



# LEE'S SUMMIT

## M I S S O U R I

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June 12, 2024

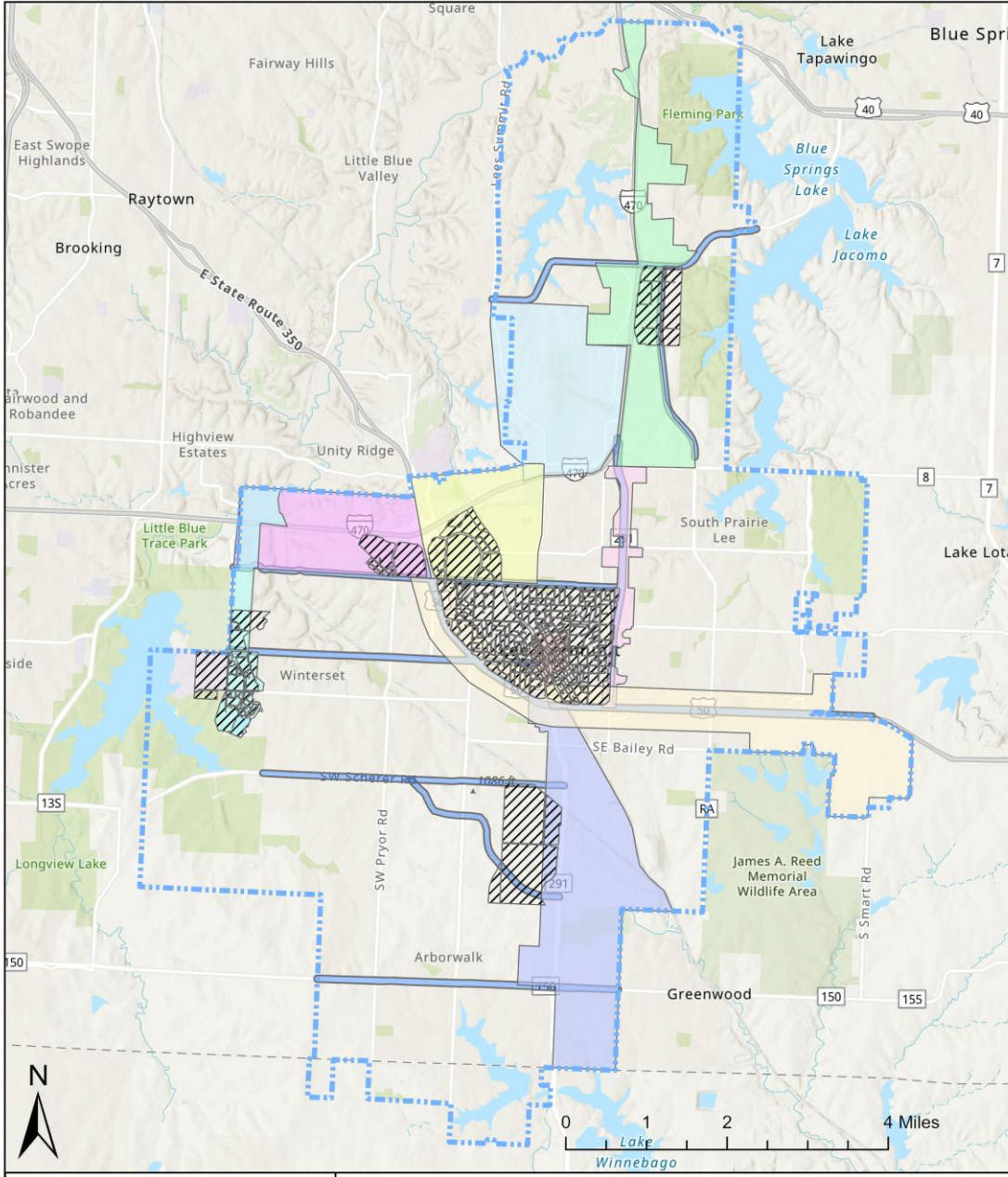
To: Community and Economic Development Committee (CEDC)

From: Josh Johnson, AICP, Director of Development Services

Staff is proposing updates to the Targeted Incentive Areas text by a series of updates to each area with recent projects, recommending a boundary changes between two areas and adding descriptions and maps of the Ignite! Comprehensive Plan Activity Centers. Staff would like feedback on the text changes to this part of the Incentive Policy. If the CEDC accepts these changes staff would like to return to the committee with additional mapping to be applied to this part of the policy. We would propose that boundary descriptions generally be replaced with maps to provide clarity to the policy for readers that are not familiar with Lee's Summit. The proposed text changes are included below.

