

**The City of Lee's Summit  
Action Letter  
Planning Commission**

Thursday, November 8, 2018

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

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Call to Order

Roll Call

**Present:** 7 - Board Member Carla Dial  
Board Member Jason Norbury  
Board Member Dana Arth  
Board Member Donnie Funk  
Board Member Jeff Sims  
Board Member Jake Loveless  
Board Member John Lovell

**Absent:** 2 - Board Member Don Gustafson  
Board Member Herman Watson

Approval of Agenda

**A motion was made by Board Member Funk, seconded by Board Member Dial, that this agenda be approved. The motion carried unanimously.**

Public Comments

**There were no public comments presented.**

1. Approval of Consent Agenda

**A** [2018-2410](#) Appl. #PL2018-179 - SIGN APPLICATION - Coleman Equipment, 4101 NE Lakewood Way; Luminous Neon Inc., applicant

**A motion was made by Board Member Funk, seconded by Board Member Dial, that this application be approved. The motion carried unanimously.**

**B** [2018-2414](#) Approval of the October 25, 2018 Planning Commission Minutes

**A motion was made by Board Member Funk, seconded by Board Member Dial, that the minutes be approved. The motion carried unanimously.**

Public Hearings

**2** [2018-2413](#) Continued Appl. #PL2018-098 - REZONING from R-1 to PMIX and PRELIMINARY

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DEVELOPMENT PLAN - Streets of West Pryor approximately 72 acres located at the northwest corner of NW Pryor Rd and NW Lowenstein Dr; Drake Development, LLC, applicant

Planning Commission Member John Lovell recused himself from this hearing. Chairperson Norbury opened the hearing at 5:02 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. David Olsson gave his address as 3501 W. 147th Street in Leawood, Kansas. He stated that there were a number of applicants: Streets of West Pryor LLC, the developer; RED Development, the Erickson family and the City of Lee's Summit. He and Mr. Matt Pennington, president of Drake Development had been working on this project for about four years. Working with City staff and the Council to make the project consistent with the City's vision for this location had been very positive. This was to be a mixed development where people could live, shop and eat out.

The City had developed a unified plan, and in March 2017, the Council had chosen to not approve the previous mixed use plan. The City wanted details about what the developer wanted to do. In April it approved a rezoning from R-1 and CP-2 to PMIX. With a great deal of input, the applicants put together a summary: a uniform development from Lowenstein to I-470, under single ownership. This was to ensure coordinating the grading and layout of the internal roads. They wanted a development that would be what Mr. McKay had called "sticky": one where people not only resided but also worked, ran errands and played. It should not be a 'big box' development and should be service-oriented. The development would feature multi-story structured parking; and was very integrated with the nearby park. They had tried to address local homeowners' concerns about the park, internal traffic circulation, architecture and the City's intent to relocate the existing KCP&L overhead power lines.

Mr. Olsson then displayed a diagram of the various use districts: residential ("active living") in the center and northwest, restaurants and a "hospitality" district to the north, and groceries and other restaurant uses ("lakeside dining") on the south end. These areas were not necessarily speculative. The applicants had executed purchase contracts with Mckeever Enterprises and other purchase contracts related to apartment development. Construction documents for these were already being prepared. The development would also include a water feature at the south, integrating with the park's trail system.

Road improvements to Lowenstein included a traffic signal at Pryor and a relocation of several lanes extending toward the park, to be realigned with Lowenstein. The City's unimproved road policy required improvements to Black Twig Lane. The interior roadways started at the north, adding the fourth leg of the existing traffic signal at Jack Stack restaurant. They would extend to the west as two interior roads flanking the apartments. The western roadway would then connect with Lowenstein. The main entrance at the south end would align with the front drives of the grocery, extending to the north to intersect with the roadway at that end. The eastern entrance at Pryor would be right-in-right-out, and extend back to the interior northern loop road.

