



DEVELOPMENT SERVICES

*** PLEASE BE AWARE THAT ANNUAL FEE INCREASES WILL GO INTO EFFECT ON APPLICATIONS SUBMITTED ON OR AFTER JULY 1, 2022. CONTACT YOUR PROJECT MANAGER TO DETERMINE WHAT THE INCREASES RELATED TO YOUR PROJECT MAY BE.

Pre-Application Meeting Summary (Submit with your application)

Meeting Info-PM			
Date	Tuesday, February 20, 2024		
Address/Location	1100 SE HAMBLER RD, LEES SUMMIT, MO 64081		
Project Title	Equipment rental location		
Applicant Contact Info-PM			
Name	Role	Email	Phone
Sarah Van Every	Applicant	vanevery@mcadamsco.com	(704) 502-3274
	Architect		
	Engineer		
City Staff Present			
Name	Role	Email	Phone
Daniel Fernandez	Project Manager	Daniel.Fernandez@cityofls.net	816-969-1239
Hector Soto Jr.	Planning	Hector.Soto@cityofls.net	
Gene Williams, P.E.	Development Engineering	Gene.Williams@cityofls.net	
David Lohe	Public Works	David.lohe@cityofls.net	
Susan Barry, P.E.	Traffic	Susan.Barry@cityofls.net	
Joe Frogge	Bldg. Codes	Joe.Frogge@cityofls.net	
Jim Eden	Fire Dept.	Jim.eden@cityofls.net	
Applications Required			
Special Use Permit			
Preliminary Development Plan			
Studies Required			

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1221 | cityofLS.net

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Development Agreements

Meeting Summary

Project Description

The applicant is exploring to possibility of reusing the existing building and lot at 1100 SE Hamblen Rd for a new equipment rental location.

Applicant

- Overview
 - Construction equipment sales and rental
 - Equipment is delivered – not for pickup

Development Engineering

Traffic

- The sidewalk may need to be extended across the northern property boundary
- A 6' sidewalk against back of curb to avoid the tree line or 5' sidewalk with a 5' buffer to pull them away from the trees
- This requirement is going to need some internal staff discussion to verify whether or not it will be necessary

Public Works

- The 50 hwy interchange to the north of this site is going to be reconstructed in the next couple of years
 - The north/south access across 50 hwy won't be available for 809 months in 2025
- Estimated dates of construction will be provided
 - Construction will begin later in 2024 and will last for 2 years

Codes

- Power poles and power lines may impede the sidewalk if required
- Building is sprinkled
- License tax estimate is \$13,000
 - One-time impact fee
 - Tax will be implemented with the permit process
- Building permit required for any changes made to the building

Fire

- Any modifications to the interior of the building for motor vehicle repair will be considered an S1 occupancy
 - Fire separation will be needed between this area and the office portion of the building
- Sprinkle system should be compliant with the use of the building
- Fleet fueling
 - Greater than 1,000 gallons of diesel or gasoline will require a hazmat permit
 - Apply for this through the fire department
 - Anything over that threshold will require approval through the City Council
 - Anything over 10,000 pounds or 1,000 gallons
- Tank specifications will require a separate permit
 - This will need to be designed by an engineer
- There is a knox padlock on the gate if it has not been removed
- There is a gate on the north side with a knox padlock with the FDC to the west of that

Planning

- Process

Development Services

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- o Special Use Permit
 - Three conditions
 - Setbacks
 - o 30 feet
 - o Request a modification to allow for the use as it has been historically used as it pertains to setbacks
 - Location of fencing
 - o No fencing forward of the building
 - Display area has to be paved
 - o Current gravel area will be used for circulation and equipment staging between rentals
 - o Anything greater than 48 hours is considered stored, less than 48 hours is considered parking
 - o Gravel can be used in certain instances – relief from the paving requirement can be requested during the public hearing process
 - This will require a Geo tech report showing that the surface can sustain the site
 - Remove and replace any areas that are poor subgrade
 - Time period of the SUP will be for a specified time typically up to 10 years
- o Preliminary development Plan
 - Run concurrent with the SUP

These are notes taken by Development Services staff during the meeting on the date and time set forth above. These notes are a summary of the primary items discussed at the meeting about a potential application, and are not a transcript of the discussions. These notes do not bind the City or the applicant on any matters discussed. City staff does not render binding decisions in pre-application meetings. Any formal ruling by the Director regarding an application would be issued separately from the meeting notes. Nothing in these notes are deemed to create a contract between the City and applicant. The potential application discussed at the meeting, if pursued by the applicant, is subject to consideration by the Director of Development Services, the Planning Commission and/or City Council, and those persons and entities will render the final and official decision on the application based on the nature of the application. The information and feedback provided in the pre-application meeting is based on the Unified Development Ordinance (UDO) and other relevant City Code provisions in effect on the date of the meeting. The UDO and other relevant City Code provisions may change after the meeting, and these changes may affect the potential application when it is formally filed and considered by the City.

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