

May 22, 2024

RE: City Council Meeting
Special Use Permit
1100 SE Hamblen Road
Lee's Summit, Missouri 64081

Dear City Council,

H&E Equipment Services, Inc. is one of the largest equipment rental companies in the nation, providing the highest standard in equipment rentals, sales, parts, and service. McAdams has submitted a Special Use Permit with the City of Lee's Summit on behalf of H&E Equipment Services, Inc. in an effort to seek approval for H&E Equipment Services, Inc. to operate its business at the aforementioned property. During the Planning Commission meeting on May 9, 2023, commission members recommended that the front section of fence along Hamblen Road be replaced with a decorative metal fence similar to the adjacent property to the south and that evergreen and deciduous trees be added in front of this section of fence.

In reviewing this request with planning staff and my client, we have the following concerns:

- There are 2 large existing trees spaced approximately 20-feet from each other in front of this fence that will severely hinder the growth of additional young trees. Adding more trees at this location will affect the health of these existing trees in the future and could hinder the growth and survivability of the new plantings due to the existing canopy.
- A decorative metal fence does not provide the level of security necessary for this type of use, due to the thin material they are made of which can be easily manipulated and circumvented.
- During the Planning commission meeting, it was stated that the property had gone unnoticed by one member until this application was submitted. It is the applicant's position that this statement reflects a simple truth - that the property is compatible with the neighboring properties and is consistent with permitted uses in the area.

As such, we are respectfully proposing the following conditions as it relates to this section of fence:

- Keep the chainlink fence and enhance the frontage with 18 evergreen shrubs. The fence is in good condition without bends, snags or severe rusting and looks to be in good shape with the original galvanized finish.
- Tightened up/reset the barbed wire and cleanup/remove the weeds and debris.

Sincerely,

Richard Veno
Senior Project Manager, National Brands

MCADAMS