Mr. Olsson then addressed the architecture of the buildings. Colors were mostly earth tones. He displayed a elevations of Mckeever's new "organic based" grocery that would have interior shops. Materials were a combination of stone, brick, and textured concrete. Mr. Olsson emphasized that the grocery was already under design and construction document prepared.

The apartment complex would be four stories with underground structured parking. A clubhouse and indoor pool would be in the center, with apartments on both sides forming a square, with green space in the center. Chairperson Norbury then noted that the plan included two apartment complexes, one on Lowenstein and one in the center of the development. Mr. Olsson clarified that this was the design of the apartments in the center.

As with other elements, the materials would be combinations of brick, stone, cementitious lap siding and EIFS in earth-based tones including cream, brown, light red and black.

The restaurant strip buildings would be along Pryor. They would have colors and materials similar to the others described and the architecture would complement that of the apartment complex and the supermarket. The senior apartments were also four stories and would also use the same earth tones, cementitious lap siding, brick and architectural asphalt shingles. The hotel on the northwest side, close to the lot with the cell tower, would be four stories, and would have visibility from I-470. It would use the same combination of earth-tone colors. Everything was planned for use of the more high-visibility commercial uses. The west side of the property was reserved for a detention basin, which would serve about 75 percent of the development. It was designed as a lake and would remain wet, and the preliminary development plan included several single-family lots around the lake area. The plan for single-family residences had been retained, largely at the request of the local HOA. The location would mean that two single-family neighborhoods would be adjacent.

Chairperson Norbury noted that staff's report included seven Recommendation Items, and asked Mr. Olsson if the applicants agreed with them. Mr. Olsson replied that they were. He added that some aspects of the plan, including sanitary sewers, water service, storm drainage and grading were set out in considerable detail in the plan.

Following Mr. Olsson's presentation, Chairperson Norbury asked for staff comments.

Ms. Thompson entered Exhibit (A), list of exhibits 1-18 into the record. She described the project as a mixed-use development on approximately 73 acres. She confirmed that Mr. Olsson had given a very detailed presentation. The subject property was a vacant, partially platted parcel with Pryor Road to the east and Chipman Road to the south. It was zoned both R-1 and PMIX, with surrounding properties a mixture of R-1 and AG (Lowenstein Park) to the south and west., AG to the north and CP-2 (Summit Woods shopping center) across Pryor to the east. The applicants were requesting to rezone about 11 acres from R-1 to PMIX. This acreage would be used for the senior apartments and pickle-ball courts. Lee's Summit's Comprehensive Plan showed this area as a combination of low-density residential and commercial office/retail uses. Staff supported the rezoning request, as it was consistent with the uses set out in the plan; with 7 conditions of approval. Ms. Thompson asked to revise Item 6 to omit the phrase "of 30 percent or more" from paragraphs A and B. She also asked that the hotel elevations be added to the list of exhibits as exhibit 19.

The existing and proposed PMIX zoning was appropriate for the mix of commercial uses of retail, grocery store, restaurants, a medical office and a hotel, plus the senior living and apartment complex. The total commercial area was about 197,190 square feet. Both apartment complexes had four stories, with a total 415 units. The hotel, also four stories, would have 105 rooms. For conceptual purposes, the property's northwest portion was shown as a single-family subdivision, but this portion was not part of tonight's application. It would require an additional review and a separate application for approval. Ms. Thompson then displayed other plans including the sitdown restaurants by the water feature and the drive-through restaurants and medical office. Displaying elevations for the commercial, retail, office and restaurants, Ms. Thompson pointed out that staff's report included a specific review of individual lots regarding design standards as they were submitted. She then displayed a site plan and elevation for the grocery store on Lot 5, the mixed use apartments and retail (Lots 7-9), and the senior living apartments and pickle-ball courts.

