



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-068
File Name	Unified Development Ordinance Amendment – Amendment to require public infrastructure when new lots are created through the minor plat process
Applicant	City of Lee's Summit
Property Address	Citywide
Planning Commission Date Heard by	July 27, 2023 Planning Commission and City Council
Analyst	Joshua Johnson, AICP, Director of Development Services

Public Notification

Pre-application held: N/A
CEDC Meeting conducted: April 12, 2023
Newspaper notification published on: July 8, 2023

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Attachments

UDO Amendment

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee’s Summit / Administrator
Applicant’s Representative	Joshua Johnson, AICP, Director of Development Services
Location of Property	Citywide
Procedure	The Planning Commission makes a recommendation to City Council on the application. The City Council takes final action in the form of an ordinance.

Description of Applicant’s Request
Staff proposes an amendment to the subdivision ordinance to require public infrastructure for minor plats that create <i>new</i> lots. The existing ordinance does not allow for common improvements such as sidewalks to be required with an administrative process such as minor plats.

2. Unified Development Ordinance (UDO)

Section	Description
Article 7	Subdivisions
Sec. 7.020	Subdivision requirements and enforcement
Sec. 7.220	Consideration, approval and recordation of minor plats
Sec. 7.230	Minor plat; general requirements

3. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Facilities and Infrastructure	Objective: Maintain high-quality infrastructure that supports and entices quality growth and redevelopment.
Multimodal Transportation	Goal: Create a safe, efficient, accessible multimodal transportation network for all users

The Ignite Comprehensive Plan supports this amendment through several objectives. The plan seeks to “Maintain high-quality infrastructure that supports and entices quality growth and redevelopment.” The allowance to improve our existing system when new lots are created allows the City to maintain high-quality infrastructure. Another goal of the plan is to “Create a safe, efficient, accessible multimodal transportation network for all users.” Filling of sidewalk gaps through administrative approvals creates a better transportation system for the overall City and its neighborhoods. The plan also calls for enhanced connectivity and reduction of vehicle miles traveled. The amendment furthers both of these concepts through sidewalk requirements.

4. Analysis

The proposed Unified Development Ordinance (UDO) amendment to the subdivision ordinance requires public infrastructure for minor plats that create *new* lots. The amendment was first discussed at the Community and Economic Development Committee (CEDC) on April 12, 2023. The committee unanimously voted to recommend the approval of the ordinance to the City Council. After CEDC the amendment is following the standard process of a public hearings at Planning Commission and City Council. Minor plats are an administrative process that allow applicants to perform simple subdivisions within the following criteria.

- A. A division of land into no more than three lots.
- B. An adjustment in boundaries between the owners of adjoining platted lots.
- C. An adjustment of building lines.
- D. A resurvey to combine two or more lots or tracts into no more than three new lots.
- E. A resurvey of up to three lots containing two-, three- or four-family residential structures, for the purpose of subdividing the dwelling units for individual ownership of each unit. Common area(s) previously created on a final plat may be re-subdivided on such a minor resurvey, but no common area shall be created on a minor plat.

Only City Council can require public infrastructure through the enactment of an ordinance. Full subdivisions are always finalized through a Council ordinance where it is explicit that public infrastructure associated with the plat is to be built or a form of financial security is provided that guarantees construction. Since minor plats are administrative in nature, the UDO needs to have a statement added that allows staff to require public improvements. The following statement is in the UDO proposal. "The City Council hereby authorizes the Director to require the construction of public improvements as a condition of approval of a minor plat." This provision will help with issues such as sidewalk gaps. Sidewalk gaps are the best example of the amendment's utility as they are the most visible. When gaps are allowed to occur with the creation of new lots taxpayers would have to fund the construction of sidewalks in these areas. The proposed amendment is one solution to address the impact of newly created lots. The amendment also creates an appeal process. This allows applicant that don't agree with the infrastructure requirements to appeal to the City Council. The process still contains a hearing before the Planning Commission. The commission provides a recommendation to the Council in a similar fashion to zoning hearings.

While this amendment's scope seems small, the impact will be felt cumulatively over many years. As larger lots are divided, improvements will be made incrementally and not be placed upon the City's taxpayers through the sidewalk gap program.

UDO Changes

The proposed UDO changes give staff the ability to require public infrastructure through the administrative process of minor plats when new lots are created. The changes are shown in the attached Exhibit A where new language is underlined and deleted language is shown in ~~strikeout~~.