

Processing Facility Preliminary Development Plan and Special Use Permit

File #PL2021-428 and #PL2021-429

January 13, 2022



LEE'S SUMMIT
MISSOURI

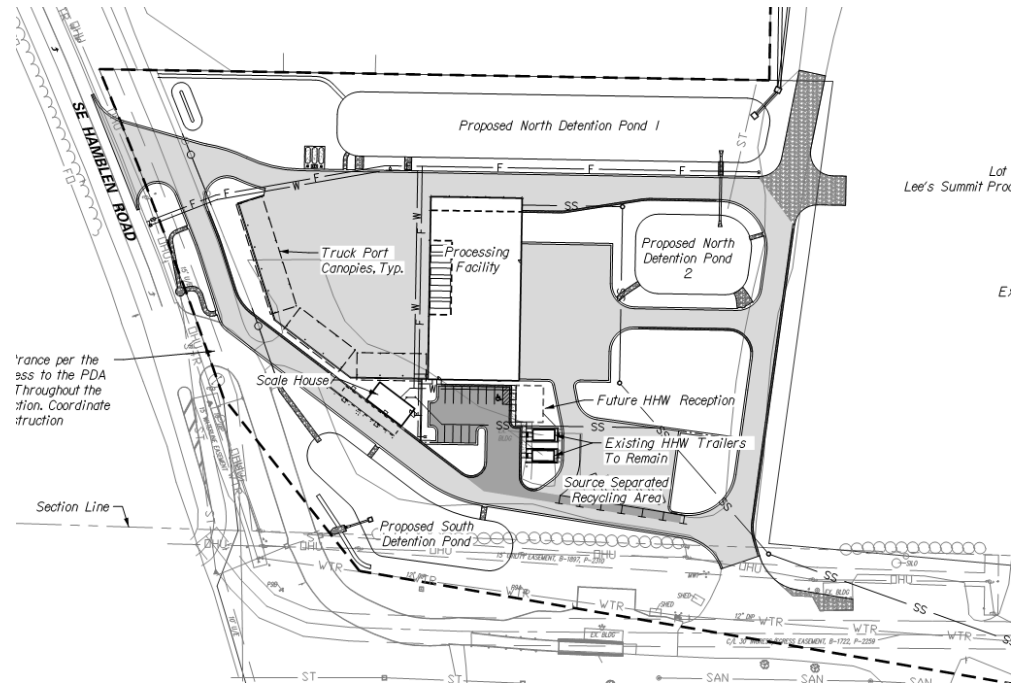
Yours Truly





Aerial and Zoning Map

- 31.2 acres
- PI zoning
- 22,352 total bldg. sq. ft.
 - 20,000 sq. ft. – processing facility
 - 1,152 sq. ft. – scale house
 - 1,200 sq. ft. – HHW reception (future)
- Site is located in a “specified metal building area”.
- Hours of operation:
 - M-F 7am-5pm
 - Sat 7am-4pm
- Max. employees: 10



Project Information



- The processing facility use is consistent with area industrial uses, Animal Control Facility, Maintenance Facility and existing Resource Recovery Park services.
- The proposed development is not expected to detrimentally impact the surrounding area. The facility will be located between the Animal Control Facility and the now-closed landfill.
- The proposed use is not expected to create excessive noise and air pollution for the area. The sorting of construction and demolition materials will take place within the processing building. The proposed use activity is similar and compatible in nature to the activity that has historically taken place within the Resource Recovery Park.
- The proposed facility will be served by existing public infrastructure.
- The proposed metal exterior buildings are allowed by right in the “specified metal building” area in which the Resource Recovery Park is located.

1. Development shall be in accordance with the preliminary development plan dated December 22, 2021.
2. The special use permit for the processing facility shall be granted for a period of 20 years.