

Consistency Finding for Arborside LCRA Plan

Presentation to Planning Commission

May 14, 2026



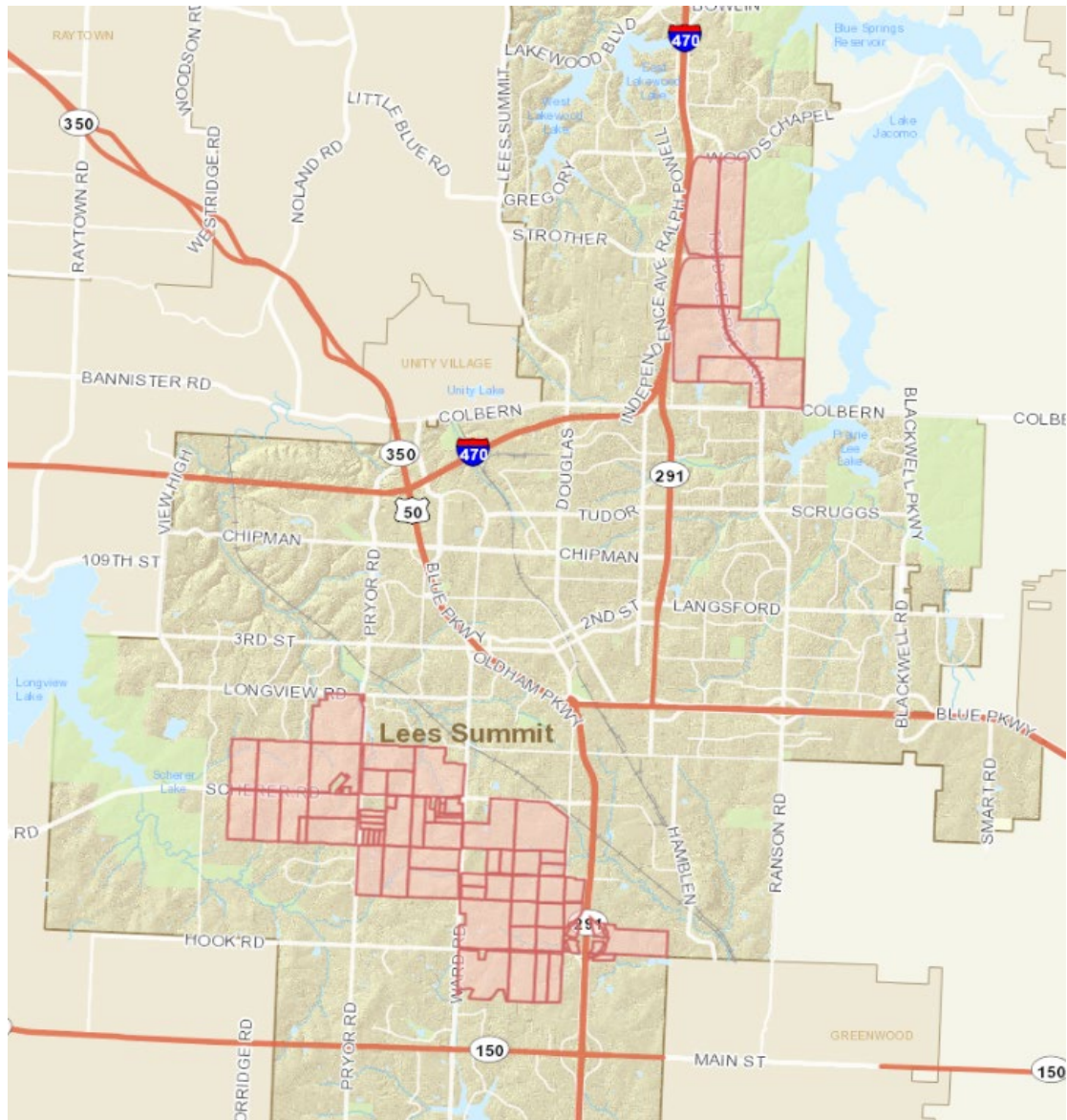
Summary of Presentation

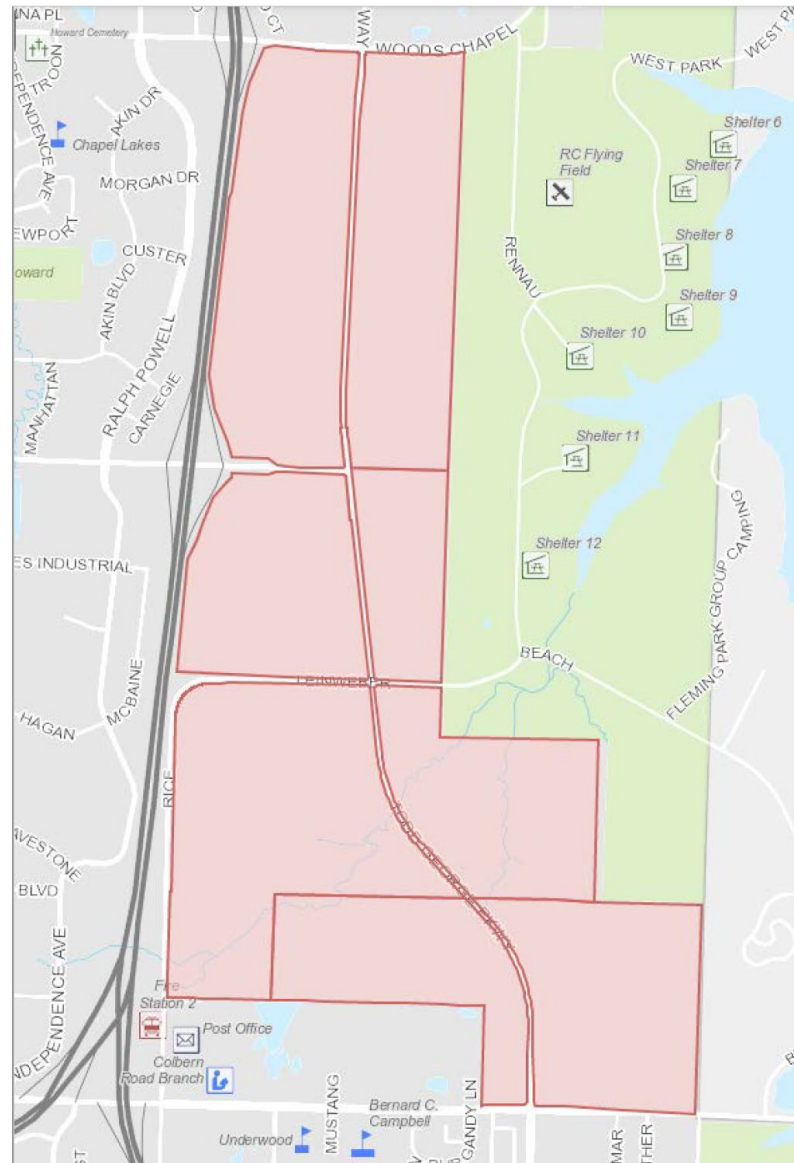
Goal and Request: Planning Commission recommendation regarding the consistency between the Arborside LCRA Plan and the Ignite! Comprehensive Plan.

Presentation:

- 1. Background**
- 2. Arborside Development**
- 3. Consistency Finding**
- 4. Resolutions**
 - A. Amend Comprehensive Plan
 - B. Consistency between Arborside LCRA Plan and Comprehensive Plan

1 Background





Arborside LCRA
Redevelopment Plan:
~1000 acres.

Parties

- The Church of Jesus Christ of Latter-day Saints (**LDS Church**)
- Property Reserve, Inc. (**PR**) – non-profit entity, landowner in Lee's Summit
- Land Reserve, Inc. (**LR**) – for-profit entity, has taken ownership, will sell land and serve as **Master Developer**
- Developers for individual projects

Scope of LR Property

- LR Property is **4,203** acres (6.57 sq miles)
 - **1,064** acres North Tract, **3,141** acres South Tract
- Lee's Summit is 6th largest municipality in Missouri by land area (65.8 sq miles) and population (106,000+)
- 1000+ municipalities in Missouri; **LR land would be about #104 in Missouri by land area**
- Lee's Summit is **#294** in nation by land area

LR Property Compared to Missouri Municipalities

Raytown	9.93 SqMi, 28,525 pop (#25)
Peculiar	9.06 SqMi, 6,391 pop (#120)
→ LR land	6.57 SqMi
Oak Grove	6.17 SqMi, 9,378 pop (#93)
Hollister	6.33 SqMi, 4,723 pop (#157)
Grain Valley	6.06 SqMi, 17,225 pop (#51)
Univ. City	5.88 SqMi, 33,492 pop (#20)

