

RESOLUTION NO. 2026-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEE'S SUMMIT, MISSOURI, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ARBORSIDE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (LCRA) REDEVELOPMENT PLAN.

WHEREAS, pursuant to Sections 89.340 to 89.380, RSMo., a municipality is authorized to make, adopt, amend, and carry out a city plan for the physical development and uses of land and for the general location, character and extent of streets and other public ways within its corporate limits; and

WHEREAS, the Planning Commission of the City of Lee's Summit, Missouri, adopted the Lee's Summit Ignite! Comprehensive Plan as the Lee's Summit Comprehensive Plan, by Resolution dated May 20, 2021 (the "**Ignite Comprehensive Plan**"); and

WHEREAS, on May 1, 2026, the Arborside LCRA Redevelopment Plan (the "**Arborside Redevelopment Plan**") was filed with the City Clerk, and thereafter delivered to the Planning Commission for review as described below; and

WHEREAS, the Arborside Redevelopment Plan calls for a variety of land uses to be developed on the North Property Reserve Land (as defined below), including Industrial, residential, commercial retail and office uses along with infrastructure improvements to serve such development; and

WHEREAS, pursuant to Section 99.430.1(5), RSMo, which is a statute in the Land Clearance for Redevelopment Authority Act which is set forth at Sections 99.300 through 99.715, RSMo (the "**LCRA Act**"), the Arborside Redevelopment Plan was submitted by the LCRA Board of Commissioners to the Planning Commission, as the acting and recommending body for the planning agency of the City, for the purpose of evaluating, reviewing and making a recommendation to the City Council regarding the conformity of the Arborside Redevelopment Plan with the Ignite Comprehensive Plan as the general plan for the development of the community as a whole; and

WHEREAS, on May 14, 2026, the Planning Commission considered an amendment to the Comprehensive Plan in connection with the development proposed for approximately 1000 acres of land owned by Property Reserve, Inc., which is generally located to the east of I-470 between Colbern Road on the south and Woods Chapel Road on the north in the City (the "**North Property Reserve Land**"); and

WHEREAS, thereafter on May 14, 2026, the Planning Commission approved a resolution to amend the Ignite Comprehensive Plan and amend certain land-use designations that are applicable to the North Property Reserve Land as set forth on the Future Land Use Map; and

WHEREAS, after considering the evidence and testimony received from City staff and City consultants and all interested persons, the Planning Commission now desires to recommend that the City Council make a finding that the Arborside Redevelopment Plan is consistent and in conformity with the Ignite Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF LEE'S SUMMIT PLANNING COMMISSION, as follows:

SECTION 1. In accordance with the LCRA Act, the Planning Commission finds, and recommends that the City Council by ordinance make the finding, that the Arborside Redevelopment Plan is consistent and in conformity with the Ignite Comprehensive Plan, in that land-use designations described in the Arborside Redevelopment Plan are consistent and in conformity with the Future Land Use Map designations under the Ignite Comprehensive Plan for the same property. The Planning Commission further finds that the proposed land uses and building requirements on the North Property Reserve Land are designed with the general purpose of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted and harmonious development of the community and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

SECTION 2. That the Chairperson and Secretary of the Planning Commission are authorized to affix their signatures to this Resolution, and this resolution shall be advanced to the LCRA Board and the City Council as the formal recommendation of the Planning Commission for the Arborside Redevelopment Plan.

ADOPTED by the Planning Commission for the City of Lee's Summit, Missouri on the 14th day of May, 2026.

Dana Arth, Chairperson
Planning Commission

ATTEST:

Chip Touzinsky, Secretary
Planning Commission

APPROVED AS TO FORM:

Erin Kelly
Staff Attorney