### **TARGETED AREAS FOR DEVELOPMENT/REDEVELOPMENT**

The Mayor and City Council have established targeted areas for development or redevelopment. These targeted areas were defined to help inform investors of 'where' development and redevelopment is most desired. While incentive requests may be considered for projects outside of these targeted areas, these are identified as the City's priority locations. Summaries of each geographic area and map can be found in the following section. In 2020 and 2021, the Mayor, City Council, Planning Commission and community stakeholders set a future vision for the City through the Ignite Comprehensive Plan. One of the overarching concepts of the plan was five special purpose Activity Centers. These are included in our Targeted Areas for Development/ Redevelopment as their purpose is to concentrate multi-family and commercial development in five special and unique Activity Centers.



<p><b>Existing Incentive Areas</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Airport Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black; margin-right: 5px;"></span> Chipman/Douglas/Colbern/View High Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFFE0; border: 1px solid black; margin-right: 5px;"></span> Douglas/Tudor Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> Downtown Core Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> I-470 North Corridor Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> M-291 South Corridor Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> M-291 between I-470/US50</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFACD; border: 1px solid black; margin-right: 5px;"></span> US 50 Corridor Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #E0F7FA; border: 1px solid black; margin-right: 5px;"></span> View High/Longview Area</li> <li><span style="display: inline-block; border-top: 1px dashed blue; width: 15px; height: 10px; margin-right: 5px;"></span> City Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> Activity Centers</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> Priority Corridors</li> </ul>
<p><b>Lee's Summit, Missouri</b></p>	<p>0 1 2 4 Miles</p> <p style="text-align: center;">Winnebago Lake</p>	

**Douglas/Tudor Rd. Targeted Planning Area:**

**Boundary description:** NE Douglas St. on the east, US 50 Highway on the west, Chipman Rd. to the south and Colbern Rd. to the north.

**General overview:** This area includes multiple large acreage - undeveloped tracts currently zoned for Planned Mixed Use, Planned Industrial and Planned Office uses. The Union Pacific rail line bisects the targeted planning area.

Infrastructure improvements within this area include the re-alignment of NW Blue Parkway near Unity Village along with associated water and sewer line relocations, construction of the Tudor Road bridge connecting NE Douglas Street to NW Ward Rd. Sewer and water infrastructure exists to serve the general area. Many of the properties are served by major roads providing excellent frontage to the properties, including Douglas Street, Chipman Road, Ward Road, Blue Parkway and Colbern Road. Highway frontage exists along both sides of the I-470 corridor. Significant efforts are underway to continue mixed-use development in and around the Summit Technology Campus with the Missouri Innovation Campus and Holiday Inn Express, and current construction of the 308-unit luxury multi-family Summit Square Apartments. Additionally, the area south of Tudor Road, north of Chipman, west of the railroad and east of Outerview Road has continued to develop with retail, convenience, fast casual restaurants and additional apartments. A project known as Discovery Park is partially located in this area and is bisected by Colbern Road. The project is comprised of mixed-use buildings, hotels, offices, apartments, structured parking and open space.

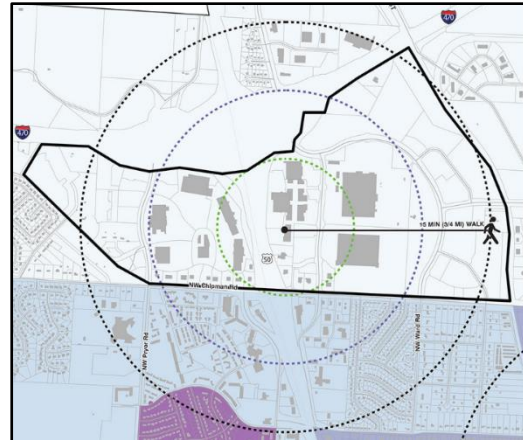
**One rail spur exists to undeveloped property immediately south of I-470. The NW Main Street area is currently a ‘metal building area’ and much of the property is owned by a single property owner (Lowenstein).**

**Staff recommendation:** Add the entire Discovery Park project to this incentive area and remove it from the Airport Incentive Area. This development only relates to the airport in that it has to comply with height requirements of the Airport influence zone.

## **Summit Activity Center**

### **General Overview and Boundary Map :**

The Summit Activity Center's southern boundary is Chipman Road with a northern boundary of Highway 470. The eastern edge is an existing railway. It includes a range of commercial, industrial and residential options. Future development will introduce a range of residential densities that are walkable to nearby retail and open space opportunities. The Activity Center will continue to serve as a regional retail destination with the potential to serve as a community mobility hub, ensuring increased connectivity to all parts of Lee's Summit, as well as Interstate 470 and Highway 50.



