

Housing:

Continued Discussion on Zoning Reform
Opportunities & Updates

Community & Economic Development Committee November 12, 2025



UDO OPPORTUNITIES

REVIEW & PROCESS AREAS

1. .Conceptual Development Plans submittal requirements

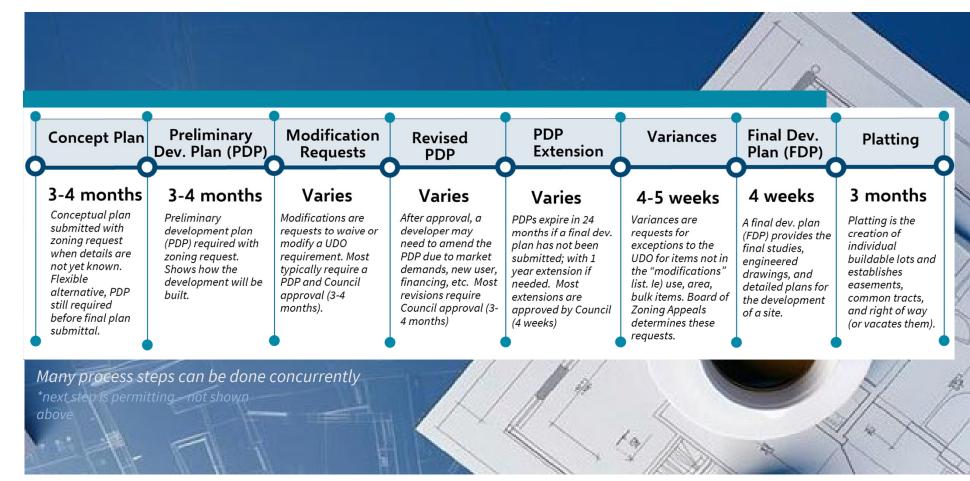
ON PLANNING COMMISSION
NOV. 13 NOV. 13

- 3. Prelimina. revisions
- 4. Preliminary Development Plan extensions
- 5. Modifications
- 6. BZA

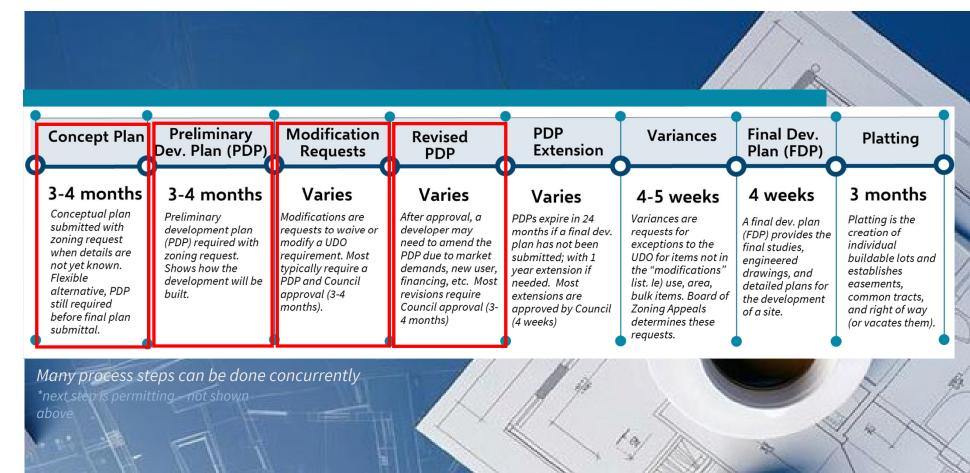
ZONING REFORM AREAS

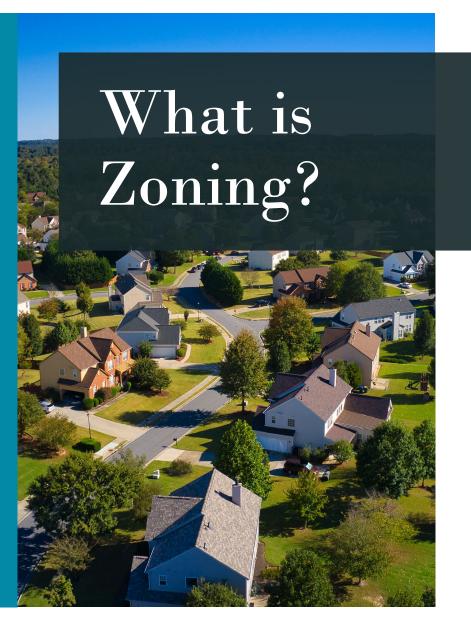
- 1. Land Use Entitlements expanding housing choice
- 2. New Conventional Zoning District (R-2 District)
- 3. Public Hearings-number of hearings for PDPs and revised PDPs

