



The City of Lee's Summit

Final Agenda

Community and Economic Development Committee

Wednesday, August 12, 2026

4:00 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet on Wednesday, August 12, 2026 at 4:00 pm via video conference as provided by Section 2-50 of 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 Tuesday, August 11, 2026, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The meeting may be viewed on the City's website at WatchLS.net, or Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Public Comments

5. Business

- A. [2026-7750](#) Approval of the July 8, 2026 Community and Economic Development Committee Action Letter

- B. [2026-7773](#) Discussion: Update - Special Events and their Impact on Liquor License Compliance

Presenter: Major Nicole Waters, Police Department

- C. [2026-7791](#) Discussion: Economic Development Incentive Policy Review Process

Presenter: Ryan A. Elam, Assistant City Manager

- D. [2026-7800](#) Continued Discussion: Accessory Dwelling Unit Ordinance

Presenter: C. Shannon McGuire, Assistant Director of Plan Services
Adair Bright, AICP, Senior Planner

6. Roundtable

7. Adjournment

Packet Information

File #: 2026-7750, **Version:** 1

Approval of the July 8, 2026 Community and Economic Development Committee Action Letter

The City of Lee's Summit
Action Letter - Draft
Community and Economic Development Committee

Wednesday, July 8, 2026

4:00 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet on Wednesday, July 8, 2026 at 4:00 pm via video conference as provided by Section 2-50 of 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 Tuesday, July 7, 2026, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The meeting may be viewed on the City's website at WatchLS.net, or Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7.

1. Call to Order

Chair Shields called to order the July 8, 2026 Community and Economic Development Committee meeting at 4:02 p.m.

2. Roll Call

Present: 4 - Chairperson Hillary Shields
Councilmember Nyauna Cravens
Councilmember Shari Frazier
Planning Commissioner Terry Trafton

Absent: 1 - Vice Chair Mia Prier

3. Approval of Agenda

Councilmember Cravens made a motion, seconded by Councilmember Frazier, to approve the July 8, 2026 Community and Economic Development Committee agenda. The motion passed by the following vote:

Aye: 3 - Chairperson Shields
Councilmember Cravens
Councilmember Frazier

Absent: 1 - Vice Chair Prier

4. Public Comments

Written public comments were provided prior to the meeting by James Toy, 11150 Overbrook Road, Suite 100, Leawood, KS, 66211, on behalf of the Kansas City Regional Association of REALTORS, and were added to the packet.

5. Business

Community and Economic Development Committee

Action Letter - Draft

July 8, 2026

- A. [2026-7710](#) Approval of the June 10, 2026 Community and Economic Development Committee Action Letter

Councilmember Frazier made a motion, seconded by Councilmember Cravens, to approve the June 10, 2026 Community and Economic Development Committee Action Letter. The motion passed by the following vote:

Aye: 3 - Chairperson Shields
Councilmember Cravens
Councilmember Frazier

Absent: 1 - Vice Chair Prier

- B. [2026-7739](#) Discussion: Accessory Dwelling Unit Ordinance

Shannon McGuire, Assistant Director of Plan Services, provided the Committee with an update on the current state of Accessory Dwelling Units (ADUs) in Lee's Summit. He reviewed the history of the City's ADU ordinance, current regulations and ADU activity since adoption. He discussed factors that may be limiting broader implementation, including homeowners' association restrictions, financing challenges, construction costs, and existing development standards.

Following discussion, the Committee asked staff to look at changing the minimum lot size requirement of half an acre, modify the downtown size requirements, provide pre-approved ADU plans, improve communications/educate public on ADU processes and variances, and clearly define basement conversions/ADU's.

6. Roundtable

There was no roundtable discussion.

7. Adjournment

Hearing no further business, Chair Shields adjourned the July 8, 2026 Community and Economic Development Committee meeting at 4:41 p.m.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"

Packet Information

File #: 2026-7773, **Version:** 1

Discussion: Update - Special Events and their Impact on Liquor License Compliance

Certain liquor licenses require a minimum percentage of food sales relative to alcohol sales based on gross sales tax receipts. During special events such as pub crawls, Downtown Days, Oktoberfest, etc., alcohol sales spike while food sales often remain flat or increase at a much lower rate. As a result, a restaurant that is ordinarily compliant can fail the ratio test during a reporting period even though its day-to-day operation remains restaurant-oriented. When they fail the ratio test, they may be required to obtain a different license classification or operate under different conditions, impacting the overall performance of the business.

This discussion item responds to a request for information from Council regarding liquor license sales metrics and how special events may impact their ability to comply. Police Department staff will provide a summary and recommendations for CEDC to consider.

Provide direction to staff.

Major Nicole Waters, Police Department

BUSINESS	BUSINESS ADDRESS	SALES VERIFIED
30hop LS	1020 NW Pryor Road	YES
54th Street Grill & Bar	815 SE 3rd St	YES
Ancho & Agave	860 NW Blue Pkwy Unit A	NEW
Arcade Alley	316 SE Douglas St.	YES
B&B Theatres Lee's Summit 16	1451 NE Douglas St	YES
B&B Theatres New Longview 7	3201 SW Fascination DR	YES
Bella's Italian Restaurant	511 SE Melody Lane	YES
Buffalo Wild Wings	1806 NW Chipman Rd	YES
Carmen's Cantina & Mexican Grill	547 SE Melody Lane	YES
Chili's Grill & Bar #684	1688 NW Chipman Rd	YES
Chipotle Mexican Grill #1557	900 A NE Columbus	YES
Chipotle Mexican Grill #243	1716 NW Chipman Rd	YES
Chipotle Mexican Grill #4098	1103 SW Oldham Pkwy	YES
Cooper's Hawk Winery & Restaurant	540 NW Chipman Road	YES
Don Chuy's Fresh Mex & Cantina	701 SE Melody Lane	YES
El Plato	22 SW 3rd Street	YES
El Potro Mexican Café	210 SW Greenwich Drive	YES
El Sazon	917 NE Woods Chapel Rd	YES
Filling Station BBQ	333 SE Douglas Street	YES
Fiorella's Jack Stack BBQ	1840 NW Chipman Rd	YES
Firebirds Wood Fired Grill	920 NW Pryor Road, Unit F	YES
First Watch	920 NW Pryor Road, Suite A	New
Fun House Pizza	405 NW Blue Pkwy	YES
Golf Ranch Lee's Summit	1501 NE US 40 Hwy	YES
Gus's World Famous Fried Chicken	638 NE M 291 Hwy	YES
Habanero's	1008 SE Blue Pkwy	YES
Houlihan's	625 NW Murray Rd	YES
Hy-Vee East	301 NE Rice Rd	YES
Hy-Vee West	310 SW Ward Rd	YES
Iron Horse Bar & Grill	1012 SE Blue Pkwy	YES
Jacom's Hunger Shack	1803 NE Colbern Road Suite B	YES
Jazzy B's	320 SW Blue Pkwy	YES
Johnny's Tavern	1660 SE Blue Pkwy	YES
Jose Peppers	1667 NE Douglas St	YES
Jumpin' Catfish Restaurant	834 SW Blue Pkwy	YES
K1 Speed	2911 NE Independence Ave	YES
Konrad's Kitchen and Tap House	302 SW Main St	YES
La Fuente Mexican Restaurant (2)	1255 NE Douglas St.	YES
La Fuente Mexican Restaurant (3)	899 SW Lemans	YES
Lakewood Property Owners Association	651 NE St. Andrews Cir	YES
Legacy Grill	700 NE Woods Chapel Rd	YES
Llywelyn's Pub	301 SE Douglas	Prov.
Long-Bell Pizza	3385 Fascination Dr	YES
Longhorn Steakhouse	1696 NW Chipman Rd	YES
Longview Mansion	1200 SW Longview Park Drive	YES

Main Slice	235 SE Main Street	YES
Mali Thai Bistro	579 SE Melody Ln.	YES
Martin City Brewing Company	354 SW Blue Parkway	YES
Minsky's Pizza	1251 NE Rice Rd	YES
Mint Sushi	1209 NE Rice Rd	YES
Mr Sushi	995 NE Rice Rd	YES
Olive Garden Italian #1849	650 NW Blue Pkwy	YES
Pappo's Pizzeria & Pub	428 SW Ward Road	YES
Paragon Star Concession Stand	1401 NW River Road	YES
Pearl Tavern	1672 NW Chipman Rd	YES
Red Crab Boil	697 NW Blue Pkwy	YES
Red Door Grill	2061 NW Lowenstein Drive	YES
Red Lobster #6365	670 NW Blue Pkwy	YES
Roots Seasonal Cuisine	940 NW Pryor Road Suite M	YES
Shake Shack	2051 NW Lowenstein Dr	YES
Shamrock Hills Golf Club	3161 SW M291 Hwy	YES
Side Pockets	224 NW Oldham Pkwy	Prov.
Siki Japanese Restaurant	601 NW Blue Pkwy	YES
Smoke Brewing Co.	209 SE Main St	YES
Spin Neapolitan Pizza	1808-D NW Chipman Rd	YES
Summit Grill & Bar	4835 NW Lakewood Way	YES
Summit Pizza	1543 NE Douglas Street	YES
Taco-Holics Club	100 SE 3rd Street Ste B-C	YES
Texas Roadhouse	740 NW Blue Parkway	YES
Thai Spice	1192 NE Douglas St	YES
The Farfalle Bistro	318 SE Green St	YES
The Shack Breakfast & Lunch	860 NW Blue Pkwy	YES
Third Street Social	123 SE 3rd St.	YES
TM Fieldhouse	1550 SE Hamblen Road	YES
Twisted Fresh	940 NW Pryor Road Suite A	YES
Unk's Burgers	240 NW Oldham Pkwy	YES
Vetta - Italian Eatery	219 SE Main Street	YES
Wally's Grill & Drafthouse	837 SW LeMans Ln	YES
Westside Grill & Bar #1	221 S M291 Hwy	YES
Xaboo Me Phaa	1196 NE DOUGLAS ST	YES

**Percentage of
Gross
Sales for
Alcohol**

15%

12%

NEW

49%

2%

3%

Ownership changed, no previous sales to report

12%

15%

6%

4%

5%

4%

25%

13%

29%

19%

14%

1%

6%

18%

Ownership Change - no sales data to report

5%

11%

1%

13%

13%

6%

7%

21%

1%

13%

31%

13%

5%

2%

37%

13%

13%

NO SALES DATA

30%

56%

2%

6%

4%

14%
1%
22%
2%
31%
5%
4%
16%
44%
20%
4%
18%
6%
25%
LESS THAN 1%
10%
59%
6%
34%
3%
24%
6%
4%
8%
3%
22%
30%
26%
NO SALES DATA
LESS THAN 1 %
LESS THAN 1 %
44%
21%
49.00%
9%

BUSINESS	BUSINESS ADDRESS	SALES VERIFIED
30hop LS	1020 NW Pryor Road	YES
54th Street Grill & Bar	815 SE 3rd St	YES
Ancho & Agave	860 NW Blue Pkwy Unit A	YES
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Chipotle Mexican Grill #243	1716 NW Chipman Rd	YES
Chipotle Mexican Grill #4098	1103 SW Oldham Pkwy	YES
Cooper's Hawk Winery & Restaurant	540 NW Chipman Road	EM 5/4
Don Chuy's Fresh Mex & Cantina	701 SE Melody Lane	YES
El Plato	22 SW 3rd Street	YES
El Potro Mexican Café	210 SW Greenwich Drive	YES
El Sazon	917 NE Woods Chapel Rd	YES
Filling Station BBQ	333 SE Douglas Street	YES
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Golf Ranch Lee's Summit	1501 NE US 40 Hwy	YES
Gus's World Famous Fried Chicken	638 NE M 291 Hwy	EM 6/2
Habanero's	1008 SE Blue Pkwy	YES
Houlihan's	625 NW Murray Rd	YES
Hy-Vee East	301 NE Rice Rd	YES
Hy-Vee West	310 SW Ward Rd	YES
Iron Horse Bar & Grill	1012 SE Blue Pkwy	YES
Jacom's Hunger Shack	1803 NE Colbern Road Suite B	YES
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Johnny's Tavern	1660 SE Blue Pkwy	YES
Jose Peppers	1667 NE Douglas St	YES
Jumpin' Catfish Restaurant	834 SW Blue Pkwy	YES
K1 Speed	2911 NE Independence Ave	YES
KC Noodle (NEW 03-27-26)	1720 NW Chipman Road	NEW
Konrad's Kitchen and Tap House	302 SW Main St	YES
La Fuente Mexican Restaurant (2)	1255 NE Douglas St.	YES
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Lakewood Property Owners Association	651 NE St. Andrews Cir	YES
Legacy Grill	700 NE Woods Chapel Rd	NEED
Llywelyn's Pub	301 SE Douglas	Prov.
Long-Bell Pizza	3385 Fascination Dr	YES
Longhorn Steakhouse	1696 NW Chipman Rd	YES
Longview Mansion	1200 SW Longview Park Drive	YES
Main Slice	235 SE Main Street	YES

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Pappo's Pizzeria & Pub	428 SW Ward Road	YES
Paragon Star Concession Stand	1401 NW River Road	YES
Pearl Tavern	1672 NW Chipman Rd	YES
Q39, LLC (new)	240 SW Oldham Pkwy	NEW
Red Crab Boil	697 NW Blue Pkwy	YES
Red Door Grill	2061 NW Lowenstein Drive	YES
Red Lobster #6365	670 NW Blue Pkwy	YES
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Siki Japanese Restaurant	601 NW Blue Pkwy	NEED
Smoke Brewing Co.	209 SE Main St	YES
Spice of Bombay Indian Restaurant	436 SW Ward Road	NEW
Spin Neapolitan Pizza	1808-D NW Chipman Rd	YES
Summit Grill & Bar	4835 NW Lakewood Way	YES
Summit Pizza	1543 NE Douglas Street	YES
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The Farfalle Bistro	318 SE Green St	YES
The Shack Breakfast & Lunch	860 NW Blue Pkwy	YES
Third Street Social	123 SE 3rd St.	YES
Tin Cup	811 NE Lakewood Blvd	NEW
TM Fieldhouse	1550 SE Hamblen Road	YES
Twisted Fresh	940 NW Pryor Road Suite A	YES
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Vetta - Italian Eatery	219 SE Main Street	YES
Wally's Grill & Drafthouse	837 SW LeMans Ln	YES
Westside Grill & Bar #1	221 S M291 Hwy	Prov.
Xaboo Me Phaa	1196 NE DOUGLAS ST	YES

Percentage of Gross Sales for Alcohol	
	24%
	12%
	28%
	49%
	2%
	3%
	8%
	12%
	14%
	7%
	1%
	1%
	0%
PENDING	
	15%
	25%
	20%
	15%
	1%
	4%
	17%
	2%
	6%
	12%
Pending	
	14%
	19%
	1%
	2%
	19%
	1%
pending	
	31%
	13%
	4%
	2%
NEW	
	35%
	12%
	14%
	44%
PENDING	
	53%
	25%
	6%
	21%
	15%

	1%
	24%
	2%
	2%
	4%
	3%
	13%
	42%
	20%
NEW	
	3%
	17%
	6%
	25%
less than 1%	
	11%
	56%
pending	
	33%
NEW	
	3%
	22%
	6%
	2%
	7%
	3%
	22%
	8%
	25%
NEW	
	2%
LESS THAN 1%	
LESS THAN 1%	
	29%
	20%
	50.20%
	12%

Packet Information

File #: 2026-7791, **Version:** 1

Discussion: Economic Development Incentive Policy Review Process

This presentation and discussion is intended to outline a proposed process for a review and update of the Economic Development Incentive Policy for the City of Lee's Summit, Missouri. The presentation will provide an overview of the current policy. The discussion will outline the proposed review framework, desired outcomes, estimated timelines, and various stakeholder participation. Staff is seeking input from the committee on the proposed objectives, timelines, and working groups.

