

The City of Lee's Summit

*220 SE Green Street
Lee's Summit, MO 64063*



Action Letter

Thursday, November 14, 2024

5:00 PM

**City Council Chambers
220 SE Green Street
Lee's Summit, MO 64063
Planning Commission**

1. Call to Order

2. Roll Call

3. Approval of Agenda

A motion was made by Vice Chair Arth, seconded by Board Member Benbrook, that this Agenda be approved. The motion carried unanimously.

4. Public Comments

There were no public comments at this time.

5. Approval of the Consent Agenda

- A. Application #PL2024-273 - SIGN APPLICATION - The Church of Christ of Lee's Summit monument sign, 201 NW Chipman Rd; The Church of Christ of Lee's Summit, applicant

Attachments: [Staff Report](#)
[Monument Sign Specification](#)
[Plot Plan](#)
[Copy of Previously Approved Monument Sign Permit \(1998\)](#)
[Location Map](#)

A motion was made by Vice Chair Arth, seconded by Board Member Touzinsky, that this Consent Agenda be approved. The motion carried unanimously.

- B. Approval of the October 24, 2024 Planning Commission Action Letter

Attachments: [10-24-2024 Planning Commission Action Letter](#)

A motion was made by Vice Chair Arth, seconded by Board Member Touzinsky, that this Consent Agenda be approved. The motion carried unanimously.

6. Public Hearings

- A. Public Hearing: Application #2024-233 - Vacation of Right-of-Way - 101 SW Market Street; Wineteer Construction, applicant.

Attachments: [PC Action Report](#)
[Staff Presentation](#)
[Staff Letter](#)
[Exhibit](#)
[Legal Description](#)
[Location Map](#)

A motion was made by Board Member Trafton, seconded by Vice Chair Arth, that this Application be recommended for approval to the City Council - Regular Session, due back on 12/17/2024. The motion carried unanimously.

- 1) An Ordinance vacating a 15.6'-wide, 140'-long strip of right-of-way located along SW 1st Street, adjacent to 101 SW Market Street, in the City of Lee's Summit, Missouri.

(Note: First read by Council on December 10, 2024. Passed by unanimous

vote.)

Attachments: [Ordinance](#)

[Attachment A: Vacation Exhibit](#)

[Attachment B: Legal Description](#)

- B.** Public Hearing: Application #PL2024-217 - Rezoning from R-1 to RP-1 and RP-3 and Preliminary Development Plan - The Townhomes of Chapel Ridge, 4060 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.

Attachments: [PC Action Letter](#)

[Staff Report](#)

[Rezoning Exhibit and Preliminary Development Plan](#)

[Single-family Villa Elevations](#)

[Townhome Elevations](#)

[Neighborhood Meeting Notes](#)

[Neighborhood Opposition Email 1 -- initial plan version](#)

[Neighborhood Opposition Email 2 -- initial plan version](#)

[Neighborhood Opposition Email 3 -- initial plan version](#)

[Neighborhood Opposition Email 4 -- initial plan version](#)

[Neighborhood Support Email -- revised plan version](#)

[Location Map](#)

[Applicant Presentation](#)

[Staff Presentation](#)

A motion was made by Board Member Touzinsky, seconded by Board Member Benbrook, that this Application be recommended for approval to the City Council - Regular Session, due back on 12/3/2024. The motion carried unanimously.

- 1)** An Ordinance approving rezoning from District R-1 (Single-family Residential) to District RP-1 (Planned Single-family Residential) and RP-3 (Planned Residential Mixed Use) and a Preliminary Development Plan for The Townhomes of Chapel Ridge on approximately 3.29 acres of land located at 4060 NE Ralph Powell 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. (Note: First read by Council on December 10, 2024. Passed by unanimous vote.)

Attachments: [Ordinance](#)

[Attachment A: Rezoning Exhibits](#)

[Attachment B: Preliminary Development Plan](#)

[Attachment C: Single-family Villa Elevations](#)

[Attachment D: Townhome Elevations](#)

[Supporting Document: Location Map](#)

- C. Application #PL2024-025 - REZONING from RP-3 and CP-2 to RP-4 and PMIX, PRELIMINARY DEVELOPMENT PLAN and CONCEPTUAL DEVELOPMENT PLAN - Ovation, 325 SE M-150 Highway; Engineering Solutions, LLC, applicant.

Attachments: [Staff Report](#)
[Transportation Impact Analysis](#)
[Traffic Impact Study](#)
[Rezoning Exhibit](#)
[Preliminary and Conceptual Development Plan](#)
[Building Elevations](#)
[Macro Storm Water Drainage Study](#)
[Neighborhood Meeting Minutes](#)
[Protest Petitions](#)
[Lake Winnebago HOA Correspondence](#)
[Location Map](#)

A motion was made by Board Member Benbrook, seconded by Board Member Touzinsky, that this Application be continued to a date certain of January 9, 2025. The motion carried unanimously.

- 1) An Ordinance approving a rezoning from District RP-3 (Planned Residential Mixed Use) and CP-2 (Planned Community Commercial) to District RP-4 (Planned Residential Apartment) and PMIX (Planned Mixed Use), Preliminary Development Plan and Conceptual Development Plan for Ovation on approximately 37.24 acres of land located at 325 SE M-150 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.

Attachments: [Ordinance](#)
[Attachment A: Rezoning Exhibit](#)
[Attachment B: Preliminary and Conceptual Development Plan](#)
[Attachment C: Building Elevations](#)
[Attachment D: Transportation Impact Analysis](#)
[Supporting Document: Location Map](#)

7. Roundtable

Commissioner Touzinsky voiced concerns about the future of multi-family developments. Chairperson Funk also voices concerns about crowding. Vice Chair Arth voices concerns about density. Commissioner Loveless remarked that Lee's Summit is low on multi-family permits. Commissioner Trafton asked if stats were available for housing numbers.

8. Adjournment

There being no further business, Chairperson Funk adjourned the meeting at 7:46pm.

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"

Planning Commission

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