Ms. Thompson then reviewed staff's Recommendation Items specifically modification requests. The UDO required 20 feet for parking lots adjacent to a right-of-way; and the applicants asked for a minimal four-foot setback for the parking area adjacent to Lowenstein Drive at the northwest property lines of Lots 1 and 2. This was due to the number of lanes required for Lowenstein Drive, and to accommodate a 10-foot-wide walking trail on the south side of

Lowenstein. When the combined right-of-way and the green space, plus a 4-foot setback, provided a 21-foot separation. Ms. Thompson also pointed out a 6-foot retaining wall near the restaurants.

Regarding the density of the apartments, the applicants proposed 36.2 units per acre for the apartment complex and 24.2 units per acre for the senior living facility. The maximum density for an RP-4 zoning district was 12 units per acre. A table showing previously approved apartment complexes indicated a range of 14.62 per acre (Village at View High) to 25.43 (the AMLI New Longview apartments). The New Longview apartments actually had a slightly higher density than the proposed senior living complex. While the density for the apartments was 36.2, considerably higher than the rest, the context varied from the rest in this case as it was a truly mixed-use development on over 70 acres.

Ms. Thompson displayed a slide with samples of signage. These were gateway or entry signs, mostly along Pryor, and the applicants proposed seven. Additionally there were The UDO allowed a maximum of 72 square feet for a sign face and 96 square feet for the overall structure. Larger signs could be approved as part of a preliminary development plan. Additionally they proposed 1 single-tenant monument sign, 4 multi-tenant monument signs and 2 shopping center identification and characterization signs. Overall structure area of the monument signage was 187 square feet and 129 and 269 square feet for the shopping center signs. Staff supported the signage, due to the project's size and the general location of the gateway and intersection areas.

Regarding development standards, most of the lots primarily utilized the current standards for CP-2 and RP-4 zoning districts for FAR and setbacks. The apartment densities were higher, at 12 units per acre and the senior living building had a reduced front yard setback of 15 feet along Black Twig Lane. Building heights were another variation. The four-story buildings were taller than the 50-foot zoning standard. The taller structures were 55 or 56 feet high, and staff determined a maximum of 60 feet although it was doubtful any of them were that high. Staff recommended approval of the rezoning and preliminary development plan.

Following Ms. Thompson's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application.

Mr. Mike Hostetler gave his address as 905 Daca Drive, in Summerfield. He thought this was overall a good plan. Regarding the apartments, the standard for Lee's Summit was three stories, and there had typically been a negative reaction to four stories. This was in addition to a high density, and he had not been aware until today that Lowenstein Park was losing five feet via the 20-foot setback on Black Twig. Regarding the Black Twig and Pryor and Black Twig and Chipman intersections, he noted that the level of service was expected to be "C" or better. Some on the traffic analysis were the minimum "C" and was a "D" level of service. Traffic heading east on Chipman was on an incline and drivers would often see cars coming off Black Twig at the last minute. An increase in traffic meant more drivers unfamiliar with the area.

Chairperson Norbury then asked if the Commission had questions for the applicant or staff.

Mr. Funk noted that the plan was in five phases, and that the first would consist of "sit-down restaurants, drive-thru restaurants, medical office, and grocery store use." He asked if that meant the apartments would be built after these were developed. Mr. Olsson replied that the center sections of the apartments would also be built at that point, and Mr. Funk pointed out that staff's letter indicated these being in phases 2 and 3. Mr. Olsson said that the first two phases would be together.

Mr. Loveless noted that Item 5 specified that the development "shall be in accordance with the preliminary development plan", and specifically with the corresponding uses in the chart.

He remarked that he would like to see 12 restaurants including those on pad sites, which would help with some of the density concerns. He asked what would be the approach, and how those sites might be developed if the developer was unable to get that many occupied. Ms. Thompson answered that there are a number of options. Staff had criteria for substantial changes to an approved preliminary development plans. They would factor in traffic circulation, increases in building height and square footage of buildings. If the applicants were committed to a specific use and this proved unworkable, they would have to submit a new and revised PDP.