Background:

On February 19, 2015 the City Council adopted Ordinance 7588 creating the Economic Development Incentive Policy for the City of Lee's Summit, Missouri.

On October 1, 2015 the City Council amended the policy by adoption of Ordinance 7725

On January 4, 2018 the City Council amended the policy by adoption of Ordinance 8322

On January 14, 2020 the City Council amended the policy by adoption of Ordinance 8801

On April 26, 2022 the City Council amended the policy by adoption of Ordinance 9804

On August 8, 2023 the City Council amended the policy by adoption of Ordinance 9723

Ryan A. Elam, Assistant City Manager

Community and Economic Development Committee

August 12, 2026

ECONOMIC DEVELOPMENT INCENTIVE POLICY OVERVIEW & UPDATE PROCESS DISCUSSION

Agenda

- Policy Overview
 - Adopted 2/19/2015
 - Amended 8/8/2023
- Update Process



Framework

- Vision: A vibrant community ensuring the finest quality of life for all generations
- Mission: To enrich lives in our community through collaboration, creativity, and commitment
- Strategic Economic Development: Build an adaptable framework for continued growth in a changing environment

ED Vision Statement

“Lee’s Summit will build upon and promote its unique downtown, educational excellence and cultural heritage to create and nurture a business environment which fosters entrepreneurship, commercial and neighborhood redevelopment, and the attraction and retention of high quality jobs in targeted businesses. In doing so, the tax will grow ensuring the City’s continued ability to deliver an outstanding quality of life and services to both businesses and residents.”

5 Areas of Focus

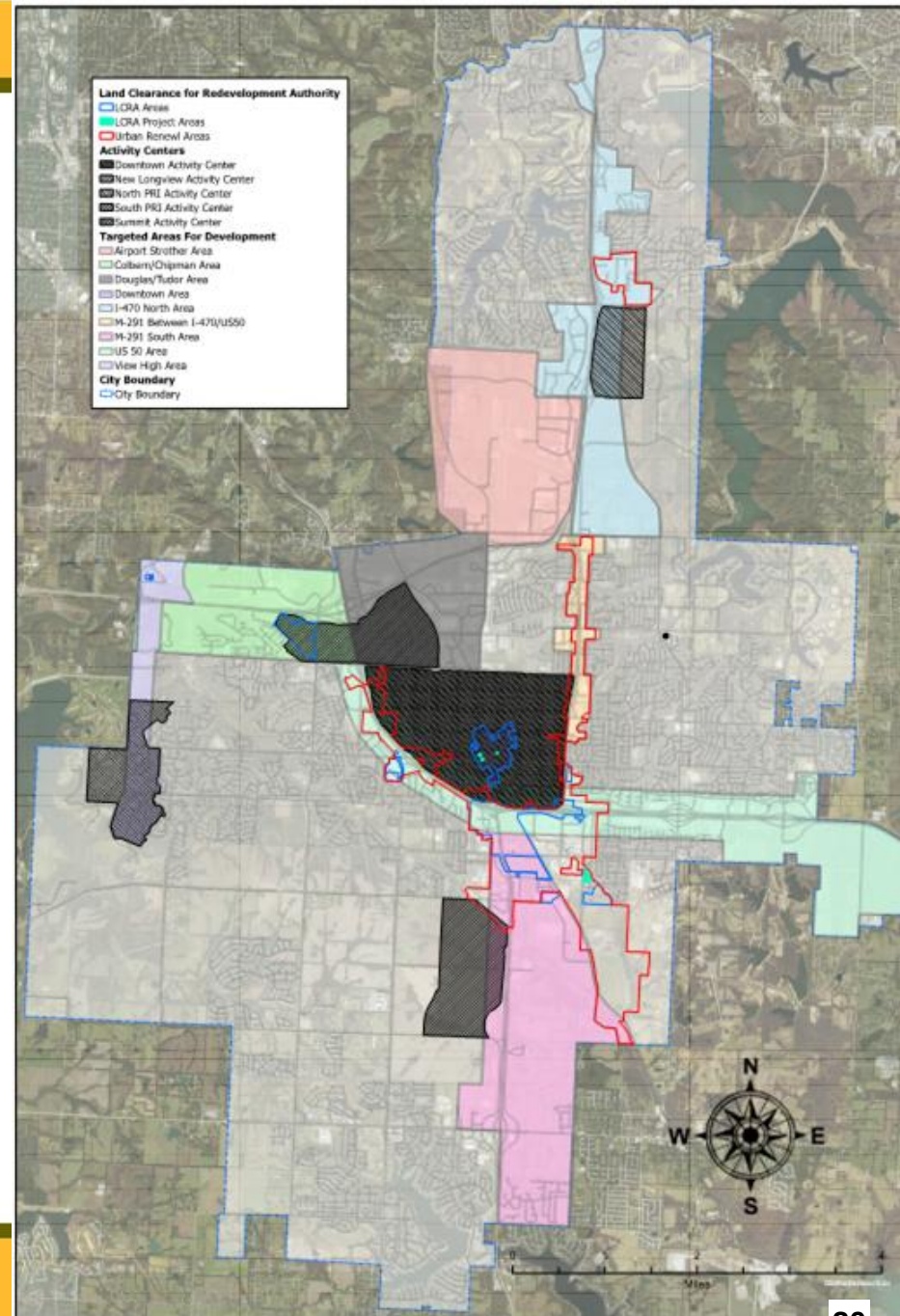
- Downtown
- Entrepreneurship
- Redevelopment
- Attraction & Retention
- Targeted jobs and businesses

Targeted Outcomes

- Development and maintenance of infrastructure
- Attracts or retains targeted businesses
 - Professional Services
 - Science and Technology Industries
 - Healthcare
 - Manufacturing
 - The Arts
 - Entrepreneurship
- Preserve or enhance residential developments
- Business retention or expansion
- Generate a positive community image

Targeted Areas

- Douglas/Tudor RD
- I-470 North
- Airport
- I-470 Chipman/Colbern
- View High Corridor
- Downtown Core
- US 50 HWY Corridor
- South M-291
- Rock Island Activity Center
- Woods Chapel Activity Center
- Longview Activity Center
- Summit Activity Center



Tools

Tax Abatement

- LCRA
- Ch. 100
- Ch. 353

Tax Redirection

- TIF
- STR
- DA

Special Taxing Districts

- TDD
- CID
- NID

Most Common Incentive Tools

	Real Property Tax Abatement	Personal Property Tax Abatement	Sales Tax Exemption	New Sales Tax	New Property Tax	Special Assessment	Reimbursement to Developer
TIF							✓
Chapter 100 Plan	✓	✓	✓				
353 Redev. Corp.	✓						
LCRA	✓	✓	✓				
CID				✓	✓	✓	✓
TDD				✓	✓	✓	✓
NID						✓	✓
SBD					✓		✓

Policy Considerations

- 12 General Policy Statements
- 4 Criteria for Residential Projects
- 12 Criteria for Industrial Projects
- 13 LCRA Specific Guidelines
- 5 LCRA Implementation Conditions

Policy Considerations

- Reimbursement Ratio
- Public Benefit
- No GF guarantee
- Public vs Private Costs
- No Precedent
- Blight Clearance
- Total Investment
- Company Equity
- Public Improvements
- Statement of Need
- Tax Stabilization
- Level of Abatement
- Duration of Abatement
- Sustainability
- New Job Creation
- Job Retention

Review Process

- Key Objectives and Deliverables
 - Updated policy considerations
 - Revised eligibility and evaluation criteria
 - Clarity on caps, thresholds, and exceptions
 - Updated application and review process
 - Fiscal impact and public-benefit evaluation framework

Key Policy Review Teams

Team	Composition	Meeting Frequency	Role
Legislative Committee	CEDC	Monthly	Policy Direction
Working Group (External Stakeholders)	Experts Selected by CEDC	Bi-Weekly	Identify opportunities, evaluate options, and provide input
Staff Project Team	ED Coordination Team	Weekly	Prepare materials, incorporate feedback, draft policy language
AD-Hoc Stakeholders	As Determined	3-5 Sessions	Additional expert input

Draft Work Plan

Month	Working Group Focus	CEDC Focus	Key Deliverable
Month 0	Formation	Initial Discussion	Framework and process outline for policy review
Month 1	Kickoff, goals, current policy assessment	Confirm scope and desired outcomes	Project charter and policy issues list
Month 2	Benchmarking and stakeholder input	Review benchmark findings	Regional comparison and stakeholder themes
Month 3	Evaluation criteria and incentive tools	Direction on policy framework	Draft policy framework
Month 4	Fiscal safeguards, caps, public benefits	Direction on key tradeoffs	Draft policy concepts
Month 5	Draft policy review and refinement	Review draft policy	Draft updated policy
Month 6	Final revisions and recommendation	Recommend final draft to Council	Final policy package



Economic Development Incentive Policy

LS **LEE'S SUMMIT**
MISSOURI®

Adopted by ordinance #7588 on;
February 19, 2015

Amended on;
October 1, 2015 (Ord. #7725)
January 4, 2018 (Ord. #8322)
January 14, 2020 (Ord. #8801)
April 26, 2022 (Ord. #9408)
August 8, 2023 (Ord. #9723)

Administrative Updates;
June 21, 2016
June 26, 2017
June 6, 2018

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INTRODUCTION AND PURPOSE

To meet the community's needs and protect existing resources entrusted to the City by its residents, the City Council has developed policies that regulate economic development for the purpose of maintaining or improving the general welfare of the City. The purpose of this document is to inform a prospective investor of the types and uses of incentives that are available to fund development projects within the City. Additionally, the policies contained are guiding statements intended to outline processes, procedures, and reflect the general consensus of the Mayor and City Council.

ECONOMIC DEVELOPMENT VISION

A vision statement is intended to describe a desired future outcome. This vision guides our decision making, allowing for a consistent review and discussion of economic development and the use of incentives. The Mayor, City Council, City staff and community partners intend to guide and direct resources to achieve this vision. In 2013, the Mayor and City Council, with input from our community partners, adopted the following vision;

Economic Development Vision Statement of the Lee's Summit City Council:

Lee's Summit will build upon and promote its unique downtown, educational excellence and cultural heritage to create and nurture a business environment which fosters entrepreneurship, commercial and neighborhood redevelopment, and the attraction and retention of high quality jobs in targeted businesses. In doing so, the tax base will grow ensuring the City's continued ability to deliver an outstanding quality of life and services to both businesses and residents.

The Economic Development Vision emphasizes five areas of focus: Downtown, Entrepreneurship, Redevelopment, Attraction and Retention, and Targeted Businesses. These areas of focus represent a strategic need that is part of a broader economic development strategy. **These areas of focus inform us as to 'how' the community should develop; through investment in Downtown Lee's Summit, entrepreneurship, redevelopment, and the attraction and retention of targeted jobs and businesses.** Strategic Economic Development is one of the seven goals of the Ignite Strategic Plan. Through this goal there are four objectives that can be fulfilled through the use of incentives; define and plan for a diversified economic base, focus recruitment and retention efforts, implement economic development plans and ensure fiscal sustainability.

USE OF INCENTIVES

The City of Lee's Summit is prepared to strategically and responsibly consider the use of incentive programs to meet our economic development goals and outcomes. It is the City's philosophy to be accommodating to targeted businesses that support our vision as outlined by the City Council and advances the City's strategic plan framework of the Ignite! Strategic Plan. In accordance with our areas of focus and targeted outcomes, the City of Lee's Summit may provide a level of incentive as outlined in the following matrix.

Availability of Incentives							
Areas of Focus						Guidelines	
Incentives	Downtown	Entrepreneurship	Redevelopment	Attraction/ Retention	Targeted Businesses	Minimum Investment	*Incentive
	TIF	X		X	X	\$5m New / \$3m Existing	**25%
	CID	X		X	X	Public Improvement Required	up to 1 cent
	NID	X		X	X	Public Improvement Required	Special Assessment
	TDD	X		X	X	Public Improvement Required	up to 1 cent
	Chapter 100	X		X	X	\$5m New / \$3m Existing	50% - 10 yrs
	Chapter 353	X		X	X	\$5m New / \$3m Existing	50% - 10 yrs
	LCRA	X		X	X	\$500k	50% - 10 yrs
	Sales Tax Reimbursement			X	X	\$250k (Public Improvements)	up to 1/2 cent
	Site Specific Incentives	X	X	X	X	TBD	TBD

* If request is below the listed amount City staff may proceed with review and presentation to Council. If request exceeds listed amount a conceptual presentation shall first be made to the City Council before proceeding with request.

** The value of the incentive is calculated by multiplying the cap amount and the total private development cost. Private development costs and activities are items that will not have public ownership.

STRATEGIC DIRECTION

The Mayor, City Council, and community partners have worked to clearly identify targeted development outcomes and targeted areas for development to communicate the City's economic development goals. **These outcomes, or goals, have been created to inform prospective investors of 'what' is desired by development that may make use of incentives.**

Targeted Outcomes

The City is seeking investment that supports or benefits;

- **The development and maintenance of infrastructure**

Development projects are encouraged to exhibit a public benefit through improvement, creation, or expansion of public infrastructure. In particular there is an interest for opportunities where the expansion of public infrastructure may create new economic development areas. This can include the development of bridges, streets, signals, stormwater facilities, removal of blight, water and sewer utilities.

- **Attracts or retains targeted businesses**

*The City of Lee's Summit currently enjoys a residential base comprised of highly educated and highly skilled individuals. Creating employment opportunities that allow these individuals to advance their careers within the City of Lee's Summit is a priority. We seek employers that will leverage our existing strengths and workforce resources. We also seek economic sectors that have strong growth potential in the future. The City strives to be a regional hub that provides a fertile environment for the development of **professional services, science and technology industries, healthcare, manufacturing, the arts, and entrepreneurship.***

To be considered a targeted business, the business shall help create an environment where work opportunities exist to support family households. A quality life is a combination of good income, health, family, and leisure activities. These life experiences are more likely to occur when the workplace is in Lee's Summit. A common measurement of quality jobs is income. Indexes such as compensation that equals or exceeds the average pay for Jackson County, Missouri workers, is often used as a standard.

