

## Special Event Permit - OTHER (SPECIAL EVENT) Approval Letter

**Date:** Tuesday, January 21, 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:** Your Special Event Permit has been **denied**. 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):

<b>Planning Review (SE)</b>	Hector Soto Jr.	Senior Planner	Denied
	(816) 969-1238	Hector.Soto@cityofls.net	

1. APPLICATION DETERMINATION. After further investigation regarding the nature of the existing land uses, in addition to the zoning, of the abutting land uses to the east of the proposed food truck location on the Fringe Beerworks property (110 SE 4th St), **staff's determination is the application cannot be approved and is therefore denied** due to nuisance-related concerns stemming from a lack of separation between the food truck and abutting residences.

In drawing a parallel between the proposed food truck (and the associated outdoor activity inherent to them, e.g. walk-up ordering/pick-up, possible on-site dining, etc.) and the regulations for brick and mortar drive-through/drive-up/drive-in restaurants with similar outdoor activity, the City's Unified Development Ordinance (UDO) requires a minimum 100' separation from order boxes, pick-up windows, drive-through lanes and the like from any residential district or use (UDO Sections 6.460, 6.470 and 6.480). Similarly, outdoor decks/patios that are accessory to commercial buildings require a minimum 100' separation from residential (UDO Section 6.1360). The intent of the 100' minimum separation requirement between outdoor establishments and residential zoning districts or residential uses is to mitigate the impacts of the outdoor activities (e.g. traffic, noise, trash, lights, etc.) on adjacent residential uses. The Fringe Beerworks property directly abuts four (4) lots to the east that have commercial zoning

(CBD -- Central Business District) but are both developed and used as existing single-family residences. Therefore, the food truck cannot meet a 100' setback from the abutting residential properties given that the Fringe Beerworks property is only 40' wide.

Staff can consider an alternate location(s) to operate the food truck within or outside Lee's Summit's downtown area, subject to compliance with the performance standards under UDO Section 6.1650 and maintaining a minimum 100' separation from a property with residential zoning or a residential use.