



LEE'S SUMMIT MISSOURI

SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 2250 Quarry Park Road, Lee's Summit, MO 64081
2. ZONING OF PROPERTY: Planned Industrial TIME PERIOD REQUESTED: 10 years
3. DESCRIPTION OF USE: Erect and operate a concrete "batch" plant with appurtenances
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): See attached
6. Size of Building(s) (sq. ft): N/A Lot Area (in acres): _____
7. APPLICANT (DEVELOPER) Clarkson Construction Company PHONE 816-483-8800
CONTACT PERSON Bob Fry FAX _____
ADDRESS 4133 Gardner Avenue CITY/STATE/ZIP KCMO 64120-4135
E-MAIL Bfry@clarksonconstruction.com
8. PROPERTY OWNER Jacomo Trucking Company PHONE 816-483-8800
CONTACT PERSON William E. Clarkson, Jr. FAX _____
ADDRESS 4133 Gardner Avenue CITY/STATE/ZIP KCMO 64120-4135
E-MAIL Bclarksonjr@clarksonconstruction.com
9. ENGINEER/SURVEYOR Strick Company, Inc PHONE (913) 856-0164
CONTACT PERSON Joseph B. Strick FAX (913) 856-0165
ADDRESS 800 S. Creekside Drive CITY/STATE/ZIP Gardner KS, 66030
E-MAIL Jstrick@Strick-KC.com
10. OTHER CONTACTS Spencer Fane LLP PHONE 913-327-5166
CONTACT PERSON Pete Heaven FAX _____
ADDRESS 6201 College Boulevard, Suite 500 Overland Park, Kansas 66210
E-MAIL Pheaven@spencerfane.com

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

PROPERTY OWNER
Jacomo Trucking Company


W.E. Clarkson, Jr., President

APPLICANT
Clarkson Construction Company


W.E. Clarkson, Jr., President

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____

REVISED JULY 2021





In considering a special use permit application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. (See UDO Section 6.650.)

1. Character of the neighborhood. **Industrial uses – asphalt plant, quarrying; vacant**
2. Compatibility with adjacent property uses and zoning. **Batch plants often co-exist with asphalt plants and quarrying operations**
3. Suitability of the property for which the special use is being requested. **The property is situated close to interstate highways and no residential roads will be used in the operation.**
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties. **The proposed use is consistent with the uses of adjoining properties**
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property. **The proposed use is consistent with the uses of neighboring properties**
6. Impact on the street system to handle traffic and/or parking. **The existing street system is designed to handle construction vehicles and heavy hauling**
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available. **There should be minimal storm water runoff; no impervious surfaces will be constructed**
8. Impact of noise pollution or other environmental harm. **The operation creates no noise or other environmental conditions**
9. Potential negative impact on neighborhood property values. **The proposed use is consistent with complimentary to the uses of neighboring properties; no negative value impact**
10. Extent to which there is need of the proposed use in the community. **The applicant is an active road contractor in the City and the use will promote lower pricing for City projects**
11. Economic impact upon the community. **See #10**
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use. **All necessary utilities are available at or near the site.**
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied. **The hardship on the applicant and landowner will be pronounced – much of construction costs are for transportation of materials and the selected site will reduce those costs; there is no gain to the public by denying the application**
14. Conformance to the UDO and current city policies and ordinances. **The proposed use conforms to all laws, policies and ordinances and is consistent with area uses**
15. Recommendation of professional staff.

16. Consistency with permitted uses in the area in which the special use is sought. The proposed use is consistent with and complimentary to permitted uses in the area. REVISED JULY 2021



SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 6 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

There are no special conditions for Concrete Batch Plants; reference is made in the UDO to Industrial Activity. The site is in a heavy industrial area, with quarrying and an asphalt plant as adjacent uses.



SPECIAL USE PERMIT CHECKLIST

Submittal Requirements	Yes	No*
Completed special use permit application form with signatures	X	
Ownership Affidavit form	X	
Legal description	X	
Filing fee – See Development Services Fees under the Schedule of Fees and Charges found at www.cityofls.net .	X	
Special use permit plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files		
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP		
Comprehensive narrative description of the use, both as to the function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to the use sought.	X	
Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.		
Completed "Special Use Permit – Explanation" sheet describing how requested use relates to conditions listed in UDO Article 10, Div. II – Specified special uses.	X	
Completed preliminary development plan application form with necessary plans, fee, checklist, etc. as required for that application		

*** Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared			
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;			
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.			
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border			
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.			

REVISED JULY 2021

SPECIAL USE PERMIT CHECKLIST

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.			

