



The City of Lee's Summit

Final Agenda

Community and Economic Development Committee

Wednesday, September 12, 2018

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

AMENDED

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Action Letter

- A. [2018-2169](#) Approval of the July 11, 2018 Community and Economic Development Committee Minutes.

5. Public Comments

6. Items for Discussion

- A. [2018-2037](#) Discussion - Appl. #PL2018-089 - Unified Development Ordinance (UDO) Amendment #1 - Article 5 Zoning Districts and Article 10 Special Uses, to add indoor climate controlled storage facilities as a special use in the CP-2 (Planned Community Commercial), and AZ (Airport) zoning districts; City of Lee's Summit, applicant.

Presenter: Robert McKay, AICP, Director of Planning and Special Projects

- B. [2018-2260](#) Discussion - Appl. #PL2018-162 - Unified Development Ordinance (UDO) Amendment #2, Article 5 Zoning Districts and Article 9 Uses Permitted with Conditions to allow fire stations as a use permitted with conditions in all zoning districts; City of Lee's Summit, applicant.

Presenter: Presenter: Robert McKay, AICP, Director of Planning and Special Projects

Requester: City Planning Staff

7. Business

- A. [2018-2253](#) Housing Affordability presentation and discussion

Presenter: Presenter: Ryan Elam and Josh Johnson

- B. [2018-2254](#) Small Lot Development presentation and discussion

Presenter: Presenter: Ryan Elam and Josh Johnson

- C. [2018-2287](#) Commercial Economic Development Opportunities - presentation and discussion

Presenter: Presenter: Ryan Elam and Josh Johnson

8. Roundtable

9. Adjournment

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"

Packet Information

File #: 2018-2169, **Version:** 1

Approval of the July 11, 2018 Community and Economic Development Committee Minutes.

The City of Lee's Summit
Action Letter - Draft
Community and Economic Development Committee

Wednesday, July 11, 2018

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

Present: 4 - Vice Chair Diane Forte
Councilmember Fred DeMoro
Liaison Donnie Funk
Chairperson Beto Lopez

Absent: 2 - Councilmember Craig Faith
Alternate Bob Johnson

3. Approval of Agenda

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that this agenda be approved. The motion carried unanimously.

4. Public Comments

There were no public comments at the meeting.

5. Business

- A.** [2018-2123](#) Approval of the June 13, 2018 Community and Economic Development Committee Minutes

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that the minutes be approved as amended. The motion carried unanimously.

- B.** [2018-2143](#) Public Hearing - Appl. #PL2018-106 - Unified Development Ordinance (UDO) Amendment #69 - Re-codification of the UDO with a new numbering system; City of Lee's Summit, applicant.

A motion was made by Councilmember DeMoro, seconded by Vice Chair Forte, that this Reorganization and Codification of the UDO be forwarded to the Planning Commission for public hearing. The motion carried unanimously.

Community and Economic Development Committee

Action Letter - Draft

July 11, 2018

- C. [TMP-0954](#) UDO Amendment for Reasonable Accomodation

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, to forward the UDO Amendment for Reasonable Accomodation to the Planning Commission. The motion carried unanimously.

- D. [2018-2145](#) Update and Discussion on Quality Housing Program

Presentation only.

- E. [2018-2146](#) Update and Discussion over 2018 Building Code Adoption process.

Presentation only.

- F. [2018-2149](#) Status update of The Grove at Lee's Summit development

Presentation only.

6. Roundtable

Chairperson Lopez and Vice Chair Forte expressed their appreciation regarding the LSEDC meeting that was held on Wednesday, July 11, 2018. The meeting was well attended and made a positive impact. Vice Chair Forte gave positive comments in regards to the ribbon cutting ceremony at the animal shelter.

7. Adjournment

There being no further business, Chairperson Lopez adjourned the meeting at 4:41 p.m.

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Packet Information

File #: 2018-2037, Version: 1

Discussion - Appl. #PL2018-089 - Unified Development Ordinance (UDO) Amendment #1 - Article 5 Zoning Districts and Article 10 Special Uses, to add indoor climate controlled storage facilities as a special use in the CP-2 (Planned Community Commercial), and AZ (Airport) zoning districts; City of Lee's Summit, applicant.

This UDO Amendment originally came before the City Council at a public hearing on August 23, 2018. At that time the request was to allow indoor climate controlled self storage facilities as a "C" conditional use in CP-2, CS and AZ zoning districts and by right in PI districts. The Council was not comfortable with the conditional use aspect for this type of use and referred the UDO amendment back to CEDC. Staff has since revised the UDO amendment proposing to add indoor climate controlled storage facilities only as a "S" special use in CP-2 and AZ zoning districts leaving them as a "S" special use in the CS and PI districts.

This UDO amendment is based on a request to consider indoor climate controlled self storage facilities in zoning districts other than Commercial Services (CS) and Planned Industrial (PI) Districts. Currently mini-warehouse facilities are only allowed as an "S", Special Use, in CS and PI zoning districts. However, these new indoor climate controlled facilities can be designed to mimic an office building and therefore fit into a commercial zoning category with similar office and commercial buildings. Based on the previous City Council discussion staff is requesting consideration for this type of use be added only as a "S", Special Use, to restrict their appearance and activities in the CP-2 (Planned Community Commercial) and AZ (Airport Zone) districts. Please refer to the proposed Article 5, Table 5-1 and Article 10 attachments for the conditions being recommended for this type of use in CP-2 and AZ zoning districts.