- **Preserves or enhances residential developments**

*The City of Lee's Summit strives to provide a high quality of life for its residents. Residential development projects should provide an environment that attracts residents by incorporating quality design standards. We are seeking future residential communities that offer housing choices to attract next generations as well as supporting today's lifestyles. Residential developments that are incentivized should improve livability by **enhancing the accessibility toneeds and services.** Careful consideration will be given to the impact on other taxing jurisdictions.*

- **Encourages and Provides for business retention or expansion**

Retaining our existing economic base is vital to providing reliable municipal services. The City of Lee's Summit seeks to promote an environment that will encourage growth and sustainability of the existing economic base. This can be accomplished through partnership opportunities with those looking to grow their business.

- **Helps generate a positive community image**

The City of Lee's Summit seeks to be recognized as a community that possesses high quality commercial and residential development that is well planned, meets diverse needs, and exceeds community expectations. This approach has helped identify Lee's Summit as a vibrant city with a dynamic spirit of cooperation among its diverse citizens, businesses, organizations, education systems, and local government. For this reason, projects are expected to meet or exceed the City of Lee's Summit development and design requirements of the Unified Development Ordinance (UDO).

TARGETED AREAS FOR DEVELOPMENT/REDEVELOPMENT

The Mayor and City Council have established targeted areas for development or redevelopment. **These targeted areas were defined to help inform investors of ‘where’ development and redevelopment is most desired.** While incentive requests may be considered for projects outside of these targeted areas, these are identified as the City’s priority locations.

Summaries of each geographic area and map can be found in the following section.

Douglas/Tudor Rd. Targeted Planning Area:

Boundary description: NE Douglas St. on the east, US 50 Highway on the west, Chipman Rd. to the south and Colbern Rd. to the north

General overview: This area includes multiple large acreage - undeveloped tracts currently zoned for Planned Mixed Use, Planned Industrial and Planned Office uses. The Union Pacific rail line bisects the targeted planning area. Infrastructure improvements within this area include the re-alignment of NW Blue Parkway near Unity Village along with associated water and sewer line relocations, construction of the Tudor Road bridge connecting NE Douglas Street to NW Ward Rd. Sewer and water infrastructure exists to serve the general area. Significant efforts are underway to continue mixed-use development in and around the Summit Technology Campus with the recently completed Missouri Innovation Campus and Holiday Inn Express, and current construction of the 308 unit luxury multi-family Summit Square Apartments. Many of the properties are served by major roads providing excellent frontage to the properties, including Douglas Street, Chipman Road, Ward Road, Blue Parkway and Colbern Road.

Highway frontage exists along both sides of the I-470 corridor. One rail spur exists to undeveloped **property immediately south of I-470. The NW Main Street area is currently a ‘metal building area’ and much of the property is owned by a single property owner (Lowenstein).**

I-470 North Targeted Planning Area:

Boundary description: I-470 Corridor north of Colbern Road to the north City limits

General overview: This area is largely undeveloped primarily due to the approximate 1,100 acres owned by Property Reserve, Inc. on the east side of I-470. Some undeveloped acreage exists on the north side of Colbern Rd. however development of this area would likely require significant sewer and traffic improvements. Within the Ralph Powell Rd. corridor various new development opportunities exist and infrastructure is available to these undeveloped parcels. The Wilshire Care Center continues to expand its footprint with additional residential independent living units currently under construction on the north side of Strother Rd. Some undeveloped lots exist within the Lakewood Business Park and commercial growth could occur on the NE corner of I-470 & Bowlin Rd (Captain’s Wharf). Other undeveloped areas in this corridor would prove to be challenging to develop due primarily to topography.

Airport Targeted Planning Area:

Boundary description: I-470 on the east and south, Lee's Summit Road on the west, Strother Road and Lakewood Residential subdivision on the north

General overview: The City owns a significant portion of the Targeted Planning Area for the Municipal Airport where fuel sales and hanger rental is available. Airport improvements include a 5,500 ft. grooved concrete runway with a 4,000 ft. cross wind runway, improved airfield lighting, and heated hangar space availability for business and corporate aircraft and/or itinerant stays. Parcels along the I-470 corridor, east of the Airport are prepared for new development with infrastructure in place. Undeveloped parcels exist on the north and west sides of the Airport, however infrastructure to these areas would be necessary. Large lot residential developments exist along much Lee's Summit Road. St. Michael the Archangel Catholic High School has recently been constructed and opened located south of Strother Rd and east of Lee's Summit Road.

I-470 Chipman/Colbern Targeted Planning Area:

Boundary description: Colbern Rd/City Limits on the north, US 50 Highway on the east, Chipman Rd. on the south and View High/City Limits on the west.

General overview: West of US 50 Highway and north of I-470 land reclamation is occurring and much of the undeveloped area is undermined. South of I-470 opportunities for development exist along the west side of Pryor Rd. however relocation of transmission electrical lines would be necessary, and a fair amount of this area is undermined further west of Pryor Rd. The City is pursuing a Conceptual Development Plan for this area to create the framework for an envisioned mixed-use development. The target planning area is bisected by the Rock Island rail line which was recently acquired by Jackson County, Missouri for multi-purpose recreation/transportation uses and Cedar Creek.

View High Corridor Targeted Planning Area:

Boundary description: City limits on north, railroad and residential subdivisions to the east, Longview Road on the south and View High on the west.

General overview: Development efforts are continuing with the approved Paragon Star project (soccer complex/mixed use development at the View High/I-470 interchange with planned infrastructure improvements also being pursued. The Summit Church (Lee's Summit United Methodist Church) recently completed construction of a new Church at View High and Chipman Rd. Large lot residential and undeveloped parcels exist along View High Drive. Recent approval of the Village at View High mixed-use development at the northeast quadrant of View High Drive and 3rd Street present opportunities for development in this area. Longview Farm continues to see development and redevelopment with construction commencing on a 7 screen B & B Movie Theater and adjacent commercial development. Stabilization work has been completed on the Longview Farm Barns and homes in this area with the overall vision to rehabilitate many of the historic structures of Longview Farm.

Downtown Core Targeted Planning Area:

Boundary description: City's Downtown Core as generally defined within the boundaries of Chipman Road, 291 North, and US 50 Hwy.

General overview: The Lee's Summit United Methodist Church continues to be marketed for sale at 2nd and Douglas Streets and the former Lee's Summit Journal Building at 5th & Douglas Streets is available for re-use. The Downtown area has seen significant investment and activity including completion of the Historic Museum, multiple offerings of dining and drinking establishments and event space. A plan has been approved to convert the former Post Office into a coworking space with many additional opportunities for redevelopment or reinvestment within this targeted area.

M-291 North Corridor Targeted Planning Area:

Boundary description: North M-291 Commercial corridor from US 50 Hwy to Colbern Rd.

General overview: The corridor is mostly developed with redevelopment opportunities present. The old Sears building has been redeveloped into an At-Home furnishings store, Hy-Vee Grocery Store expansion and renovation, completion of a new Generation 3 QuikTrip at Mulberry & 291, construction of a new PetSmart store within the Ritter Plaza area near the Wal-Mart. A new Community America Credit Union is under construction where a convenience and gas store once existed. Additional opportunities for redevelopment or reinvestment exist in this corridor.

US 50 Hwy Corridor Targeted Planning Area:

Boundary description: US 50 Hwy Commercial corridor from Chipman Rd south and east to City limits.

General overview: This area contains many opportunities for redevelopment as well as new development. Interchange improvements are currently under construction for the South M-291 & US 50 Hwy interchange and the new Blackwell Rd. & US 50 Hwy interchange is nearing completion. Redevelopment opportunities include: Old Lee's Summit Hospital, former Adesa & Calmar sites and mixed-use opportunities including large square footage light industrial opportunities within The Grove (South M-291 & Bailey Road area) which has received preliminary development plan approval. Lee's Summit Medical Center is currently under construction with a 3rd floor addition and the Village Cooperative residential project recently completed. With the Blackwell interchange and frontage road improvements there is great potential for new development in the eastern portion of US 50 Hwy however water and sewer infrastructure will likely be challenging south of US 50 towards Smart Road. A lift station would be necessary to sewer the annexed property referenced above.

South M-291 Targeted Planning Area:

Boundary description: M-291 South corridor (south of US 50 Hwy) to the railroad tracks on the east, south to the southern City limits.

General overview: Redevelopment of the existing Pine Tree Plaza shopping center has recently received approval, and redevelopment opportunities exist with the South M-291 corridor immediately south of US 50 Hwy with the Adesa and Calmar sites and The Grove mixed-use development. A new Wal-Mart opened in March of 2017 north of M-150 on SW Market Street. A significant portion of this planning area lacks sewer, transportation and water infrastructure to support development, specifically towards southern Lee's Summit.

Activity Centers Identified in the Ignite! Comprehensive Plan

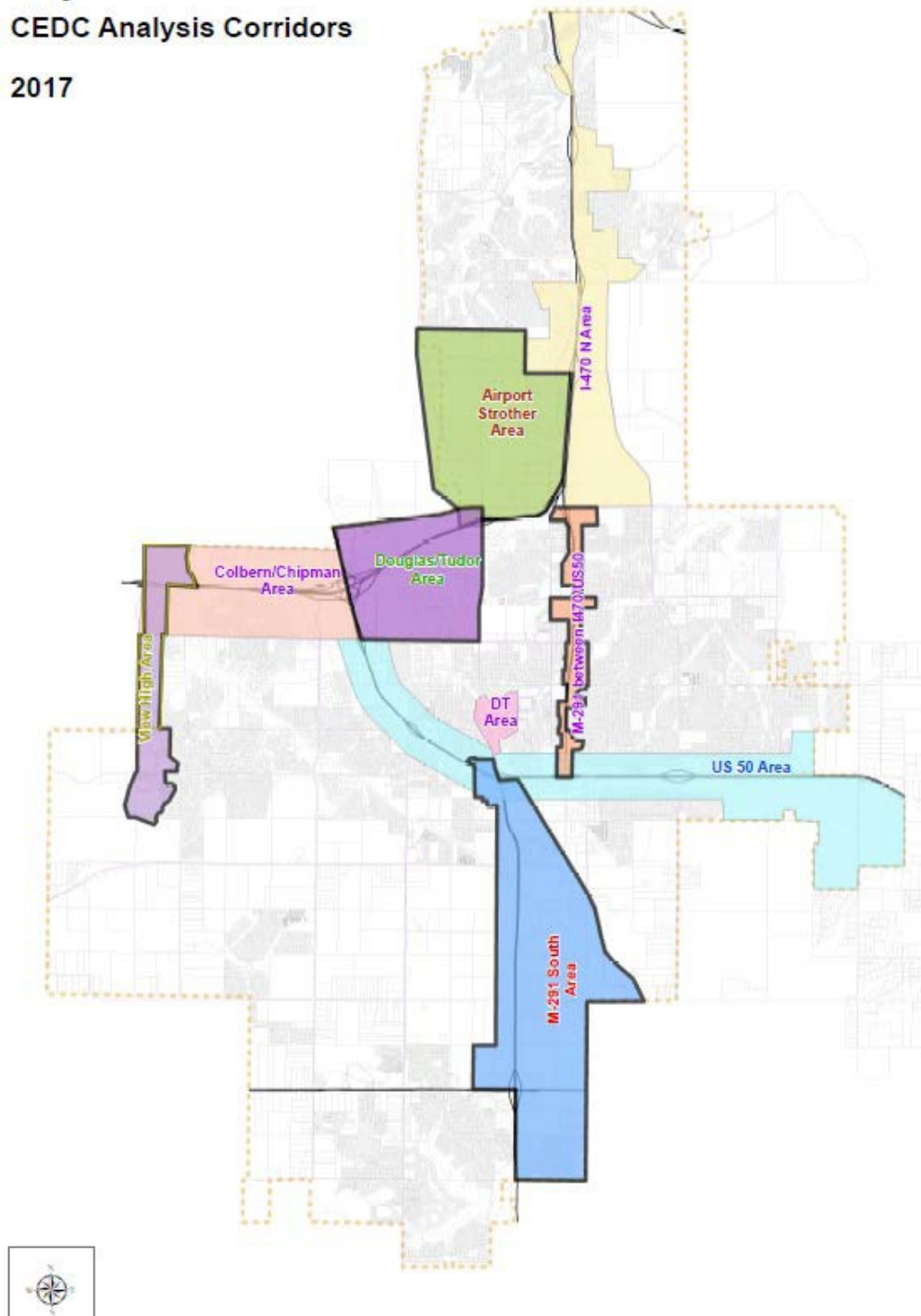
Additional information can be found at igniteourfuture.net.

TARGETED AREAS FOR DEVELOPMENT

City of Lee's Summit

CEDC Analysis Corridors

2017



ECONOMIC DEVELOPMENT POLICY STATEMENTS

The City Council of the City of Lee's Summit is the approving body for all projects that make use of economic development incentives. It is the City Council's responsibility to balance the needs for economic development and a positive financial condition for the provision of City services. The City Council reserves its power to judiciously review the merits of all development projects on a case by case basis. Under no circumstance will incentives be approved without consent from a majority of the City Council.

General Policies

1. **Reimbursement Ratio:** Most favorable consideration will be given to projects that fall within the reimbursement ratio that has historically been approved by the City Council for the requested type of incentive. "Reimbursement ratio" means the projected dollar value of the requested incentives to the developer, divided by the total estimated project costs, including land acquisition costs.
2. All proposed projects that are to receive incentives must be consistent with the City's Comprehensive Plan and must comply with all applicable City zoning regulations.
3. **Public Benefit:** Most favorable consideration will be given to projects that advance the Future Plan Elements of the Ignite! Comprehensive Plan.
4. If a project requires the approval of a Preliminary Development Plan, any intent to seek incentives shall be made known to City Staff and the City Council prior to any action being taken by the City Council on the Preliminary Development Plan. Failure to notify City Staff of the intent to seek incentives may disqualify a project from consideration for incentives.
5. The City's 'annual appropriation', or General Fund, guarantee will not be pledged for economic development projects.
6. The City Council will not consider or grant incentives for projects that have already received any type of building permit or infrastructure permit. This provision shall not pertain to the following permits:
 - a. Building permits necessary for repairs to existing buildings or their systems in efforts to maintain public safety
 - b. Infrastructure permits necessary for repairs to existing infrastructure in efforts to maintain public safety.
 - c. Demolition permits necessary to maintain public safety.
 - d. Demolition permits to clear abandoned tenant space prior to shopping center renovation or rehabilitation, where the owner has requested public incentives for such renovation or rehabilitation.
 - e. Land disturbance permits
7. The disbursement of incentives will be subject to an annual evaluation to ensure that the performance of the development project is commensurate with the amount of incentives granted.
8. At any time, the City of Lee's Summit, may request an independent, third-party review, and financial analysis of the proposed development project. This review may include an

analysis of cost and benefits, return on investment, general financials, feasibility, and require legal assistance from the City's Economic Development Counsel. This review /analysis and legal assistance from the City's Economic Development Counsel is to be provided at no cost to the City and is to be structured through a funding agreement as provided by City Administration.

9. At any time, the City Council of the City of Lee's Summit, may request review of available credit that may be used by the applicant for the purpose of development.
10. The City Council will receive comments, or a statement of impact, from the Lee's Summit School District, or any other taxing jurisdiction, if provided to City staff in writing during the review and processing of the proposal.
11. Incentive requests shall incorporate information to differentiate public vs private improvements/costs within the proposal or project budget.
12. The utilization of incentives on previous projects shall not form the basis for new incentive considerations and requests. Each project is a distinct and unique project and shall be based on its own merits.