Table 1.A. Special Use Permit Plan Submission Requirements				
UDO Article 6, Sec. 6.630.	Ordinance Requirement	Met	Not Met	N/A
B. Prel. Dev. Plan	A preliminary development plan, accompanied by the number of copies required (see Submittal Copies Chart), containing all information set forth in Article 2, except when the SUP is for use of an existing building and where no substantial changes are proposed per Article 2.			
C. Narrative Description	A comprehensive narrative description of the use sought, both as to function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to such use.			
D. Length of Term	The length of term of the use after the date of issuance of the permit, if applicable.			
E. Special Description	Special conditions relating to the operation of the proposed use(s), site development and other pertinent descriptive factors.			
F. Photographs	Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.			
G. Special Use Conditions	See Article 6, Division II, for conditions related to "Specified Special Uses."			

Proposed Lease Area Description:

A tract of land in the Northeast Quarter of Section 35, Township 48 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, this description being written by Joseph B. Strick, MO PLS 2001015274 on June 29, 2023, and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence South 86°24'36" East, along the North line of said Northeast Quarter (basis of bearings) a distance of 741.17 feet; thence South 03°35'24" West, perpendicularly departing said North line, a distance of 81.12 feet to a 5/8" x 24" Rebar and Missouri 20010157274 Cap set at the POINT OF BEGINNING; thence South 24°50'49" East, a distance of 1051.42 feet to a 5/8" x 24" Rebar and Missouri 20010157274 Cap set; thence South 56°23'54" West, a distance of 413.01 feet to a 5/8" x 24" Rebar and Missouri 20010157274 Cap set; thence North 21°17'36" West, a distance of 385.62 feet to a 5/8" x 24" Rebar and Missouri 20010157274 Cap set; thence North 73°52'09" West, a distance of 484.45 feet to a 5/8" x 24" Rebar and Missouri 20010157274 Cap set; thence North 21°02'49" West, a distance of 522.13 feet to a 5/8" x 24" Rebar and Missouri 20010157274 Cap; thence North 73°50'13" East, a distance of 723.73 feet to the POINT OF BEGINNING and containing 662.516.37 square feet of 15.21 acres, more or less.

POINT OF COMMENCEMENT
North Quarter Corner, Section 35-48-32
Ex. 1/2" Rebar, No Cap w/KCMO Public Works Sign Post
(No Stone Found, KCMO Doc No. 6088)

Lease Boundary Exhibit

Pt. NE1/4, Section 35, Township 48 North, Range 32 West
Lee's Summit, Jackson County, Missouri

Surveyor Notes:

- 1) Neither deeds nor title commitment were provided by the client for use in preparing this exhibit. Therefore this "plot" does not certify ownership or show assessments of record. The deed for the Parent tract, and basis of this exhibit, is recorded in Book 1-1980, at Page 1821
- 2) This survey meets or exceeds the standards for an "Urban" class property.
- 3) Bearings shown hereon are based upon the Geodetic North (Autonomous GPS).

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Surveyor's Certificate:

I, Joseph B. Strick, a Registered Land Surveyor in the State of Missouri, hereby certify that this plot or exhibit is based upon an actual survey, completed in the field under my direct supervision, and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture, Division of Weights and Measures and Consumer Protection; furthermore that I have complied with the statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge.

Joseph B. Strick, MO PLS 2001015274

Northwest Corner, Section 35-48-32
Existing 5/8" Rod with "x" Cul
(Doc. No. 600-59583)

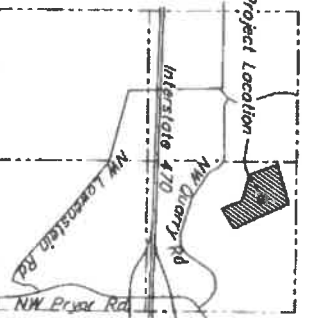
Basis of Bearings: Ordered By:
Geodetic North Clarkson Construction
(Autonomous GPS) 4133 Gardner Ave,
Kansas City, Missouri

STRICK
& COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
800 S. Circleville Hwy, Gardner, KS 66030
Phone No. 1-800-555-0155

Symbol Legend
○ Found Iron Bar (Origin Noted if Known)
● Set 5/8" x 24" Rebar & MO ID Cap
(Unless Otherwise Noted)



Lee's Summit, Jackson County, Missouri
Section 35, 148N, R32W
NW Chipman Rd
NW Quarry Rd
NW Pryor Rd
Interstate 470



N 02°27'47" E 2643.52' (M)
W. Line NE1/4, Sec. 35-48-32

PROPOSED LEASE AREA
662,516.37 sq. ft.
15.21 ac. (+/-)

POINT OF BEGINNING
Set 5/8" x 24" Rebar & MO ID Cap

S 24°50'49" E 1051.42'
S 03°35'24" W 81.12'
S 86°24'36" E 741.17'

N. Line NE1/4, Section 35-48-32