



Neighborhood Meeting  
July 5, 2022  
950 Pollard  
Lee's Summit, MO

Project 950 Pollard

Application PL2022239 Commercial Rezoning with Preliminary Development Plan and Comprehensive Plan Amendment

Neighborhood Meeting was held on June 16, 2022, at 1725 NE Rice Road, Lee's Summit, MO and started at 5:00 pm

Notices Sent June 3, 2022 for Commercial Rezoning with Preliminary Development Plan  
Notices Sent June 24, 2022 for Comprehensive Plan Amendment

**Attendance**

See Sign in Sheet

Matt Schlicht with Engineering Solutions provided a short presentation of the project description and then allowed time for questions.

**Questions**

Will there be any mass amount of chemical storage onsite?

-No

Will there be any late night business activities?

-No. The resident commented that it sounds like a trash truck is at the C-Store in the middle of the night doing trash pick up

General question about the use of the building

-This building is being built as a spec building for 1 or 2 users/

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50 SE 30<sup>th</sup> Street Lee's Summit, MO 64082

P: (816) 623-9888 F: (816) 623-9849

[www.engineeringsolutionskc.com](http://www.engineeringsolutionskc.com)

# ENGINEERING SOLUTIONS

ENGINEERS • SURVEYORS

50 SE 30th Street  
Lee's Summit, Missouri 64082  
(816) 623-9888 Phone  
(816) 623-9849 Fax  
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Project Name: 950 POLLARD  
Date: 4/16/2022  
By: \_\_\_\_\_  
Description: Neighborhood Meeting

Debbie & Tom Lewis  
1728 NE Ridgeway Dr.

Jim Hinchment, Grass Pad  
425 FAWCETT  
Olathe KS 66061

Rob Howard Grass Pad  
1711 NE Rice Rd  
Lee's Summit, MO.

**NOTICE TO PROPERTY OWNERS  
PLANNING COMMISSION & CITY COUNCIL**

Date Notice Sent: June 24, 2022

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

**Application#:** PL2022239 **Description of Proposal:** Comprehensive Plan Amendment

**Location of the Property (Street Address):** 950 NE POLLARD ST, LEES SUMMIT, MO 64086

**(location map must also be attached)**

**Applicant:** ENGINEERING SOLUTIONS

**Meeting of:** **Planning Commission**

**Date and Time of Hearing:** July 14, 2022 at 05:00 PM

**Location of public hearing (check the line that applies):**

**City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri**

**Other:** \_\_\_\_\_  
(specify location)

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

\*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

To Applicant: An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.

PROPERTY DESCRIPTION

*CLOVER ACRES LOTS 3C & 3D, LOT 3D.*

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

**OIL - GAS WELLS**

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

**FLOOD INFORMATION:**

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0430G, dated January 20, 2017

**UTILITY COMPANIES:**

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196

SPIRE ~ 756-5261

SOUTHWESTERN BELL TELEPHONE ~ 761-5011

COMCAST CABLE ~ 795-1100

WILLIAMS PIPELINE ~ 422-6300

CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800

CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800

CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900

MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

**NOTICE TO PROPERTY OWNERS  
PLANNING COMMISSION & CITY COUNCIL**

Date Notice Sent: June 3, 2022

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

**Application#:** PL2022159 **Description of Proposal:** Commercial Rezoning with Preliminary Development Plan

**Location of the Property (Street Address):** 950 NE POLLARD ST  
(location map must also be attached)

**Applicant:** ENGINEERING SOLUTIONS

**Neighborhood Meeting:** June 16, 2022 at 5:00 PM  
1725 NE Rice Road, Lee's Summit, Mo 64063

**Meeting of:** **Planning Commission**

**Date and Time of Hearing:** June 23, 2022 at 5:00 PM

**City Council**

**Date and time of Hearing:** July 26, 2022 at 6:00 PM

**Location of public hearing (check the line that applies):**

**City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri**

**Other:** \_\_\_\_\_  
(specify location)

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

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