From Census data sorted at www.worldpopulationreview.com and www.usa.com

Goals of City Coordination with LR

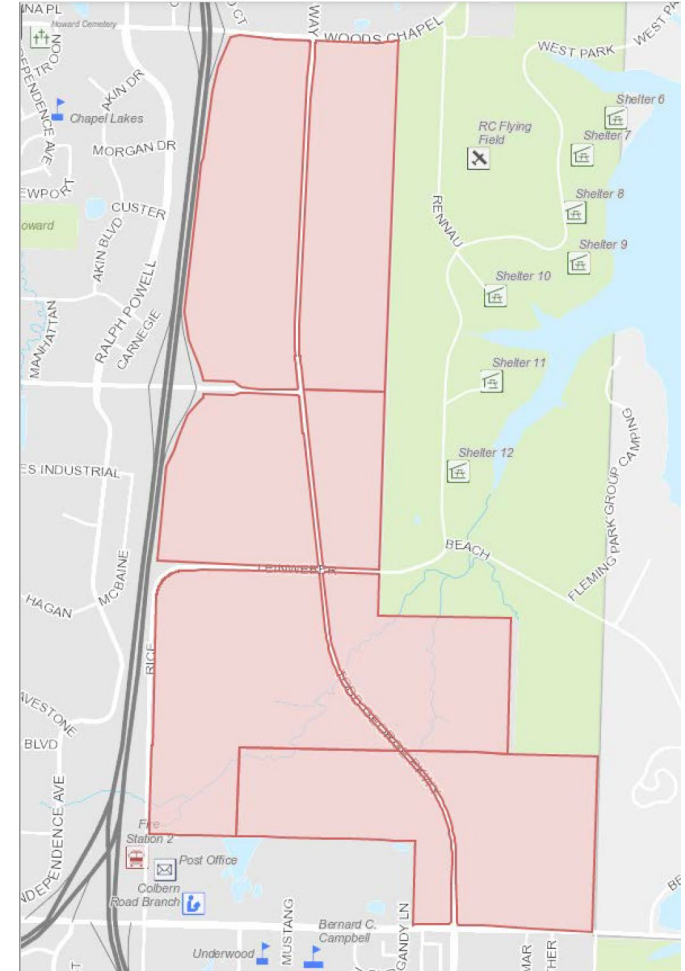
- Create **long-term** infrastructure financing plan
- **Proactive** rather than reactive to development opportunities
- Create **certainty** for development
- **Avoid piecemeal approach**
- Secure available State & Federal funding
- Take maximum advantage of current opportunity to work with **one property owner**
- **Best long-term decisions** for land development
- Establish ongoing **transparent** process

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Arborside Development

Redevelopment Plan Framework

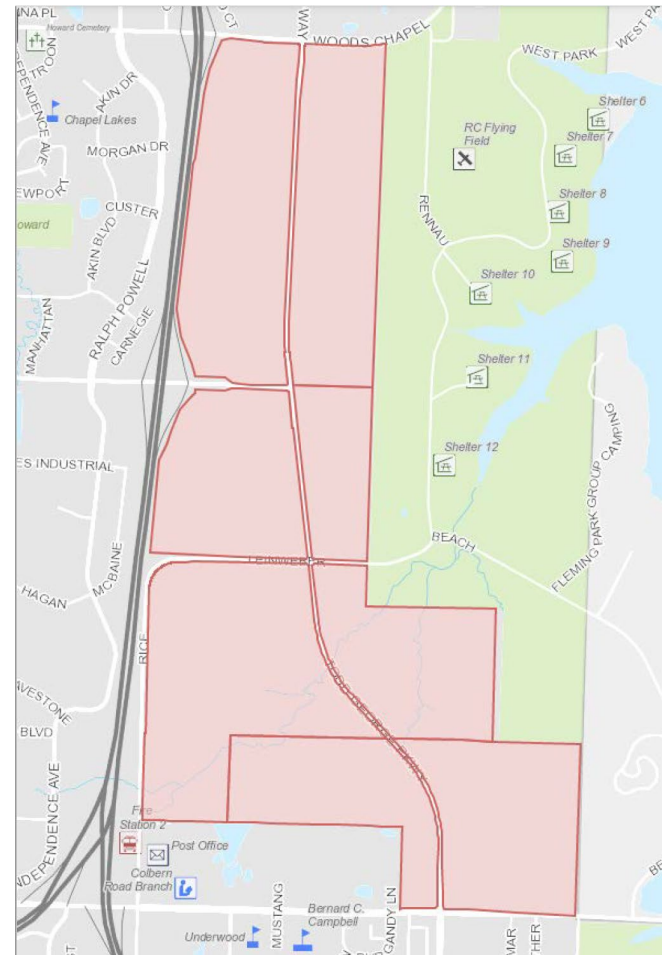
- **Land Uses**
 - Residential
 - Mixed Use
 - Commercial / Retail
 - Office / Medical Office
 - Light Industrial
- **Major Infrastructure Costs**
 - Arterial Transportation
 - Sanitary Sewer
 - Water
 - Other Utilities (Electric & Gas)
 - Regional Stormwater
- **Other Civic & Development Considerations**
 - Parks & Trail Connections
 - Police & Fire Coverage
 - Schools



