service to the site will continue to utilize existing public water and sewer line connections. The existing street network has adequate capacity to support the site.

### Time Period

The applicant requests the SUP be granted for a 10-year time period. Staff recommends approval of the SUP for ten (10) years from the date of the previous SUP expiration, to expire on October 17, 2035.

### Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

## 7. Recommended Conditions of Approval

### **Site Specific**

1. All equipment and materials shall be stored inside the building.
2. The special use permit shall be granted for a period of ten (10) years, from the previous expiration date, to expire on October 17, 2035.