



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-428 and PL2021-429
File Name	PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for processing facility
Applicant	KC Dumpster Company
Property Address	2101 SE Hamblen Rd
Planning Commission Date Heard by	January 13, 2022 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: April 20 and June 29, 2021
Neighborhood meeting conducted: November 16, 2021
Newspaper notification published on: December 18, 2021
Radius notices mailed to properties within 300 feet on: December 22, 2021
Site posted notice on: December 22, 2021

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Attachments

Traffic Memo prepared by Hg Consult, Inc., dated December 7, 2021 – 4 pages

Transportation Impact Analysis prepared by Brad Cooley, PE, dated November 3, 2022

– 4 pages

Preliminary Stormwater Management Study prepared by Hg Consult, Inc., dated

November 5, 2021 – 15 pages

Preliminary Development Plan, dated December 22, 2021 – 37 pages

Processing Facility Use Narrative

Special Use Permit photos of surrounding properties

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	KC Dumpster Company/Applicant
Applicant's Representative	Rody Taylor
Location of Property	2101 SE Hamblen Rd
Size of Property	31.2 acres
Number of Lots	1 lot
Building Area	20,000 sq. ft. – Processing Building 1,152 sq. ft. – Scale House <u>1,200 sq. ft.</u> – Household Hazardous Waste Reception (future) 22,352 total sq. ft.
FAR (Floor Area Ratio)	0.01 total FAR
Zoning (Existing)	PI (Planned Industrial)
Comprehensive Plan Designation	Civic
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan and special use permit. The City Council takes final action on the preliminary development plan and special use permit in the form of an ordinance.</p> <p>Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p> <p>A special use permit shall be valid for a specific period of time if so stated in the permit.</p>

Current Land Use

The subject 31.2 acres is the existing site of the City’s Resource Recovery Park, which offers public [waste] disposal area (PDA), household hazardous waste (HHW) and yard waste facilities. The landfill component of services at this location permanently closed on April 13, 2019.

Description of Applicant’s Request

The applicant requests approval of a preliminary development plan and special use permit to operate a processing facility on the subject property for a period of twenty (20) years. The proposed processing facility expands the services provided by the existing facility by adding a component allowing the public to bring construction and demolition materials for sorting and redistribution.

The proposed plan calls for construction of a 20,000 sq. ft. building to house the processing facility, construction of a future 1,200 sq. ft. HHW reception building and the relocation of the existing scale house.

2. Land Use

Description and Character of Surrounding Area

The proposed processing facility will sit in the Resource Recovery Park, which is located along the SE Hamblen Rd industrial corridor. To the west and north is partially developed industrial property. The area to the east is characterized by rural, large-acreage, single-family residential development and an elementary school along SE Ranson Rd.

Adjacent Land Uses and Zoning

North:	City of Lee’s Summit Maintenance Facility; City of Lee’s Summit Animal Control Facility / PI (Planned Industrial)
South:	Landfill site / PI
East:	Large-acreage single-family residential / AG (Agricultural)
West (across SE Hamblen Rd):	Partially developed industrial property / PI

Site Characteristics

The site is bordered along the west by SE Hamblen Rd and Union Pacific railroad. The site generally slopes from south to northeast. Vehicular access to the site will come from SE Hamblen Rd.

Special Considerations

The property is in a “specified metal building location” identified in the UDO, which has certain allowances for the use of metal as an approved exterior material by right.

3. Project Proposal

Site Design

Land Use

Impervious Coverage:	9.7%
Pervious:	90.3%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	13	Total parking spaces required:	13
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front (SE Hamblen Rd)	20' (Building) / 20' (Parking)	128' (Building) / 85' (Parking)
Side (north); and Side (south)	10' (Building) / 6' (Parking)	133' (Building) / 105' (Parking) – north; and 143' (Building) / 93' (Parking) – south
Rear (west)	20' (Building) / 20' (Parking)	1,268' (Building) / 980' (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 building – Processing Facility 1 building – Scale House 1 building – HHW Reception (future)
Building Height (no building height limitation in PI district)
38'-6" buildings – Processing Facility 14'-6" building – Scale House Not known at this time – HHW Reception (future)
Number of Stories
1 story (all buildings)

