



# LEE'S SUMMIT MISSOURI

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## MEMO

To: Mayor and City Council

From: C. Shannon McGuire, Planning Manager

Date: May 31, 2024

Re: Appl. #PL2024-060 - SPECIAL USE PERMIT for equipment rental facility - 1100 SE Hamblen Rd; McAdams, applicant

The subject application was heard by the Planning Commission on May 9, 2024. During the question and answer portion of the public hearing, various Commission members raised concerns regarding the condition of the existing chain link fencing and the need for additional vegetative screening along the SE Hamblen Rd frontage. An amendment adding a requirement for additional landscaping and new fencing was seconded and approved by the Planning Commission.

The applicant has provided an updated site plan with additional evergreen trees and shrubs. The existence of two large mature trees limits the survivability of additional vegetation in this location. Taking this into account, the applicant has proposed to add 6 Sawara Cypress trees and 12 Gem Box Inkberry shrubs.

In addition to the updated site plan, the applicant has provided a written narrative outlining their position on replacing the existing fencing. The Planning Commission added a condition of approval that the applicant replace the portion of fencing that is adjacent to the SE Hamblen Rd frontage with a fencing that is more decorative in nature and a similar style to the existing black anodized aluminum fence located at the neighboring property to the south.

The applicant has raised concerns that the requested fence type does not provide the level of security they are seeking. They are concerned that this fencing type is typically made of a thin material which can be easily manipulated and circumvented. Staff has additional concerns with the compatibility of introducing a dissimilar fencing type and how it will interact with the existing fencing.

The applicant is requesting to keep the existing chain link fence as it is in good condition without bends, snags or severe rusting and is in good shape with the original galvanized finish. In addition to adding the additional vegetative screening, to address the Planning Commission concerns regarding the fencing, they are proposing to tighten and reset the barbed wire as well as cleanup/remove any weeds or debris that may be present.



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## M I S S O U R I

At maturity the proposed vegetation will provide abundant screening shielding the existing fencing from view as well as increasing the visual appeal of the site. In working with the applicant to address the Planning Commission's concerns, staff feels the applicant's request is reasonable.

### Conditions of Approval as amended by the Planning Commission

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 condition that no fencing is permitted in the area forward of the main building, to allow for the existing fencing along the south property line to be forward of the building.
3. 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.
4. The special use permit shall be granted for a period of ten (10) years from the date of approval.
5. Additional landscape screening shall be planted along the frontage of the property adjacent to SE Hamblen Road to be a combination of deciduous and evergreen vegetation. **(added by the Planning Commission)**
6. The fencing adjacent to SE Hamblen Rd shall be replaced to match, to the extent possible, the existing fencing located adjacent to SE Hamblen Rd at 1150 SE Hamblen Rd just south of the subject site. **(added by the Planning Commission).**