

BILL NO. 26-120

AN ORDINANCE APPROVING THE ARBORSIDE LAND CLEARANCE REDEVELOPMENT AUTHORITY (LCRA) REDEVELOPMENT PLAN PURSUANT TO THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY ACT, AND AUTHORIZING AND DIRECTING FURTHER ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Lee's Summit, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, pursuant to the Land Clearance for Redevelopment Authority Act set forth in Sections 99.300 through 99.715, RSMo ("LCRA Act"), Land Reserve, Inc. (the "Developer") submitted the Arborside LCRA Redevelopment Plan to the City (the "LCRA Redevelopment Plan") on May 1, 2026 for consideration by the City Council; and,

WHEREAS, on May 14, 2026, the Planning Commission conducted a public hearing to consider an amendment to the Ignite! Comprehensive Plan regarding the land uses that should be designated on the Future Land Use Map of the Comprehensive Plan for the LCRA Redevelopment Project Area, and thereafter passed Resolution 2026-4 which amended the Future Land Use Map of the Comprehensive Plan for the LCRA Redevelopment Project Area, and also passed Resolution 2026-5 which recommended that the City Council approve the Arborside LCRA Redevelopment Plan because it is consistent with and in conformity with the Comprehensive Plan, as amended; and,

WHEREAS, on June 4, 2026 after due notice in accordance with the Act, the Land Clearance for Redevelopment Authority Board of Commissioners (the "LCRA") opened a public hearing, at which all interested persons were afforded an opportunity to make comments, file written objections, protests and be heard orally regarding adoption of the LCRA Redevelopment Plan, and thereafter the LCRA adopted Resolution 2026-3 which recommended that the City Council approve the LCRA Redevelopment Plan, make the required findings to adopt the LCRA Redevelopment Plan, designate Land Reserve as the master developer of record for the LCRA Redevelopment Plan, and delegated to the City all of the authority, powers and functions of the LCRA as granted to the LCRA under the LCRA Act with respect to the planning and undertaking of the LCRA Plan and the land clearance project authorized therein, and the City will thereby be authorized to carry out and perform such authority, powers and functions for the LCRA; and,

WHEREAS, on July 7, 2026, at a public hearing held by the City Council, after the posting of proper notice of the consideration of this issue and after all parties in interest were provided the opportunity to be heard, the City Council considered the LCRA Redevelopment Plan, the recommendation of the LCRA, the recommendations of the Planning Commission, the recommendations of City staff and consultants, and considered the public objections, protests, comments and other evidence; and,

WHEREAS, having heard and considered the objections, protests, comments and other evidence adduced at the meeting, the evidence and testimony submitted at the LCRA public hearing, the recommendation of the LCRA, Planning Commission and the recommendation of City staff, the City Council desires to approve the LCRA Redevelopment Plan.

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NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, AS FOLLOWS:

SECTION 1. The LCRA Redevelopment Plan, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved and adopted. In the event of any conflict or inconsistency between the LCRA Redevelopment Plan and this Ordinance, the provisions of this Ordinance shall control.

SECTION 2. The tract of land legally described in Exhibit A of this Ordinance is hereby designated as the Redevelopment Area for the LCRA Redevelopment Plan.

SECTION 3. The City Council hereby finds that:

- A. The LCRA Redevelopment Plan sets forth all required elements of a "Redevelopment Plan" and an "urban renewal plan" as required by the LCRA Act, which are set forth in detail in Section 6 of the LCRA Redevelopment Plan, and the redevelopment work described in the LCRA Redevelopment Plan qualifies as an "urban renewal project" under the LCRA Act;
- B. The Redevelopment Area is a blighted area, in that the area has a predominance of insanitary or unsafe conditions and conditions which endanger life or property by fire or other causes, and the property thereby constitutes an economic and social liability and a menace to the public health, safety, or welfare in its present condition and uses, as set forth in the Blight Study dated May 15, 2026. The property is also economically underutilized, in that redevelopment of this property could promote a higher level of economic activity, increased employment and greater services to the public. Due to these factors, the City Council therefore concludes that the LCRA Redevelopment Area constitutes an economic and social liability in its present condition and use.
- C. Redevelopment of the Redevelopment Area is necessary and in the interests of the public health, safety, morals and welfare of the residents of the City. The LCRA Board and City Council received testimony and evidence from City staff and Land Reserve representatives which explained that the City relies on a policy of development exactions in the course of routinely considering and approving many land use applications on the condition that designated public improvements must be funded and constructed by the developer. This places the financial burden on development applicants to establish funding and financing plans for the construction of certain significant City public improvements that are needed to serve new development, based on the facts and circumstances associated with each new development project. This exactions policy necessitates the preparation and approval of funding plans for significant public improvements which lie outside the scope of the City's annual Capital Improvements Plan for major public infrastructure improvements throughout the City.

