

BILL NO. 26-001

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR RECREATIONAL VEHICLE RENTAL, EQUIPMENT RENTAL, TRUCK SALES AND LEASE, AND MINI WAREHOUSE FACILITY IN DISTRICT PI (PLANNED INDUSTRIAL) ON LAND LOCATED AT 1650 SW MARKET STREET FOR A PERIOD OF NINETEEN (19) YEARS AND TWENTY-FIVE (25) DAYS, ALL IN ACCORDANCE WITH ARTICLE 6 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, on March 13, 2003, by Ordinance No. 5500, the City Council granted a special use permit, Application #2002-314, for a mini-storage facility for a period of fifteen (15) years on land located at 1650 SW Market St., and said permit expired on March 13, 2018; and

WHEREAS, on December 21, 2006, by Ordinance No. 6320, the City Council granted a special use permit, Application #2006-075, for care sales and recreational vehicle rentals for a period of 10 years on land located at 1650 SW Market St., and said permit expired on December 21, 2016; and

WHEREAS, Application #PL2025-191, submitted by Express Stops of Lee's Summit, INC., requesting a special use permit renewal for recreational vehicle rental, equipment rental, truck sales and lease, and a mini warehouse facility in District PI (Planned Industrial) on land located at 1650 SW Market St., was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on December 11, 2025, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on January 6, 2026, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a special use permit is hereby approved in District PI on the following described property:

Lot 1, Market Street Commercial Park, a subdivision in Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be granted for a period of nineteen (19) years and twenty-five (25) days, to expire on January 13, 2036.
2. All driveway and parking lot repairs shall be completed by August 28, 2026.
3. The number of recreational vehicles displayed on site shall be limited to six (6).
4. All recreational vehicles shall be located 30-ft. from all property lines with 15-ft. of separation between each vehicle.
5. No recreational vehicles shall be parked or stored in any drive aisle or block access to any storage unit.

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6. No vehicles for rent shall be displayed, parked, or stored in the customer parking area.
7. No vehicles for sale shall be permitted on-site.
8. No outdoor storage shall be allowed on-site at any time, with the exception of rental cars, trucks, and recreational vehicles.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2026.

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2026.

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*