EXISTING DEVELOPMENT REVIEW PROCESS- OVERVIEW

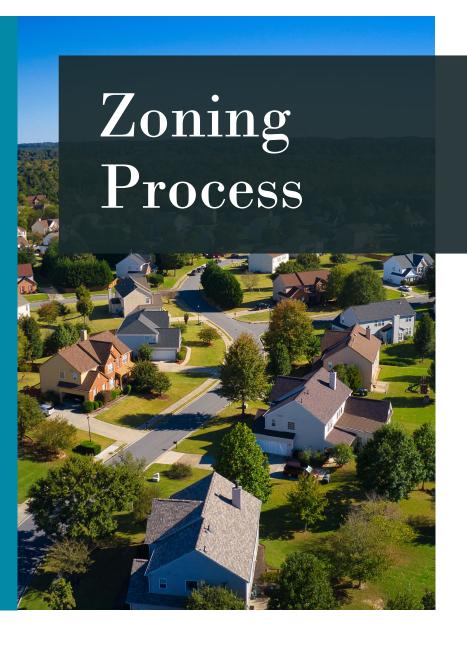


APPLICATIONS THAT REQUIRE A PUBLIC HEARING/ZONING PROCESS





- Zoning is the act of dividing land into districts or zones, each with its own set of allowable uses and minimum district requirements (building height, lot size, setbacks, etc.).
- Zoning is used to ensure orderly growth and community development.
- In Missouri, zoning powers and processes are prescribed in RSMo Chapter 89 (with power first established with Dept of Commerce Zoning Enabling Act of 1926)



RSMO Chapter 89 Requires

- A public hearing must be held.
- Notice in paper at least 15 days prior to any public hearing.
- Planning Commission makes recommendation to City Council.
- City Council reviews and renders a decision.

Current Zoning Timeline

Oct 4, 2025*

Planning Commission

Public Noticing

Q

Nov 1, 2025*

City Council
Public Noticing

Q

Dec 2, 2025

City Council Second Reading

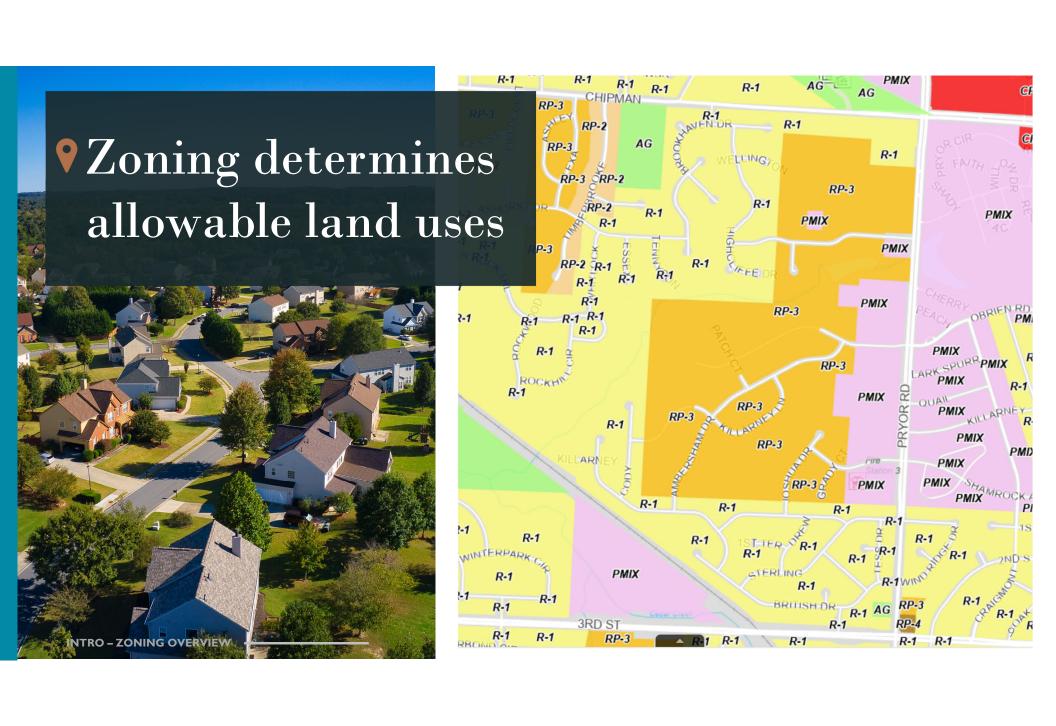
Planning Commission
Public Hearing

Oct 23, 2025

City Council Public Hearing

Nov 18, 2025







	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	TNZ	РО	CP-1	CP-2	CBD	cs	PI	AZ	PMIX
Residential	lesidential																		
Dwelling, Single- Family Detached	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								*
Dwelling, Single- Family Attached (Townhouse)						Р	Р	Р	Р	Р	Р				Р				*
Dwelling, Two-Family ("Duplex")						Р	Р	Р							Р				*
Dwelling, Three- Family ("Triplex")							Р	Р							Р				*
Dwelling, Four-Family ("Fourplex")							Р	Р							Р				*
Dwelling, Multi-Family (Apartment)								Р							Р				*
Dwelling, Loft									Р	Р	Р	Р	Р	Р	Р				*
Dwelling, Zero-Lot Line Development					Р	Р	Р	Р	Р	Р	Р				Р				*
Short Term Rentals	С			С		С	С	С	С						С				
Convalescent, Nursing or Retirement Home	S	S	S	S	S	S	S	S	S			S	S	S					*
Group Home for Persons w/Disabilities, Hospice, or Special Care	S	S					S	S					s	S					*
Halfway House	s	S					S	S					s	S					*
Manufactured Home Park	S	S																	*



Opportunities
for additional
housing types
throughout our
residential
zoning districts.

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4
Residential								
Dwelling, Single- Family Detached	Р	Р	Р	Р	Р	Р	Р	Р
Dwelling, Single- Family Attached (Townhouse)				С	С	Р	Р	Р
Dwelling, Two-Family ("Duplex")					С	Р	Р	Р
Dwelling, Three- Family ("Triplex")						P	Р	Р
Dwelling, Four-Family ("Fourplex")							Р	Р
Dwelling, Multi-Family (Apartment)								Р

• Housing Types

- Below are various housing types in the UDO which may be for rent or for purchase.
- Structurally, duplex and townhomes can look the same; homeowners in a duplex own their portion of the building only, not the land/yard. For townhomes, homeowners own both their portion of the structure <u>and</u> the land/yard.

Single Family Attached, Townhomes





Two-Family Dwelling, Duplex, (Villa)





 $\begin{array}{c} \text{Three-Family Dwelling,} \\ \text{Triplex} \end{array}$





Four-Family Dwelling, Fourplex





12

I. LAND USE ENTITLEMENTS



IF TOWNHOMES ARE ADDED TO R-1 and RP-1 DISTRICT

Would be allowed as a conditional use on any property zoned RP-1 (vacant or redevelopment) provided it meets UDO requirements; unless use is restricted.

Development Standards would be added to the UDO to control size and scale:

- Setbacks included specifically for townhomes
- Building Height maximum of two stories
- Lot Size minimum lot size of 5,900 sf or 5,100 sf
- Max. Units maximum of two attached dwelling units per structure.



EX. - IF TOWNHOME IS ADDED TO THE R-1 and RP-1 DISTRICT

Option A – no more than 2 residences per structure

Single-Family Attached Residences (Townhomes) are allowed as a Conditional Use on all properties zoned R-1 or RP-1.

Option B – no more than 2 residences per structure and.....

This would not apply to existing, developed neighborhoods which consists of more than 3 lots. (such as Legacy Woods, Stoney Creek, Manor at Bailey Farms)



Most all cities allow all residential types in their PMIX district.

