



LEE'S SUMMIT
MISSOURI
Development Services Department

Application Information

Appl. #PL2019-151 – Unified Development Ordinance (UDO) Amendment #6 – Article 8 Site Standards – Division I Design Standards – Subdivision 4 Other Required Design Standards – amendment to trash enclosure and mechanical screening material requirements; City of Lee's Summit, applicant

Overview of Amendment

The screening options for ground-mounted mechanical equipment and exterior trash storage containers in the PI (Planned Industrial) District are expanded to include steel-framed screen walls clad in the same metal siding as the building located on the same site.

Background

Developers have requested relief from the prescribed trash and mechanical screening material requirements of the UDO in the Planned Industrial (PI) District.

Effective Date

Pending approval

Affected UDO Section(s)

Article 8, Section 8.180 Architectural Characteristics

	Previous Standard(s)	New Standard(s) <i>(changes shown below in bold)</i>
Ground Mounted Equipment Screening	Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. (Section 8.180.F)	Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Developments in a Planning Industrial (PI) zoning district located within a Specified Metal Building Area, as depicted in Section 8.170, may use: <ul style="list-style-type: none">• The screening methods of Section 1.180.F.1 listed above;• Screening consisting of structural steel tube frame construction clad in wood composite material; or

		<ul style="list-style-type: none"> • Screening consisting of structural steel tube frame construction clad in the same metal siding as the building located on the same site. (Section 8.180.F)
<p>Trash Enclosures</p>	<p>All exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. (Section 8.180.G)</p>	<p>All exterior trash storage containers shall be screened so that they are not visible from off the property.</p> <p>Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.</p> <p>Developments in a Planned Industrial (PI) zoning district located within a Specified Metal Building Area, as depicted in Section 8.170, may use:</p> <ul style="list-style-type: none"> • The screening methods of Section 8.180.G.1 listed above; or • Screening consisting of structural steel tube frame construction clad in the same metal siding as the building located on the same site. <p>Each trash enclosure shall be protected through the installation of 4-inch bollards along the interior side of the trash enclosure rear wall. (Section 8.180.G)</p>

Comprehensive Plan	
Focus Area(s)	Goals, Objectives and Policies
Industrial Development	Objective 5.2 <ul style="list-style-type: none">• Policy B• Policy C

Recommendation
Staff recommends APPROVAL of the UDO amendment to Article 8 as presented.