Mr. Loveless remarked that the plan had two apartment developments: market rate apartments and the senior living complex; and asked if the senior living development was age-restricted or if it would just be marketed specifically to seniors. He wanted to know if there was a chance that the development could end up with two market rate apartment complexes. Mr. Bushek clarified that the applicant had proposed a tax increment financing plan (TIF), and among the items incorporated into the TIF contract was a requirement to report covenants that could enforce an age restriction.

Regarding the signage, Mr. Loveless asked staff if they had specific locations. Ms. Thompson replied that most were at intersections that along Pryor Road that would access the development, including the multi-tenant signs. There was a character identification sign by the proposed water feature, on the retaining wall. Another was on a retaining wall that existed on the north end near I-470. Mr. Loveless suggested a rendering showing the locations.

Ms. Arth asked Mr. Olsson if the applicants had any signed leases or letters of intent from prospective restaurant tenants. He replied that they had several letters of intent, and Ms. Arth then asked what types of restaurants they wanted to have, and Mr. Olsson stated that the four sit-down restaurants would be specialty restaurants on the level of the nearby Jack Stack. He added that this was the level of detail typical of a PDP. Ms. Arth asked if the power lines would be buried, and Mr. Olsson replied that they would not. They would be on metal poles of the same type currently visible on I-470. These would go along the I-470 frontage and cross at about the same location they did at present; proceeding along the I-470 right-of-way. That would be within the subject property. KCP&L would not allow them to be located in a right-of-way but they could be relocated to a private easement. A new easement was being granted along I-470 and along Pryor Road; and the lines would reconnect at the existing wood structure about 200 feet north of Chipman. This would be replaced by a metal structure. The lines would then angle out to Pryor and follow the road back over I-470.

Chairperson Norbury asked if the senior living apartments had pitched roofs, and Mr. Olsson answered that they did. Chairperson Norbury remarked that this would add to the buildings' height, and the renderings of the market rate apartments showed flat roofs. He asked why the two complexes had different types of roofs. Mr. Olsson did not know, other than the influence of the buildings' design character. The development team had done a product very similar and that was their preference. It worked better from a design perspective, to control water runoff, especially with the sides wrapping to form an interior open space.

Chairperson Norbury then asked Mr. Park to address Mr. Hostetler's concern about traffic levels of service. Mr. Park explained that level of service was essentially a measure of acceptable delay. The City's policy provided for levels of service "D" through even "F" in some cases, if the reasonable expectation at a major intersection was more delay. The only way to mitigate or improve that level of service would be to change the traffic control condition at the intersection; and the traffic study done by the applicants demonstrated that no traffic signal was warranted; and stop signs on Chipman Road would not be do-able. The alternative was to accept level of service "D", which would be during the peak afternoon hour. It was somewhat better during the peak morning hour on a typical day. He added that level of service "D" was common for major roadways on stop controlled approaches involving a residential street. Level of service was not relevant to concerns such as sight distance at an intersection. The

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applicants' traffic study indicated that sight distance was adequate.

Ms. Arth noted about 10,000 square feet of retail space on Lot 7. She asked if the applicants had been walking with prospective tenants. Mr. Funk clarified that this was the retail space near the apartments. Mr. Olsson explained that retail was planned for the apartments' first floor, fronting Pryor. It was not separate space. Ms. Arth then asked for some details about the medical office, and Mr. Olsson answered that the applicants had more than one alternative, possibly an urgent care center.

After being sworn in, Mr. Cliff Diehl gave his address as 2329 NW Summerfield Drive. His house backed up to Lowenstein. He was also concerned about the Black Twig/Pryor intersection. After the road had been changed from two lanes to in each direction to one in each direction, plus a turn lane, the wait to get off Black Twig had increased. There was just a single string of cars going in each direction, which meant traffic being moved through the intersection slower. Visibility was also impacted in turning left on to Chipman off Black Twig, and this created some hazards. While beginning a left turn, the way might appear clear to the driver but another car not previously visible could come into the intersection a moment later. The result would be a collision on the left side, unless the driver reacted quickly. Senior living facilities were populated by people whose reactions had slowed down, so this would be especially dangerous for a good portion of the development's residents. Extra traffic coming along Chipman would only make it more difficult.