Consideration Criteria for Residential Projects

The following criteria shall be applied toward the consideration of incentive application requests for residential projects:

1. **Blight Clearance:** Most favorable consideration will be given to projects that reduce or eliminate undesirable or blighted conditions on the targeted property. The level of incentive requested shall be commensurate with the costs related to the remediation of the blighting conditions.
2. **Public Improvements:** Most favorable consideration will be given to projects that cause the construction of public improvements that have a general public benefit. The level of incentive requested should be commensurate with the costs related to the extraordinary public improvement costs. Extraordinary public infrastructure costs are generally considered to be costs related to off-site public infrastructure necessary to support the proposed development.
3. **Statement of Need ("But For Test"):** Most favorable consideration will be given to projects where the company proves that (a) the project would not be undertaken without the requested incentive or (b) the project provides substantially enhanced features or amenities if the requested incentive is provided.
4. **Tax Stabilization:** Most favorable consideration will be given to projects that immediately generate direct or indirect new tax revenues for the City and other taxing jurisdictions, accounting for real property taxes, personal property taxes, and franchise (gross receipts) taxes.

Consideration Criteria for Industrial Projects

The following criteria shall be applied toward the consideration of incentive application requests for Industrial Projects:

1. **Level of Abatement:** Most favorable consideration will be given to projects that request abatement of no more than 50% of the real or personal property taxes.

2. **Duration of Abatement:** Most favorable consideration will be given to projects where the abatement (a) lasts no longer than needed to provide the minimum amount of abatement to induce the company to undertake the project and (b) is commensurate with the duration of incentive packages that have historically been provided by Lee's Summit and other municipalities on the Missouri side of the Kansas City metropolitan statistical area.
3. **Blight Clearance and Public Benefits:** Most favorable consideration will be given to projects that reduce or eliminate undesirable or blighted conditions on the targeted property.
4. **Tax Stabilization:** Most favorable consideration will be given to projects that immediately generate direct or indirect new tax revenues for the City and other taxing jurisdictions, accounting for sales taxes, personal property taxes, real property taxes, lodging and tourism taxes and franchise (gross receipts) taxes.
5. **Sustainable / Green Development:** Most favorable consideration will be given to projects that incorporate sustainable or green development or renewable or energy-saving practices.
6. **Statement of Need ("But For Test"):** Most favorable consideration will be given to projects where the company proves that (a) the project would not be undertaken without the requested incentive or (b) the project provides substantially enhanced features or amenities if the requested incentive is provided.
7. **Size of Project and Total Investment:**
 - a. **Redevelopment** – Most favorable consideration will be given to projects that invest at least \$5 million in total project costs.
 - b. **Business Expansion** – Most favorable consideration will be given to expansion projects that invest at least 50% of the original project costs after adjusting for inflation.
8. **Company Equity:** Most favorable consideration will be given to projects where at least 15% of the total project costs is funded from company equity rather than private bank loans.
9. **New job creation:** Most favorable consideration will be given to projects (a) that create new jobs in the City, which are not relocated from another location in the City, and (b) where the average compensation of such jobs meets or exceeds the average pay of workers in Jackson County, Missouri (see **Exhibit B**).
10. **Job retention:** Most favorable consideration will be given to projects where (a) the company proves that the requested incentive will retain jobs in the City that would otherwise leave the City for another jurisdiction and (b) the average compensation of such jobs meets or exceeds the average pay of workers in Jackson County, Missouri (see **Exhibit B**).

11. Public Improvements: Most favorable consideration will be given to projects that cause the construction of public improvements that have a general public benefit.

12. Targeted Businesses and Industries: Most favorable consideration will be given to projects that cause the construction of facilities which are targeted businesses in accordance with the Strategic Direction of the Incentive Policy.



APPENDIX

Guidelines & Resources



OVERVIEW OF FINANCIAL TOOLS AND INCENTIVES

Purpose

Economic development incentives are a means to increase the financial viability of a proposed project by either increasing available revenue sources to fund the project or by reducing the overall costs of the project. This is accomplished through new revenue sources (Special Assessments or new taxes), Tax Abatements, or Tax Redirection for businesses in exchange for specific desirable actions or investments that might not otherwise be financially feasible. To qualify for incentives, a project must demonstrate an ability to meet the City's targeted outcomes as defined in the Ignite Strategic and Comprehensive Plans.

Special Taxing Districts

The City may establish or approve the establishment of special districts that can impose special assessments and/or taxes in order to pay for public improvements and/or to eliminate blight. These districts are typically geographic areas such as a neighborhood or corridor that are contiguously connected. The most common special taxing districts are Neighborhood Improvement Districts (NID), Community Improvement Districts (CID), and Transportation Development Districts (TDD).

Tax Abatement

Tax abatement is offered through a variety of programs geared to job creation, private investment, and redevelopment. Typically, property taxes continue to be paid on land and improvements based on their value prior to the new investment. All, or a portion, of the incremental increase in property taxes is abated for an established period of time. This incentive is sometimes referred to by the respective Missouri Statute as Chapter 99 (Land Clearance for Redevelopment Authority), Chapter 100 (Industrial Development Bonds), or Chapter 353 (Urban Redevelopment Corporation).

Tax Redirection

All taxes owed and a portion of all of the incremental increase in taxes resulting from the redevelopment is captured and redirected to pay redevelopment project costs. Taxing jurisdictions continue to receive the taxes based on the pre-development value. This is most commonly applied through a Tax Increment Financing (TIF) project, which may also capture new economic activity taxes after the TIF is approved. All new Business Personal Property taxes created immediately flow to the respective taxing jurisdictions while the TIF is in existence.

DEFINITIONS AND GUIDELINES

Community Improvement District (CID)

A CID is a separate political subdivision or not for profit organization that can be created for the purpose of issuing bonds, levying taxes and applying special assessments to finance public improvements, public services or blight removal.

Eligible Revenues and Financing Tools: (Authorized by Sections 67.1401 to 67.1561 RSMo.)

- Special Assessments: If approved by owners collectively owning more than 50% of the assessed value, and by more than 50% per capita of property owners in the districts.
- Property Tax: Additional property taxes may be approved by majority vote of qualified voters in the district boundary.
- Sales Tax: Additional sales tax may be imposed up to a maximum of 1% if approved by majority vote of qualified voters in the district.
- Fees and Rents
- Grants, Gifts, or Donations

Common Uses for CID:	
<u>Improvements</u>	<u>Services</u>
Parks Convention Centers Parking Lots Sidewalks Streets Bridges Storm Water Facilities Sanitary Sewer Facilities	Economic, Planning, Marketing or other Studies Waste Collection / Disposal Recreational and Cultural Activities Special Events Cleaning and Maintenance of Public/Private property Security Facility Operation Blight Removal

As permitted by the State statutes listed above, the City has developed the following guidelines as criteria for granting the use of this financing tool.

Guidelines:

- May be used in coordination with other development tools or as a standalone entity. When a CID/TDD/NID is used to create supplemental revenue to support a primary economic tool such as a TIF, the supplement should relate to public benefits. The City discourages the use of CID/TDD/NID when the sole purpose is to remedy private maintenance and repair costs.
- The amount of incentive granted will be determined based upon the merits of the project for a total of up to 1% per \$100 of assessed value or \$0.01 of sales tax revenue.
- If pursuing a blighted CID:
 - Public improvements related to the redevelopment project shall be considered a priority.
 - Projects that exceed the minimum architectural standards of the UDO shall be considered a priority.
- A specific Development Agreement outlining project goals and performance standards may be required.

Transportation Development District (TDD)

Similar to a CID, a TDD operates as a separate political subdivision that may be created for the purpose of issuing bonds, levying taxes, and applying special assessments to finance transportation-related improvements.

Eligible Revenues and Financing Tools: (Authorized by Sections 238.200 to 238.275 RSMo.)

- **Special Assessments:** May be imposed for improvements that specifically benefit properties within the TDD. Majority voter approval is required. More than one special assessment may be imposed within the district.
- **Property Tax:** May be levied with the approval of at least 4/7ths of qualified voters and may not exceed the annual rate of \$0.10 per \$100 of assessed valuation.
- **Sales Tax:** May be imposed in increments of 1/8 of 1% up to a full 1% upon approval of a majority of qualified voters.

Common Uses for TDD:	
Bridges Highways Intersections Signalization Bus Stops Hangars Docks Railroads	Roads Interchanges Signing Parking Lots Terminals Rest Areas Airports Mass Transit

As permitted by the State statutes listed above, the City has developed the following guidelines as criteria for granting the use of this financing tool.

Guidelines:

- May be used in coordination with other development tools or as a 'stand-alone' entity. When a CID/TDD/NID is used to create supplemental revenue to support a primary economic tool (such as a TIF), the supplement should relate to public benefits. The City discourages the use of CID/TDD/NID when the sole purpose is to remedy private maintenance and repair costs.
- The amount of incentive granted will be determined based upon the merits of the project for a total of up to 1% per \$100 of assessed value or \$0.01 of sales tax revenue.

Neighborhood Improvement District (NID)

A Neighborhood Improvement District (NID) may be created in an area desiring certain public-use improvements that are paid for by special assessments to property owners in the area in which the improvements are made. The kind of projects that can be financed through an NID must be for facilities used by the public, and must confer a benefit on property within the NID.

Eligible Revenues and Financing Tools: (Authorized by Sections 67.453 to 67.745 RSMo.)

- **Special Assessments:** Financing source comes from the sale of bonds and can be privately funded. Project improvements may be financed with general obligation bonds issued by the City, although this approach is not preferred by the City. Maximum bond term is 20 years.
- **Bonds:** The bonds are to be repaid by special assessments (sales taxes or property taxes) generated from the properties within the district.

Common Uses for NID:	
Property Acquisition Gutters Water, Gas, and Utility Mains Parks and Playgrounds Sanitary Sewer Engineering and Legal Fees	Streets Sidewalks Street Lights Storm Water Facilities Off- Street Parking Maintenance of the project

As permitted by the State statutes listed above, the City has developed the following guidelines as criteria for granting the use of this financing tool.

Guidelines:

- May be used in coordination with other development tools or as a standalone entity. When a CID/TDD/NID is used to create supplemental revenue to support a primary economic tool (such as a TIF), the supplement should relate to public benefits. The City discourages the use of CID/TDD/NID when the sole purpose is to remedy private maintenance and repair costs.
- The amount of incentive granted will be determined based upon the merits of the project for a total of up to 1% per \$100 of assessed value.
- Private financing is preferred over the issuance of public debt.

Land Clearance for Redevelopment Authority (LCRA)

The LCRA Law at Sections 99.300 to 99.750, RSMo, enables municipalities to encourage the redevelopment of real property in blighted areas. The LCRA has numerous powers to undertake land clearance projects to facilitate redevelopment, including the power to provide tax abatements and to acquire and dispose of both real and personal property. The LCRA can develop, reconstruct, rehabilitate, repair and improve all types of public and private improvements and facilities. The LCRA may issue bonds to fund any of its corporate purposes.

Eligible Revenues and Financing Tools:

1. **“Certificate of Qualification” for real property tax abatement:** The LCRA may abate up to 100% of the real property taxes on the incremental increase in assessed value of both land and improvements for up to 10 years. During the abatement period, the property owner continues to pay taxes attributable to the base land and improvement value.
2. **Sales and Use Tax Exemption on construction materials:** The City or LCRA may own the redevelopment property and lease it to the company during the construction period. The company receives a sales tax exemption certificate from the City which is used to purchase construction materials for the project on a tax-exempt basis.
3. **Redevelopment Plan for Extended Tax Abatement:** The LCRA or City may own the project site and lease it to the company for an extended period for the purpose of providing tax abatement. The maximum duration is 25 years pursuant to the Missouri Constitution.
4. **Tailored Incentive Packages:** LCRA powers and incentive tools may be combined in various ways to create a tailored incentive package to meet the needs of unique or large-scale projects. Other incentive tools may be used in combination with LCRA to create an incentive package that suits the particular needs of a project or redevelopment area.
5. **Targeted Incentive Areas:** The City may designate certain areas as targeted land clearance project areas or redevelopment areas. In these areas, the City may invite the development community to submit redevelopment proposals that meet certain investment criteria, employment criteria and other redevelopment parameters in order to receive designated tax abatement or other incentive benefits.

Common Uses for LCRA:	
Land Acquisition	Land Assembly and Disposal
Building Construction	Building Rehabilitation, Repair and Reconstruction
Blight Clearance Activities	Public Improvements in Redevelopment Areas

Guidelines:

Pursuant to the statutory purposes of the LCRA Act, the City Council has developed the following guidelines and policy statements for evaluating the requested use of LCRA incentives. The LCRA and the City Council shall assign such weight and consideration to these guidelines as deemed appropriate for each particular application and project. These statements are intended to provide guidance, but do not carry the force of law to bind the City Council on any particular application or requested use of LCRA tools or incentives.

1. **Level of Abatement:** Most favorable consideration will be given to projects that request abatement of no more than 50% of the real or personal property taxes.
2. **Duration of Abatement:** Most favorable consideration will be given to projects where the abatement (a) lasts no longer than needed to provide the minimum amount of abatement to induce the company to undertake the project and (b) lasts no longer than 10 years.
3. **Blight Clearance and Public Benefits:** Most favorable consideration will be given to projects that reduce or eliminate undesirable or blighted conditions on the targeted property.
4. **Tax Stabilization:** Most favorable consideration will be given to projects that immediately generate direct or indirect new tax revenues for the City and other taxing jurisdictions, accounting for sales taxes, personal property taxes, real property taxes, lodging and tourism taxes and franchise (gross receipts) taxes.
5. **Sustainable / Green Development:** Most favorable consideration will be given to projects that incorporate sustainable or green development or renewable or energy-saving practices.
6. **Statement of Need (“But For Test”):** Most favorable consideration will be given to projects where the company proves that (a) the project would not be undertaken without the requested LCRA incentive or (b) the project provides substantially enhanced features or amenities if the requested LCRA incentive is provided.
7. **Size of Project and Total Investment:**
 - a. **Redevelopment** – (1) For certificates of qualification, most favorable consideration will be given to projects that invest at least \$500,000 in total project costs. (2) For all other LCRA incentives, most favorable consideration will be given to projects that invest at least \$5 million in total project costs.
 - b. **Business Expansion** – Most favorable consideration will be given to expansion projects that invest at least 50% of the original project costs after adjusting for inflation.

8. **Company Equity:** Most favorable consideration will be given to projects where at least 15% of the total project costs is funded from company equity rather than private bank loans.
9. **New job creation:** Most favorable consideration will be given to projects (a) that create new jobs in the City, which are not relocated from another location in the City, and (b) where the average compensation of such jobs meets or exceeds the average pay of workers in Jackson County, Missouri.
10. **Job retention:** Most favorable consideration will be given to projects where (a) the company proves that the requested incentive will retain jobs in the City that would otherwise leave the City for another jurisdiction and (b) the average compensation of such jobs meets or exceeds the average pay of workers in Jackson County, Missouri.
11. **Public Improvements:** Most favorable consideration will be given to projects that cause the construction of public improvements that have a general public benefit.
12. **Targeted Businesses and Industries:** Most favorable consideration will be given to projects that cause the construction of facilities which are targeted businesses in accordance with the Strategic Direction of the Incentive Policy (see page 5).
13. **Historic Preservation:** Most favorable consideration will be given to projects that encourage rehabilitation and redevelopment of structures that are listed on any historic register or within any historic district as defined by local, state, or federal governments.