### **I-470 North Targeted Planning Area:**

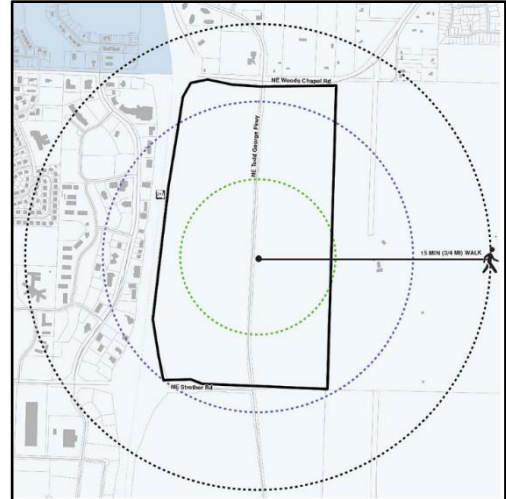
**Boundary description:** I-470 Corridor north of Colbern Road to the north City limits.

**General overview:** Property Reserve has contacted the City about their intent to develop approximately 1,110 acres in the area east of I-470 to the Jackson County Park between Ralph Powell Road and an area just north of Colbern Road. They are investigating a partnership with the City to upgrade the area sewer and Todd George Road. This 1,100 acres contains the Ignite Comprehensive Plan's Wood's Chapel activity center which is described as follows:

The City is expanding Colbern Road with an anticipated completion timeframe of spring 2025. The area just north of Colbern Road, surrounding the Mid-Continent Public Library has an approved development project that uses LCRA to facilitate a mixed-use development consisting of approximately 136 apartment units; approximately 28,500 square feet of medical office building space; and approximately 30,000 square feet of office, warehouse/office and other commercial uses, respectively, along with all associated onsite and offsite sitework and infrastructure, including utilities, stormwater management, street/drive and parking improvements, and landscaping. Within this area there is approval of 220 senior living units as well. Within the Ralph Powell Rd. corridor various new development opportunities exist and infrastructure is available to these undeveloped parcels. Development of the Chapel Ridge project has continued with the addition of new townhome units. The Wilshire Care Center continues to expand its footprint with additional residential independent living units currently under construction on the north side of Strother Rd. Some undeveloped lots exist within the Lakewood Business Park and commercial growth could occur on the NE corner of I-470 & Bowlin Rd (Captain's Wharf). Other undeveloped areas in this corridor would prove to be challenging to develop due primarily to topography. There is an approved multi-family development comprised of apartments, 4-plex units and townhomes it is located south of Bowlin Road just west of the Jackson County Park.

### **Woods Chapel Activity Center**

The Woods Chapel Activity Center's boundary is Strother Road on the south, Woods Chapel on the north, Highway 470 on the West and Lake Jacomo Park to the east. It has an environmental focus, including connections to an abundance of parks and open space opportunities, including Lake Jacomo and Jackson County Parks and Recreation amenities. Development in the Activity Center will connect to these offerings, taking all mobility methods into consideration. Todd George Parkway serves as a scenic tree-lined boulevard that connects a range of mixed-use, residential, commercial and industrial offerings near the interstate and the airport.



### **Airport Targeted Planning Area:**

**Boundary description:** I-470 on the east and south, Lee's Summit Road on the west, Strother Road and Lakewood Residential subdivision on the north.

**General overview:** The City owns a significant portion of the Targeted Planning Area for the Municipal Airport where fuel sales and hanger rental are available. Airport improvements include a 5,500 ft. grooved concrete runway with a 4,000 ft. cross wind runway, improved airfield lighting, and heated hangar space availability for business and corporate aircraft and/or itinerant stays. Parcels along the I470 corridor, east of the Airport are prepared for new development with infrastructure in place. These east areas have begun to develop with a combination of warehouse uses and small contractor suites. There is also a planned partnership with the R-7 school district for a hangar with aeronautical educational spaces.

Undeveloped parcels exist on the north and west sides of the Airport, however infrastructure to these areas would be necessary. Large lot residential developments exist along much Lee's Summit Road. St. Michael the Archangel Catholic High School was constructed and opened in 2018 located south of Strother Rd and east of Lee's Summit Road.

Staff Recommendation: Remove the Discovery Park project from this area and transfer it to the Douglas/Tudor Road incentive area.

### **I-470 Chipman/Colbern Targeted Planning Area:**

**Boundary description:** Colbern Rd/City Limits on the north, US 50 Highway on the east, Chipman Rd. on the south and View High/City Limits on the west.