Ms. Fran Hall gave her address as 713 NW Black Twig Lane. She recalled discussions in previous meetings about limiting traffic through her street that was entering the development or accessing the retail area. Mr. Olsson explained that the configuration the applicants had used was a concern with one of the early layouts, where a north loop road connected to Black Twig. That road back was now an internal one and basically a service drive discharging into Lowenstein between the grocery and the senior apartments. This was specifically to induce drivers to go back to Pryor from Lowenstein; and the applicants had purposely arranged the route to make it difficult to cut through the senior living parking lot. Mr. Park agreed, and added that the applicants had revised the plan through several versions. Much of the access was intended to address concerns about internal traffic, specifically drivers using Black Twig. If there was an easier way out, it would be off Lowenstein to Pryor Road, which had a traffic signal.

Ms. Hall asked if trash trucks servicing the retail uses would use Black Twig or Pryor. Mr. Park noted that taking the shortest route was what most operators did. On that basis he assumed they would use Pryor Road. The trucks could get on the interstate from there. Further, some parts of the development, especially on the west end where access was more limited, were not even part of tonight's public hearing.

Mr. Sims remarked that if traffic did become an issue on Black Twig, the residents did have some options, such as speed bumps. Mr. Park said this was an option for other residential streets. The trash truck operators might have other routes, especially Lowenstein. The Pryor Road intersection would have safer at that point, although it was not signaled at present. Other alternate routes onto Chipman were available further to the west.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:53 p.m. and asked for discussion among the Commission members.

Chairperson Norbury remarked that the Commission had seen plans for this piece of land more than once. The one presented tonight was significantly different and the applicants had overall done a good job of raising previous concerns. When the conceptual plan went through, he and other Commissioners had agreed that shifting the zoning from R-1 was a major step. The piece directly adjacent to the existing homes on Lowenstein would be heard by the

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Commission at a later meeting. He added that the reason he had asked about the peaked roofs was that this style made them look more like residential buildings. It was on the record that this feature was what made them slightly taller. Regarding density, 36 units per acre was probably a record for Lee's Summit; however, many other applications with high densities were single-purpose developments whose density incorporated parking and green space. In this application, the density did come down when the entire development was factored in.

Mr. Funk commended Drake and Mr. Olsson for putting forth an effort to work with the neighbors as well as presenting a plan very close to what the City had asked for. Mr. Funk then requested to make a motion.

Mr. Funk made a motion to recommend approval of continued Application PL2018-098, Rezoning from R-1 to PMIX and Preliminary Development Plan: Streets of West Pryor, approximately 72 acres located at the northwest corner of NW Pryor Rd. and NW Lowenstein Dr.; Drake Development, LLC, applicant; subject to staff's letter of November 2, 2018, specifically staff's Conditions 1 through 7, revising Item 6 to omit the phrase "of 30 percent or more" from paragraphs A and B. Ms. Dial seconded.

Mr. Bushek confirmed that this was the appropriate wording, but recommended the wording "condition 6".

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Dial, that this application be recommended for approval, subject to staff's letter, dated November 2, 2018, recommendation items 1-7, omitting the words "30 percent or more" from items 6A and 6B, to the City Council - Regular Session, due back on 12/4/2018. The motion carried unanimously.

- 3 [2018-2219](#) Continued Appl. #PL2018-101 - REZONING from PI to PMIX and PRELIMINARY DEVELOPMENT PLAN - Woodland Glen, approximately 24 acres located at the northeast corner of SW Ward Rd and SW Scherer Rd; John Duggan, applicant (continued to a date uncertain, at staff's request)

Chairperson Norbury opened the hearing at 5:58 p.m. and announced that staff had requested that Application PL2018-101 be continued to a date uncertain. He asked for a motion to continue.

