

The City of Lee's Summit

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



Final Agenda

Thursday, January 12, 2023

5:00 PM

**City Council Chambers
and Via Video Conference
Planning Commission**

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, January 12, 2023, 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, January 11, 2023, 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-2530](#) Appl. #PL2022-091 - FINAL PLAT - Cobey Creek, 2nd Plat, Lots 31-77, 160-187, 200-250 and Tracts A-K

Presenter: C. Shannon McGuire, Planner
Brad Kempf, Applicant's Representative

- B. [2022-5342](#) Minutes of the December 8, 2022, Planning Commission meeting

2. Public Hearings

- A. [2023-5398](#) Appl. #PL2020-239 - REZONING from R-1 to RP-2 and PRELIMINARY DEVELOPMENT PLAN - 705 SE High St, 707 SE High St & 201 SE Summit Ave; Dustin Baxter, applicant (application withdrawn by applicant)
- B. [2023-5385](#) Appl. #PL2022-394 - REZONING from PMIX to PI and PRELIMINARY DEVELOPMENT PLAN - Summit 470 Logistic Center, 1451 NW Main St; Ryan Companies US, Inc., applicant (to be continued to a date certain of January 26, 2022)

- C. [2023-5383](#) Appl. #PL2022-387 - PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for an equipment lease/rental facility - Herc Rentals, 1460 SE Hamblen Rd; Herc Rentals, applicant

Presenter: Alan Kashian, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

1. [TMP-2531](#) An Ordinance approving a preliminary development plan for Herc Rentals on land located at 1460 SE Hamblen 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: Alan Kashian, Applicant Representative
Josh Johnson, Assistant Director of Plan Services

2. [TMP-2532](#) An Ordinance granting a special use permit for an equipment rental facility in district PI on land located at 1460 SE Hamblen Rd, for a period of twenty-five (25) years, all in accordance with Article 6 of the Unified Development Ordinance, for the city of Lee's Summit, Missouri.
- Presenter:** Alan Kashian, Applicant Representative
Josh Johnson, AICP, Assistant Director of Plan Services
- D. [2023-5384](#) Appl. #PL2022-378 - PRELIMINARY DEVELOPMENT PLAN - HCA LSMC ASC, 1950 SE Blue Pkwy; Hammes Partners, applicant
- Presenter:** Steve Buckeridge, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
1. [TMP-2533](#) An Ordinance approving a preliminary development plan for HCA LSMC ASC on land located at 1950 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:** Steve Buckeridge, Applicant Representative
Josh Johnson, AICP, Assistant Director of Plan Services
- E. [2023-5379](#) Appl. #PL2022-422 - Exterior Renovation Permit Appeal, 6 SW 2nd St; Guy Gronberg Architects P.C, applicant
- Presenter:** C. Shannon McGuire, Planner
Guy Gronberg, Applicant representative
- F. [2023-5380](#) Appl. #PL2022-327 - PRELIMINARY DEVELOPMENT PLAN - Heartland Market, 900 NE Colbern Rd; Great American Dream, LLC, applicant
- Presenter:** C. Shannon McGuire, Planner
Jack Hopkins, Applicant's Representative
1. [TMP-2529](#) An Ordinance approving a preliminary development plan on land located at 900 NE Colbern Rd in district CP-2, all in accordance with the provisions of Unified Development Ordinance, Chapter 33, of the Code of Ordinances for the City of Lee's Summit, Missouri.
- Presenter:** Jack Hopkins, Applicant's Representative
Josh Johnson, AICP, Assistant Director of Plan Services

Other Agenda Items

Roundtable

Adjournment