



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-133
File Name	COMPREHENSIVE PLAN AMENDMENT – a change in land use designation from Residential 3 to Commercial
Applicant	KC Cowboy Properties, LLC /Developer
Location	3601 SW Hollywood Dr.
Planning Commission Date	September 14, 2023
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Senior Planner

Public Notification

Pre-application held: August 16, 2022
Neighborhood meeting conducted: July 13, 2023
Newspaper notification published on: August 5, 2023
Radius notices mailed to properties within 300 feet on: August 2, 2023
Site notice posted on: August 4, 2023

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Attachments

Comprehensive Plan Amendment Exhibit, dated November 21, 2022, revised July 25, 2023
– 1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	KC Cowboy Properties, LLC /Developer
Applicant's Representative	Jimmy Purselley
Location of Property	3601 SW Hollywood Dr.
Size of Property	±4.05 Acres (176,220.63 sq. ft.)
Zoning (Existing)	AG (Agricultural)
Zoning (Proposed)	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation (existing)	Residential 3
Comprehensive Plan Designation (proposed)	Commercial
Procedure	Consideration of a Comprehensive Plan, an amendment to the Comprehensive Plan, or a Capital Improvement Plan, shall require a public hearing before the Commission, following publication notice as provided in Article 2, of the Unified Development Ordinance. The Comprehensive Plan of the City and all amendments to the Comprehensive Plan, and the Capital Improvement Plan, shall be approved by Resolution of the Commission.

Current Land Use
The subject 4.05-acre property is currently undeveloped vacant ground located at the intersection of SW Hollywood Dr and SW Summitcrest Dr.

Description of Applicant's Request
The applicant proposes to amend the 2021 Ignite! Comprehensive Plan land use designation for this 4.05-acre area from Residential 3 to Commercial to allow for the construction of a carwash facility on the southern 1.50 acres. This application is associated with Appl. #PL2023-093 for Rezoning and Preliminary Development Plan and Appl. #PL2023-123 Special Use Permit, also on this agenda.

2. Land Use

Description and Character of Surrounding Area
The properties to the east and south are zoned CP-2. The Summit Crest commercial strip center is east of the property. South across SW Summitcrest Dr. is an Arby's restaurant and the site of the recently approved Whataburger. West of the property is the PMIX zoned Aldersgate Methodist Church. Adjacent to the northern property line is AG zoned vacant undeveloped property.

Adjacent Land Uses and Zoning

North:	Vacant / AG
South (across SW Summitcrest Dr):	Vacant / CP-2 Restaurant / CP-2
East:	Retail strip center / CP-2
West:	Church / PMIX

3. Unified Development Ordinance (UDO)

Section	Description
2.220	Comprehensive Plan, Comprehensive Plan Amendment and Capital Improvement Plan

The associated proposed carwash development requires a rezoning from AG to CP-2 in order to comply with zoning district development standards. If the associated development is approved, the subject comprehensive plan amendment changing the land use designation from Residential 3 to Commercial brings the property’s land use designation into alignment with the zoning.

