



LEE'S SUMMIT MISSOURI

August 1, 2013

To: Stephen Arbo, City Manager

From: Mark Dunning, Director of Codes Administration

RE: Article 12 Parking Provisions of the Unified Development Ordinance (UDO) – UDO Amendment #35

Over the past couple years, the Codes Administration Department has received numerous concerns regarding the parking and/or storage of RV's, boats/trailers, utility/hauling trailers in residential areas throughout the City. At this time – staff is not strictly enforcing the provisions as adopted for reasons as outlined below. This creates confusion amongst citizens and staff is continuously informing the citizens of the direction that the City Council provided to staff when the UDO Article 12 Parking provisions were amended and adopted by the City Council.

Below is a summary of what transpired when Article 12 Parking of the UDO was amended back in April of 2010:

March 18, 2010

The City Council held a public hearing on UDO Amendment #35 - proposed amendments to Article 12 Parking of the UDO. Contained within the amendments were provisions to increase the parking ratio for restaurants, amend the number of queuing spaces for drive-through facilities, and amending provisions regarding the parking of RV's and Utility Trailers.

At the public hearing on March 18, 2010 the City Council was comfortable with the amendments pertaining to restaurant parking ratios and queuing of drive-through facilities, but held extensive discussion regarding the provisions related to the parking of RV's and utility trailers. After the public hearing, during the Council discussion phase - there was Council consensus and direction given to staff to take the provisions relating to the parking of RV's and utility trailers back to CDC for further discussion and refinement. After Council discussion, a motion was made to draft an ordinance (as presented) with the understanding the parking provisions for RV's and utility trailers would be taken back through the CDC for additional discussion and refinement. A substitute motion was made and seconded to continue the matter to a meeting in May of 2010, however that motion failed. Ultimately the Council voted to direct staff to draft an ordinance approving UDO Amendment #35 (again with the understanding staff would bring back the parking provisions for RV's and utility trailers to the CDC for further discussion).



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M I S S O U R I

April 8, 2010

City Council voted unanimously to adopt Bill No 10-33 amending Article 12 of the UDO which became Ordinance No 6912.

With the adoption of this ordinance – it has created enforcement challenges for the Neighborhood Services Division as the provisions – as adopted – is not reflective of the direction that the City Council provided to City Staff as these provisions were to go back to the CDC for additional discussion and refinement. Staff took note of the direction given to staff at the public hearing on March 18, 2010 and has not been strictly enforcing the provisions as written and adopted - per direction given by Council.

At this time, the provisions pertaining to RV and utility trailer parking have not been back to the CDC (or CEDC) therefore creating confusion throughout the community on what the regulations are for parking of RV's and utility trailers within the City.

With the provisions as currently written and adopted – one is allowed to park up to two RV's on their residential property (one large and one small) in accordance with the limitations as provided within the ordinance. The ordinance, as adopted, does not permit the parking of enclosed and unenclosed hauling/utility trailers in residential districts unless the trailer(s) are stored in a garage or are otherwise approved as part of a preliminary development plan or special use permit.

In conclusion – staff is requesting UDO Section 12.160 Recreational Vehicles and Utility Trailers be brought back for discussion at the Community and Economic Development Committee in the near future (as directed by Council at the March 18, 2010 meeting).

I have attached a copy of the current regulations from UDO Section 12.160 as well as the action letters from the March 18, 2010 and April 8, 2010 Council meetings. I also have a copy of the video from the March 18, 2010 Council meeting where direction was given to staff to bring this matter back to the CDC for additional discussion as that direction was not captured in the action letter from the March 18, 2010 Council meeting.

Please let me know if you have questions or need any additional correspondence in this regard.

Cc: Robert McKay, Planning & Development Director
Tracy Deister, Manager of Permit/Plan Review & Neighborhood Services