**General overview:** West of US 50 Highway and north of I-470 land reclamation is occurring and much of the undeveloped area is undermined. South of I-470 opportunities for development exist along the west side of Pryor Rd. however relocation of transmission electrical lines would be necessary, and a fair amount of this area is undermined further west of Pryor Rd. Streets of West Pryor, a mixed-use development comprised of vertical mixed-use, apartments, townhomes, retail pads and restaurants was approved in 2018. The project used many incentive tools to mitigate undermined areas and facilitate the relocation of regional power lines. The targeted planning area is bisected by the Rock Island rail line which was recently acquired by Jackson County, Missouri for multi-purpose recreation/transportation uses and Cedar Creek.

**View High Corridor Targeted Planning Area:**

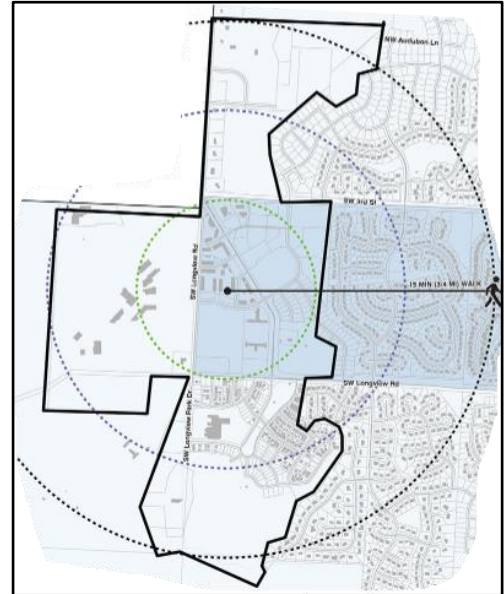
**Boundary description:** City limits on north, railroad and residential subdivisions to the east, Longview Road on the south and View High on the west.

**General overview:** Development efforts are continuing with the approved Paragon Star project (soccer complex/mixed use development at the View High/I-470 interchange with planned infrastructure improvements also being pursued. The Summit Church (Lee's Summit United Methodist Church) recently completed construction of a new Church at View High and Chipman Rd. Large lot residential and undeveloped parcels exist along View High Drive.. Longview Farm continues to see development and redevelopment with construction commencing on additional single-family developments and townhomes near the movie theatre. Stabilization work has been completed on the Longview Farm Barns and homes in this area with the overall vision to rehabilitate many of the historic structures of Longview Farm.



### **New Longview Activity Center**

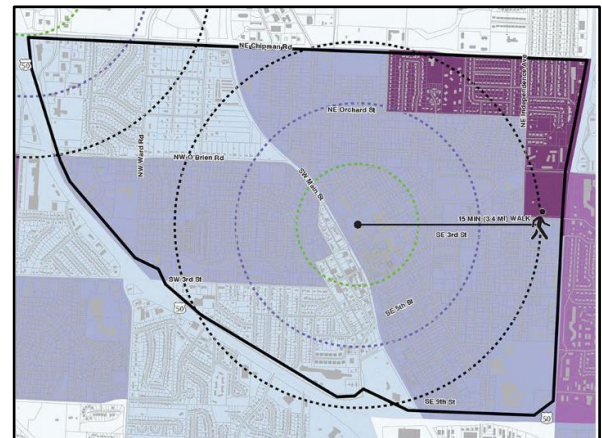
The New Longview Activity Center includes a historic component with the Longview Farm and historic gateways to the community. Future development is characterized by previously approved plans for the site and includes a range of residential options, a large commercial component, educational and community amenities. The Activity Center is a unique asset to the community and has the potential to evolve and serve a larger regional role. A future mobility hub can connect New Longview to the remainder of the community and serve as the western hub for multi-modal connections.



### **Downtown Core Targeted Planning Area and Downtown Activity Center:**

**Boundary description:** City's Downtown Core as generally defined within the boundaries of Chipman Road, 291 North, and US 50 Hwy. The activity center has the same boundaries

**General overview:** Elevate 114 at the northwest corner of Douglas and 2<sup>nd</sup> Street, an apartment project that integrated the Methodist Church and contains structured parking has provided residential space that bring further activity for Downtown business. The Downtown area has seen significant investment and activity including completion of the Historic Museum, multiple offerings of dining and drinking establishments and event space. A plan was approved to convert the former Post Office into a coworking space with many additional opportunities for redevelopment or reinvestment within this targeted area. In 2023, the City entered into a public/private partnership to develop the Downtown Market Plaza for a Farmer's Market, outdoor performance space, a hotel, a restaurant and a multi-family building. This project will re-enforce outdoor gathering space that is needed for events like Downtown Days and Octoberfest. Significant infrastructure enhancements to the City's stormwater, sewer and water system have been facilitated due to the Downtown Market Plaza project.