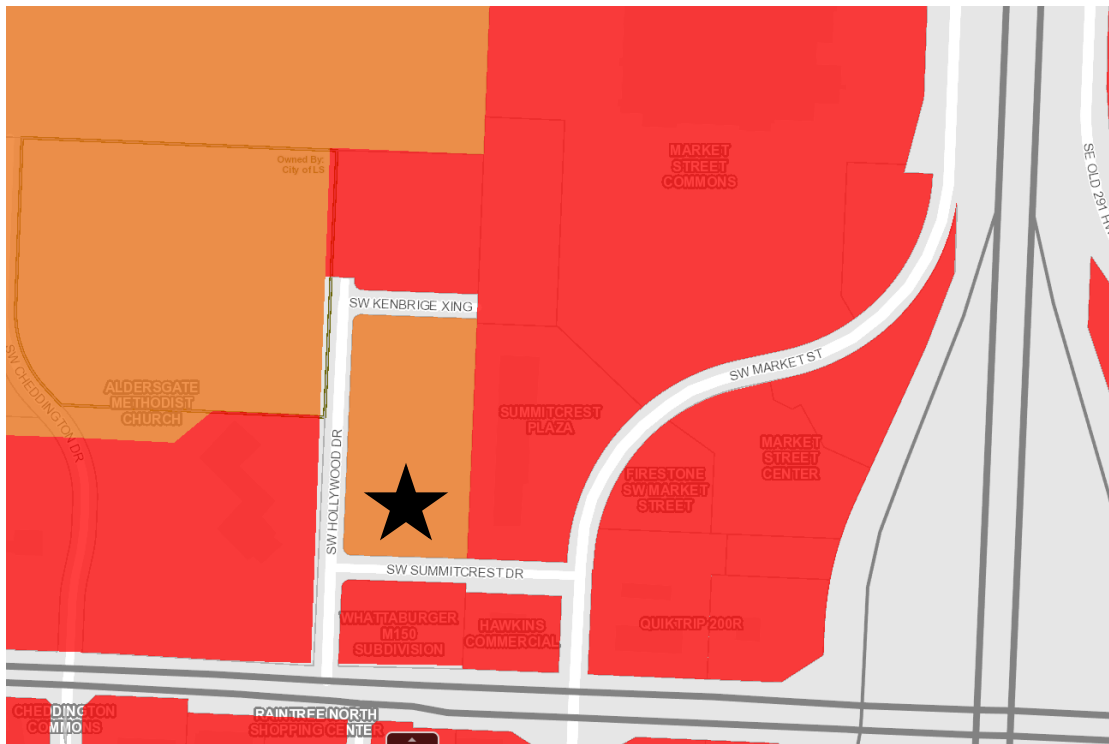
4. Comprehensive Plan Analysis

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Diversify Lee’s Summit economy. Objective: Increase business retention and grow business activity.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The Ignite! Comprehensive Plan promotes various strategies to build long-term economic prosperity and resiliency in the City’s economy. One objective established in the Comprehensive Plan is to stimulate continued economic development investment and reinvestment by the private sector. The subject application meets this goal with the applicant’s proposed investment in our community.

The proposed Commercial land use category is intended to accommodate a mix of retail, service and public uses. The Comprehensive Plan further requires the scale and character of the proposed development be compatible with the surrounding area. The proposed development plan and Comprehensive Plan amendment are compatible with the commercial uses of the adjoining properties to the south and east, as well as the commercial nature of the M-150 Hwy corridor.

The subject property is located within the M-150 Hwy Corridor as designated in the Comprehensive Plan. The corridor place types are proposed to guide development and establish the basis for design principles along these corridors. The intent of the corridor place type is to provide a mix of medium to high-density residential with various retail and service uses to service the adjacent neighborhoods. The proposed development meets this goal by providing a service type use to enhance the residential uses in the area.



Compatibility

The proposed Commercial land use designation is consistent with the associated rezoning and preliminary development plan application for the carwash facility planned on the subject property. The proposed development is compatible with the nature of existing developments in the area and the use is substantially similar to the recently approved McBee’s Coffee N Carwash (PL2022-178) that is also located along the M-150 corridor.

Adverse Impacts

The proposed comprehensive plan amendment is not expected to negatively impact the use or aesthetics of any neighboring property, nor is it expected to negatively impact the health, safety and welfare of the public.

Public Services

The proposed comprehensive plan amendment will not impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property. The existing street network provides adequate capacity to accommodate the proposed development.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan.

5. Recommended Conditions of Approval

1. Approval of the subject Comprehensive Plan Amendment is contingent upon City Council approval of Application #PL2023-130 - REZONING from AG to CP-2 and PRELIMINARY DEVELOPMENT PLAN - Cowboy Carwash, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant.