



# LEE'S SUMMIT MISSOURI

---

## MEMO

To: Mayor and City Council

From: C. Shannon McGuire, Planner

Date: October 2, 2023

Re: Public Hearing: Application #PL2023-162 - Preliminary Development Plan - Tailormade Landing, 1600 SE Hamblen Road; Engineering Solutions, LLC, applicant

A public hearing was held on the subject application at the September 14, 2023, Planning Commission meeting. Staff proposed seven (7) original conditions of approval. The Planning Commission had a robust conversation with staff and the applicant regarding the proposed conditions.

A motion was made by Board Member Rader, seconded by Board Member Kitchens, that this application be recommended for approval with the amended conditions as outlined below. The motion carried unanimously.

### **Original Conditions of Approval**

1. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed screening system in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment as depicted on the submitted Building Elevations, dated May 2, 2023 and revised June 21, 2023.
2. A modification shall be granted to the requirement that head-in parking from any public right-of-way or private street shall not be permitted, to allow for head-in parking along the private street as depicted on the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
3. At no time shall tournament or game play be conducted at the facility.
4. Development shall be in accordance with the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
5. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations May 2, 2023 and revised June 21, 2023
6. Development shall be in accordance with the Transportation Impact Analysis, dated August 29, 2023.
7. Do to the nature of the widening on Hamblen Road, removing the current markings and replacing them is not acceptable. All Thermoplastic markings shall be removed and a full width micro-seal be done on the improved section of roadway and new striping put down.



# LEE'S SUMMIT

## M I S S O U R I

### Amended Conditions of Approval

1. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed screening system in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment as depicted on the submitted Building Elevations, dated May 2, 2023 and revised June 21, 2023.
2. A modification shall be granted to the requirement that head-in parking from any public right-of-way or private street shall not be permitted, to allow for head-in parking along the private street as depicted on the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
3. At no time shall tournament or game play be conducted at the facility unless a new preliminary development plan is submitted and approved.
4. Development shall be in accordance with the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
5. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations May 2, 2023 and revised June 21, 2023.
6. Development shall be in accordance with Traffic Impact Analysis dated August 29, 2023, with the exception of the condition #7 below.
7. Do to the nature of the widening on Hamblen Road, removing the current markings and replacing them is not acceptable. All pavement markings shall be removed to the satisfaction of the City Traffic Engineer on the improved section of roadway and new striping put down.