



The City of Lee's Summit

Final Agenda

Planning Commission

Thursday, November 13, 2025

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Consent Agenda

- A. [2025-7284](#) Approval of the October 23, 2025 Planning Commission Action Letter

5. Public Comments

6. Public Hearings

- A. [2025-7287](#) Appl. #PL2025-242-REZONING from AG to R-1- 3222 SW Pryor; Engineering Solutions, applicant

Presenter: Matthew Schlicht, PE, Applicant Representative
Pierce Pulliam, Planning Intern

- 1) [TMP-3510](#) An Ordinance approving rezoning from District AG (Agricultural) to District R-1 (Single-Family Residential) on approximately 2.89 acres of land located at 3222 SW Pryor Road, 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, Planning Manager

- B. [2025-7274](#) Appl. #PL2025-243 - REZONING from R-1 to AG - 1650, 1660 & 1700 NE Tudor Rd; Engineering Solutions, LLC, applicant

Presenter: Matt Schlicht, PE, Applicant Representative
Adair Bright, AICP, Senior Planner

- 1) [TMP-3498](#) An Ordinance approving rezoning from District R-1 (Single-Family Residential) to District AG (Agricultural) on approximately 29.95 acres of land located at 1650, 1660, and 1700 NE Tudor Rd., 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: Adair Bright, AICP, Senior Planner

- C. [2025-7280](#) Appl. #PL2025-249 - PRELIMINARY DEVELOPMENT PLAN - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Dr; Engineering Solutions, LLC, applicant
- Presenter:** Matt Schlicht, PE, Application Representative
Adair Bright, AICP, Senior Planner
- D. [2025-7282](#) Appl. #PL2025-241 - SPECIAL USE PERMIT - View High Sports Complex inflatable soccer dome, 3301 NW Ashurst Dr; Engineering Solutions, LLC, applicant
- Presenter:** Matt Schlicht, PE, Applicant Representative
Adair Bright, AICP, Senior Planner
- 1) [TMP-3501](#) An Ordinance approving a Special Use Permit (5-year approval) and a Preliminary Development Plan for View High Sports Complex on land located at 3301 NW Ashurst Drive, all in accordance with the provision of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
- Presenter:** Adair Bright, AICP, Senior Planner
- E. [2025-7295](#) Appl. #PL2025-207 - PRELIMINARY DEVELOPMENT PLAN - East Village, approximately 130 acres generally located at the southeast corner of the intersection of US 50 Hwy and South M-291 Hwy; East Village Investors, LLC, applicant
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
Matt Pennington, Applicant Representative
- 1) [TMP-3514](#) An Ordinance approving a Preliminary Development Plan for East Village Phase 1 on approximately 77 acres of land generally located at the southeast intersection of US 50 Highway and South M-291 Highway, 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
Matt Pennington, Applicant Representative
- F. [2025-7293](#) Appl. #PL2025-283 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT - Updates to development requirements and review processes pertaining to Article 2 Applications and Procedures and Article 14 Administration; City of Lee's Summit, applicant.
- Presenter:** Aimee Nassif, AICP Deputy Director of Development
- 1) [TMP-3512](#) An Ordinance amending Chapter 33 of the Lee's Summit Code of Ordinances, Article 2 pertaining to Applications and Procedures and Article 14 pertaining to Administration; City of Lee's Summit, Applicant.
- Presenter:** Aimee Nassif, AICP Deputy Director of Development

7. Roundtable

8. Adjournment

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