Mr. Funk made a motion to continue continued Application PL2018-101, Rezoning from PI to PMIX and Preliminary Development Plan to a date uncertain. Ms. Dial seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Dial, that this application be continued to a date uncertain to the Planning Commission. The motion carried unanimously.

- 4 [2018-2037](#) Appl. #PL2018-089 - Unified Development Ordinance (UDO) Amendment #1 - Article 6 Use Standards - Table 6-1, List of Permitted, Conditional and Special Uses and Division III Special Use Permits, to add indoor climate controlled storage facilities as a special use in the CP-2 (Planned Community Commercial), and AZ (Airport) zoning districts; City of Lee's Summit, applicant.

Chairperson Norbury opened the hearing at 6:00 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. McKay entered Exhibit (A), list of exhibits 1-13 into the record. He stated that the two UDO amendments tonight were before the Commission previously as a single amendment. When the amendment reached the City Council, they requested that staff split the two parts. One was for indoor climate-controlled storage facilities and the other was for fire stations.

The first proposed amendment would designate indoor climate-controlled storage facilities as a special use in the zoning districts CP-2, CS, PI and AZ, requiring a Special Use Permit. Originally staff proposed this as a conditional use, with a set of conditions. The direction was that this was not enough control for a conditional use. Mr. McKay reviewed the four conditions for this special use. Activities must be inside the structure, which was to be four-sided architecture. No outdoor storage of any kind would be permitted. PO (Planned Office) District requirements would be used to determine building placement, minimum lot size, height setbacks, signage and landscaping. Required parking spaces would be determined on a per-application basis. The idea was that indoor climate-controlled facilities could be designed to look like an office building, and an SUP requirement was the best way to get the desired design elements. The only change was the switch from a conditional to a special use.

Chairperson Norbury asked if there was anyone present wishing to give testimony regarding the application. Seeing none, he then asked if the Commission had questions for the applicant or staff.

Chairperson Norbury noted to Mr. McKay that this amendment did not change the previous intent. Mr. McKay responded that this use was now allowed in the CP-2 district, which it had not been previously.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 6:03 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. Funk made a motion to recommend approval of Application PL2018-089, Unified Development Ordinance (UDO) Amendment #2, Article 6, Use Standards: Table 6-1, list of Permitted, Conditional and Special Uses; and Division III, Special Use Permits, to add indoor climate controlled storage facilities as a special use in the CP-2 (Planned Community Commercial), CS, PI and AZ (Airport) zoning districts, City of Lee's Summit, applicant. Ms. Dial seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Dial, that this UDO Amendment be recommended for approval to the City Council - Regular Session, due back on 12/4/2018. The motion carried unanimously.

- 5 [2018-2260](#) Appl. #PL2018-162 - Unified Development Ordinance (UDO) Amendment #2, Article 6 Use Standards - Table 6-1, List of Permitted, Conditional and Special Uses and Division II Uses Permitted with Conditions to allow fire stations as a use permitted with conditions in all zoning districts; City of Lee's Summit, applicant.

Chairperson Norbury opened the hearing at 6:04 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. McKay entered Exhibit (A), list of exhibits 1-7 into the record. It would allow for fire stations as a conditional use in any zoning district, which was identical to what staff had sent previously, other than now being a separate item. A station was required to front on a



collector or arterial street and would be architecturally compatible with surrounding development. In previous years, when a fire station was approved, the City had used a slightly different identification for a fire station building.

Chairperson Norbury asked if there was anyone present wishing to give testimony regarding the application. Seeing none, he then asked if the Commission had questions for the applicant or staff. Seeing none, he closed the public hearing at 6:05 p.m. and asked for a motion.