Implementation Conditions

The following conditions will be applied in the approving ordinance or the redevelopment contract, as applicable to each approved incentive:

- **Coordination with Zoning Approvals:** The incentives will be conditioned upon construction and operation of the project as set forth on the approved preliminary development plan or other applicable zoning approval pursuant to the Unified Development Ordinance (UDO).
- **Change in Use:** A change in the use of the property or ownership of the property will trigger a reconsideration and possible revocation of the approved LCRA incentive, unless otherwise stated in the approving ordinance or redevelopment contract.
- **Data Reporting:** The applicant may be required to provide reports about the number of jobs created or retained at the project on an annual basis, the salaries of the workers, the amount of investment, and other criteria as applicable to the project and the requested incentive.
- **No reconsideration:** Unless otherwise stated in the approving ordinance or the redevelopment contract, the approved incentive will not be considered for renewal at the end of the incentive term.
- **Duration of Certificate of Qualification:** Starting in January 2020, the measurement

of abatement for certificates of qualification shall be the “targeted amount approach,” meaning that abatement shall last until a stated dollar amount of tax abatement has been achieved and thereafter the property shall return to the tax rolls as fully taxable property, with the property owner making a payment in lieu of taxes in the final year of abatement to achieve the exact amount of approved abatement.

- **Amendments to Certificates of Qualification (prior to January 2020):** For certificates of qualification approved prior to January 2020, the original applicant may request to amend the incentive to apply the measurement of abatement as set forth in the prior bullet for the remainder of the abatement term.

Industrial Development Bonds (Chapter 100)

Chapter 100 bonds may be used to provide sales tax exemption on construction materials, a tax abatement for real and personal property, and to finance public and private improvements.

Eligible Revenues and Financing Tools: (Authorized by Section 27 & 27(b), Missouri Constitution)

- **Personal Property Abatement:** The City holds title to machinery or equipment which allows for City ownership and tax exemption.
- **Real Property Tax Abatement:** The property is owned by the City during the bond term and thus is exempt from taxes. A payment in lieu of tax (PILOT) agreement may be required to modify the level of abatement.
- **Sales Tax Exemption:** Purchases of materials used in the construction of the facility may be structured such that the City's sales tax exemption is used.

Common Uses for Chapter 100 Bonds:	
Land Acquisition Building Construction	Purchase of Machinery or Equipment Building Rehabilitation

As permitted by the State statutes listed above, the City has developed the following guidelines as criteria for granting the use of this financing tool.

Guidelines:

- Typically incentives considered under the Chapter 100 program will be at an abatement level of 50% over a 10 year period for new development and redevelopment.
- For business equipment/personal property the incentive will be considered at an abatement level of 50% over a 5 year period.
- To qualify for site specific incentives over the 50% base level of participation for the initial 10 years and/or abatement beyond the initial 10 years, the applicant must demonstrate extraordinary qualifications.

Extraordinary Qualification Criteria:

- Creates jobs where average compensation is equal to or exceeds the average pay of workers in Jackson County, Missouri.
- Creates additional direct general fund revenue taxes that exceed the amount that is to be abated.
- Rehabilitates structures as listed in any historic register or within any historic district as defined by local, state, or federal governments.

Urban Redevelopment Corporations (Chapter 353)

Chapter 353 allows for tax abatement of incremental real property taxes provided as an incentive for the clearance, re-planning, reconstruction, or rehabilitation of blighted areas.

Eligible Revenues and Financing Tools: (Authorized by Section. 27 & 27(b), Missouri Constitution)

- Property Tax Abatement: 100% of the taxes on the increase in assessed value of the land and 100% of the taxes on the value of the improvements for 10 years and 50% of the taxes on the increase in assessed value of the land and improvements for the next 15 years. The level of abatement may be modified by an agreement to make payments in lieu of taxes (PILOTs).

Common Uses for Chapter 353 Bonds:	
Land Acquisition Building Construction	Blight Removal Activities Building Rehabilitation

As permitted by the State statutes listed above, the City has developed the following guidelines as criteria for granting the use of this financing tool.

Guidelines:

- Typically, incentives considered under the Chapter 353 will be at an abatement of 50% over a 10 year period for new development, redevelopment, and business equipment expansions.
- To qualify for site specific incentives over the 50% base level of participation for the initial 10 years and/or abatement beyond the initial 10 years, the applicant must demonstrate extraordinary qualifications.

Development Agreements

The City of Lee's Summit negotiates agreements to reimburse developers local taxes that are generated from the development (real property, personal property, and sales). Public purpose must be identified (e.g. public infrastructure requirements, economic development, elimination of blight, etc.).

Traditionally these agreements are used to finance public improvements for which there is already a need but no public funds available.

Eligible Revenues and Financing Tools: (Authorized by City Charter of Lee's Summit, Missouri)

- **Sales Tax Reimbursement:** The City may pledge a portion of the new sales taxes expected to be generated by the development to fund infrastructure improvements.
- **Developer Participation:** In this type of agreement the developer provides partial or total funding to expedite an unfunded public improvement that will benefit the development.

Common Uses for Development Agreements:	
<u>Improvements</u>	
Intersection Improvements Traffic Signals Regional Stormwater Detention Facilities	Street Widening Streetscape Improvements

As permitted by the City Charter listed above, the City has developed the following guidelines as criteria for granting the use of this financing tool.

Guidelines:

- Sales tax reimbursement will only be authorized to fund public improvement projects directly related to the development.
- Sales Tax Reimbursement shall be limited to funding from the General Fund and base level of participation at ½ cent over a 10 year period for public improvement projects.

Tax Increment Financing (TIF)

TIF is an economic development tool that provides a means for local governments to finance the redevelopment of designated areas determined to be blighted or conservation areas (near blight), or economic development areas. TIF allows future increases in real property and economic activity taxes to be captured and redirected to fund the redevelopment.

Eligible Revenues and Financing Tools: (Authorization Sections 99.800 to 99.865 RSMo.)

Payments in Lieu of Tax (PILOTS): State Statutes authorize the redirection of 100% of the incremental increase in property taxes to the TIF special allocation fund. The tax increment produced as a result of increased assessed property values over the base level. Taxing jurisdictions will continue to receive taxes based on the property values prior to the redevelopment.

- **Economic Activity Taxes (EATs):** State Statutes authorize the redirection of 50% of the incremental increase in taxes generated by economic activities within the project, such as new sales, utility, food, and beverage taxes.
- **Bonds:** The City may also issue obligations to pay for Redevelopment Project Costs and pledge the funds in the special allocation fund to retire the obligations. Maximum bond term is 23 years but may be longer when there are multiple project areas that are collectively more than 23 years (maximum of 33 years from plan adoption).

Common Uses for TIF:	
Professional Services	Plans and Specifications
Land Acquisition	Site preparation
Public Improvements	Private Improvements

As permitted by the State statutes listed above, the City has developed the following guidelines as criteria for granting the use of this financing tool.

Guidelines:

- Typically, incentives considered utilizing TIF will be at an amount not to exceed 25% of the total private development costs.
- To qualify for site specific incentives over the 25% base level of participation, the applicant must demonstrate extraordinary qualifications.

Local Incentive Tools

When a development or redevelopment project achieves or delivers the targeted outcomes defined in this document, a local incentive tool may be granted in addition to traditional incentives at the base level amount. These local incentives are intended to encourage development projects that have extraordinary qualifications or needs and return on investment. The amount of incentive granted will be negotiated based upon the merits of the project.

Extraordinary Qualification Criteria:

- Creates jobs where average compensation is equal to or exceeds the average pay of workers in Jackson County, Missouri. (See Exhibit B)
- Creates additional direct general fund revenue taxes that exceed the amount that is to be abated.
- Rehabilitates structures as listed in any historic register or within any historic district as defined by local, state, or federal governments.

Guidelines:

- Sales tax reimbursements shall only be considered for public improvements

APPLICATION AND REVIEW PROCESS

Purpose

A predefined process and procedure will ensure that project review is consistent and efficient in an effort to have a uniform review process.

Process

1. Applicants shall request a pre-application meeting with the City Manager's office to review the general scope of the proposed project. The purpose of the meeting is to discuss the request, determine what tools may be available, and to determine the process for the project to move forward.
2. Applicants shall notify, in writing, the City of Lee's Summit, and may also notify the Lee's Summit Economic Development Council, of their intent to pursue a development project that will make use of incentives. The letter shall include a project narrative, a completed application on a form provided by the City Manager's Office, as well as any supporting information discussed in the Pre-Application conference.
3. There shall be an application conference(s) with City staff to review the proposal prior to final documents being prepared for either a conceptual presentation to the City Council, or proceeding with the statutory requirements outlined by each incentive.
4. After review of the required submittals and application conference(s), a conceptual presentation is made to the City Council to solicit feedback and direction on the proposal. The City Council may provide direction to the applicant and staff directly after the conceptual presentation or may choose to request additional information or presentations to be scheduled at a future regular session meeting of the City Council. This step may be omitted if the request for incentive(s) is at, or below, the base level as referenced in the Availability of Incentives Matrix.
5. Should a request for incentive(s) be determined to require a funding agreement, the funding agreement may be placed on the same agenda as the conceptual presentation or future City Council regular session meeting as appropriate.
6. All statutory requirements for a specific incentive tool(s) shall be followed.

Exhibit A Financial Incentive Application Worksheet

DATE: _____ APPLICANT: _____

ADDRESS: _____

PHONE #: _____ EMAIL: _____

CONTACT PERSON: _____

DEVELOPMENT SERVICES

PROJECT NAME: _____

PROJECT TYPE:

Check all that apply and fill in the SIC/NAICS code, if known.

☐ Industrial, Manufacturing, Technology

SIC/NAICS code: _____

- ☐ New building, no existing Missouri operations
- ☐ New building, other Missouri operations already in existence
- ☐ Expanding existing facility
- ☐ Retaining existing facility

☐ Retail/Restaurant/Hotel

SIC/NAICS code: _____

- ☐ New freestanding building
- ☐ New multi-use tenant building
- ☐ Remodel, addition or expansion of existing building

☐ Office

- ☐ New freestanding building
- ☐ New multi-use tenant building
- ☐ Remodel, addition or expansion of existing building

☐ Residential

- ☐ New freestanding residential units
- ☐ New residential units in a multi-use building
- ☐ Remodel, addition or expansion of existing building

☐ Downtown

- ☐ Remodel, addition or expansion of existing building
- ☐ Exterior façade improvement
- ☐ Construction of new building
- ☐ Other _____

PROPERTY FOR WHICH INCENTIVES ARE BEING SOUGHT

Attach map and legal description of property.

ADDRESS: _____

CURRENT PROPERTY OWNER: _____

WILL APPLICANT BE PURCHASING THE PROPERTY: _____ YES _____ NO

TOTAL ACRES: _____ BUILDING SQ. FT. _____

INVESTMENT

Total new investment: \$ _____

Acquisition of land/existing buildings: \$ _____
Annual lease of land/existing buildings: \$ _____
Preparation of plans, studies, surveys: \$ _____
Site preparation costs: \$ _____
Building improvements: \$ _____
Site improvements: \$ _____
Utilities/Infrastructure Costs: (streets, sewer, etc.): \$ _____

TIMELINE

Calendar year in which applicant plans to begin construction: _____

Approximate opening date: _____

WAGE & BENEFITS

	Job Category (executive, professional, clerical, general labor, etc.)	# new full- time employees	# new part- time employees	Average hourly wage/employee
Year 1				
Year 2				

% of health care premium paid for by the employer: _____

TYPE OF FINANCIAL INCENTIVE DESIRED

TAX REDIRECTION OR ABATEMENT

- ☐ Tax Increment Financing
- ☐ Chapter 100 Industrial Revenue Bonds
- ☐ Chapter 353 Tax Abatement
- ☐ Chapter 99 Land Clearance for Redevelopment Authority (LCRA)

SPECIAL TAXING DISTRICTS

- ☐ Neighborhood Improvement District
- ☐ Community Improvement District
- ☐ Transportation Development District

LOCAL INCENTIVE TOOLS

- ☐ Sales Tax Reimbursement Agreements
- ☐ Cost-Share Development Agreements

Exhibit B

Proposed Chapter 100, 353, TIF and LCRA Abatement Guidelines

Wages	Number of Jobs						
	5		7	10	15	20	25
	100% CAW	10 yr / 50%	10 yr / 50%	10 yr / 50%	10 yr / 50% + 2 yr / 50%	10 yr / 75% + 2 yr / 75%	10 yr / 100% + 2 yr / 100%
	105% CAW	10 yr / 55%	10 yr / 55%	10 yr / 55%	10 yr / 55% + 2 yr / 50%	10 yr / 75% + 2 yr / 75%	10 yr / 100% + 2 yr / 100%
	110% CAW	10 yr / 60%	10 yr / 60%	10 yr / 60%	10 yr / 60% + 2 yr / 50%	10 yr / 75% + 2 yr / 75%	10 yr / 100% + 2 yr / 100%
	120% CAW	10 yr / 65%	10 yr / 65%	10 yr / 65%	10 yr / 65% + 2 yr / 50%	10 yr / 75% + 2 yr / 75%	10 yr / 100% + 2 yr / 100%
	130% CAW	10 yr / 70%	10 yr / 70%	10 yr / 70%	10 yr / 70% + 2 yr / 50%	10 yr / 75% + 2 yr / 75%	10 yr / 100% + 2 yr / 100%
	140% CAW	10 yr / 75%	10 yr / 75%	10 yr / 75% + 2 yr / 50%	10 yr / 75% + 5 yr / 50%	10 yr / 75% + 5 yr / 75%	10 yr / 100% + 5 yr / 100%
	150% CAW	10 yr / 80%	10 yr / 80%	10 yr / 75% + 2 yr / 50%	10 yr / 80% + 5 yr / 50%	10 yr / 75% + 5 yr / 75%	10 yr / 100% + 5 yr / 100%
	160% CAW	10 yr / 85%	10 yr / 85%	10 yr / 75% + 2 yr / 50%	10 yr / 85% + 5 yr / 50%	10 yr / 75% + 5 yr / 75%	10 yr / 100% + 5 yr / 100%
	170% CAW	10 yr / 90%	10 yr / 90%	10 yr / 75% + 2 yr / 50%	10 yr / 90% + 5 yr / 50%	10 yr / 75% + 5 yr / 75%	10 yr / 100% + 5 yr / 100%
	180% CAW	10 yr / 95%	10 yr / 95%	10 yr / 75% + 2 yr / 50%	10 yr / 95% + 5 yr / 50%	10 yr / 75% + 5 yr / 75%	10 yr / 100% + 5 yr / 100%
	190% CAW	10 yr / 100%	10 yr / 100%	10 yr / 75% + 2 yr / 50%	10 yr / 100% + 5 yr / 50%	10 yr / 75% + 5 yr / 75%	10 yr / 100% + 5yr / 100%

Base: 10 yr / 50% abatement for companies creating a minimum of 10 jobs

CAW = County Average Wage [for All Industries Public & Private in Jackson County, Missouri as determined by the most recent published information from the Missouri Economic Research & Information Center \(MERIC\)](#)

Job Creation: Number of net new Full Time Employees in 24 months after beginning new/expanded operations

Packet Information

File #: 2026-7800, **Version:** 1

Continued Discussion: Accessory Dwelling Unit Ordinance

Issue/Request:

This item provides a follow-up to the Community and Economic Development Committee's July 8, 2026, discussion regarding Accessory Dwelling Units (ADUs). Staff researched ADU regulations in comparable communities, evaluated the use of pre-approved building plans, and prepared a draft Unified Development Ordinance (UDO) amendment removing the City's lot size requirements for ADUs.