	ACTUAL ZONING DISTRICT OR ITS EQUIVALENT DISTRICT							
USE TYPE	R-1	RP-1	RP-2	RP-3	RP-4	PMIX		
	Park, Olathe, Chesterfield,		Lee's Summit, Blue Springs, KCMO, Grandview, Belton, Independence, Raymore, Raytown, Grain Valley, Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Lenexa, Overland Park, Olathe, Carmel	Lee's Summit, Blue Springs, KCMO, Grandview, Belton, Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Lenexa, Overland Park, Olathe	Lee's Summit, Blue Springs, KCMO, Grandview, Belton, Raytown, Grain Valley, Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Lenexa, Olathe, Chesterfield, Franklin	Lee's Summit, Blue Springs, Liberty, Grandview, Gladstone, St Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Overland Park, Olathe, Chesterfield, Franklin, Carmel		
Dwelling, Single Family Attached (Townhouse)			Lee's Summit, Blue Springs ,KCMO,Liberty,Grandview,Ray moreRaytown,Columbia,O'Fall on,Lenexa,Shawnee,Overland Park, Olathe, Carmel	Lee's Summit, Blue Springs, KCMO, Grandview, Belton,Raymore,Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Overland Park, Chesterfield,	Lee's Summit, Blue Springs, KCMO, Liberty, Grandview, Belton,Raytown, Grain Valley, Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Lenexa, Chesterfield, Franklin	Lee's Summit, Blue Springs, Liberty, Grandview, Gladstone, St Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Overland Park, Olathe, Chesterfield, Franklin, Carmel		
Dwelling, Two-Family (Duplex)	St. Charles		Lee's Summit, Blue Springs, KCMO, Liberty, Grandview, Belton, Independence, Raymore,Raytown, grain valley,Gladstone, St. charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Overland Park, Olathe, Carmel	Lee's Summit, Blue Springs, KCMO,Grandview, Belton,Raymore,Gladstone, St Charles, Joplin, Columbia, O'Fallon,Lenexa,Overland Park, Olathe	Valley, Gladstone, St. Charles, Joplin, Columbia, O'Fallon,	Lee's Summit, Blue Springs, Liberty, Grandview, Gladstone, St Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Overland Park, Olathe, Chesterfield, Franklin, Carmel		
Dwelling, Three-Family (Triplex)			∮oplin	Lee's Summit, Blue Springs, KCMO, Grandview, Belton, Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee,Overland Park, Olathe	Lee's Summit, Blue Springs, KCMO, Grandview, Belton, Raytown, Grain Valey, Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Olathe, Chesterfield, Franklin, Carmel	Lee's Summit, Blue Springs, Liberty, Grandview, Gladstone, St Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Overland Park, Olathe, Chesterfield, Franklin, Carmel		
Dwelling, Four-Family (Fourplex)				Lee's Summit, Blue Springs, KCMO, Grandview, Belton, Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Lenexa, Overland Park, Olathe	Columbia, O'Fallon, Lenexa,Shawnee, Overland Park, Olathe, Chesterfield, Franklin, Carmel	Lee's Summit, Blue Springs, Liberty, Grandview, Gladstone, St Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Overland Park, Olathe, Chesterfield, Franklin, Carmel		
Dwelling, Multi-Family (Apartments)			Joplin	Blue Springs,KCMO, Grandview, Belton, St. Charles Joplin, Columbia, O'Fallon, Lenexa,Shawnee, Olathe	Lee's Summit, Blue Springs, KCMO, Liberty, Grandview, Belton, Raytown, Grain Valley, Gladstone, St. Charles, Joplin, Columbia, O'Fallon, Ienexa, Shawnee, Overland Park, Olathe, Chestefield, Franklin, Carmel	Lee's Summit, Blue Springs, Liberty, Grandview, Gladstone, St Charles, Joplin, Columbia, O'Fallon, Lenexa, Shawnee, Overland Park, Olathe, Chesterfield, Franklin, Carmel		

LAND USE ADDITIONS-SUMMARY









RECOMMENDATION

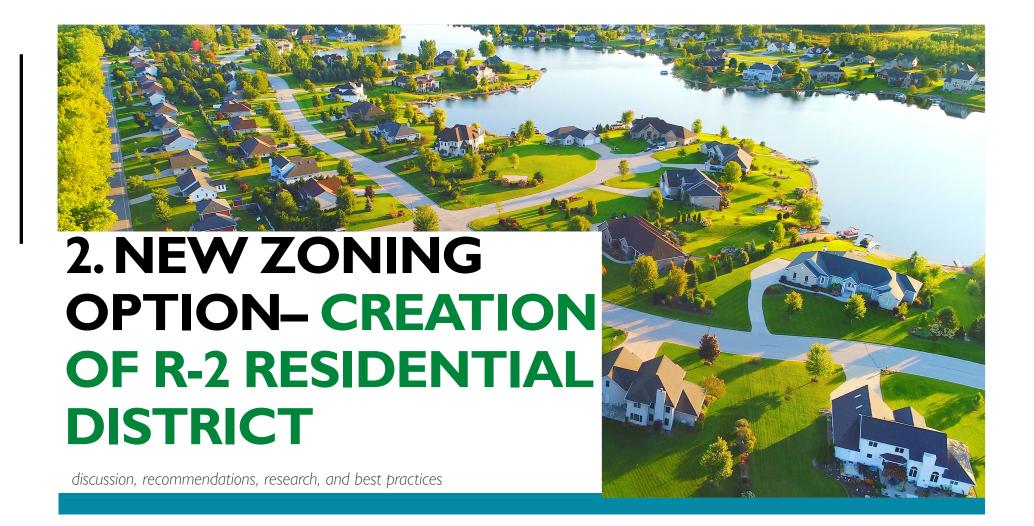
Add new residential land use options into the R-1, RP-1, RP-2 districts.