Mr. Funk made a motion to recommend approval of Application PL2018-162: Unified Development Ordinance (UDO) Amendment #2, Article 6, Use Standards: Municipal Fire Stations in all zoning districts as a conditional use, City of Lee's Summit, applicant. Ms. Dial seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Dial, that this UDO Amendment be recommended for approval to the City Council - Regular Session, due back on 12/4/2018. The motion carried unanimously.

- 6 [2018-2359](#) Appl. #PL2018-169 Comprehensive Plan Amendment Incorporating the Community for All Ages Plan; City of Lee's Summit applicant.

Chairperson Norbury opened the hearing at 6:07 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Ms. Nelson entered Exhibit A, list of exhibits 1-8 into the record. She gave a summary of the Lee's Summit Community For All Ages plan. It came from the Mid-America Regional Council (MARC), which had created it in 2012, as a response to changing demographics. By the year 2030, the displayed 'pyramid' chart would not look like a pyramid. This was the year that 20 percent of the US' population would be age 65 or over. MARC had focused on three main areas: raising awareness, performing analysis and implementing strategies. In Lee's Summit as of 2016, 8.4 percent of residents were ages 10-14; 8.3 percent ages 45-49 years and 11.5 percent were 65 and over. Green bars on the displayed chart indicated projected population age by 2020; and Ms. Nelson commented that these were much taller than the 2010 category. Lee's Summit had attributes that could attract people of all ages, including location in the metro Kansas City area, one of the highest-ranked school systems in the state, an "upscale suburban" atmosphere and an excellent parks and recreation system.

The next slide displayed a timeline of policies and plans from the years 2000 to 2017. Though the MARC program had started in 2012 and the City had joined it in 2016, there was an awareness of needing to prepare for changing demographics. It had been involved in numerous recognition programs, from 2014 to this year. Some of the programs displayed were nationwide and others statewide. In 2014, Lee's Summit was the among the top 10 "happiest places in Missouri" and in 2016 it was ranked 43rd out of 50 in "America's best cities to live in." This year it had moved up to 41st.

The Community for All Ages process had three levels. The "bronze" indicated awareness; "silver" the assessment phase and "gold" for implementation. Ms. Nelson summarized MARC's requirements for all three. Adopting a resolution would be followed by a presentation to the governing bodies and then a list of actions including holding at least one community meeting, preparing and distributing written materials on age-friendly communities and establishing a speaker's bureau for presentations to neighborhood, businesses and civic groups. Relevant information should be posted on the municipality's website.

Another slide gave a list of what Lee's Summit had done so far. In July of 2016, the City Council had adopted a resolution, followed in 2017 by presentations to the Council, Planning

Commission and Management team. A community-wide survey was conducted from July 17 to August 18, 2017.

To move up to “Silver”, a municipality would need to form a Community For All Ages committee to adjust five listed components: community and neighborhood environment, housing, transportation, community services and facilities, and health care/healthy living. Lee's Summit had received the Bronze level award last January and had formed a committee with a total of 9 members. It met for five months, through May of this year, and had prepared an extensive list of things that needed to be addressed. They had also decided to add “arts” and cultural life as the sixth component. A displayed chart had the silver key components overlapping, as they were all connected. These components were housing, arts, public facilities and neighborhood environment, health care and healthy living, transportation and mobility, social inclusion, and communication and civic participation.

The next chart showed “Gold” level requirements. Adopting and implementing the Community for All Ages plan was essential to that. A community had to demonstrate that it was progressing in order to stay at that level. MARC was allowing Lee's Summit to adopt plans for silver and gold at the same time, and the group had submitted the Silver application in July, with everything else due in November. Lee's Summit would receive its award for both Silver and Gold in January 2019. In the interest of maintaining the title, they had already formed another committee, which included four of the original members plus one new member.

The six components were based on the toolkit booklet provided by MARC. Each chapter focused on a component, other than Arts, which had been added.