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans

6.620,6.640,6.650	Special Use Permits
4.220	Zoning Districts
8.120,8.170,8.180	Design Standards
8.220,8.230,8.250,8.260,8.290	Lighting Standards
8.530,8.580,8.620	Parking Standards
8.720,8.750,8.790,8.810,8.820	Landscaping

Unified Development Ordinance

The proposed processing facility is not an identified land use under the UDO. Uses not identified in the UDO as “permitted uses”, “prohibited uses” or “uses subject to conditions” are deemed to be “special uses” that may be considered for approval by the Planning Commission and City Council (UDO Section 6.620.B). The activity to be undertaken in the processing facility is the sorting and redistribution of construction and demolition material. The UDO does identify uses that are considered to be “adjacent” to or to be of a similar general nature as that of the proposed processing facility (e.g. recycling facility, garbage processing facility and solid waste transfer station), but those uses have specific meanings that do not capture the nature of the proposed use and therefore is considered a separate and unique use.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Diversify Lee’s Summit economy. Increase business retention and grow business activity.

Comprehensive Plan

The Ignite Comprehensive Plan designates the City-owned property that houses the Resource Recovery Park, Animal Control Facility and Maintenance Facility as Civic. The proposed special use is consistent with the industrial nature of the City’s various operations on the subject property and property to the north. The use is also consistent with the existing industrial land uses along the SE Hamblen Rd corridor.



6. Analysis

Background and History

The applicant seeks approval of a preliminary development plan and special use permit for a processing facility operation for the sorting and redistribution of construction and demolition material in the City's Resource Recovery Park for a period of twenty (20) years. The facility will be comprised of a processing building, scale house and a future building for the existing HHW facility. The proposed exterior building materials across all of the proposed buildings consist of metal panel systems in accordance with the allowances of the specified metal building area in which the site is located.

Compatibility

The proposed processing facility is located within the City's Resource Recovery Park. The property sits along the SE Hamblen Rd industrial corridor. Further west between the subject property and South M-291 Hwy property is more industrial property along SE Thompson Rd. The proposed processing facility is a compatible use for the area and zoning. Surrounding uses in the general area include the City's Maintenance Facility, Animal Control Facility and various office-warehouse development along SE Hamblen Rd, SE Bailey Rd, SE Broadway Dr, SE Century Dr and SE Thompson Dr.

Adverse Impacts

The proposed development is not expected to detrimentally impact the surrounding area. The proposed processing facility occupies open area in the Resource Recovery Park between the existing Animal Control Facility and the now-closed landfill.

Stormwater for the processing facility will be managed by three (3) on-site detention basins located on the north, south and east sides of the proposed site improvements.

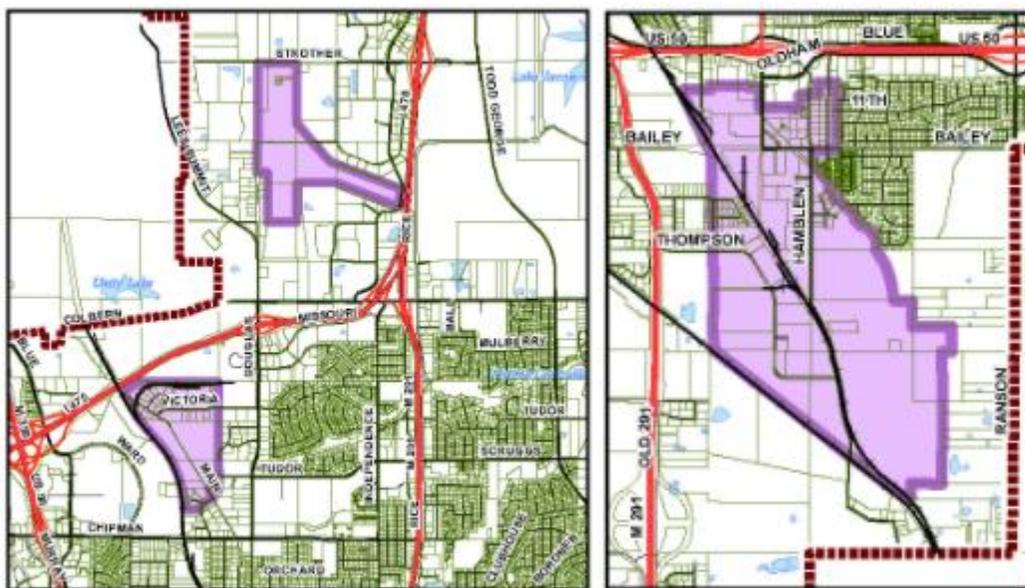
The proposed use is not expected to create excessive noise and air pollution for the area. The sorting of construction and demolition materials will take place within the processing building. The proposed use activity is similar and compatible in nature to the activity that has historically taken place within the Resource Recovery Park.

