

Special Event Permit - OTHER (SPECIAL EVENT) Approval Letter

Date: Wednesday, January 15, 2025

To Applicant: CONNOR BRANSON

602 NE ORCHARD ST

LEES SUMMIT, MO 64063

Fax: <NO FAX NUMBER>

Email: YOUWANNAPIZZAMEKC@GMAIL.COM

From: Hector Soto Jr., Senior Planner

RE: Application Number: PRSE20246346
Event Title/Name: YOU WANNA PIZZA ME?
Type of Special Event: OTHER (SPECIAL EVENT)
Description of Event: Food Truck - Pizza
Event Start Date: Friday, December 27, 2024
Event End Date: Friday, December 26, 2025
Location: Fringe Beerworks Brewery Parking lot
Address (if applicable): 110 SE 4TH ST, LEES SUMMIT, MO 64063

Application Status: Please see the review comments below that require to be addressed. Please contact Hector Soto Jr., Senior Planner with any questions about the approved permit or listed conditions below at (816) 969-1238.

Conditions of Approval (if required):

Planning Review (SE)	Hector Soto Jr.	Senior Planner	Corrections
	(816) 969-1238	Hector.Soto@cityofls.net	

1. HOURS OF OPERATION. Staff is in receipt of the clarification on the proposed hours and days of operation. Said information has been forwarded to the Deputy Director of Development Services for consideration of approval.

2. SITE PLAN. Staff is in receipt of the information from the applicant regarding the relatively recent construction of a concrete pad on the Fringe Beerworks property as part of the adjacent alley improvements. Staff has confirmed construction of a concrete pad on the subject property by the City's Public Works Department. However, the concrete pad was constructed directly in front of the gated alley access point as a driveway/transition between the alley and subject property. The concrete pad matches the approximate width of the gated access point and does not further extend past this point up to the property boundary per the Public Works Department.

The site plan provided with the original application submittal shows the food truck parked adjacent to the new concrete pad. As shown on the original site plan, the food truck will not sit on the concrete pad, but rather will sit on a gravel or deteriorated asphalt portion of the lot. In response to the City ordinance (UDO Section 6.1650.I.1) that requires all off-street parking surfaces used for mobile food vending to be improved with a concrete or asphalt

surface that is in good repair, it is stated on the response from Mr. Connor Branson that the gravel currently covering the concrete pad will be removed so the truck can be parked on the pad. That is fine, but that statement conflicts with the information provided in the following paragraph stating that the adjacent gated access will be open during hours of operation so as to allow delivery traffic to continue to access the site. If the food truck is sitting on the concrete pad during its hours of operation, it will block all vehicular access onto the site from the alley side. Access to the site will still be open from SE 4th Street, but not the alley.

Revise and clarify the written response and the site plan to accurately reflect where the food truck will sit. If the intent is not to locate the food truck on the concrete pad directly in front of the gated access, then a new concrete pad will need to be constructed on which to situate the food truck.

FYI--the subject property has two points of vehicular access, one being from the alley and one being from SE 4th St. The site needs to maintain just one point of access during the food truck's hours of operation. The SE 4th Street access will remain available for customers/employees and emergency response if the alley access is closed while the food truck is in operation. So there is no need to keep the alley access open unless needed since it is a secondary access point to the site.

Traffic Review (SE)	Susan Barry, P.E. (816) 969-1800	City Traffic Engineer Susan.Barry@cityofls.net	No Comments
Fire Review (SE)	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

1. Provide proof of, or schedule an inspection to obtain a current 2024 or 2025 Heart of America Fire Chiefs Council Food Truck inspection sticker along with documentation of a Jackson County Health Department inspection.

Schedule a food truck inspection by calling 816.969.1300.

Codes Review (SE)	Tracy Deister (816) 969-1203	Codes Administration Manager Tracy.Deister@cityofls.net	Pending
Police Review (SE)	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments