

The City of Lee's Summit

*220 SE Green Street
Lee's Summit, MO 64063*



Final Agenda

Thursday, October 12, 2023

5:00 PM

**City Council Chambers and videoconference
City Hall**

Planning Commission

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, October 12, 2023, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri, and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, 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 pm on Wednesday, October 11, 2023, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conference platform. The City Clerk will provide instructions regarding how to attend by this method.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Public Comments

5. Approval of Consent Agenda

- A. [2023-5900](#) Approval of the September 28, 2023, Planning Commission Action Report.

6. Public Hearings

- A. [2023-5807](#) Continued Public Hearing: Appl. #PL2023-130 - Rezoning from AG to CP-2 and Preliminary Development Plan - Cowboy Carwash, 3601 SW Hollywood Drive; KC Cowboy Properties, LLC, applicant

Presenter: Jimmy Purselley, Applicant's Representative
C. Shannon McGuire, Senior Planner

- 1.) [TMP-2766](#) An Ordinance approving rezoning from district AG (Agricultural) to district CP-2 (Planned Community Commercial District) and a Preliminary Development Plan for Cowboy Carwash, located at 3601 SW Hollywood Drive, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances, for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Senior Planner

- B. [2023-5812](#) Continued Public Hearing: Appl. #PL2023-132 - Special Use Permit for a carwash - Cowboy Carwash, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant

Presenter: Jimmy Purselley, Applicant's Representative
C. Shannon McGuire, Senior Planner

- 1.) [TMP-2767](#) An Ordinance granting a Special Use Permit for a carwash facility in district CP-2 on land located at 3601 SW Hollywood Drive, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance for the City of Lee's Summit, Missouri.

Presenter: C. Shannon McGuire, Senior Planner

- C. [2023-5814](#) Continued Public Hearing: Appl. #PL2023-133 - Comprehensive Plan Amendment - change in land use designation from Residential 3 to Commercial, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant
- Presenter:** Jimmy Purselley, Applicant's Representative
C. Shannon McGuire, Senior Planner
- 1.) [2023-5815](#) Resolution 2023-05 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite! Comprehensive Plan.
- Presenter:** C. Shannon McGuire, Senior Planner
- D. [2023-5907](#) Public Hearing: Appl. #PL2023-120 - REZONING from PO to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Clover Communities Lee's Summit, 830, 840 & 900 NE Douglas St; Clover Communities Lee's Summit, LLC, applicant
- Presenter:** Ben Syput, applicant's representative
C. Shannon McGuire, Senior Planner
- 1.) [TMP-2810](#) An Ordinance approving a rezoning from district PO (Planned Office District) to RP-4 (Planned Apartment Residential District) and preliminary development plan for Clover Communities Lee's Summit, on approximately 7.04 acres of land located at 830, 840 & 900 NE Douglas St, 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.
- Presenter:** C. Shannon McGuire, Senior Planner
- E. [2023-5901](#) Public Hearing: Appl. #PL2023-236 - PRELIMINARY DEVELOPMENT PLAN - Lee's Summit Flex Space, 60 SE Thompson Dr; Kimley-Horn, applicant
- Presenter:** Patrick Joyce, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- 1.) [TMP-2809](#) An Ordinance approving a preliminary development plan for Lee's Summit Flex Space located at 60 SE Thompson Dr, 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.
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
- F. [2023-5903](#) Public Hearing: Appl. #PL2023-186 - SPECIAL USE PERMIT for contractor garage facility - Lee's Summit Flex Space, 60 SE Thompson Dr; Kimley-Horn, applicant (application withdrawn)
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
- G. [2023-5891](#) Continued Public Hearing: Appl. #PL2023-224 - Unified Development Ordinance Amendments to Article 2 pertaining to Applications and Procedures, Article 5 Overlay Districts, Article 7 Subdivisions, and Article 8 Site Standards; City of Lee's Summit, applicant
- Presenter:** Aimee Nassif, AICP, Deputy Director of Development Services

- 1.) [TMP-2811](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures, Article 5 pertaining to Overlay Districts, Article 7 pertaining to Subdivisions, and Article 8 pertaining to Site Standards; of City of Lee's Summit, Applicant.

Presenter: Aimee Nassif, AICP, Deputy Director of Development Services

7. Roundtable

8. Adjournment

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