

The City of Lee's Summit
Action Letter - Draft
Community and Economic Development Committee

Wednesday, November 8, 2023

5:00 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet in Regular Session on Wednesday, November 8, 2023 at 5:00 pm in person and via video conference as provided by Section 2-50 of 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 Tuesday, November 7, 2023, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The meeting may be viewed on the City's website at WatchLS.net, or Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7.

1. Call to Order

Chairperson Edson called the November 8, 2023 Community and Economic Development Committee to order at 5:01 p.m.

2. Roll Call

Present: 5 - Chairperson Phyllis Edson
Vice Chair Mia Prier
Councilmember Faith Hodges
Councilmember Andrew Felker
Planning Commissioner Dana Arth

3. Approval of Agenda

A motion was made by Councilmember Hodges, seconded by Vice Chair Prier, to approve the November 8, 2023 Community and Economic Development Committee Agenda. The motion carried by the following votes:

Aye: 4 - Chairperson Edson
Vice Chair Prier
Councilmember Hodges
Councilmember Felker

4. Public Comments

There were no public comments.

5. Business

- A.** [2023-5917](#) Approval of the October 11, 2023 Community and Economic Development Action Letter

Community and Economic Development Committee

Action Letter - Draft

November 8, 2023

A motion was made by Councilmember Felker, seconded by Councilmember Hodges, to approve the October 11, 2023 Community and Economic Development Committee Action Letter.

The motion carried by the following votes:

Aye: 4 - Chairperson Edson
Vice Chair Prier
Councilmember Hodges
Councilmember Felker

B. [2023-5896](#) Presentation: CDBG 2025-2029 Consolidated Plan Kick-Off

Sarah Tilbury, CDBG Administrator, reviewed the background for the upcoming 2025-2029 Con Plan, which is required for the administration of the Community Development Block Grant (CDBG) funds.

As a CDBG funding recipient, the City is required to develop and implement a Consolidated Plan (Con Plan) every five years. The Con Plan is designed to help the City assess their affordable housing and community development needs, along with market conditions, to make attainable, data-driven goals. Prior to implementing the Con Plan, the City must complete an Analysis of Impediments (AI) report. The AI is used as a tool for public awareness regarding the current fair housing choices within our City.

The City has selected Mosaic Community Planning as a contractual service to provide the facilitation and development of the 2025-29 Consolidated Plan and Analysis of Impediments. Mosaic will work closely with Development Services staff to meet all required HUD guidelines and submissions.

C. [2023-5949](#) Discussion: Narrow Lots, Small Lot Residential Opportunities

Ms. Aimee Nassif, Deputy Director of Development Services, stated staff has been researching and identifying opportunities to increase housing diversity and choice throughout the community.

One option is to allow for smaller lot sizes and higher density for single family developments to increase the city's medium density/missing middle housing stock. Missing Middle Housing refers to a variety of residential building styles which are smaller in scale, compatible with single family buildings and typically located in walkable neighborhoods. This includes small single-family lots, cottage courts, duplexes or fourplexes that would be developed between traditional detached single-family homes and mid-rise apartment developments.

Another option for smaller lots is Cluster Developments which focus on a balance of residential growth with preservation of open space. Developments are allowed to "cluster" homes closer together on smaller/narrow lots.

Ms. Nassif also reviewed the existing Unified Development Ordinance (UDO)

Regulations and provided a table identifying the different zoning districts in Lee's Summit that allow single family detached dwellings, and the required lot width, lot size, and maximum density. She explained the single family detached dwellings are currently not permitted in the RP4 district despite being allowed in all other residential and mixed-use districts. Inclusion of single-family detached dwellings in the RP-4 would allow an additional option to developers for a smaller lot and higher density style of housing neighborhood.

Staff researched and compared the zoning codes of nine other communities throughout the Kansas City Area and Missouri and Ms. Nassif provided a comparison chart containing the density and dimensional standards of four of these community's highest-density single-family residential zoning districts as well as the Lee's Summit RP-3 zoning district standards.

Staff is seeking input on their recommendations to draft language to allow for single-family detached dwellings in the RP-4 district and draft language be developed for design standards for the cluster development options in the RP-1 and RP-2 districts.

Discussion ensued and staff was directed to move forward with their recommendations and provide more examples of smaller lot sizes and cluster developments for CEDC review.

6. Roundtable

There was no roundtable discussion.

7. Adjournment

There being no further business, Chairperson Edson adjourned the meeting at 5:56 p.m.