Financing Plan – Public Improvements

Public Infrastructure Costs	
Major Transportation	\$39,928,000
Sanitary Sewer	\$34,026,000
Stormwater	\$1,776,000
Major Water Mains	\$6,264,000
Electric	\$3,859,000
Contingency (20%)	\$17,171,000
Total	\$103,024,000

Secured City Funding	
Major Transportation	\$24,000,000
Sanitary Sewer	\$10,500,000
Total	\$34,500,000



Financing Plan – Public Improvements

Public Improvement	Cost	City Funding	Remainder
Major Transportation	\$39,928,000	\$24,000,000	\$15,928,000
Sanitary Sewer	\$34,026,000	<u>\$10,500,000</u>	\$23,526,000
Stormwater	\$1,776,000		\$1,776,000
Major Water Mains	\$6,264,000		\$6,264,000
Electric	\$3,859,000		\$3,859,000
Contingency (20%)	<u>\$17,171,000</u>		<u>\$17,171,000</u>
Total	\$103,024,000	\$34,500,000	\$68,524,000

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Consistency Finding

Finding: Consistency

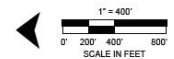
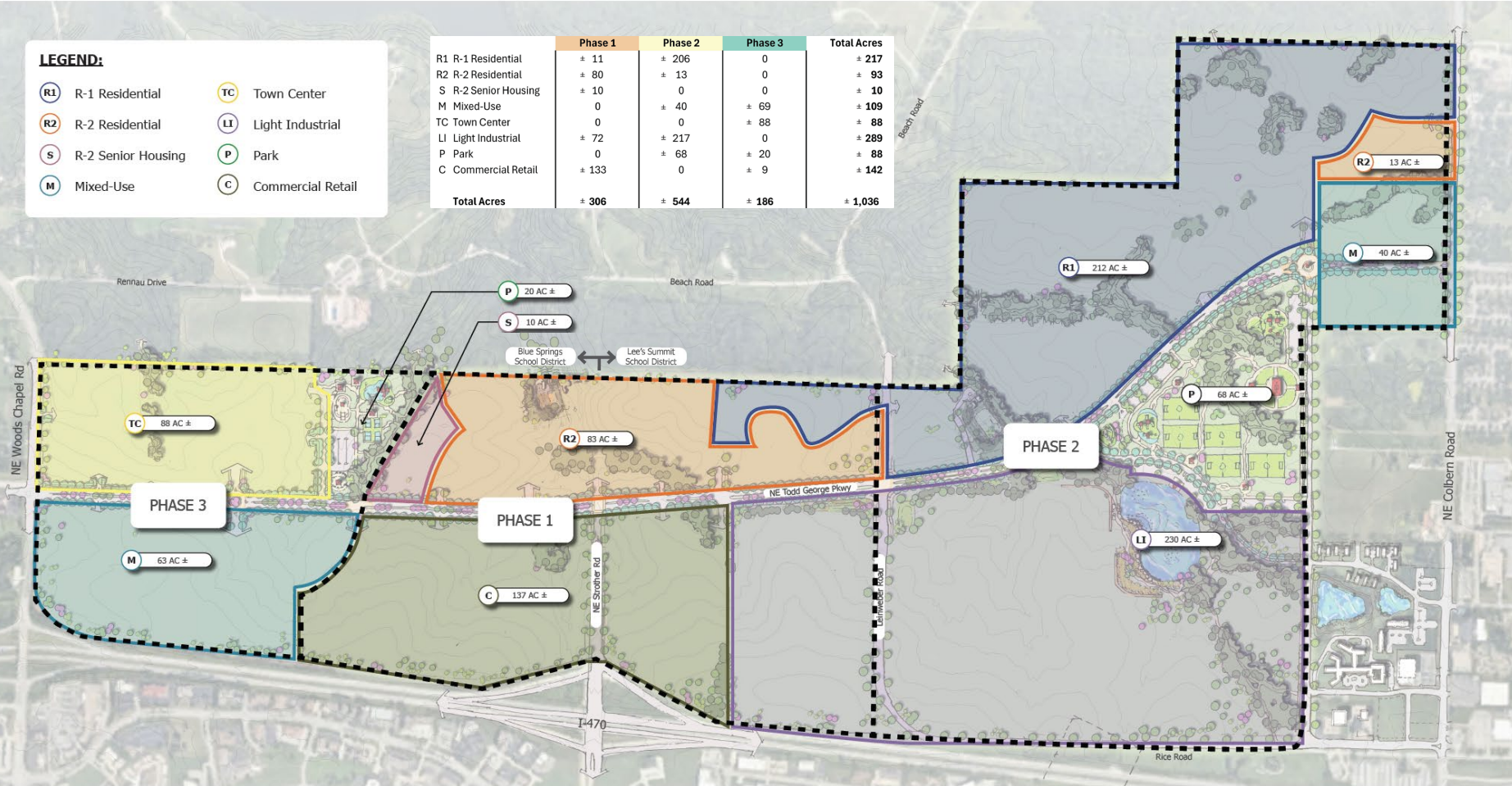