Staff is seeking the Committee's direction on moving the proposed ordinance forward through the UDO amendment process while continuing to evaluate the feasibility of a future pre-approved ADU plan program.

C. Shannon McGuire, Assistant Director of Plan Services

Adair Bright, AICP, Senior Planner

Recommendation: Staff recommends moving forward with a UDO amendment to remove the lot size requirement for ADUs citywide. Based on staff's research, the current lot size requirement is more restrictive than that of most comparable communities and has been identified as the primary regulatory barrier to ADU development. Staff also recommends developing a public communication and outreach strategy if the ordinance is adopted. While staff believes a pre-approved ADU plan program has potential, additional research is recommended before pursuing implementation.

MEMO

Date: August 12, 2026

To: Community and Economic Development Committee (CEDC)

From: C. Shannon McGuire, Assistant Director of Plan Services
Adair Bright, AICP, Senior Planner

Re: Accessory Dwelling Unit (ADU) Continued Discussion

RECOMMENDATION

Staff recommends moving forward with a Unified Development Ordinance (UDO) amendment to remove the lot size requirements for Accessory Dwelling Units (ADUs) citywide. Based on staff research, current lot size standards are more restrictive than those of most comparable communities and have been identified as the primary regulatory barrier to ADU development.

BACKGROUND

At the July 8, 2026, CEDC meeting, staff provided an overview of the City's ADU regulations and implementation experience since their adoption in 2023. Staff reported that ADU activity has remained limited, with only a small number of projects advancing through the development process.

Based on permit activity, homeowner inquiries, and staff observations, staff identified several factors that appear to be limiting ADU development. The most cited barrier was the current lot size requirements, both within and outside Downtown Lee's Summit (DTLS). Staff also noted that homeowners' association (HOA) restrictions, construction costs, financing challenges, and other development standards may be discouraging ADU construction.

Following the presentation, the Committee directed staff to research how Lee's Summit's minimum lot size requirements compare with those of surrounding communities and to prepare a draft ordinance removing the minimum lot size requirement citywide. The Committee also directed staff to provide additional information regarding a potential public communication and outreach plan for ADUs, as well as the feasibility of pre-approved ADU building plans to help streamline the permitting process.

PEER COMMUNITY REVIEW

Attached to this memorandum is a summary of ADU regulations for comparable communities throughout the Kansas City metropolitan area. Staff's review found that Lee's Summit's current minimum lot size requirements are generally more restrictive than those of neighboring jurisdictions. Most communities reviewed do not impose a minimum lot size requirement for ADUs. A few exceptions were identified, primarily in more rural jurisdictions. For example, Peculiar requires a minimum lot size of 8,400 square feet, while Lansing requires a minimum lot size of two acres. Similar acreage-based requirements were also identified in Johnson County, Kansas; Miami County, Kansas; and Douglas County, Kansas.

PRE-APPROVED BUILDING PLAN RESEARCH

Staff also researched the use of pre-approved building plans as a potential tool to streamline the ADU permitting process. Locally, staff identified two communities utilizing this approach: Kansas City, Missouri, and Overland Park, Kansas. Both programs are relatively new and have not yet demonstrated significant utilization.

Kansas City's pre-approved plan program has been available for approximately three months. Of the 7 plans offered, only one has an ADU component (ADU over detached garage). No permits have been issued using any pre-approved plan to date. Kansas City staff indicated that requiring a licensed residential contractor to submit the permit application may limit participation and believe additional time is needed to evaluate the program's effectiveness.

Overland Park launched its "Portfolio Homes" program in November 2025. Of the 20 plans offered, no ADU option is provided. No permits have been issued using any pre-approved plan to date. To encourage participation, the City waives building permit fees when an approved portfolio plan is used. In April 2026, Overland Park also amended its development regulations through the Portfolio Homes Pilot Program, allowing the Planning Commission to modify certain dimensional standards that may otherwise create barriers to development.

At this time, staff recommends a watch-and-wait approach. A pre-approved ADU plan program has the potential to reduce design costs for homeowners and encourage ADU construction. However, before pursuing such a program, staff recommends allowing additional time to evaluate the effectiveness of similar programs in neighbor communities and to assess the impact of the proposed UDO amendment on ADU construction activity in Lee's Summit. The results of both efforts can then be used to determine whether a pre-approved ADU plan program is warranted and would provide meaningful benefits to homeowners and the community.

NEXT STEPS

At the recommendation of the CEDC, staff will proceed with a UDO amendment to remove the lot size requirement for ADUs citywide. Following the Committee's recommendation, the proposed amendment would proceed through the standard UDO amendment

process, including public hearings before the Planning Commission and final consideration by the City Council.

If the proposed amendment is ultimately adopted, staff will work with the City's Communications and Public Information (CPI) team to develop and implement a public outreach and education strategy. The communication plan will inform residents, property owners, developers, and homeowners' associations of the updated regulations, explain the ADU approval process, and provide updated educational materials to improve awareness of ADU development opportunities within Lee's Summit.

BILL NO. 26-

AN ORDINANCE AMENDING CHAPTER 33 OF THE LEE'S SUMMIT CODE OF ORDINANCES, ARTICLE 6, DIVISION IV, SUBDIVISION 1, SECTION 6.1350 UPDATING THE RESIDENTIAL DISTRICTS—PERMITTED ACCESSORY USES AND STRUCTURES REGULATIONS; CITY OF LEE'S SUMMIT, APPLICANT.

WHEREAS, Changes to Chapter 33 of the Lee's Summit Code of Ordinances, Article 6, Division IV, Subdivision 1, Section 6.1350 from the Unified Development Ordinance (Chapter 33) of the Lee's Summit Code of Ordinance, also documented as **PL2026-XXX** shall be hereinafter be known as the "amendments"; and,

WHEREAS, the Community and Economic Development Committee met on August 12, 2026, and directed staff to present language to the Planning Commission; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the amendments and recommended approval to the City Council on September 24, 2026; and,

WHEREAS, the City Council determined that the proposed amendment would serve the interests of the citizens of Lee's Summit on October 20, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the Unified Development Ordinance, is hereby amended in the manner shown on the copy appended hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. That it is the intention of the City Council and is hereby ordained that the provisions of this Ordinance shall become and be made a part of the UDO, and the sections of this Ordinance and the UDO may be renumbered as appropriate to accomplish such intention.

SECTION 3. That this ordinance shall be in full force and effect from and after the date of its passage, adoption, and approval by the Mayor.

SECTION 4. Should any section, sentence, or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2026.

ATTEST:

Mayor J. Beto Lopez

City Clerk Trisha Fowler Arcuri

BILL NO. 26-

APPROVED by the Mayor of said city this ____ day of _____, 2026.

ATTEST:

Mayor *J. Beto Lopez*

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

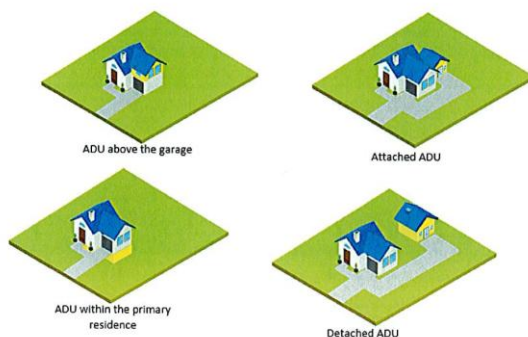
Sec. 6.1350. Residential districts—Permitted accessory uses and structures.

The following accessory uses and structures are permitted in residential zoning districts including, RDR, RLL, R-1, RP-1, RP-2, RP-3, RP-4, and TNZ unless otherwise stated within the sections below:

- A. Accessory dwelling unit. The purpose of accessory dwelling unit (ADU) regulations is to promote efficient use of land while providing for additional, affordable housing options; provide for an increase of density; and maintain the single-family dwelling character of the existing residence and neighborhood.

Only one ADU is permitted on a single-family residential lot and must be accessory to a principal single-family dwelling unit on the same lot. An ADU will include a building or portion of a building that provides complete independent living facilities for one or more people and provides such facilities as a kitchen, bathroom, and bedroom.

1. Location:
 - a. Properties that are zoned AG, RDR, RLL, R-1 or RP-1, RP-2, RP-3, RP-4, TNZ; or
 - b. Properties approved through the Preliminary Development Plan process (See Article 2, Div. IV for process requirements).
2. An ADU may be built as:
 - a. An internal conversion of an existing living area, basement, garage, or attic; or
 - b. An addition to the principal single-family dwelling unit; or
 - c. An addition to or conversions of an accessory structure such as a detached garage; or
 - d. Construction of a new single-family detached house with an internal or detached accessory dwelling unit; or
 - e. Construction of a detached accessory unit.



3. Development requirements:
 - a. All ADUs must be set back at least six feet behind the front of the principal single-family structure and set back at least 20 feet from the rear lot lines. This standard does not apply to ADUs located within the interior of an existing principal structure.
 - b. All required zoning district side yard setbacks for a principal structure shall apply to the ADU.

-
- c. Conversion of an attached or detached garage for an ADU is not permitted unless required parking is provided elsewhere on the property.
 - d. The ADU must provide one off-street parking space with access to a public or private street. This space is in addition to that required for the principal single-family structure.
 - 4. Structure size and lot coverage:
 - a. An ADU shall not exceed a gross floor area of one thousand (1,000) square feet or more than 50 percent of the principal structure's floor area, whichever is less.
 - b. An ADU shall not cause the total impervious lot coverage of the residential lot to exceed 60 percent.
 - c. A maximum of two bedrooms are permitted within an ADU.
 - d. The height of the ADU shall not exceed the height of the principal single-family structure.
 - 5. Design criteria:
 - a. The architectural style of the ADU must be compatible with the existing neighborhood and principal single-family structure on the lot it is located through incorporation of similar materials, colors, and design style.
 - b. The design of the ADU must be compatible with the height, bulk, and site location of the principal single-family structure.
 - 6. Permitting and occupancy:
 - a. At the time of building permit application, the applicant shall attest to owner occupancy of the premises for which the ADU will be located.
 - b. Ongoing owner occupancy of either the primary dwelling unit or the ADU is required. (A temporary waiver of this requirement may be granted by the Director in the case of a documented need for the owner-occupant to leave the premises for up to one year due to employment, illness, or other circumstances.)
 - c. The primary and accessory dwelling shall remain under single ownership.
 - d. ADUs must meet all building and fire code requirements as adopted and will be assigned a separate address.
 - e. Short term rentals are not permitted within an ADU.
 - B. "Day care home" is a permitted accessory use to a principal residential use. "Day care home" is defined as a family home in which a day care provider resides and provides family-like care for one to four persons not related to the day care provider, for any part of the 24-hour day, without overnight stays. The residential accessory use does not include "day care, group," with five to ten persons, which requires a special use permit in certain residential districts and is a permitted use in certain commercial districts. (See Definitions in Article 15 and Permitted and Special Uses in Article 4.)
 - C. Deck, porch, gazebo, arbor, and patio.
 - 1. Decks are limited to the side and rear yard.
 - 2. Uncovered front porches may be constructed of materials listed in Subsection 8.4. below provided the walking surface does not exceed a height of 30 inches measured from ground level and provided it does not encroach into the required front yard by more than five feet.
 - 3. Covered front porches may be constructed of materials listed in Subsection B.4. below provided they do not encroach into the required front yard and provided the supporting structure

underneath the walking surface is totally screened or enclosed by like materials or landscaping, not to include lattice.

4. Uncovered front porches not encroaching into the required front yard may be constructed of wood, composite materials, wrought iron, metal or masonry.
 5. Uncovered attached decks, associated with detached single-family and two-family laterally attached homes may encroach into a required rear yard by five feet. Attached decks on all other dwellings shall meet the same side and rear setbacks as the principal structure.
 6. Gazebos may be attached to decks but must follow the setback requirements and not exceed the height of the principal structure.
 7. Arbors may be located in front side and rear yards as decorative yard features provided no visual impairment to sight distance triangles, as defined in Article 8, Division 1, is created.
 8. Concrete at-grade patios may extend to the property line provided that storm water runoff/discharge is not directed onto adjacent property creating a nuisance.
- D. Fence or wall.
1. Fence materials:
 - a. Only wood, vinyl, steel, masonry or wrought iron materials may be used for residential fence construction.
 - b. The number of materials shall be limited to two across the main surface of the exterior face of the fence.
 - c. Accent pieces such as post caps are allowed in addition to the two primary materials noted in letter b. above.
 2. A fence or wall may be constructed to a maximum height of six feet above the average grade without a permit being required.
 - a. If a fence or wall exceeds six feet in height, a building permit for a fence shall be obtained from the Building Official.
 - b. A building permit for a fence shall be required for the replacement or reconstruction of 50 percent or more of the entire linear length of an existing fence that exceeds six feet in height.
 - c. A fence or wall exceeding six feet in height (including a retaining wall) that is required as part of a preliminary development plan shall have final development plan approval prior to the issuance of any fence permit.
 3. A retaining wall may be permitted where it is reasonably necessary due to the changes in slope on the site, where the wall is located at least two feet from any street right-of-way, and where the wall does not extend more than six inches above the ground level of the land being retained unless the building code requires a guardrail for safety purposes. (See also the city's encroachment policy for additional restrictions.)
 4. A fence or wall constructed prior to the adoption of this chapter that does not meet the standards of this article, but which met previous codes of the city when originally constructed, may be replaced and maintained resulting in a fence of the same size, type and material. However, no fence shall be replaced or reconstructed in a manner that obstructs the sight triangles as defined in Article 8, Division I of this chapter.

