



The City of Lee's Summit

Final Agenda - Final-revised

Planning Commission

Thursday, August 24, 2023

5:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, August 24, 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, August 23, 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. [2023-5799](#) Approval of the August 10, 2023 Planning Commission Minutes

6. Public Hearings

- A. [2023-5710](#) Public Hearing: Continued Appl. #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant

Presenter: Hector Soto, Jr., AICP, Senior Planner
Raegan Long, PE, Applicant Representative

- 1.) [TMP-2764](#) An Ordinance approving a preliminary development plan for Kensington Farms, 2nd Plat, 3rd Plat and future phase on approximately 77 acres generally located south of SW County Line Rd, between SW Ward Rd and SW Prairie Ln, 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

- B.** [2023-5807](#) 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 (Continued to a date certain of September 14, 2023)
- Presenter:** Dawn Bell, Planning Manager
Jimmy Purselley, Applicant's Representative
- 1.)** [TMP-2766](#) An Ordinance approving a rezoning from district AG (Agricultural) to district CP-2 (Planned Community Commercial District) and Preliminary Development Plan for Cowboy Carwash, located at 3601 SW Hollywood Drive, 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:** Dawn Bell, Planning Manager
- C.** [2023-5812](#) Public Hearing: Appl. #PL2023-132 - Special Use Permit for a carwash - Cowboy Carwash, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant (Continued to a date certain of September 14, 2023)
- Presenter:** Dawn Bell, Planning Manager
Jimmy Purselley, Applicant's Representative
- 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:** Dawn Bell, Planning Manager
- D.** [2023-5814](#) 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 (Continued to a date certain of September 14, 2023)
- Presenter:** Dawn Bell, Planning Manager
Jimmy Purselley, Applicant's Representative
- 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:** Dawn Bell, Planning Manager
- E.** [2023-5804](#) Public Hearing: Appl. #PL2023-202 - Comprehensive Plan Amendment - Water Master Plan; City of Lee's Summit, applicant
- Presenter:** Jeff Thorn, P.E., Deputy Director
- 1.)** [2023-5805](#) Resolution 2023-04 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the 2023 Water Master Plan as an amendment to the Lee's Summit Ignite! Comprehensive Plan
- Presenter:** Dawn Bell, Planning Manager

- F. [2023-5808](#) Public Hearing: Appl. #PL2023-151 - PRELIMINARY DEVELOPMENT PLAN - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Rd; Streets of West Pryor, LLC, applicant

Presenter: Hector Soto, Jr., AICP, Senior Planner
Dave Olson, Applicant Representative

- 1) [TMP-2765](#) An Ordinance approving a preliminary development plan for Streets of West Pryor Lots 11 and 13 located at 1000 NW Pryor Rd and 1020 NW Pryor Rd, 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

7. Other Agenda Items

- A. [2023-5783](#) Resolution 2023-03 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite! Comprehensive Plan.

Presenter: Dawn Bell, Planning Manager

8. Roundtable

9. 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"