



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, November 7, 2023

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 54

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, November 7, 2023 at 6:00 pm in person and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172. Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Monday, November 6, 2023, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method. The meeting may be viewed on the City's website at WatchLS.net, and on various cable providers (Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7).

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

1. Approval of Agenda

2. Approval of Consent Agenda:

Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A. [2023-5867](#) Approval of City Council Action Letter for October 24, 2023

- B. [BILL NO. 23-196](#) An Ordinance vacating dedicated right-of-way for a north-south alley segment located east of NE Douglas Street and south of NE Elm Street (adjacent to 105 NE Elm Street), in the City of Lee's Summit, Missouri.

(Note: First read by Council on October 24, 2023. Passed by unanimous vote.)

Presenter: Hector Soto, Jr., AICP, Senior Planner

3. Council Roundtable

Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.

4. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

- A. [2023-5907](#) Public Hearing: Application #PL2023-120 - Rezoning from PO to RP-4 and Preliminary Development Plan - Clover Communities Lee's Summit, 830, 840 & 900 NE Douglas Street; Clover Communities Lee's Summit, LLC, applicant.

Presenter: Ben Syput, applicant's representative
C. Shannon McGuire, Senior Planner

- 1) [BILL NO. 23-204](#) An Ordinance approving rezoning from District PO (Planned Office District) to RP-4 (Planned Apartment Residential District) and a Preliminary Development Plan for Clover Communities Lee's Summit, on approximately 7.04 acres of land located at 830, 840 & 900 NE Douglas Street, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Senior Planner

- B. [2023-5863](#) Public Hearing: Chapter 100 Plan for the Clover Independent Senior Living Project; Clover Communities Lee's Summit LLC, applicant

Presenter: David Bushek, Chief Counsel of Economic Development and Planning
Curt Petersen, Polsinelli law firm, for Developer

- 1) [BILL NO. 23-205](#) An Ordinance Approving a Plan for a Chapter 100 Project for the Clover Senior Independent Living Project

Presenter: David Bushek, Chief Counsel of Economic Development and Planning
Curt Petersen, Polsinelli law firm, for Developer

- C. [2023-5807](#) Public Hearing: Application #PL2023-130 - Rezoning from AG to CP-2 and Preliminary Development Plan - Cowboy Carwash, 3601 SW Hollywood Drive; KC Cowboy Properties, LLC, applicant.

Presenter: Jimmy Purselley, Applicant's Representative
C. Shannon McGuire, Senior Planner

- 1) [BILL NO. 23-206](#) An Ordinance approving rezoning from District AG (Agricultural) to District CP-2 (Planned Community Commercial District) and a Preliminary Development Plan for Cowboy Carwash, located at 3601 SW Hollywood Drive, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
- Presenter:** C. Shannon McGuire, Senior Planner
- D. [2023-5812](#) Public Hearing: Application #PL2023-132 - Special Use Permit for a carwash - Cowboy Carwash, 3601 SW Hollywood Drive; KC Cowboy Properties, LLC, applicant.
- Presenter:** Jimmy Purselley, Applicant's Representative
C. Shannon McGuire, Senior Planner
- 1) [BILL NO. 23-207](#) An Ordinance granting a Special Use Permit for a carwash facility in District CP-2 on land located at 3601 SW Hollywood Drive, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.
- Presenter:** C. Shannon McGuire, Senior Planner
- E. [2023-5901](#) Public Hearing: Application #PL2023-236 - Preliminary Development Plan - Lee's Summit Flex Space, 60 SE Thompson Drive; Kimley-Horn, applicant.
- Presenter:** Patrick Joyce, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- 1) [BILL NO. 23-208](#) An Ordinance approving a Preliminary Development Plan for Lee's Summit Flex Space located at 60 SE Thompson Drive, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the city of Lee's Summit, Missouri.
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
- F. [2023-5891](#) Public Hearing: Application #PL2023-224 - Unified Development Ordinance Amendments to Article 2 pertaining to Applications and Procedures, Article 5 Overlay Districts, Article 7 Subdivisions, and Article 8 Site Standards; City of Lee's Summit, applicant.
- Presenter:** Aimee Nassif, AICP, Deputy Director of Development Services
- 1) [BILL NO. 23-209](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures, Article 5 pertaining to Overlay Districts, Article 7 pertaining to Subdivisions, and Article 8 pertaining to Site Standards; of City of Lee's Summit, applicant.
- Presenter:** Aimee Nassif, AICP, Deputy Director of Development Services
- G. [2023-5858](#) Public Hearing: The Highway 291 South LCRA Redevelopment Plan; City of Lee's Summit, applicant
- Presenter:** David Bushek, Chief Counsel of Economic Development and Planning