Public Services

The development will access water along SE Hamblen Rd. Sanitary sewer will be provided via an existing on-site sewer main to the southeast. The abutting SE Hamblen Rd has sufficient capacity to accommodate the traffic generation from the proposed use; no public road improvements are required as part of the proposed development. However, the existing entrance to the Resource Recovery Park will be removed and relocated to the north as part of the proposed development.

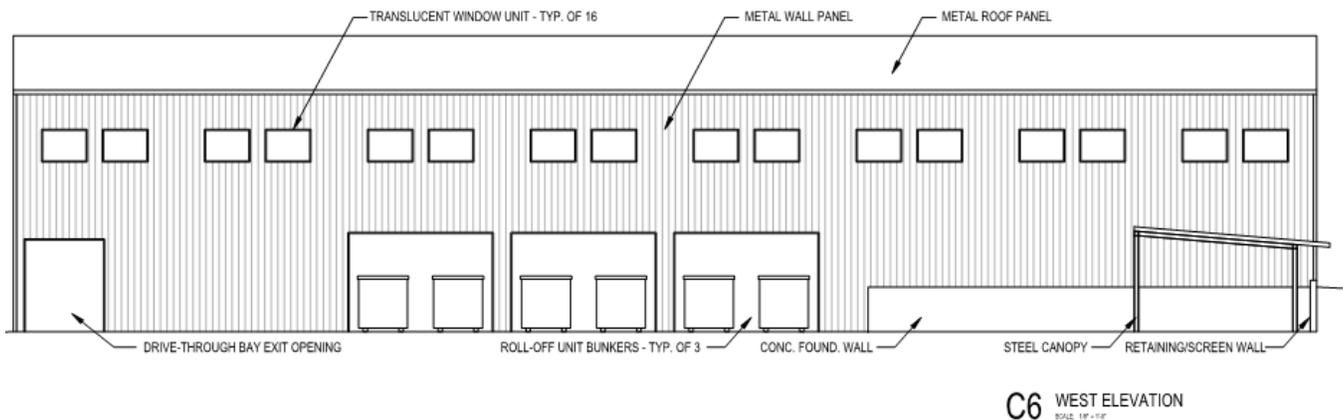
Building Elevations.

Exterior building materials. The general type of proposed building materials (i.e. metal panel systems) and architecture proposed for the development are similar and compatible with existing industrial and office/warehouse buildings in the area and are appropriate for a “specified metal building location” identified in the UDO. The subject property is located within one of these specified areas (see map below).



 Specified Metal Building Location





Special Use Permit Time Period

The applicant requests the special use permit be granted for a period of 20 years. Special use permits for new construction developments have typically been granted time periods of 20 or 30 years.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

7. Recommended Conditions of Approval

Site Specific

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.

Standard Conditions of Approval

3. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets, erosion and sediment control and a detention basin maintenance shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
5. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

6. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
7. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
8. The limits of the project shall be revised to match the approved plat boundary.
9. The existing entrance is shown to be removed. It appears as if it remains through the rest of the plans. Revise the plans accordingly. Also, access must be provided for the Public Disposal Area (PDA), which is shown to remain.
10. 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.
11. A Hazardous Materials Permit Application shall be submitted for the fueling facility and any changes to the Household Hazardous Waste Facility.
12. Move the FDC out from under the truck port and locate it on the south side of the building. Move the hydrant near it further south near the end of the parking lot, closer to the scale house lane.
13. Allow space on the east side of the HHW for use of the rear egress doors.
14. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
15. A plat shall be approved and recorded prior to any building permits being issued.