

BILL NO. 26-079

AN ORDINANCE APPROVING REZONING FROM DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL) TO DISTRICT CS (PLANNED COMMERCIAL SERVICES) AND PRELIMINARY DEVELOPMENT PLAN FOR SHAMROCK PARK FLEX SPACE ON APPROXIMATELY 0.81 ACRES OF LAND LOCATED AT 21 SE 30TH STREET, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2026-002 submitted by Engineering Solutions, LLC., requesting approval of a rezoning from CP-2 (Planned Community Commercial) to CS (Planned Commercial Services) and preliminary development plan on land located at 21 SE 30th St. was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan by the City following public hearings by the Planning Commission and City Council; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the rezoning and preliminary development plan on March 12, 2026, and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on April 14, 2026, and rendered a decision to approve the rezoning and preliminary development plan for said property.

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

SECTION 1. That a rezoning and preliminary development plan is hereby approved on the following described property:

Lot 2A, Shamrock Park 1st Plat Lots 2A & 4A, a subdivision in Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan with an upload date of February 27, 2026.
2. A modification shall be granted to UDO Sec. 5.510.B.2.d to waive the requirement for a network of on-site pedestrian walkways to and between adjacent land uses and developments.
3. A modification shall be granted to UDO Sec. 6.040 to allow the west building setback at 15-ft., the north at 14-ft., and the south at 10-ft.
4. A modification shall be granted to UDO Sec. 8.900.A to allow a medium impact buffer with additional evergreens in lieu of a high impact buffer within the southern buffer yard.

BILL NO. 26-079

SECTION 3. That rezoning of the property from CP-2 to CS shall be as depicted on the rezoning exhibit appended hereto as Attachment A. Development shall be in accordance with the preliminary development plan set and building elevations revision dated February 27, 2026, appended hereto as Attachment B.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

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

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

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

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*