

5/4/2022 – LS Industrial Neighborhood Meeting

Attendance:

Gary O'Dell, LS Industrial, LLC

Amy Grant, Polsinelli PC

Attendees: 5 individuals (see sign-in sheet)

The meeting began at 6:00 p.m. Amy Grant provided a brief presentation of the site plan:

- Rezoning property from PMIX to Planned Industrial.
- Two Industrial Warehouse Buildings – one approximately 200,000 sf in size and the other approximately 393,000 sf in size with associated parking fields.
- Additional surface parking lot in southeast corner.
- Access points from Bailey Road and 16th Street.
- Location of extended dry detention ponds

QUESTION AND ANSWER

Comment/Question: There are existing flooding issues today on 16th Street with the open ditch culvert.

Response: We are sorry to hear that. We are designing the site to meet the City's storm water detention and quality requirements.

Question: Where are you proposing your sanitary and storm sewer pipes?

Response: The location was shown on the site plan.

Question: Will City be providing sewer option closer to homes in Watt Acres?

Response: The City has asked us to provide sanitary sewer for this entire watershed area, but we will need to check with planning staff to see where the sewer will be located within existing 16th Street.

Comments: How will you be screening the surface parking lot from the single-family homes across 16th Street?

Response: We have done a preliminary landscape plan for this area and also anticipate fencing the area but have not yet determine what type of fence will be used.

Question: Will you be dividing up the warehouse space given the size of the buildings?

Response: We know there is a need for the distribution warehouses in the Lee's Summit area, but these are currently designed as spec buildings. Once we get the property entitled for industrial use, we will work with specific end users to design and construct the buildings for their specific needs.

The meeting concluded at 6:50 p.m.