



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2019-257 – FINAL PLAT – Lee's Summit Airport
<b>Applicant</b>	Anderson Survey Co., applicant
<b>Property Address</b>	2751 NE Douglas St.
<b>Planning Commission Date Heard by</b>	October 10, 2019 Planning Commission and City Council
<b>Analyst</b>	C. Shannon McGuire, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: Spring of 2019  
Neighborhood meeting conducted: n/a  
Newspaper notification published on: n/a  
Radius notices mailed to properties within 300 feet on: n/a  
Site posted notice on: n/a

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### Attachments

Final Plat, date stamped September 9, 2019—5 pages  
Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Anderson Survey Company/ applicant
<b>Applicant's Representative</b>	Jim Anderson
<b>Location of Property</b>	2751 NE Douglas St
<b>Size of Property</b>	553.633 Acres
<b>Zoning</b>	AG (Agricultural District) RP-1 (Planned Single-Family Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District) PMIX (Planned Mixed Use District)
<b>Comprehensive Plan Designation</b>	Airport Runway Protection Zone
<b>Procedure</b>	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p><b>Duration of Validity:</b> Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use
Airport operations

Description of Applicant's Request
This application is for the final plat of <i>Lee's Summit Airport, Lots 1-4</i> . The proposed final plat consists of 4 lots on 553.633 acres.

## 2. Land Use

Description and Character of Surrounding Area
The property is located at 2751 NE Douglas St. The property uses on the east include industrial, commercial, multifamily and vacant/undeveloped agricultural land. Properties to the south include commercial uses and undeveloped vacant ground. Undeveloped agricultural land is located to the north. West of the property the uses includes large lot single-family homes, industrial, and undeveloped agricultural, commercial and multifamily ground.

**Adjacent Land Uses and Zoning**

<b>North:</b>	AG (Agricultural)
<b>South:</b>	CP-2 (Planned Community Commercial District)
<b>East:</b>	AG (Agricultural District) RP-4 (Planned Apartment Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District)
<b>West:</b>	AG (Agricultural District) R-1 (Single-Family Residential District) RP-4 (Planned Apartment Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District)

Site Characteristics
The property is the home to the Lee's Summit Municipal Airport and is an air traffic gateway to the Kansas City metropolitan area. The airport has two runways and operates seven days a week. Runway 18-36 is 5,501 ft. in length and 100 ft. wide. Runway 11-29 is 4,000 ft. in length and 75 ft. wide. The airport property currently consists of approximately 44 parcels.

**Setbacks**

Yard	Proposed	Required
Front	20'	20'
Side	10'	10'
Rear	20'	20'

**3. Unified Development Ordinance (UDO)**

Section	Description
4.230	AZ (Airport Zone)
7.140, 7.150	Final Plats

**4. Comprehensive Plan**

<b>Focus Areas</b>	<b>Goals, Objectives &amp; Policies</b>
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2

The Comprehensive Plan shows the area as Airport and Runway Protection Zone. The final plat does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan for providing quality development. The airport meets current and future demand and provides a long-term positive impact to the community.

## **5. Analysis**

### **Background and History**

The proposed plat consists of four (4) lots on 553.633 acres. The proposed plat is associated with a rezoning and vacation of right-of-way for the airport that are also on this agenda. The purpose for the plat is to simplify the legal description and bring additional clarity to the limits of the airport property by combining the 44 parcels that currently make up the facility into 4 defined lots.

- March 10, 2016 – The City Council approved UDO Amendment # 55 establishing the AZ (Airport Zone) zoning district (Appl. #PL2015-209) by Ordinance No. 7831.

### **Subdivision-Related Public Improvements**

There are no required subdivision-related public improvements required for this final plat.

### **Compatibility**

The proposed plat is consistent with the Comprehensive Plan Land Use Designations.

### **Adverse Impacts**

The proposed plat will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

### **Public Services**

Public facilities and services will be not be compromised or negatively impacted by the proposed plat.

### **Recommendation**

The application meets the requirements of the UDO and Design & Construction Manual (DCM).

## **6. Recommended Conditions of Approval**

There are no site specific or standard conditions of approval.