- **Planning Commission:** “Prior to recommending a redevelopment or urban renewal plan to the governing body for approval, an authority shall submit the plan to the **planning agency**, if any, of the community in which the land clearance or urban renewal project area is located for review and recommendations as to its **conformity with the general plan for the development of the community as a whole.**” § 99.430.1(5), RSMo.
- **LCRA Board:** “Prior to recommending a redevelopment or urban renewal plan to the governing body for approval, an **authority shall consider whether** the proposed **land uses** and building requirements in the land clearance or urban renewal project area are designed with the general purpose of accomplishing, **in conformance with the general plan**, a coordinated, adjusted and harmonious development of the community and its environs” § 99.430.1(6), RSMo.
- **City Council:** “Following the hearing, the governing body may approve a redevelopment or urban renewal plan if it **finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole.**” § 99.430.1(9), RSMo.

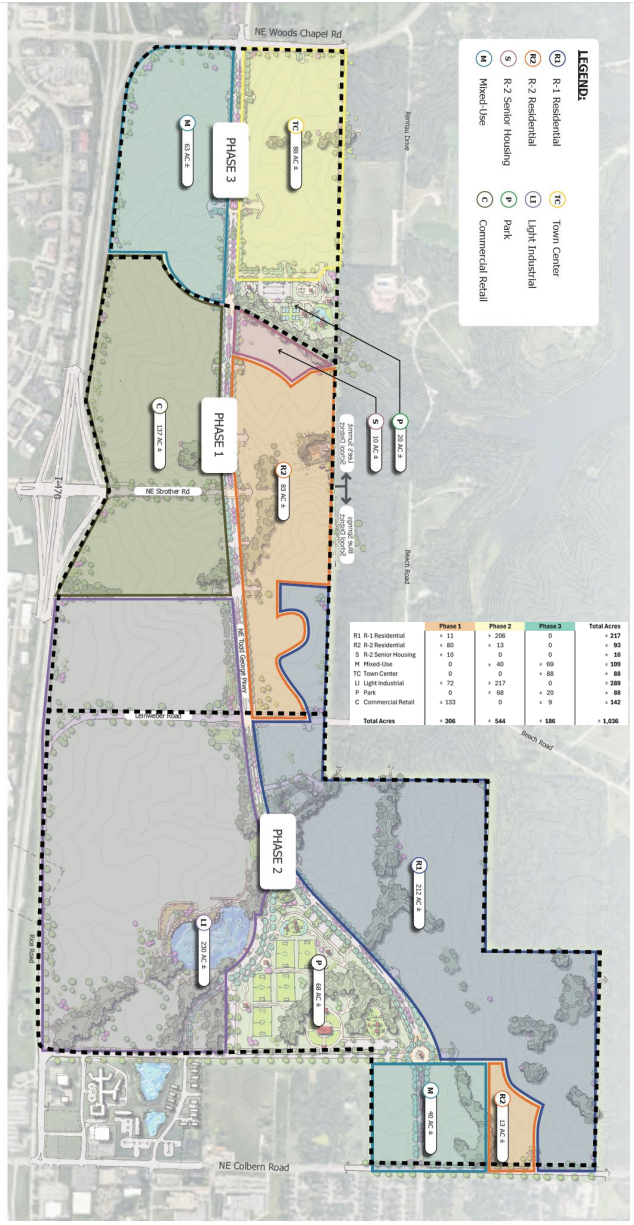
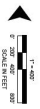
LAND USE ZONES