Downtown Lee's Summit Activity Center is the traditional core and heart of the community and is characterized by its many small, local businesses. Access to downtown is walkable to residents in nearby residential neighborhoods, with parking available to those that drive. Downtown will continue to serve as the center of Lee's Summit with a mobility hub that serves multiple means of transportation. Additional housing options will increase the ability for additional residents to live and work Downtown, as well as increase patronage of local businesses, parks and events.

#### **M-291 North Corridor Targeted Planning Area:**

**Boundary description:** North M-291 Commercial corridor from US 50 Hwy to Colbern Rd.

**General overview:** The corridor is mostly developed with redevelopment opportunities present such as older strip centers that could be rehabilitated through façade refreshes and site design updates. Redevelopment of strip centers is a principle found in the Ignite Comprehensive Plan. The goal is to connect these strip centers with the adjacent neighborhoods to facilitate walkable commercial opportunities for nearby residents.

#### **US 50 Hwy Corridor Targeted Planning Area:**

**Boundary description:** US 50 Hwy Commercial corridor from Chipman Rd south and east to City limits.

**General overview:** This area contains many opportunities for redevelopment as well as new development. Interchange improvements are currently under construction for the South M-291 & US 50 Hwy interchange. Redevelopment opportunities include: Old Lee's Summit Hospital, former Adesa & Calmar sites and mixed-use opportunities. As of 1<sup>st</sup> quarter 2024, there is a proposal for redevelopment of the Adesa site. This includes realignment of Oldham Parkway and improvements to the regional sewer system. The proposed project includes fast casual restaurants, apartments and a civic use. Lee's Summit Medical Center is currently under construction with a detached medical office building that fronts onto Blue Parkway. With the Blackwell interchange and frontage road improvements there is great potential for new development in the eastern portion of US 50 Hwy however water and sewer infrastructure will likely be challenging south of US 50 towards Smart Road. A lift station would be necessary to sewer the annexed property referenced above.

#### **South M-291 Targeted Planning Area:**

**Boundary description:** M-291 South corridor (south of Us 50 Hwy) to the railroad tracks on the east, south to the southern City limits.

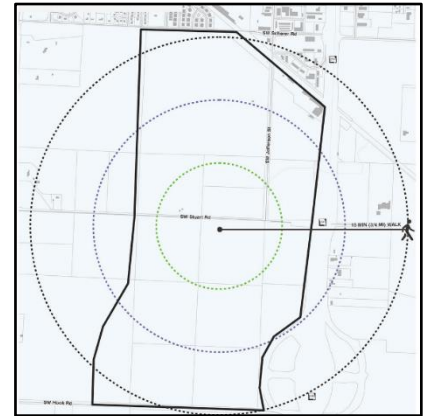
**General overview:** Redevelopment of the existing Pine Tree Plaza shopping center has recently received approval, and redevelopment opportunities exist with the South M-291 corridor immediately south of US 50 Hwy with the Adesa and Calmar sites.. The Wal-Mart complex, north of M-150 on SW Market Street, has continued to develop with further pad sites along Market Street that include an auto repair



shop, a hardware store and two medical office buildings. A development, Lee's Summit Crossing, has been proposed that stretches from an area south of the Shamrock Golf Course to M-150 in the area east of M-291 to Greenwood. A significant portion of this planning area lacks sewer, transportation and water infrastructure to support development, specifically towards southern Lee's Summit.

### **Rock Island Activity Center**

The Rock Island Urban Center within the South Property Reserve, Inc. (PRI) has the highest density of the Activity Centers. With a focus on innovation and tech businesses, as well as a range of residential and commercial offerings, the Rock Island Urban Center will serve as a transit-oriented development and commuter hub with a focus on connectivity - including a direct connection to the Rock Island Trail. Fully developed, the Rock Island Urban Center will serve as a walkable and vibrant community center that can accommodate decades of future growth.



### **Activity Centers Identified in the Ignite! Comprehensive Plan**

Additional information can be found at [igniteourfuture.net](http://igniteourfuture.net)

**Staff Recommendation:** Staff recommends adding the Ignite Activity centers to the incentive maps with their associated descriptions. These concepts then appear in multiple locations so that the City's intentions are clear and are not lost through appearing in multiple documents. The activity centers create an overall picture of the community's desire for multiple, special areas for mixed-use development.