This proposed amendment is now numbered UDO Amendment #1 as the recodification of the entire UDO will have preceded this item through the process. The recodification will carry a different ordinance number and therefore this amendment will be the first to be considered under the new ordinance number.

Staff recommends UDO Amendment #1 be forwarded to the Planning Commission for public hearing.

Robert McKay, AICP, Director of Planning and Special Projects

Article 5. ZONING DISTRICTS

Use is permitted by right
 Use is permitted by right but with conditions
 Use may be permitted as a Special Use
 Per approved Plan
 Use is not permitted

P
C
S
*

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Stationery Store											P	P	P	P				*
Storage Facility – Indoor Climate Controlled													<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>	* -
Tattoo Parlor/Permanent cosmetic services/Body Piercing Studio (Amend. #3 and 50)													P			P		*
Television or Radio Broadcast Station												P	P	P	P	P		*
Theater (except Drive-In)												P	P	P	P			*
Theater, Drive-In	S														S	S		*
Theater, Performing Arts (Amend. #1)	S										P	P	P		S	S		*
Title Loan Business (Amend. #33)											C	C	C	C	C	C		C*
Travel Agency or Tour Operator											P	P	P	P	P		P	*
Travel Trailer Camp	S	S	S															*
Truck Sales and Lease (Amend. #3)													S		S	S		*
Unsecured Loan Business (Amend. #33)											C	C	C	C	C	C		C*
Used Merchandise Store (excluding pawn shops)												P	P	P	P	P		*
Veterinarian	C											C	C		C	C	C	*
Yoga Studio											P	P	P	C	P	P		
Manufacturing, Industrial, Transportation and Storage																		
Apparel and Other Fabric Products															P	P		*
Asphalt Plant																S		*

4. Storage of materials is not allowed outside of the semi- trailers, bins, barrels or other appropriate containers.
5. Containers are painted and well maintained.
6. The site is kept clean and free of litter and debris, and weeds are controlled.
7. Rodents and other pests are controlled.
8. Activity is at least 150 feet from other property zoned or used for residential purposes.

Section 10.540. Reservoir, water supply or storage facility

Section 10.550. Salvage yard, tow lot, scrap yard, junkyard or automobile wrecking yard

Salvage yard, tow lot, scrap yard, junkyard, automobile wrecking yard or similar operation is subject to the following restrictions and conditions:

- A. The operation shall be enclosed by a fence or wall not less than eight (8) feet in height that provides total visual screening. Such screening shall be maintained in good condition and meet the standards established for buffers in Article 14 of this Chapter.
- B. The storage of vehicles shall be on an all-weather treatment of asphalt or concrete. Vehicles shall be arranged in rows and not stacked upon one another.
- C. No such activity may be conducted within one hundred (100) feet of any property line or two hundred (200) feet of any property zoned or used for residential purposes. The incidental sale of auto parts removed from cars on the site shall be permitted.

Section 10.560. Sewage treatment or garbage processing/disposal facility

A sewage treatment or garbage processing/disposal facility shall meet all requirements of Chapter 18, Lee's Summit General Code of Ordinances and applicable State and Federal laws.

Section 10.570. Solid waste transfer station

A solid waste transfer station shall be subject to a special use permit.

Section 10.580. Storage Facility – Indoor Climate Controlled

In addition to the special use regulations contained in this Article, Indoor Climate Controlled Storage Facilities shall be subject to the following conditions:

- A. All activities shall be carried on inside the structure**
- B. Four (4) sided architecture shall be required**
- C. No outside storage of any kind shall be permitted on the premises**
- D. PO District requirements shall be used for building placement, minimum lot size, height, setbacks, signage and landscaping**
- E. Required parking spaces shall be determined per each application**

Packet Information

File #: 2018-2260, **Version:** 1

Discussion - Appl. #PL2018-162 - Unified Development Ordinance (UDO) Amendment #2, Article 5 Zoning Districts and Article 9 Uses Permitted with Conditions to allow fire stations as a use permitted with conditions in all zoning districts; City of Lee's Summit, applicant.

On August 23, 2018 the City Council directed UDO Amendment #68, which included indoor climate controlled self storage facilities and adding fire stations to all zoning districts, to be split into two separate amendments and referred both back to the CEDC for additional discussion. Staff has separated this item from the the original request to be discussed on its own merits. As previously indicated it was recently brought to our attention that fire stations are currently not specifically listed in Table 5-1, List of Permitted, Conditional and Special Uses of the UDO. This amendment specifically includes them as conditional uses in all zoning districts. Fire stations have been treated as "Utility Building and Services" and thereby allowed in all zoning districts except Planned Residential Office (PRO) and Neighborhood Fringe Office (NFO). Although they can broadly meet the definition of a utility, Staff recommends adding them as a separate land use going forward.