LEGEND:

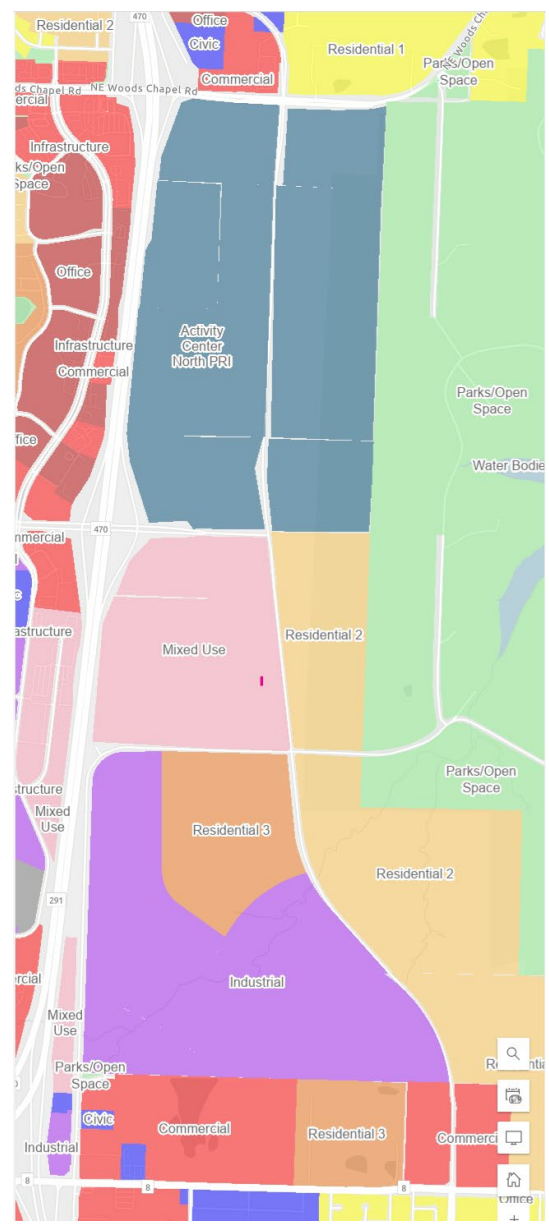
- R1 R-1 Residential
- R2 R-2 Residential
- S R-2 Senior Housing
- M Mixed-Use
- TC Town Center
- LI Light Industrial
- P Park
- C Commercial Retail

	Phase 1	Phase 2	Phase 3	Total Acres
R1 R-1 Residential	± 11	± 206	0	± 217
R2 R-2 Residential	± 80	± 13	0	± 93
S R-2 Senior Housing	± 10	0	0	± 10
M Mixed-Use	0	± 40	± 69	± 109
TC Town Center	0	0	± 88	± 88
LI Light Industrial	± 72	± 217	0	± 289
P Park	0	± 68	± 20	± 88
C Commercial Retail	± 133	0	± 9	± 142
Total Acres	± 306	± 544	± 186	± 1,036





LAND USE ZONES



4 Resolutions

Resolutions

- Comprehensive Plan Amendment
- Recommendation to City Council to approve LCRA Plan



LAND USE ZONES

