

DEVELOPMENT SERVICES

Pre-Application Meeting Summary
(Submit with your application)

Meeting Info-PM			
Date	Tuesday, April 21, 2020		
Address/Location	296 NW ANDERSON DR, LEES SUMMIT, MO 64064		
Project Title	Kevin Burke property at 296 NW Anderson Dr.		
Applicant Contact Info-PM			
Name	Role	Email	Phone
Kevin & Denise Burke	Applicant		
Jerry Potocnik	Attorney		
	Engineer		
City Staff Present			
Name	Role	Email	Phone
Mike Weisenborn	Project Manager	mike.weisenborn@cityofls.net	816-969-1240
Hector Soto Jr.	Planning	Hector.Soto@cityofls.net	
Jennifer Thompson	Planning	Jennifer.Thompson@cityofls.net	
Victoria Nelson	Planning	Victoria.Nelson@cityofls.net	
Shannon McGuire	Planning	Shannon.McGuire@cityofls.net	
David Bushek	Law Dept.	David.Bushek@cityofls.net	
Kent Monter	Development Engineering	Kent.Monter@cityofls.net	
David Lohe	Public Works	David.lohe@cityofls.net	
Gene Williams, P.E.	Development Engineering	Gene.Williams@cityofls.net	
Sue Pyles, P.E.	Development Engineering	Sue.Pyles@cityofls.net	
Michael Park	Traffic	Michael.Park@cityofls.net	
Jim Eden	Fire Dept.	Jim.eden@cityofls.net	
Jeff Thorn	Water Utilities	Jeff.thorn@cityofls.net	
Applications Required			
Plat Re-zone			
Studies Required			

Development Agreements

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Meeting Summary

Project Description

The applicant would like to sale the property as a vacant lot for a single family home

Development Engineering

- See email from Gene Williams

Water

- There is a water line available
 - The water line will not be extended beyond this property as long as only one house is being built
 - The property at 300 NW Anderson is served by Kansas City

Public Works

- There is not a sanitary sewer line available
 - Property will need a septic system
 - This is permitted through Jackson County

Traffic

- There will be a sidewalk requirement
 - The sidewalk can be built or a fee in lieu of construction can be paid
 - The applicant can ask the City Council to waive the sidewalk requirement through the public hearing process
 - This is not a requirement that the City Council will typically waive

Law

- Applicant must adhere to all of the current requirements

Planning

- Property was split in 1991
 - The parcel in question is 3 ½ acres
 - In 1962 there was an ordinance that states that AG zoned properties must be 5 acres
 - This property was not split through the city, it does not meet the 5 acre minimum that was in place at that time
 - This property must be rezoned & replatted to bring it into conformance
 - In 2001 the ordinance was changed so that AG zoned properties must now be 10 acres
 - The applicant will have a choice of the new zoning as it pertains to this property
 - The property must be replatted and will require a survey and engineered drawing
 - Easements, ROW and the stream buffer will need to be shown on the plat
- Process
 - Replat
 - Rezone
 - 2-3 month public hearing process
 - Mike Weisenborn will send a schedule of dates, choice of zoning with set-backs and allowances for detached structures
- Historically there have been no other applications for permits on this property
 - There is a record of a meeting for February 2019 with Mr. Burke in regards to a four-plex development
 - No applications were filed

***note:** There were differences of opinion between staff and the applicant about what was previously discussed regarding the

DEVELOPMENT SERVICES

use of the property.

Staff Follow-Up Items

- Mike Weisenborn will send a schedule of dates, choice of zoning with set-backs and allowances for detached structures

The City's Development Center provides quick & easy access to:

**Check The Status of an Application/Permit
View/print Application Review Documents
Schedule Inspections Online
View/print Inspection Documents**

devservices.cityofLS.net