- 1) [BILL NO. 23-210](#) An Ordinance Approving The Highway 291 South Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan.
Presenter: David Bushek, Chief Counsel of Economic Development and Planning

5. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

6. Resolutions:

- A. [RES. NO. 23-26](#) A Resolution adopting the 2024 Legislative Intergovernmental Program for the City of Lee's Summit, Missouri. (LIRC 10/23/23)
Presenter: Brian W. Head, City Attorney
- B. [RES. NO. 23-27](#) A Resolution to declare the official intent of the City of Lee's Summit, Missouri to finance the costs of the Downtown Market Plaza Project.
Presenter: Bette Wordelman, Finance Director

7. Proposed Ordinances - First Reading:

The proposed ordinances presented for first reading may include items with a previous hearing; an item brought directly to the City Council without a recommendation from a Council Committee; or, items forwarded from citizen Boards or Commissions. Five affirmative votes are required for approval of second reading.

- A. [BILL NO. 23-211](#) An Ordinance vacating a portion of a certain easement located at 290 SE Thompson Drive in the City of Lee's Summit, Missouri.
Presenter: Christian Brooks, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- B. [BILL NO. 23-212](#) An Ordinance accepting Final Plat entitled, "Woodland Oaks, Lots 1-42 and Tracts A & B", as a subdivision to the City of Lee's Summit, Missouri.
Presenter: Dawn Bell, Planning Manager
- C. [BILL NO. 23-213](#) An Ordinance accepting Final Plat entitled, "The Village at Discovery Park, Lots 1 thru 13 and Tracts A & B", as a subdivision to the City of Lee's Summit, Missouri.
Presenter: Hector Soto, Jr., AICP, Senior Planner
- D. [BILL NO. 23-214](#) An Ordinance approving the Assignment Agreement among NLV Farm Office, LLC, Brittany Harrington and the City of Lee's Summit, Missouri, for the property designated as Redevelopment Project M, containing the Farm Office and the Dairy Manager House as Historic Preservation Improvements, pursuant to the New Longview Tax Increment Financing Plan.
Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Mark Moberly, Sunflower Development
Brittany Harrington, proposed buyer

8. Proposed Ordinances - Second Reading:

The proposed Ordinances were advanced from First Reading without a unanimous vote of the City Council.

- A. [BILL NO. 20-163](#) An Ordinance approving Redevelopment Project 1 for the Paragon Star Tax Increment Financing Plan and activating the collection of tax increment financing revenues therein.
(Note: First reading by Council on September 1, 2020. Passed by the unanimous vote.)

Presenter: Sid Douglas, Gilmore & Bell, P.C., bond counsel for the City
Ryan Elam, Assistant City Manager
Christine Bushyhead, Bushyhead Law Firm
Bill Brown, Paragon Star, LLC

- B. [BILL NO. 23-197](#) An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) & RP-3 (Planned Residential Mixed-Use District) to District PMIX (Planned Mixed Use District) & RP-4 (Planned Apartment Residential District) and a Preliminary Development Plan for Pryor Mixed Use on approximately 18.16 acres of land located at 1805 SW M-150 Highway & 1905 SW M-150 Highway, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(Note: First read by Council on October 24, 2023. Passed by unanimous vote with one recusal.)

Presenter: C. Shannon McGuire, Senior Planner

9. Committee Reports

Committee chairs report on matters held in Committee.

10. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

11. Staff Roundtable

Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.

12. Adjournment

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"