Public facilities and neighborhood environment: areas of improvement the committee recommended included incorporating easy-to-read wayfinding signs. Ms. Nelson commented that even at City Hall people could not always find the ADA buttons or restrooms. City Hall had only one ADA restroom, on the first floor. ADA parking also needed to be increased throughout Downtown. There was plenty of seating at the front of the building, but not at the two side entrances.

Housing was at Gold level, and the top three recommendations were different types of housing. They wanted to see more developers use universal design to keep residents here through various stages of life, as well as a reduction in the size of homes. The typical Lee's Summit home was about 2,000 square feet.

Transportation and mobility: the committee recommended promoting public transit. Lee's Summit already had a public transit system, RideKC (formerly O.A.T.S.), and ridership was increasing. However, there was still a need to get the word out as many people in Lee's Summit were unaware of the RideKC buses. The committee wanted to encourage alternative transportation and so supported having bike racks, better sidewalk connections and install showers and small lockers.

Social inclusion, communication and civic participation: Lee's Summit needed to do a better job with advertising and finding non-traditional ways of promoting events. It already had some infrastructure in social media and newspapers. The City could create a list of businesses that were truly ADA compliant, which could be a valuable resource for people who had mobility problems as well as new parents with strollers.

Health care and healthy living: much of this was directly tied to alternatives in transportation. It needed better nutrition programs. SNAP had a program called “Double Dip Food Bucks”, and the farmers' market and grocery stores should be able to offer this to customers, as well as increasing the number of available nutrition and cooking classes and encourage neighborhood gardens. Oktoberfest and blood drives were thoroughly promoted; but Lee's Summit had other events people could be involved with. For example, a high school student on the

committee had brought up promoting the kite festival.

Arts: this covered not only concerts and shows, but also opportunities for people to learn creative arts to do on their own. Even horticulture had been linked to health improvement, so these elements were all linked. Transportation, for example was essential for people to get to community events and projects.

The committee had created an implementation and evaluation list. Because of the variety of ages, there would be some alterations, with the group having a combination of new and old members. Displaying a list of recommendations, Ms. Nelson remarked that so far since May, the City had already completed five of them.

Chairperson Norbury asked if anyone present wished to speak. Seeing none, he opened the hearing for questions. Ms. Nelson confirmed that the certification and award would be in January.

Mr. Loveless noted an item that encouraged "making it easier for low-income families to access healthy food". He remarked that the Commission had just seen an application for a large development that included a grocery store. He asked if the City could adopt requirements for new developments to support certain components such as access to grocery stores. Mr. Head commented that the project application heard earlier tonight included public incentives. He could look into putting this into the contract, but would need to investigate the details. Chairperson Norbury commented that he was working in an area that was a 'food desert', so he understood the importance of this aspect.

As there was no further discussion, Chairperson Norbury closed the hearing at 6:34 p.m. and asked for a motion.

Mr. Funk made a motion to direct staff to bring forward a resolution for the Planning Commission to adopt the Lee's Summit Community For All Ages plan as an amendment to the City's Comprehensive Plan. Ms. Arth seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Arth, that this Comprehensive Plan Amendment move forward and a resolution to adopt be brought forth. The motion carried unanimously.

## Other Agenda Items

- 7 [2018-2368](#) A Resolution Adopting Comprehensive Plan Amendment Incorporating the Lee's Summit Community for All Ages Plan

Mr. Funk made a motion to approve a resolution adopting the Lee's Summit Community For All Ages plan as an amendment to the current Comprehensive Plan. Mr. Sims seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Sims, that this Resolution be approved to adopt. The motion carried unanimously.

## Roundtable

Chairperson Norbury reminded the Commissioners that the joint meeting with the City Council would be on Tuesday, November 20th.

Chairperson Norbury reminded the Planning Commission members that there would not be a

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Action Letter

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meeting held on November 22. The next meeting will be December 13, 2018.

Adjournment

**There being no further business, Chairperson Norbury adjourned the meeting at 6:40 P.M.**

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