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5. In residential districts, the following restrictions and standards shall apply to all fences and walls (See also Table 6.IV-1):
 - a. Front yard. A decorative wall, or fence consisting of slats with a minimum of two-inch spacing not exceeding four feet in height may be constructed in a front yard and extend to the property line provided no sight distance triangle is compromised.
 - b. Rear yard. A fence or wall up to six feet in height may be constructed on the rear property line, subject to further restrictions of the city's encroachment policy.
 - c. Side yard. A fence or wall may be constructed on the side property line provided that:
 - A fence or wall over four feet in height shall not extend beyond the face of the house on the lot on which the house is located.
 - A fence or wall up to four feet or less in height may extend to the front property line, provided it does not obstruct the sight triangle and provided the fence materials meet the same requirements of (a) above for fences or walls extending into the front yard.
 6. Subdivision fence, wall, entry monument/feature.
 - a. Entry monument signs shall be governed by Article 9 of this chapter. A sign permit shall be obtained prior to installation of any sign.
 - b. Entry features such as decorative fences, walls, water features, and structures, that span the city right-of-way, and guard house/gatehouse are allowed provided they receive a license agreement and approval from the Governing Body.
 7. Design standards.
 - a. A fence or wall shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface.
 - b. All fence segments abutting an arterial or collector street, except on corner lots, shall provide one gate opening per lot to allow access to the area between the fence and the edge of the street for maintenance and mowing.
 8. See the city's encroachment policy for additional restrictions on location of fences, walls, retaining walls, or other structures or features.
- E. Flag pole.
- F. Garage, carport or shed.
1. For any one-family or two-family dwelling, there shall be permitted one detached garage or storage building/shed. An attached garage or carport shall be subject to the same required setbacks as the main structure, unless access is from an alley. In this case the setback is the same as a detached garage or shed. A detached garage or shed shall be subject to the setbacks required for detached accessory buildings. (See Table 6.IV-1 for required setbacks, height/size limitations, and special conditions.)
 2. Carports may be attached to a detached garage or shed provided the carport does not exceed the size of the detached garage or shed.
 3. For any multi-family residential development, a detached garage or storage shed shall be subject to the setbacks required for detached accessory buildings.

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4. In all residential districts, the design and construction of any detached garage, carport (when approved as part of a PDP) or storage building/shed, larger than 120 square feet, shall be similar to or compatible with the design and construction of the main building. The exterior building materials and colors shall be similar to the main building or shall be commonly associated with residential construction.
 5. For any permitted non-residential use in a residential district (such as a church or school), a detached garage or storage shed shall be permitted provided the design and construction is compatible with the main building and the residential district requirements are not exceeded in the particular district in which located.
- G. Garden.
- H. Gatehouse/guardhouse at entrance to a subdivision or multi-family development. (See subdivision fence, wall, entry monument/feature above.)
- I. Greenhouse, non-commercial.
- J. Hobby shop. A hobby shop may be operated as an accessory use by the occupant of a residential unit purely for personal enjoyment, amusement or recreation; provided that, the articles produced or constructed are not sold on the premises and provided that, such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes.
- K. Home occupation (see Section 6.1400).
- L. Horse pasturing, non-commercial. Horses may be pastured in RDR, RLL and R-1 districts provided the following conditions are met:
1. Minimum lot size: One acre.
 2. Setbacks: None, except if a small structure is to be used in conjunction with the pasturing for providing shelter in inclement weather, then the structure shall be set back from all property lines a minimum of 30 feet.
 3. Accessory structure shall not exceed 250 square feet per acre not to exceed 1,000 square feet, or the height of the principal dwelling.
 4. Maximum of one horse per acre.
 5. Horse pasturing is not to be used for commercial gain and is only to be used for the pleasure of the owner or current occupants of the principal dwelling located on the same lot.
- M. Play house and play equipment including a jungle gym, skate board/bicycle ramp, swing set and similar structures.
- N. Recreational facility, non-commercial (outdoor), except as provided in Division III of this article, Special Use Permits. A non-commercial recreational facility is any outdoor playground, facility, baseball field, softball field, or any other outdoor non-commercial recreational use, which is an accessory use to a single-family residential use, a single-family residential subdivision, a medium- or high-density residential development, or a church, and which meets the following conditions:
1. It shall not be lighted for night use.
 2. It shall not be utilized for intensive play for leagues, tournaments or used by teams outside the subdivision, apartment development, church or other principal use to which the facility is accessory.
 3. No permanent or temporary spectator seating shall be provided.
 4. The following setbacks from adjoining residentially zoned or used property shall apply:

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- a. Playgrounds for day care services for more than ten children shall be set back at least 20 feet.
 - b. Courts and fields for one- or two-person teams (e.g., tennis courts) shall be set back at least 50 feet. Courts and fields for three or more person teams shall be set back at least 100 feet.
 - c. A fence more than six feet in height shall be set back from such boundaries a distance equal to the height of the fence.
 - d. A batting cage shall only be located on a minimum lot size of one acre provided it is located no closer than 50 feet to any other residential structure.
- 5. The minimum lot area for an outdoor recreational facility for three- or more-person teams, including baseball and softball fields, shall be a minimum of one acre.
 - 6. Backstops or other fencing shall be provided if needed to prevent encroachment of balls or other activities onto adjacent property.
 - 7. The design and layout of the recreational facility on the property shall be such that it minimizes sound and light at the property line.
 - 8. Access to the recreational facilities and to the property on which the recreational facility is located shall be designed to minimize the adverse impact on residential properties.
 - 9. Landscaping, berming, or fencing shall be provided if needed to minimize adverse effects.
- O. Satellite dish antennae not exceeding one meter in diameter and attached to the principal structure.
 - P. Signs per Article 9 of this chapter.
 - Q. Solar collector (see Section 6.1450).
 - R. Sport court (same as tennis court).
 - S. Swimming pool, private.
 - T. Swimming pool, subdivision (see Davison II of this article for conditions).
 - U. Tennis court.

(Ord. No. 9384, § 1, 4-12-2022; Ord. No. 9812, § 4(Exh. C), 12-12-2023)

Sec. 6.1350. Residential districts—Permitted accessory uses and structures.

The following accessory uses and structures are permitted in residential zoning districts including, RDR, RLL, R-1, RP-1, RP-2, RP-3, RP-4, and TNZ unless otherwise stated within the sections below:

- A. Accessory dwelling unit. The purpose of accessory dwelling unit (ADU) regulations is to promote efficient use of land while providing for additional, affordable housing options; provide for an increase of density; and maintain the single-family dwelling character of the existing residence and neighborhood.

Only one ADU is permitted on a single-family residential lot and must be accessory to a principal single-family dwelling unit on the same lot. An ADU will include a building or portion of a building that provides complete independent living facilities for one or more people and provides such facilities as a kitchen, bathroom, and bedroom.

1. Location:

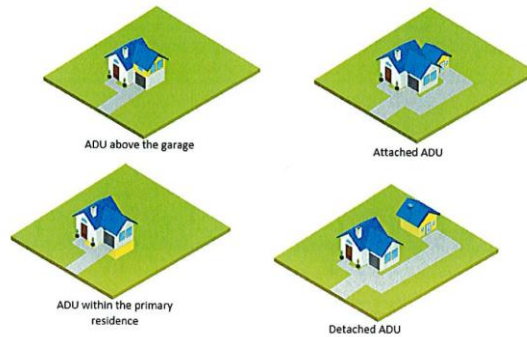
- a. ~~Properties located in the Old Downtown Lee's Summit Area as shown on Map 6.IV-1 below; or~~
- ~~b.~~ a. Properties ~~½ acre in size or larger~~ that are zoned AG, RDR, RLL, ~~R-1 or RP-1, RP-2, RP-3, RP-4, TNZ;~~ or
- ~~c.~~ b. Properties approved through the Preliminary Development Plan process (See Article 2, Div. IV for process requirements).

Map 6.IV-1



2. An ADU may be built as:

- a. An internal conversion of an existing living area, basement, garage, or attic; or
- b. An addition to the principal single-family dwelling unit; or
- c. An addition to or conversions of an accessory structure such as a detached garage; or
- d. Construction of a new single-family detached house with an internal or detached accessory dwelling unit; or
- e. Construction of a detached accessory unit.



3. Development requirements:

- a. All ADUs must be set back at least six feet behind the front of the principal single-family structure and set back at least 20 feet from the rear lot lines. This standard does not apply to ADUs located within the interior of an existing principal structure.
- b. All required zoning district side yard setbacks for a principal structure ~~will~~ shall apply to the ADU.
- c. Conversion of an attached or detached garage for an ADU is not permitted unless required parking is provided elsewhere on the property.
- d. The ADU must provide one off-street parking space with access to a public or private street. This space is in addition to that required for the principal single-family structure.

4. Structure size and lot coverage:

- a. An ADU ~~will~~ shall not exceed a gross floor area of one thousand (1,000) square feet or more than 50 percent of the principal structure's floor area, whichever is less. ~~with the following exception:~~
 - i. ~~For residential lots located in Old Downtown Lee's Summit which are less than 15,000 square feet in size, an ADU will not exceed 500 square feet or more than 50 percent of the principal structure's floor area, whichever is less.~~
- b. An ADU ~~will~~ shall not cause the total impervious lot coverage of the residential lot to exceed 60 percent.
- c. A maximum of two bedrooms are permitted within an ADU.
- d. The height of the ADU ~~will~~ shall not exceed the height of the principal single-family structure.

5. Design criteria:

- a. The architectural style of the ADU must be compatible with the existing neighborhood and principal single-family structure on the lot it is located through incorporation of similar materials, colors, and design style.
- b. The design of the ADU must be compatible with the height, bulk, and site location of the principal single-family structure.

6. Permitting and occupancy:

- a. At the time of building permit application, the applicant ~~will~~ shall attest to owner occupancy of the premises for which the ADU will be located.

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- b. Ongoing owner occupancy of either the primary dwelling unit or the ADU is required. (A temporary waiver of this requirement may be granted by the Director in the case of a documented need for the owner-occupant to leave the premises for up to one year due to employment, illness, or other circumstances.)
 - c. The primary and accessory dwelling ~~will~~ shall remain under single ownership.
 - d. ADUs must meet all building and fire code requirements as adopted and will be assigned a separate address.
 - e. Short term rentals are not permitted within an ADU.
 - B. "Day care home" is a permitted accessory use to a principal residential use. "Day care home" is defined as a family home in which a day care provider resides and provides family-like care for one to four persons not related to the day care provider, for any part of the 24-hour day, without overnight stays. The residential accessory use does not include "day care, group," with five to ten persons, which requires a special use permit in certain residential districts and is a permitted use in certain commercial districts. (See Definitions in Article 15 and Permitted and Special Uses in Article 4.)
 - C. Deck, porch, gazebo, arbor, and patio.
 - 1. Decks are limited to the side and rear yard.
 - 2. Uncovered front porches may be constructed of materials listed in Subsection 8,4. below provided the walking surface does not exceed a height of 30 inches measured from ground level and provided it does not encroach into the required front yard by more than five feet.
 - 3. Covered front porches may be constructed of materials listed in Subsection B.4. below provided they do not encroach into the required front yard and provided the supporting structure underneath the walking surface is totally screened or enclosed by like materials or landscaping, not to include lattice.
 - 4. Uncovered front porches not encroaching into the required front yard may be constructed of wood, composite materials, wrought iron, metal or masonry.
 - 5. Uncovered attached decks, associated with detached single-family and two-family laterally attached homes may encroach into a required rear yard by five feet. Attached decks on all other dwellings shall meet the same side and rear setbacks as the principal structure.
 - 6. Gazebos may be attached to decks but must follow the setback requirements and not exceed the height of the principal structure.
 - 7. Arbors may be located in front side and rear yards as decorative yard features provided no visual impairment to site distance triangles, as defined in Article 8, Division 1, is created.
 - 8. Concrete at-grade patios may extend to the property line provided that storm water runoff/discharge is not directed onto adjacent property creating a nuisance.
 - D. Fence or wall.
 - 1. Fence materials:
 - a. Only wood, vinyl, steel, masonry or wrought iron materials may be used for residential fence construction.
 - b. The number of materials shall be limited to two across the main surface of the exterior face of the fence.
 - c. Accent pieces such as post caps are allowed in addition to the two primary materials noted in letter b. above.

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2. A fence or wall may be constructed to a maximum height of six feet above the average grade without a permit being required.
 - a. If a fence or wall exceeds six feet in height, a building permit for a fence shall be obtained from the Building Official.
 - b. A building permit for a fence shall be required for the replacement or reconstruction of 50 percent or more of the entire linear length of an existing fence that exceeds six feet in height.
 - c. A fence or wall exceeding six feet in height (including a retaining wall) that is required as part of a preliminary development plan shall have final development plan approval prior to the issuance of any fence permit.
 3. A retaining wall may be permitted where it is reasonably necessary due to the changes in slope on the site, where the wall is located at least two feet from any street right-of-way, and where the wall does not extend more than six inches above the ground level of the land being retained unless the building code requires a guardrail for safety purposes. (See also the city's encroachment policy for additional restrictions.)
 4. A fence or wall constructed prior to the adoption of this chapter that does not meet the standards of this article, but which met previous codes of the city when originally constructed, may be replaced and maintained resulting in a fence of the same size, type and material. However, no fence shall be replaced or reconstructed in a manner that obstructs the sight triangles as defined in Article 8, Division I of this chapter.
 5. In residential districts, the following restrictions and standards shall apply to all fences and walls (See also Table 6.IV-1):
 - a. Front yard. A decorative wall, or fence consisting of slats with a minimum of two-inch spacing not exceeding four feet in height may be constructed in a front yard and extend to the property line provided no sight distance triangle is compromised.
 - b. Rear yard. A fence or wall up to six feet in height may be constructed on the rear property line, subject to further restrictions of the city's encroachment policy.
 - c. Side yard. A fence or wall may be constructed on the side property line provided that:
 - A fence or wall over four feet in height shall not extend beyond the face of the house on the lot on which the house is located.
 - A fence or wall up to four feet or less in height may extend to the front property line, provided it does not obstruct the sight triangle and provided the fence materials meet the same requirements of (a) above for fences or walls extending into the front yard.
 6. Subdivision fence, wall, entry monument/feature.
 - a. Entry monument signs shall be governed by Article 9 of this chapter. A sign permit shall be obtained prior to installation of any sign.
 - b. Entry features such as decorative fences, walls, water features, and structures, that span the city right-of-way, and guard house/gatehouse are allowed provided they receive a license agreement and approval from the Governing Body.
 7. Design standards.

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- a. A fence or wall shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface.
 - b. All fence segments abutting an arterial or collector street, except on corner lots, shall provide one gate opening per lot to allow access to the area between the fence and the edge of the street for maintenance and mowing.
 - 8. See the city's encroachment policy for additional restrictions on location of fences, walls, retaining walls, or other structures or features.
 - E. Flag pole.
 - F. Garage, carport or shed.
 - 1. For any one-family or two-family dwelling, there shall be permitted one detached garage or storage building/shed. An attached garage or carport shall be subject to the same required setbacks as the main structure, unless access is from an alley. In this case the setback is the same as a detached garage or shed. A detached garage or shed shall be subject to the setbacks required for detached accessory buildings. (See Table 6.IV-1 for required setbacks, height/size limitations, and special conditions.)
 - 2. Carports may be attached to a detached garage or shed provided the carport does not exceed the size of the detached garage or shed.
 - 3. For any multi-family residential development, a detached garage or storage shed shall be subject to the setbacks required for detached accessory buildings.
 - 4. In all residential districts, the design and construction of any detached garage, carport (when approved as part of a PDP) or storage building/shed, larger than 120 square feet, shall be similar to or compatible with the design and construction of the main building. The exterior building materials and colors shall be similar to the main building or shall be commonly associated with residential construction.
 - 5. For any permitted non-residential use in a residential district (such as a church or school), a detached garage or storage shed shall be permitted provided the design and construction is compatible with the main building and the residential district requirements are not exceeded in the particular district in which located.
 - G. Garden.
 - H. Gatehouse/guardhouse at entrance to a subdivision or multi-family development. (See subdivision fence, wall, entry monument/feature above.)
 - I. Greenhouse, non-commercial.
 - J. Hobby shop. A hobby shop may be operated as an accessory use by the occupant of a residential unit purely for personal enjoyment, amusement or recreation; provided that, the articles produced or constructed are not sold on the premises and provided that, such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes.
 - K. Home occupation (see Section 6.1400).
 - L. Horse pasturing, non-commercial. Horses may be pastured in RDR, RLL and R-1 districts provided the following conditions are met:
 - 1. Minimum lot size: One acre.

