

The City of Lee's Summit

*220 SE Green Street
Lee's Summit, MO 64063*



Final Agenda

Thursday, July 14, 2022

5:00 PM

City Council Chambers and videoconference

Planning Commission

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, July 14, 2022, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri, 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 Wednesday, July 13, 2022, 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.

Call to Order

Roll Call

Approval of Agenda

Public Comments

1. Approval of Consent Agenda

- A. [TMP-2349](#) Appl. #PL2021-210 - FINAL PLAT - Lee's Summit School District #7 - Middle School #4, Lots 1 and Tract A, 1001 SE Bailey Rd; Lee's Summit R-7 School District, applicant
Presenter: Kyle Gorrell, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- B. [2022-5034](#) Appl. #PL2022-176 - SIGN APPLICATION - Libations & Co., 25 SE 3rd St; Fossil Forge Design, applicant
Presenter: C. Shannon McGuire, Planner
Dave Eames, Applicant's Representative
- C. [2022-5023](#) Approval of the June 23, 2022 Planning Commission Minutes

Public Hearings

2. [2022-5037](#) Appl. #PL2021-318 - VACATION OF RIGHT-OF-WAY - a segment of SE 15th Street located east of SE Dalton Dr (adjacent to 1501 SE Dalton Dr); Lee's Summit R-7 School District, applicant (to be continued to a date certain of August 11, 2022)
3. [2022-5032](#) Appl. #PL2022-178 - PRELIMINARY DEVELOPMENT PLAN - McBee's Coffee N Carwash, 1295 SW Arborwalk Blvd; McBee Construction Company, applicant
Presenter: C. Shannon McGuire, Planner
Ashley Smith, Applicant's Representative
- a. [TMP-2345](#) An Ordinance approving a preliminary development plan on land located at 1295 SW Arborwalk Blvd in district PMIX, proposed McBee's Coffee N Carwash, all in accordance with the provisions of Unified Development Ordinance, No. 5209, for the City of Lee's Summit, Missouri.
Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
C. Shannon McGuire, Planner

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4. [2022-5007](#) Continued Appl. #PL2022-151 - PRELIMINARY DEVELOPMENT PLAN - Eagle Creek Villas, 2101 SW Eagle View Dr and 2250 SW Pryor Rd.; Hunt Midwest Real Estate Development, Inc.
- Presenter:** Aaron Schmidt, Applicant's Representative
Hector Soto, Jr., AICP, Senior Planner
- a. [TMP-2339](#) An Ordinance approving a preliminary development plan for Eagle Creek Villas on land located at 2101 SW Eagle View Dr and 2250 SW Pryor Rd, 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:** Josh Johnson, AICP, Assistant Director of Plan Services
Aaron Schmidt, Applicant
5. [2022-5039](#) Appl. #PL2022-148 - PRELIMINARY DEVELOPMENT PLAN and Appl. #PL2022-149 - SPECIAL USE PERMIT for a storage facility- U-Haul Moving and Storage of Lee's Summit, 1150 SE Blue Pkwy; Amerco Real Estate Company, applicant
- Presenter:** Stephany Sheekey, Applicant's Representative
Hector Soto, Jr., AICP, Senior Planner
- a. [TMP-2353](#) An Ordinance approving a preliminary development plan for U-Haul Moving and Storage of Lee's Summit on land located at 1150 SE Blue Pkwy, 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:** Josh Johnson, AICP, Assistant Director of Plan Services
Stephany Sheekey, Applicant's Representative
- b. [TMP-2354](#) An Ordinance granting a special use permit for a storage facility in district CP-2 on land located at 1150 SE Blue Pkwy, for a period of thirty (30) years, all in accordance with Article 6 of the Unified Development Ordinance, for the city of Lee's Summit, Missouri.
- Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services
Stephany Sheekey, Applicant's Representative
6. [2022-5038](#) Appl. #PL2022-195 - PRELIMINARY DEVELOPMENT PLAN - LP Mart, 601 SE Oldham Pkwy; Engineering Solutions, LLC, applicant
- Presenter:** Matt Schlicht, P.E., Applicant's Representative
Hector Soto, Jr., AICP, Senior Planner
- a. [TMP-2351](#) An Ordinance approving a preliminary development plan on land located at 601 SE Oldham Pkwy in district PMIX, proposed LP Mart, 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:** Josh Johnson, AICP, Assistant Direct of Plan Services
Matt Schlicht, P.E., Applicant's Representative
7. [2022-5011](#) Continued Appl. #PL2022-159 - REZONING from CP-2 to PI and PRELIMINARY DEVELOPMENT PLAN - 950 NE Pollard St; Engineering Solutions, LLC, applicant
- Presenter:** Matt Schlicht, P.E., Applicant's Representative
Hector Soto, Jr., AICP, Senior Planner

- a. [TMP-2350](#) An Ordinance approving a rezoning from district CP-2 (Planned Community Commercial) to district PI (Planned Industrial) and preliminary development plan for land located at 950 NE Pollard St, 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: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, P.E., Applicant's Representative

8. [2022-5040](#) Appl. #PL2022-140 - REZONING from CP-2 to PMIX and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Business Park, Lot 7A, 3100 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant

Presenter: Matt Schlicht, P.E., Applicant's Representative
Hector Soto, Jr., AICP, Senior Planner

- a. [TMP-2352](#) An Ordinance approving a rezoning from district CP-2 (Planned Community Commercial) to district PMIX (Planned Mixed Use) and preliminary development plan for land located at 3100 NE Ralph Powell Rd, 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: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, P.E., Applicant's Representative

9. [2022-5036](#) Appl. #PL2022-239 - COMPREHENSIVE PLAN AMENDMENT - a change in land use designation from Commercial to Industrial, 950 NE Pollard St; Engineering Solutions, LLC, applicant

Presenter: Matt Schlicht, P.E., Applicant's Representative
Hector Soto, Jr., AICP, Senior Planner

Other Agenda Items

10. [2022-5047](#) Resolution No. 2022-07 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite Comprehensive Plan from Commercial to Industrial for 950 NE Pollard St; Engineering Solutions, LLC, applicant

Presenter: Hector Soto, Jr., AICP, Senior Planner
Matt Schlicht, P.E., Applicant's Representative

11. [2022-5041](#) Election of Officers

Roundtable

Adjournment

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