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- D. The LCRA Redevelopment Plan is in conformance with the Ignite! Comprehensive Plan (the “Comprehensive Plan”) of the City based on the following:
1. The planning agency of the City has reviewed this issue and provided a positive recommendation to make the finding that the LCRA Redevelopment Plan is in conformity with the Ignite! Comprehensive Plan, based on work performed by planning agency staff and the Planning Commission. On May 14, 2026, the Planning Commission passed Resolution 2026-4 which amended the Future Land Use Map of the Comprehensive Plan for the LCRA Redevelopment Project Area, and also passed Resolution 2026-5 which recommended that the City Council approve the Arborside LCRA Redevelopment Plan because it is consistent with and in conformity with the Comprehensive Plan, as amended by Resolution 2026-4; and,
 2. The LCRA Board of Commissioners evaluated the consistency between the LCRA Plan and the Ignite! Comprehensive Plan at the public hearing on June 4, 2026. The Board evaluated the land-use designations of the City’s Future Land Use Map of the Ignite! Comprehensive Plan. The Comprehensive Plan calls for a variety of land uses to be development in the Arborside Redevelopment Area, including Industrial uses, Residential uses in various densities, a Mixed Use area which may include a mix of commercial, office and residential uses together in the same general development project, and the North PRI “Activity Center.” Collectively, each of the land uses set forth on the Future Land Use Map of the Ignite! Comprehensive Plan are also described in the LCRA Plan, and the precise geographic locations of each land use may be adjusted as the City evaluates and approves rezoning and preliminary development plan applications for such development. The Comprehensive Plan also contains goals and objectives which are consistent with the goals of the LCRA Redevelopment Plan. The City Council therefore finds that the LCRA Plan is feasible and in conformity with the general plan for the development of the community as a whole as set forth in the Ignite! Comprehensive Plan.
 3. The proposed land uses and building requirements in the Redevelopment Area are designed with the general purpose of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted and harmonious development of the community and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
 4. The City’s Comprehensive Plan presents a “workable program” as required by the LCRA Act for the LCRA Redevelopment Project Area in that it provides for an official plan of action for effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within the community and for the establishment and preservation of a well-planned community with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary,

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blighted, deteriorated or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, and undertaking such activities as may be suitably employed to achieve the objectives of such a program.

SECTION 4. Land Reserve, Inc., is hereby designated the master developer of record for the LCRA Redevelopment Plan.

SECTION 5. Approval of the LCRA Redevelopment Plan by this Ordinance is conditioned upon the master developer of record entering into a master development agreement and a lease agreement with the City upon terms acceptable to the City to carry out the goals and objectives of the LCRA Redevelopment Plan. The City Manager and his designees are authorized and directed to negotiate a master development agreement and lease agreement with the developer of record to implement the LCRA Redevelopment Plan. Failure of the developer of record to enter into such agreement shall nullify and render void the approvals granted in this ordinance upon such declaration by the City Council.

SECTION 6. The City Council hereby accepts for the City the delegation all of the authority, powers and functions of the LCRA Board as granted to the LCRA Board under the LCRA Act with respect to the planning and undertaking of the LCRA Redevelopment Plan and the land clearance project authorized therein within the Redevelopment Area, and the City is hereby authorized to carry out and perform such authority, powers and functions for the LCRA Board, as delegated to the City by the LCRA Board pursuant to LCRA Resolution 2026-3 on June 4, 2026.

SECTION 7. City officers and agents of the City are each hereby authorized and directed to take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2026.

Mayor J. Beto Lopez

ATTEST:

City Clerk Trisha Fowler Arcuri

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APPROVED by the Mayor of said City this ____ day of _____, 2026.

Mayor *J. Beto Lopez*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

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EXHIBIT A

Arborside LCRA Redevelopment Plan

[Attached]