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2. Setbacks: None, except if a small structure is to be used in conjunction with the pasturing for providing shelter in inclement weather, then the structure shall be set back from all property lines a minimum of 30 feet.
 3. Accessory structure shall not exceed 250 square feet per acre not to exceed 1,000 square feet, or the height of the principal dwelling.
 4. Maximum of one horse per acre.
 5. Horse pasturing is not to be used for commercial gain and is only to be used for the pleasure of the owner or current occupants of the principal dwelling located on the same lot.
- M. Play house and play equipment including a jungle gym, skate board/bicycle ramp, swing set and similar structures.
- N. Recreational facility, non-commercial (outdoor), except as provided in Division III of this article, Special Use Permits. A non-commercial recreational facility is any outdoor playground, facility, baseball field, softball field, or any other outdoor non-commercial recreational use, which is an accessory use to a single-family residential use, a single-family residential subdivision, a medium- or high-density residential development, or a church, and which meets the following conditions:
1. It shall not be lighted for night use.
 2. It shall not be utilized for intensive play for leagues, tournaments or used by teams outside the subdivision, apartment development, church or other principal use to which the facility is accessory.
 3. No permanent or temporary spectator seating shall be provided.
 4. The following setbacks from adjoining residentially zoned or used property shall apply:
 - a. Playgrounds for day care services for more than ten children shall be set back at least 20 feet.
 - b. Courts and fields for one- or two-person teams (e.g., tennis courts) shall be set back at least 50 feet. Courts and fields for three or more person teams shall be set back at least 100 feet.
 - c. A fence more than six feet in height shall be set back from such boundaries a distance equal to the height of the fence.
 - d. A batting cage shall only be located on a minimum lot size of one acre provided it is located no closer than 50 feet to any other residential structure.
 5. The minimum lot area for an outdoor recreational facility for three- or more-person teams, including baseball and softball fields, shall be a minimum of one acre.
 6. Backstops or other fencing shall be provided if needed to prevent encroachment of balls or other activities onto adjacent property.
 7. The design and layout of the recreational facility on the property shall be such that it minimizes sound and light at the property line.
 8. Access to the recreational facilities and to the property on which the recreational facility is located shall be designed to minimize the adverse impact on residential properties.
 9. Landscaping, berming, or fencing shall be provided if needed to minimize adverse effects.
- O. Satellite dish antennae not exceeding one meter in diameter and attached to the principal structure.
- P. Signs per Article 9 of this chapter.

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- Q. Solar collector (see Section 6.1450).
 - R. Sport court (same as tennis court).
 - S. Swimming pool, private.
 - T. Swimming pool, subdivision (see Davison II of this article for conditions).
 - U. Tennis court.

(Ord. No. 9384, § 1, 4-12-2022; Ord. No. 9812, § 4(Exh. C), 12-12-2023)

Accessory Dwelling Unit Research by Municipality

July 15, 2026

Municipality	District Allowed	Min. Lot Size	Max. Number of ADUs per Lot	Architecture	Max. Height	Max. ADU Size	*Min. Yard Setbacks
Lee's Summit (Proposed)	All Residential Districts, AG, TNZ, or all Residential Lots in ODLSAG	None	No Change: 1	No Change: compatible with principal structure	No Change Cannot exceed principal structure	1,000 sq ft or no more than 50% of principal structure; whichever is less. (also counts towards 60% max lot coverage for all improvements on site). 500 sq ft or no more than 50% if in DTLS w/ less than 15,000 sq ft lot	No change: 6 ft behind principal structure, 20 ft rear setback, side in accordance to the district
Lee's Summit (Existing)	All Residential Districts, AG, TNZ, or all Residential Lots in ODLSAG	1/2 acre outside DTLS	1	compatible with principal structure	Cannot exceed principal structure	1,000 sq ft or no more than 50% of principal structure; whichever is less. (also counts towards 60% max lot coverage for all improvements on site). 500 sq ft or no more than 50% if in DTLS w/ less than 15,000 sq ft lot	6 ft behind principal structure, 20 ft rear setback, side in accordance to the district
Blue Springs, MO	.RE- Residential Estate District,SF-12 Large Lot Single-Family District,SF-7 Single-Family District	None	1	compatible with principal structure	18 ft or 1.5 stories; not to exceed principal structure	1200 sq ft or no more than 50% or principal structure, or to a max of 700 square feet whichever is less. (also counts toward total lot coverage).	5 ft behind rear building line of principal structure. 5 ft side/20 feet rear unless in estate lots.If attached to a detached garage, it must be at least 10 feet behind the front building line.
Overland Park, KS	Planned Residential Neighborhood District, MXD Mix-Use, and DFD Downtown Overland Park	None	DFD 404:One English Basement Unit or one accessory unit is permitted per lot. 1	compatible with principal structure	according to district	DFD 404: (maximum 650 square foot footprint) uses are permitted in the Buildable Area at the rear of the lot.Sec 18.245 Planned Residential Neighborhood District: No more than 50% of principal structure and shall be a minimum of 400 square feet in size.	according to district
Olathe, KS	All Residential, Downtown or Planned Districts	None	1	compatible with principal structure	2 stories or height of principal structure	1,000 sq ft or no more than 50% of principal structure; whichever is less. Or have more than two (2) bedrooms. Cannot increase the property's total lot coverage beyond 75%.	6 ft behind principal structure, 10 ft from rear property line and side setbacks according to district
Belton	single-family dwelling	None	1	compatible with principal structure	Cannot exceed principal structure	The ADU shall not be larger than the principal structure.	according to district
Excelsior Springs	A,R-1,R-1A, and R-2	None	1	Attached or detached; owner must live in either the main home or ADU; must meet building codes	Cannot exceed principal structure	no more than 60% of the floor area of the principal dwelling and cannot exceed 1,000 square feet.	detached ADU be located behind the front building line of the principal structure
Gladstone	MXD planned mixed use district	None	1	compatible with principal structure and Attached or detached; owner must live in either the main home or ADU; and meet building codes	Cannot exceed principal structure or If detached it shall be no taller than 25 feet measure from the floor.	not greater than 600 square feet sharing ownership and utility connections with the principal building or Residential detached accessory structures greater than 200 square feet shall have an approved footing/foundation.	An ADU must be built behind the front of the principal structure and must be at least 35 feet from the front property line, 25 feet from a side street on a corner lot, and 9 feet from the side and rear property lines. 20 feet away from a neighboring house, and cannot be built in a utility easement.
Grandview	The Town of Grandview Overlay District R-1, Single-Family Residential District,	None	1	No specific requirement	Cannot exceed principal structure	An ADU cannot be larger than 60% of the home's floor area or 720 square feet, whichever is less, and it cannot be taller than the primary dwelling.	An ADU may be placed in the rear yard (interior lots) or side yard (corner lots) if it is at least 10 feet behind the front of the primary dwelling.
Harrisonville	single-Family Residential District,	None	1	compatible with principal structure	according to district	No ADU-specific size limit found	8' side/rear setbacks; 8' behind front of principal structure; corner lots follow residential side street setbacks
Independence	single-family residence base zoning R-District	None	1	compatible with principal structure	Cannot exceed principal structure	900 sq. ft. maximum for detached or newly constructed attached ADUs. Existing structure attached ADUs may exceed 900 sq. ft. through the special use process. Minimum ADU size is 300 sq. f	5 ft. minimum interior side/rear setbacks and must follow required exterior/front setbacks.
Jackson County	AG and RR Zoning Districts	None	1	No specific requirement	one story, provided that a garage apartment or non-residential caretaker's quarters, may be located over a garage;	Accessory dwellings shall not exceed 1,000 square feet of heated area.	according to district
Kansas City	All Permitted Districts	None	1	No specific requirement	Cannot exceed principal structure or 25 feet, whichever is less	Maximum floor area: 800 sq. ft. or 90% of the floor area of the principal dwelling, whichever is smaller. For detached ADUs, the maximum footprint is 800 sq. ft. and also limited by footprint calculation	located in the rear yard and must be 5 feet from all property lines (including projections). For street-side yards, the setback is 5 feet or the principal building setback, whichever is greater
Liberty	A – Agricultural R-1A – Estate Residential RNC – Residential Neighborhood Conservation RN – Residential Neighborhood MU – Mixed Use	None	1	compatible with principal structure	25 feet maximum	not exceed 800 square feet or 40% of the gross floor area of the principal dwelling, whichever is less.	5 ft side and rear; not permitted in the required front yard
North Kansas City	R-1A, R-1B, R-2, R-3, R-4, and R-5 (where a detached house is the principal use)	None	1	compatible with principal structure	1½ stories; no higher than principal building (22-ft roof peak max)	The accessory dwelling shall not exceed fifty (50) percent of the living area of the principal dwelling or one thousand two hundred (1,200) square feet, whichever is less.	3 ft. side/rear; behind front building line; 60 ft. from front lot line; 10 ft. from principal building
Parkville	R-1,R-2,R-3, and R-4,B-1,B-2 use allowed through conditions	None	1	compatible with principal structure	according to district	The accessory dwelling shall not exceed fifty percent (50%) of the living area of the principal dwelling or one thousand two hundred (1,200) square feet, whichever is less	according to district
Peculiar	R-E , and R-1 use allowed through conditions	8,400sf	1	compatible with principal structure	Cannot exceed principal structure	At least one hundred fifty (150) square feet of living space shall be provided for each occupant; and or Detached structures shall be built in accordance with the area requirements for accessory structures.	according to lot size and zoning district: 5ft to 6ft sides and rear is common
Pleasant Hill	AG, and RR	None	1	compatible with principal structure	one story	not exceed 1,000 square feet of heated area or be a permanent structure and not exceed 900 square feet of habitable space;	Same setbacks required for the principal residential use

Ray County	R-A, R-1, and R-1A districts; allowed in other districts with a Conditional Use Permit (CUP).	None	1	n/a	n/a	33% of the size of the principal dwelling or 850 square feet, whichever is greater.	n/a
Raymore	A, RE, and RR	None	1	n/a	Cannot exceed principal structure	60% of principal building, maximum 1,000 sq ft	according to district
Raytown	All Residential Districts	None	2	If over 120 sq ft must have the same exterior materials as the principal building	15 feet tall or the height of the principal building, whichever is less (for buildings over 120 sq ft). Buildings 120 sq ft or less are limited to 8 feet tall	No accessory building shall cover a land area exceeding 720 square feet and a second accessory building shall not cover a land area exceeding 120 square feet.	according to district
Bonner Springs	LA, LR,RR,ER,GR, AND MR	None	1	compatible with principal structure	Cannot exceed (2) stories tall or 25 ft tall	If attached 25% of the floor area of the primary dwelling or if detached Maximum 1,000 square feet.	according to district
Douglas County	AG-2,A-1, RR, and LRR,CP	Deatched only;(3) acres outside the regulatory floodplain to provide septic connection, (5) acres outside the flood plain and ADU units needs 10 acres total if served by well water	1	compatible with principal structure	Cannot exceed principal structure	Area can be up to 1,000 sqft it can increase to 1,400 sqft if the area provided is not greater than 80% of the principal building structure	Attached ADUs must comply with the standards of the applicable zoning district. Detached ADUs must be located at least 25 feet from the principal structure.
Gardner, KS	All Residential Districts	according to district	1	compatible with principal structure	n/a	not exceed 40% of the building footprint of the principal dwelling, or one-third of the living area of the principal dwelling, whichever is less.	according to district
Johnson County (KS)	Rural, Planned Rural, Residential, and Planned Residential zoning districts on any lot, tract, or parcel where a single-family dwelling is allowed	no smaller than (2) acres	1	compatible with principal structure	Cannot exceed principal structure	An attached ADU cannot be larger than 50% of the existing living area of the main house before the ADU is added. Or If detached not exceed more than 900sqft	Detached ADUs may not be located in the front yard and must be located no more than 200 feet from the principal structure. Or Attached ADUs must comply with the development standards of the applicable zoning district.
Lake Quivira	T-1 Single Family Attached District,T-2 Patio Home District,	Accessory uses are allowed only when they are related to and smaller than the main use of the property. The accessory use must be located on the same property as the main use.	1	compatible with principal structure	Cannot exceed principal structure	May not cover more than 30% of the required rear yard.	Detached: Must be at least 5 feet from any other structure on the lot.
Lansing	A-1 District,R-1,R-2,and R-3	2 Acres	1	compatible with principal structure	120 sq ft cannot exceed 1.5 stories or the height of the principal building, whichever is less.	accessory structure: not cover more than 30% of the rear yard and not greater than 120 sqft	Not erected in any required front or side yard. or Not erected closer than 5 feet to any other building.
Lawrence	RS40 ,RS20 ,RS10 ,RS7 Residential Districts,MU and CN-1	None	1	compatible with principal structure	Cannot exceed principal structure	no more than (33%) of the living area or if deatched:960 square feet or smaller in size	according to district
Leavenworth	Allowed with an SUP in any residential zoning district	None	1	compatible with principal structure	Cannot exceed principal structure	Shall be 900 square feet or smaller in size, not to exceed 33% of the floor area of the principal dwelling unit.	according to district
Miami County	Any single-family dwelling	An ADU shall be located on a lot, tract, or parcel no smaller than two (2) acres in size or unless both the principal dwelling and accessory dwelling unit are able to connect to public sewer	1	compatible with principal structure	Cannot exceed principal structure	Minimum ADU size: 250 square feet. Maximum ADU size: The ADU shall not exceed 50% of the total floor area of the principal dwelling (excluding the principal dwelling's garage) or 900 square feet, whichever is less.	200 feet of the principal dwelling and not be located in the frontof the primary structure
Roeland Park	Allowed with an SUP in any residential zoning district	None	2	compatible with principal structure	according to district	total gross floor area of the accessory dwelling cannot exceed the lesser of 800 square feet or 80 percent of the total gross floor area of the principal dwelling	according to district
Westwood	Any single-family dwelling	None	1	n/a	one story tall	total accessory structure footprint limits (662 or 704 sq. ft., depending on zoning district)	Depends on ADU's size and district
Wyandotte County	Districts R-1, R-1(B), R-2, R-2(B)	None	1	compatible with principal structure	Cannot exceed principal structure	maximum square footage equal to 50 percent of the main structure's finished space excluding garages and basements.	No accessory building shall be located within three feet of any side or rear property line or less than two feet from an alley.