

LS Memorandum

City of Lee's Summit

To: [City Council]

From: [Staff]

C: [File]

Date: [January 24, 2023]

Re: [Application #PL2022-387 - Preliminary Development Plan and Special Use Permit for an equipment lease/rental facility - Herc Rentals, 1460 SE Hamblen Road; Herc Rentals, applicant]

[The subject application was heard by the Planning Commission on January 12, 2023. During the question and answer portion of the public hearing, Chairperson Funk asked about the requested 25-year term for the special use permit (SUP). He noted that the staff report indicated that previous SUPs granted for similar equipment rental facilities were approved for 20-year terms. Staff was asked the reason behind the recommendation for a 25-year term. Staff responded that the recommended 25-year term was intended to align with the lease terms that Herc Rentals has on the property, which is an initial 10-year lease term plus three 5-year options, for a possible total of 25 years. Chairman Funk expressed a preference to match previously approved 20-year SUP term lengths. An amendment reducing the recommended SUP term length from 25 years to 20 years was seconded and approved 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 requirement for paved display and storage areas, to allow the use of the existing gravel lot as a display and storage area.
3. The special use permit shall be granted for a period of ~~25~~ 20 years. ***(amended by the Planning Commission)***]