This proposed amendment now is numbered #2 as the recodification of the entire UDO will have taken place prior to this amendment coming forward for consideration.

Staff recommends forwarding this UDO Amendment #2 on to the Planning Commission for public hearing.

Presenter: Robert McKay, AICP, Director of Planning and Special Projects

Requester: City Planning Staff

Article 5. ZONING DISTRICTS

	P
	C
	S
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Use is permitted by right
 Use is permitted by right but with conditions
 Use may be permitted as a Special Use
 Per approved Plan
 Use is not permitted

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Printing and Publishing															P	P	P	*
Railroad Lines, Yards or Station														S	S	S		*
Recycling Facility																P		*
Research Service and Laboratory															P	P	P	*
Rubber and Plastics Products																P	P	*
Salvage Yard, Scrap Yard, Junkyard and Automobile Wrecking Yard																S		*
Sewage Treatment Facility	S															S		*
Sign Manufacture															P	P	P	*
Solid Waste Transfer Station	S															S		*
Stone, Clay, Glass and Concrete Products																S	S	*
Tow Lot (Amend. #3)																S		*
Transportation Equipment																P	P	*
Trucking and Courier Service															P	P	P	*
Underground Space	S														S	S		*
Warehousing and Distribution															P	P	P	*
Welding Repair Shop																P	P	*
Semi-Public Uses and Utilities																		
Cemetery or Mausoleum	S	S	S	S	S	S	S	S										*
Church or Place of Worship (Amend.#1)	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	*
Civic or Fraternal Organization										C	C	C	C	C	C	C	C	*
<u>Fire Station - Municipal</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>*</u>

Article 9. USES PERMITTED WITH CONDITIONS

Section 9.220. Dance Club

- A. Provided the front entrance of the facility is 300 feet or greater distance from any school, church or residential district or use. (Amend.1)

Section 9.230. Drug Store (Pharmacy) with drive up window/facility

- A. Provided there is a minimum of 3 car stacking measured from the point of service delivery, i.e., drive-up window or pneumatic tube, etc., and
- B. Provided on-site traffic circulation is not impeded by the required car stacking mentioned above.

Section 9.240. Dry Cleaners with drive-up window or drive-through facility

- A. Provided there is a minimum of 2 car stacking measured from the point of service delivery, i.e., drive-up window, door or pneumatic tube, etc., and
- B. Provided on-site traffic circulation is not impeded by the required car stacking mentioned above.

Section 9.250. Electric repair shop-(see repair services-non automotive)

Section 9.260. Fast food restaurant with drive thru (see restaurant drive-through)

Section 9.270. Fire Station – Municipal

- A. Shall front on a collector or arterial classified street
- B. Shall be architecturally compatible with surrounding development

~~Section 9.270.~~**Section 9.280. Horse riding stable, track or polo field (commercial)**

A commercial horse riding stable, track or polo field:

- A. Shall be located on a site of at least ten (10) acres, and
- B. All structures shall be located at least two hundred (200) feet from any property.

~~Section 9.280.~~**Section 9.290. Martial Arts Studio (Amend. #25)**

- A. Limited to 12 students per class
- B. Limited to one (1) class at a time
- C. One (1) hour minimum time lapse between classes to lessen the parking impact on surrounding businesses

~~Section 9.290.~~**Section 9.300. Massage Therapist/Massage Facility**

- A. See Definitions in Article 2 of this Chapter

Packet Information

File #: 2018-2253, **Version:** 1

Housing Affordability presentation and discussion

Staff will be making a presentation and be prepared to have discussion with the Community Development Committee on what may be considered impediments to housing affordability within current codes and ordinances. Staff will suggest some solutions and engage in a dialogue with the committee on options to increase housing affordability.

The purpose of the presentation and discussion is to explore ideas and opportunities that may be pursued in an attempt to improve housing affordability within Lee's Summit.

Presenter: Ryan Elam and Josh Johnson

Packet Information

File #: 2018-2254, **Version:** 1

Small Lot Development presentation and discussion

Staff will be providing the Community and Economic Development Committee a presentation to facilitate discussion and exploring the opportunities that may exist for smaller lot residential development. Smaller lot residential development is a component that directly ties in with housing affordability and prior to committing additional resources to potential small lot residential development, staff would like to seek the CEDC's input, feedback and direction on these potential opportunities.

The goal of this presentation and discussion is to identify potential opportunities where smaller lot residential may be allowed within the community.

Presenter: Ryan Elam and Josh Johnson

Packet Information

File #: 2018-2287, **Version:** 1

Commercial Economic Development Opportunities - presentation and discussion

Staff will present the Community and Economic Development Committee with an overview presentation on the amount of available commercial and industrial zoning and areas of the City where opportunities and impediments to commercial development exist within the City. The purpose of the presentation and discussion is to create a greater awareness of these opportunities and impediments to commercial development which will be of assistance in the Citizen Strategic Planning process as well as the City's Comprehensive Master Plan update process that will be discussed at the September 13, 2018 City Council meeting.

Presenter: Ryan Elam and Josh Johnson