



Application Number: PL2026002
Application Type: Commercial Rezoning with Preliminary Development Plan
Application Name: Shamrock Park contractor garage/flex space
Location: 21 SE 30TH ST, LEES SUMMIT, MO 64082
Modification Request Letter

1) **Zoning Setbacks**

	Zoning	Front	Side	Rear
Current Zoning	CP-2	15	10 / 0	20
Proposed Zoning	CS	20	20	20
Request		15	10/0	20

The reason for this request is to maintain the constructability of the site. The CS setbacks would reduce the developable area to 52% of the lot area.

Modification Request

Maintain the current zoning setbacks

2) **Removed Fence from Southern High Impact Screen Requirement – Section 8.890**

Dense vegetation currently exists along the southern property line and is intended to remain. Additionally, the parcel to the south is the unused portion of the golf course area and the use of a fence to screen this area is unnecessary because of the limited use of the area. To provide the necessary buffer additional evergreen trees have been provided as a natural buffer in lieu of the fence.

Modification Request

Remove the fence requirement

3) **Pedestrian Connection – Section 5.510.B.2.d**

There are no existing sidewalks along 30th Street or the Outer Road of the Highway. All sites within the business park are developed and there is limited pedestrian connectivity in the area.

Modification Request

Remove the sidewalk requirement

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht