



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, August 5, 2025

6:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 45

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, August 5, 2025 at 6:00 pm in person 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 p.m. on Monday, August 4, 2025, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method. The meeting can be viewed on the City's YouTube Channel ([YouTube.com/@cityofls](https://www.youtube.com/@cityofls)), the City's website ([WatchLS.net](https://www.watchls.net)) and on various cable providers (Spectrum Channel 2 & Comcast Channel 7).

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

1 Approval of Agenda

2. Approval of Consent Agenda:

Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A. [2025-6985](#) Approval of City Council Action Letter for July 15, 2025.

- B. [BILL NO. 25-127](#) An Ordinance granting a Special Use Permit for a car wash with outdoor facilities in District CP-2 (Planned Community Commercial) on land located at 950 NW Chipman Road 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.
(Note: First read by Council on July 15, 2025. Passed by unanimous vote.)
Presenter: Don Boos, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- C. [2025-7062](#) Preliminary Development Plan Extension Request -Application #PL2022-217: Colton's Crossing, Dustin Baxter, applicant.
Presenter: Dan Fernandez, Project Manager
Dustin Baxter, Applicant

3. Council Roundtable

Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.

4. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

- A. [2025-7040](#) Public Hearing: Application #PL2024-303 - Special Use Permit renewal for auto sales, service & repair - AutoDreams, 1231 SE Century Drive; AutoDreams, LLC, applicant.
Presenter: AutoDreams, LLC, Applicant
Claire Byers, Senior Planner
- 1) [BILL NO. 25-137](#) An Ordinance approving a Special Use Permit for land located at 1231 SE Century Drive for AutoDreams, LLC, 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: Claire Byers, Senior Planner
- B. [2025-7030](#) Public Hearing: Application #PL2025-052 - Preliminary Development Plan - TODCO Beverages, 1270 SE Century Drive; Engineering Solutions, applicant
Presenter: Matt Schlicht, PE, Applicant Representative
Claire Byers, Senior Planner
- 1) [BILL NO. 25-138](#) An Ordinance approving a Preliminary Development Plan for land located at 1270 SE Century Drive for TODCO, 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: Claire Byers, Senior Planner

- C. [2025-7041](#) Public Hearing: Application #PL2025-110 - Special Use Permit renewal for a retirement home - Solstice Senior Living, 1088 NE Independence Avenue; NorthStar Healthcare Income, Inc., applicant.

Presenter: David E. Waters, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [BILL NO. 25-139](#) An Ordinance granting a Special Use Permit renewal for a retirement home in District CP-2 on land located at 1088 NE Independence Avenue for a period of twenty (20) years from the previous expiration date, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

Presenter: David E. Waters, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- D. [2025-7029](#) Public Hearing: Application #PL2025-058 - Rezoning from AG to R-1 - 3609 SW Pryor Road, 3613 SW Pryor Road, 3699 SW Pryor Road, 3620 SW Crane Road, and two abutting unaddressed parcels; Michael King, Richard McMillin, applicants.

Presenter: Michael King and Richard McMillin, Applicants
Claire Byers, Senior Planner

- 1) [BILL NO. 25-140](#) An Ordinance approving a Rezoning for land located at 3609 SW Pryor Road, 3613 SW Pryor Road, 3699 SW Pryor Road, 3620 SW Crane Road, and two abutting unaddressed parcels, 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: Claire Byers, Senior Planner

- E. [2025-7035](#) Public Hearing: Application #PL2025-123 - Unified Development Ordinance - Article 8 Site Standards pertaining to Architecture and Building Design and Article 15 Rules of Interpretation and Definitions; City of Lee's Summit, applicant.

Presenter: Confluence, Inc., Consultant
Aimee Nassif, AICP, Deputy Director of Development Services
Adair Bright, AICP, Senior Planner

- 1) [BILL NO. 25-141](#) An Ordinance amending Chapter 33, Unified Development Ordinance of the Lee's Summit Code of Ordinances, Article 8, Division I pertaining to Design Standards and Article 15 pertaining to Rules of Interpretation and Definitions for the City of Lee's Summit, Missouri.

Presenter: Aimee Nassif, AICP, Deputy Director of Development Services
Adair Bright, AICP, Senior Planner

5. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

6. Resolutions:

- A. [RES. NO. 25-17](#) A Resolution to establish the Green Street First Amendment Public Forum Policy for the City of Lee's Summit, Missouri
- Presenter:** Ryan Elam, Assistant City Manager
David Bushek, Chief Counsel of Economic Development & Planning

7. Proposed Ordinances Forwarded from Committee:

The following proposed ordinances were considered by a Council Committee and are presented to the Council for two readings and adoption.

- A. [BILL NO. 25-132](#) An Ordinance Amending Chapter 4, Alcoholic Beverages, Article I. In General, Section 4-13. Dispensing alcoholic beverages, issuance of liquor license near school or church. of the Code of Ordinances of the City of Lee's Summit, Missouri. (CEDC 7/9/25)
- Presenter:** Major Nicole Walters
Lee's Summit Police Department

8. Proposed Ordinances - First Reading:

The proposed ordinances presented for first reading may include items with a previous hearing; an item brought directly to the City Council without a recommendation from a Council Committee; or, items forwarded from citizen Boards or Commissions. Five affirmative votes are required for approval of second reading.

- A. [BILL NO. 25-142](#) An Ordinance accepting Final Plat entitled, "Oldham Parkway Shopping Center, Lots 3A thru 3E", as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** Randi Lefko, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- B. [BILL NO. 25-143](#) An Ordinance vacating a portion of a utility easement located at 310 SW Ward Road in the City of Lee's Summit, Missouri.
- Presenter:** Randy Downs, Hy-Vee, Inc., Applicant Representative
Adair Bright, AICP, Senior Planner
- C. [BILL NO. 25-144](#) An Ordinance approving lease agreements for Project 1 (Oldham Village) LCRA Redevelopment Plan within the redevelopment area for the 291 South Regional LCRA Redevelopment Plan.
- Presenter:** David Bushek, Chief Counsel of Economic Development and Planning
David Martin, Gilmore & Bell. P.C.
- D. [BILL NO. 25-145](#) An Ordinance determining and declaring the necessity of acquiring for public use certain permanent easements and temporary construction easements for the proposed Douglas Complete Street Improvements Project; Authorizing the City Manager and his Designees to negotiate for the purpose of acquiring the necessary interests in land; and authorizing the City Attorney and his Designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations.
- Presenter:** Michael Park, Director of Public Works

- E. [BILL NO. 25-146](#) An Ordinance authorizing the City of Lee's Summit, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$13,400,000 in connection with the Victory Hyundai Project; and authorizing certain documents and actions in connection therewith.
- Presenter:** David Bushek, Chief Counsel of Economic Development & Planning
David Martin, Gilmore & Bell, P.C.
- F. [BILL NO. 25-147](#) An Ordinance authorizing the City Manager to execute Change Order No. 002 Scope Expansion for a not to exceed amount of \$48,450 to the AVAAP Statement of work that is subject to the Professional Services Agreement between AVAAP U.S.A. LLC. and the City of Lee's Summit, Missouri.
- Presenter:** Diana Newman, Director Information Technology
- G. [BILL NO. 25-148](#) An Ordinance authorizing the City Manager to execute Change Order No. 004 for a not to exceed amount of \$908,625 to increase services provided by AVAAP for the implementation of additional Workday modules (SKUS) under the agreement between AVAAP U.S.A. LLC. and the City of Lee's Summit, Missouri.
- Presenter:** Diana Newman, Director Information Technology

9. Committee Reports

Committee chairs report on matters held in Committee.

10. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

11. Staff Roundtable

Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.

12. Adjournment

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.

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