




LEE'S SUMMIT MISSOURI


SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 60 SE THOMPSON DR, LEE'S SUMMIT, MO 64082
2. ZONING OF PROPERTY: PI TIME PERIOD REQUESTED: 30 YEARS
3. DESCRIPTION OF USE: WAREHOUSE-OFFICE FLEX SPACE
5. LEGAL DESCRIPTION (attach if description is metes and bounds description):
LOT 3A, DECKER STREET MINOR PLAT, LOTS 2A AND 3A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
6. Size of Building(s) (sq. ft): 24,000 Lot Area (in acres): 2.13
7. APPLICANT (DEVELOPER) KIMLEY-HORN PHONE (785) 550-8994
CONTACT PERSON PATRICK JOYCE, PE FAX _____
ADDRESS 805 PENNSYLVANIA AVE, SUITE 150 CITY/STATE/ZIP KANSAS CITY, MO 64105
E-MAIL PATRICK.JOYCE@KIMLEY-HORN.COM
8. PROPERTY OWNER CAPITAL BUILDERS PHONE (816) 609-8633
CONTACT PERSON MATT HENDRICKSON FAX _____
ADDRESS 1507 NE WALL ST. CITY/STATE/ZIP LEE'S SUMMIT, MO 64086
E-MAIL MATT@CAPITALBUILDERSKC.COM
9. ENGINEER/SURVEYOR KIMLEY-HORN PHONE (785) 550-8994
CONTACT PERSON PATRICK JOYCE, PE FAX _____
ADDRESS 805 PENNSYLVANIA AVE, SUITE 150 CITY/STATE/ZIP KANSAS CITY, MO 64105
E-MAIL PATRICK.JOYCE@KIMLEY-HORN.COM
10. OTHER CONTACTS SIXTYONE PHONE (816) 694-1369
CONTACT PERSON JACOB LITRELL FAX _____
ADDRESS 1705 SUMMIT ST CITY/STATE/ZIP KANSAS CITY, MO 64108
E-MAIL JACOB@SIXTYONE.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
Print name: MATT HENDRICKSON



APPLICANT
Print name: PATRICK JOYCE

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

REVISED JULY 2021

LS **LEE'S SUMMIT**
MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now Matt Hendrickson (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property

legally described as 60 SE Thompson Dr. Lees Summit,
MO 64082

in the application for Special Use Permit
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 14 day of July, 2023

Matt Hendrickson

Signature of Owner

Matt Hendrickson

Printed Name

LISA HARNESS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 5, 2026
JACKSON COUNTY
COMMISSION #14879408

Subscribed and sworn to before me this 14 day of July, 2023

Lisa Harness

Notary Public

May 5, 2026

My Commission Expires:

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.**

SEE FOLLOWING PAGES.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Special Use Permit Explanation

Special use permits require that the applicant list the special conditions that relate to the requested use, per article 6 of the UDO. The Capital Builders Lee's Summit Flex space use is a mixture of warehouse space and office space, intended for small to midsize contractor use in both providing office space and the ability to store small tools and equipment indoors. Since this use is not defined directly in the code, per conversations with City staff, this use would be better explained by addressing the criteria for considering rezoning applications per UDO section 2.260.B. The numbered list below is an expansion on these criteria.

1. The character of the neighborhood. **The existing neighborhood is commercial and industrial in nature. All surrounding properties have similar zoning, Planned Industrial. This property lends itself well to these uses since both office and warehouse are directly adjacent.**
2. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses. **All surrounding properties have similar zoning, Planned Industrial. This property lends itself well to these uses since both office and warehouse are directly adjacent.**
3. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. **The proposed use will have limited impact on water and sewer infrastructure, with only a single restroom for all users. Traffic generation is also low so it will not have significant impacts to existing streets and signals. This proposed use should have no impact on schools or parks as this is intended for use by contractors.**
4. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations. **The zoning of this property is consistent with the use.**
5. The length of time, if any, the property has remained vacant as zoned. **This property is not seeking rezoning but has been mostly vacant since 1996.**
6. The extent to which the proposed use will negatively affect the aesthetics of the property and neighboring property. **The buildings and landscaping should, in our opinion, improve the look of the neighborhood as many of the existing buildings have simple architecture with largely a monochromatic industrial look. The proposed building adds an appealing architectural look.**
7. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property. **The addition of this development should have minimal impact to the surrounding uses.**
8. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property. **There are no known parking issues near the site. Decker Street provides streetside parking and the proposed site provides the City required parking based on the use. The proposed project is a low traffic generator, therefore should have a small effect on the existing street network.**
9. The extent to which the proposed use will create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm. **The additional stormwater runoff created by the**

addition of impervious area will be mitigated through an onsite stormwater detention system. The type of use will not create air pollution or water pollution, beyond what would normally be expected from parking lots or vehicles. Any incidental water pollution would also be treated through the underground detention basin.

10. The extent to which the proposed use will negatively affect the values of the property or neighboring properties. **The addition of the proposed project will not negatively affect any adjacent values.**

11. The extent to which there is a need for the use in the community. **The proposed contractor spaces appeals to contractors in the community that have started small and have more successful, thus needing more space, but not yet ready to buy or build a new building themselves. The need for these type facilities is critical for growth of these smaller companies.**

12. The economic impact of the proposed use on the community. **The goal of these spaces is to give contractors a stepping stone, potentially from their garage, to potentially owning their own site. This intermediate stage in the growth of a company allows them to continue to grow without making huge investments in facilities that might also hurt their growth. Allowing these businesses this potential to continue to grow has obvious positive economic impacts to the community.**

13. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this chapter. **The applicant intends to comply with all requirements of the City.**

14. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use. **The required demand on public facilities is extremely limited as discussed prior.**

15. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application. **The gain to the public would come in the way of increased space for smaller contractors to grow their business. Denial of the application would further limit available similar spaces for contractors.**

16. The conformance of the proposed use to the Comprehensive Plan, the Major Street Plan, the Capital Improvements Plan, and other adopted planning policies. **This project is consistent with the current land use map as well as future use (Industrial)**

17. The recommendation of professional staff. **We look forward to working with City staff in order to receive their recommendation for approval.**

18. The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located. **This use is consistent with the industrial zoning.**



SPECIAL USE PERMIT CHECKLIST

Submittal Requirements	Yes	No*
Completed special use permit application form with signatures	X	
Ownership Affidavit form	X	
Legal description See Cover Sheet	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	X	
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP	X	
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.	X	
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	X	

*** 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	X		
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;	X		
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.	X		
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border	X		
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.	X		



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.	X		

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.	X		
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.	X		
D. Length of Term	The length of term of the use after the date of issuance of the permit, if applicable.	X		
E. Special Description	Special conditions relating to the operation of the proposed use(s), site development and other pertinent descriptive factors.			X
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.	X		
G. Special Use Conditions	See Article 6, Division II, for conditions related to "Specified Special Uses."	X		

Property to the East



Property to the North

