



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-255 – REZONING from AG, RP-1, CP-2, PI and PMIX to AZ
File Name	Lee's Summit Airport
Applicant	City of Lee's Summit
Property Address	2751 NE Douglas St
Planning Commission Date	October 10, 2019
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: Spring of 2019
Neighborhood meeting conducted: September 16, 2019
Newspaper notification published on: September 21, 2019
Radius notices mailed to properties within 300 feet on: September 18, 2019
Site posted notice on: September 20, 2019

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Attachments

1. Rezoning Exhibit, date stamped September 9, 2019 –1 page
2. Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee's Summit/owner
Applicant's Representative	Bob Hartnett, PLA, Deputy Director of Public Works/Administration
Location of Property	2751 NE Douglas St
Size of Property	553.633 Acres
Zoning (Existing)	AG (Agricultural District) RP-1 (Planned Single-Family Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District) PMIX (Planned Mixed Use District)
Zoning (Proposed)	AZ (Airport Zone)
Comprehensive Plan Designation	Airport Runway Protection Zone
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed rezoning. The City Council takes final action on the rezoning in the form of an ordinance. Duration of Validity: There is no expiration to an approval for rezoning.

Current Land Use
Airport operations

Description of Applicant's Request
The applicant is seeking to rezone from AG, RP-1, CP-2, PI and PMIX to AZ.

2. Land Use

Description and Character of Surrounding Area
The property is located at 2751 NE Douglas St. The property uses on the west include industrial, commercial, multifamily and vacant/undeveloped agricultural land. Properties to the south include commercial uses and undeveloped vacant ground. Undeveloped agricultural land is located to the north. West of the property the uses includes large lot single-family homes, industrial, and undeveloped agricultural, commercial and multifamily ground.

Adjacent Land Uses and Zoning

North:	AG (Agricultural)
South:	CP-2 (Planned Community Commercial District)

East:	AG (Agricultural District) RP-4 (Planned Apartment Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District)
West:	AG (Agricultural District) R-1 (Single-Family Residential District) RP-4 (Planned Apartment Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District)

Site Characteristics
The property is the home to the Lee's Summit Municipal Airport and is an air traffic gateway to the Kansas City metropolitan area. The airport has two runways and operates seven days a week. Runway 18-36 is 5,501 ft. in length and 100 ft. wide. Runway 11-29 is 4,000 ft. in length and 75 ft. wide. The airport property currently consists of approximately 44 lots.

Special Considerations
This site is an existing airport with operations seven days a week.

3. Project Proposal

Setbacks

Yard	Proposed	Required
Front	20'	20'
Side	10'	10'
Rear	20'	20'

4. Unified Development Ordinance (UDO)

Section	Description
2.240, 2.250	Rezoning
4.230	AZ (Airport Zone)

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2

6. Analysis

Background

The applicant proposes to rezone the existing airport to the recently established AZ (Airport Zone) zoning district. Established in 2016, the AZ district was an effort to incorporate the city airport and adjoining developable properties to provide for selective commercial and industrial uses that complement the airport.

History

- March 10, 2016 – The City Council approved UDO Amendment # 55 establishing the AZ (Airport Zone) zoning district (Appl. #PL2015-209) by Ordinance No. 7831.

Compatibility

The proposed rezoning will not negatively impact the character of the neighborhood. The proposed AZ (Airport Zone) is consistent with the existing use of the property and is in substantial compliance with the Comprehensive Plan.

Adverse Impacts

The airport use of the property will not detrimentally affect the appropriate use of neighboring property. The airport is designed, located and will operate so that the public health, safety and welfare will be protected.

Public Services

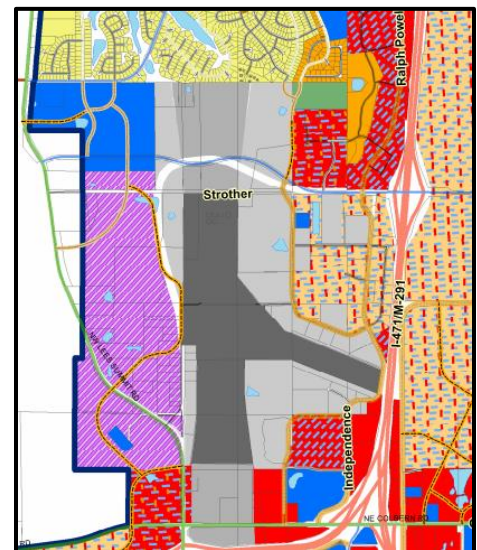
Existing public facilities and services are available and adequate to meet the demand for the facility and services generated by the use.

The proposed use will not impede the normal and orderly development and improvement of the surrounding property.

Unified Development Ordinance

Rezoning and Comprehensive Plan.

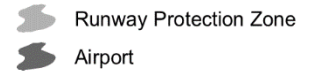
The subject 553.633 acres is currently zoned a mix of AG (Agricultural District), RP-1 (Planned Single-Family Residential District), CP-2 (Planned Community Commercial District), PI (Planned Industrial District) and PMIX (Planned Mixed Use District). The 2005 Lee’s Summit



Comprehensive Plan shows the subject area as Airport and Runway Protection Zone. The applicant proposes to rezone the property to AZ (Airport Zone) to clean up the existing zoning.

Recommendation

The application meets the requirements of the UDO and/or the Design and Construction Manual (DCM).



7. Recommended Conditions of Approval

Standard Conditions of Approval

There are no standard or site specific conditions of approval.