

# Comprehensive narrative description

The subject site is located at 1100 SE Hamblen Road within the city limits of Lee's Summit. The parcel is 4.72 acres and is currently developed and zoned for industrial use.

The business that is proposed for this site is for a Construction Equipment Rental operation with no site improvements proposed. The property currently has a security fence surrounding the rear of the property with a vehicle gate access at the site entrance with the equipment areas consisting of existing concrete and gravel surface. The gravel area will be tested by a Geotech to determine that its section is capable of supporting loads similar to that of a pavement section. The interior of the building will be upfitted to accommodate the proposed business.

The proposed use is allowed within the Planned Industrial district and the SUP is required for construction equipment leasing (rental).