

March 21, 2024

Lee's Summit  
Development Services  
200 SE Green Street  
Lee's Summit, Missouri 64063

**RE: H&E Rentals - Hamblen Rd - Lee's Summit**  
**Case Number: PL2024060**  
**Response to 1<sup>st</sup> SUP Review Comments**  
**HEE23007**

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

## **PLANNING**

**Shannon McGuire [Shannon.McGuire@cityofls.net](mailto:Shannon.McGuire@cityofls.net)**

1. The use of the property for outdoor sale or lease of large motorized maintenance, farming or construction equipment, and construction trailers shall be subject to the following conditions:
  - a. Structures and vehicles for sale, lease or rental, must be set back 30 feet from all property lines or in compliance with the district's setback lines, whichever is greater.
  - b. No fencing is permitted in the area forward of the main building or within the front yard setback if no building exists on the premises.
  - c. All display or storage area must be paved and the vehicles/equipment arranged in an orderly manner.  
**McAdams Response: Understood. With no building expansion or major site improvements, we have prepared and attached a written justification seeking the modifications.**
  
2. The site parking lot has a portion that is gravel, the existing fence is located in front of the existing building on the south east portion of the property, and the site fencing and parking area are directly adjacent to the south and west property lines with little to no set back from the property boundaries. From previous conversations, the applicant has indicated that the indent is to use the existing site as currently developed. This will require a modification to the conditions outlined in Sec. 6.1050 of the UDO. This modification can only be granted by the City Council. As this is an existing site and the proposed use is consistent with the previous use and surrounding uses, staff is supportive of this request.  
**McAdams Response: Understood. With no building expansion or major site improvements, we have prepared and attached a written justification seeking the modifications.**

3. Please submit a written request seeking the modification. The request should describe the need for and justification of the requested modification.

**McAdams Response: We have prepared and attached a written justification seeking the modifications.**

### **TRAFFIC**

**Erin Ralovo [Erin.Ravolo@cityofls.net](mailto:Erin.Ravolo@cityofls.net)**

4. Internal discussions were had and the director of public works determined that sidewalks are required along the limits of the property.

**McAdams Response: Per the pre-application meeting and conversations with staff, it was determined that a sidewalk is not required with no site improvements or building expansions proposed.**

### **FIRE**

**Jim Eden [Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)**

5. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

**McAdams Response: Understood.**

6. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

**McAdams Response: Understood.**

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,

**MCADAMS**



Richard Veno

Senior Project Manager, National Brands

RV/bc