



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-114
File Name	Comprehensive Plan Amendment – Land Reserve Property
Applicant	City of Lee's Summit
Location	City Wide
Planning Commission Date Heard by	May 14, 2026 Planning Commission
Analyst	C. Shannon McGuire, Assistant Director of Plan Services

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: April 29, 2026
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Comprehensive Plan Amendment Exhibits – 2 pages

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee’s Summit/ Applicant
Applicant’s Representative	C. Shannon McGuire, Assistant Director of Plan Services
Location of Property	City wide
Procedure	<p>Consideration of a Comprehensive Plan, an amendment to the Comprehensive Plan, or a Capital Improvement Plan, shall require a public hearing before the Commission, following publication notice as provided in Article 2, of the Unified Development Ordinance.</p> <p>The Comprehensive Plan of the City and all amendments to the Comprehensive Plan, shall be approved by Resolution of the Commission.</p>

Description of Applicant’s Request
<p>Approximately 1,000 acres generally located east of I-470 between Colbern Road and Woods Chapel Road are owned by Land Reserve, Inc., which will serve as the Master Developer for the future development of the area as properties are sold and developed over time. The City of Lee’s Summit is proposing amendments to the 2021 Ignite! Comprehensive Plan Future Land Use Map to better align the Comprehensive Plan with the Master Developer’s long-range vision for the property and to establish a planning framework for future development within the area.</p>

2. Unified Development Ordinance (UDO)

Section	Description
2.220	Comprehensive Plan, Comprehensive Plan Amendment and Capital Improvement Plan

The Future Land Use Plan in the 2021 Ignite! Comprehensive Plan for the City of Lee’s Summit is intended to serve as a general policy guide rather than a regulatory requirement when evaluating development proposals and planning decisions. The Future Land Use component combines a future land use map with a land use classification framework to illustrate the City’s long-term vision for growth.

This section of the Comprehensive Plan provides guidance on desired land use patterns and the relationship between land uses and public infrastructure; however, it does not establish exact boundaries for specific uses. Instead, it is designed to help inform decision-making and support coordinated, orderly growth and development throughout the community.

3. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Land Use & Community Design	Goal 3.7.A – Promote sustainable land use to meet the needs of the future.

Comprehensive Plan

The Future Land Use Map graphically illustrates the community’s desired development patterns, including the general location, type, character, and intensity of future land uses throughout the city. The map serves as a policy guide to support decision-making related to growth, development, transportation planning, infrastructure investment, and the coordination of public services.

The proposed amendments to the Future Land Use Map are intended to align the 2021 Ignite! Comprehensive Plan with the Master Developer’s long-range vision for the property. The proposed land use framework contemplates a coordinated mix of residential neighborhoods, activity centers, commercial areas, open space, transportation corridors, and supporting public infrastructure designed to create a cohesive, connected, and integrated development pattern consistent with the City’s long-term growth objectives.

4. Analysis

Background and History

As part of the long-term development strategy for the area, the City has been coordinating with representatives of Land Reserve, Inc. and Property Reserve, Inc. regarding a comprehensive and phased approach to future development within the corridor. These discussions have focused not only on the overall land use vision for the area, but also on the significant public infrastructure investments necessary to support future growth in a coordinated and sustainable manner. Given the scale of the property and the anticipated intensity of future development, substantial improvements to transportation networks, utilities, stormwater infrastructure, and other public facilities will be required over time to adequately serve the area.

The proposed amendments to the Future Land Use Map are intended to align the Comprehensive Plan with the Master Developer’s long-range vision for the property. The proposed land use pattern reflects the anticipated mix of residential neighborhoods, activity centers, commercial areas, open space, transportation corridors, and supporting infrastructure necessary to create a cohesive and integrated development pattern. Staff finds that the proposed Future Land Use Map amendments are consistent with the overall goals and policies of the Ignite! Comprehensive Plan by:

- Supporting coordinated and master-planned growth in a strategic growth area of the community;
- Providing for a balanced mix of land uses and housing opportunities;
- Encouraging infrastructure planning and investment in advance of development;
- Promoting connectivity through an integrated transportation network; and
- Creating development patterns that are compatible with surrounding land uses and the City’s long-term growth objectives.

Compatibility

The 2021 Ignite! Comprehensive Plan establishes a goal of promoting sustainable land use patterns that meet the community’s long-term needs, with an objective to support purposeful growth, revitalization, and redevelopment throughout the City. The proposed Future Land Use Map amendments further these objectives by providing a coordinated planning framework for anticipated future development within the subject area.

Updating the Future Land Use Map to reflect the anticipated development pattern and long-range vision for this area helps ensure that the Comprehensive Plan remains an accurate and effective planning tool. Maintaining consistency between the Comprehensive Plan and evolving development patterns allows the map to continue serving as a reliable guide for future land use recommendations, infrastructure planning, public investment decisions, and the evaluation of future development applications, ultimately supporting informed decision-making and the long-term benefit of the community.

Adverse Impacts

The proposed comprehensive plan amendment is not expected to negatively impact the use or aesthetics of any neighboring property, nor is it expected to negatively impact the health, safety and welfare of the public.

Public Services

The proposed comprehensive plan amendment will not impede the normal and orderly development and improvement of the surrounding property.

Recommendation

Based on the information provided and the long-range planning objectives outlined in the 2021 Ignite! Comprehensive Plan, staff supports the proposed Future Land Use Map amendments. Staff finds that the proposed amendments are consistent with the vision, goals, and policy framework established by the Comprehensive Plan and will help establish a coordinated planning framework for future development within the area. Furthermore, staff finds that the subject application is compatible with the surrounding planning context and meets the applicable requirements of the Unified Development Ordinance (UDO) and the 2021 Ignite! Comprehensive Plan.