

The City of Lee's Summit

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



Final Agenda

Thursday, May 26, 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, May 26, 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, May 25, 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. [2022-4950](#) Minutes of the May 12, 2022, Planning Commission meeting.

Public Hearings

2. [2022-4931](#) Continued Appl. #PL2022-088 - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Apartments - Lot 19, 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant

Presenter: C. Shannon McGuire, Planner
Matt Schlicht, P.E., Applicant's Representative

- a. [TMP-2294](#) An Ordinance approving a rezoning from CP-2 (Planned Community Commercial District) to district RP-4 (Planned Apartment Residential District) and preliminary development plan for Chapel Ridge Apartments - Lot 19 on land located at 3501 NE Akin Blvd and 3520 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: C. Shannon McGuire, Planner

3. [2022-4928](#) Continued Appl. #PL2022-089 - COMPREHENSIVE PLAN AMENDMENT - change in land use designation from Office to Residential 3 for Chapel Ridge Apartments - Lot 19, 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant

Presenter: C. Shannon McGuire, Planner
Matt Schlicht, P.E., Applicant's Representative

4. [2022-4952](#) Appl. #PL2022-119 - PRELIMINARY DEVELOPMENT PLAN - Raintree Village, 1501 SW Arborwalk Blvd.; Scenic Development, LLC, applicant

Presenter: C. Shannon McGuire, Planner
Jordan Anderson, Applicant's Representative

- a. [TMP-2304](#) An Ordinance approving a preliminary development plan for Raintree Village on land located at 1501 SW Arborwalk Blvd 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:** C. Shannon McGuire, Planner
Jordan Anderson, Applicant's Representative
5. [2022-4918](#) Appl. #PL2022-122 - REZONING from PMIX to PI and PRELIMINARY DEVELOPMENT PLAN - approximately 49.85 acres located at the southeast corner of M-291 Hwy and SW Bailey Rd for the proposed LS Industrial; LS Industrial LLC., applicant
- Presenter:** Victoria Nelson, Planner
Gary O'Dell, Applicant
- a. [TMP-2305](#) An Ordinance approving a rezoning from district PMIX to district PI and a preliminary development plan for approximately 49.85 acres located at the southeast corner of M-291 Hwy and SE Bailey Rd, proposed LS Industrial, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
- Presenter:** Gary O'Dell, Applicant
Hector Soto, Jr., AICP, Senior Planner
6. [2022-4959](#) Appl. #PL2022-154 - COMPREHENSIVE PLAN AMENDMENT - change in land use designation from Mixed Use to Industrial for LS Industrial, approximately 49.85 acres located at the southeast corner of South M-291 Hwy and SE Bailey Rd; LS Industrial, LLC, applicant
- Presenter:** Gary O'Dell, Applicant
Victoria Nelson, Planner
7. [2022-4955](#) Appl. #PL2022-144 - COMPREHENSIVE PLAN AMENDMENT - 2023-2027 Capital Improvement Plan (CIP); City of Lee's Summit, applicant
- Presenter:** George M. Binger, III, P.E., City Engineer
Hector Soto, Jr., AICP, Senior Planner
8. [2022-4921](#) Appl. #PL2022-145 - COMPREHENSIVE PLAN AMENDMENT - 2022 Wastewater Master Plan; City of Lee's Summit, applicant
- Presenter:** Patrick Young, P.E., HDR Engineering, Inc.
Amanda Bagwell, P.E., Senior Staff Engineer
Jeff Thorn, P.E., Deputy Director

Other Agenda Items

9. [2022-4932](#) Resolution No. 2022-03 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite Comprehensive Plan from Office land use designation to Residential 3 land use designation, 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant
- Presenter:** C. Shannon McGuire, Planner

10. [2022-4961](#) Resolution No. 2022-04 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite Comprehensive Plan from Mixed Use to Industrial for LS Industrial, approximately 49.85 acres located at the southeast corner of South M-291 Hwy and SW Bailey Rd; LS Industrial, LLC, applicant
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
11. [2022-4960](#) Resolution No. 2022-05 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the 2023-2027 Capital Improvement Plan (CIP) as an amendment to the Lee's Summit Ignite Comprehensive Plan; City of Lee's Summit, applicant
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
12. [2022-4957](#) Resolution No. 2022-06 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the 2022 Wastewater Master Plan as an amendment to the Lee's Summit Ignite Comprehensive Plan; City of Lee's Summit, applicant
- Presenter:** Hector Soto, Jr., AICP, Senior Planner

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"