BENEFITS & BEST PRACTICES

Increases opportunities for housing choice and removes zoning barriers. Supported by APA, NLC, AARP, ICMA, ULI, Strong Towns.

IGNITE! ALIGNMENT

Increases mid-density housing opportunities. Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.





	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	TNZ	РО	CP-1	CP-2	CBD	cs	PI	AZ	PMIX
Residential	lesidential																		
Dwelling, Single- Family Detached	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								*
Dwelling, Single- Family Attached (Townhouse)						Р	Р	Р	Р	Р	Р				Р				*
Dwelling, Two-Family ("Duplex")						Р	Р	Р							Р				*
Dwelling, Three- Family ("Triplex")							Р	Р							Р				*
Dwelling, Four-Family ("Fourplex")							Р	Р							Р				*
Dwelling, Multi-Family (Apartment)								Р							Р				*
Dwelling, Loft									Р	Р	Р	Р	Р	Р	Р				*
Dwelling, Zero-Lot Line Development					Р	Р	Р	Р	Р	Р	Р				Р				*
Short Term Rentals	С			С		С	С	С	С						С				
Convalescent, Nursing or Retirement Home	S	S	S	S	S	S	S	S	S			S	S	S					*
Group Home for Persons w/Disabilities, Hospice, or Special Care	S	S					S	S					s	S					*
Halfway House	s	S					S	S					s	S					*
Manufactured Home Park	S	S																	*

Why create an R-2 District?

- ✓ Provides an additional, streamlined option for home builders/developers.
- ✓ More efficient review time towards obtaining building permits.
- ✓ Time savings results in cost savings for home builders/developers.



Why create an R-2 District?



2. NEW R-2 ZONING DISTRICT ————

Proposed land uses in the R-2 district

- Dwelling, Loft not shown because not allowed in these districts.
- All residential uses allowed in the PMIX district (shown on a PDP).
- Uses not shown are cemetery, churches, schools

UDO Residential Land Use Table

	AG	RDR	RLL	R-1	RP-1	R-2	RP-2	RP-3	RP-4
Residential	7.0	1,51,						1 0	
Dwelling, Single- Family Detached	Р	Р	Р	Р	Р	Р	Р	Р	Р
Dwelling, Single- Family Attached (Townhouse)						Р	Р	Р	Р
Dwelling, Two-Family ("Duplex")						Р	Р	Р	Р
Dwelling, Three- Family ("Triplex")						Р		Р	Р
Dwelling, Four-Family ("Fourplex")								Р	Р
Dwelling, Multi-Family (Apartment)									Р
Dwelling, Zero-lot line development					Р	Р	Р	Р	Р
Short Term Rentals	С			С		С	С	С	С
Convalescent, Nursing or Retirement Home	S	S	S	S	S	S	S	S	S
Group Home for Persons w/ Disabilities, Hospice, or Special Care	S	S						S	S
Halfway House	S	S						S	S
Manufactured Home Park	S	S							



Proposed R-2 Residential District

This would be a "conventional" zoning district like AG, RDR, RLL, and R-1.

Rezoning submittal requirements would mirror R-1 district. (requiring a plat with the zoning application)

All UDO requirements including architecture and building design requirements apply and are pre-determined. Any request for modification triggers RP-2 zoning with a PDP.

♥How this would work

Proposed R-2 Residential District – UDO Sec 6.030

Zoning	Density*	Minimum	Minimum	Minimum
District		Lot Size	Lot Width	Lot Width
		(per unit)	Major	Other Streets
		, ,	Streets**	
AG	2 units/10	10 acres	330 feet	330 feet
	acres (under	minimum for		
	the same	either 1 or 2		
	ownership)	DU's		
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 s.f.	NA	70 feet
RP-1*	4 units/acre	6,600 s.f.	NA	60 feet (Single-Family)
RP-2*	7.5	6,000 s.f.	NA	60 feet (Single-Family);
	units/acre	(Single-		
		Family)		80 feet (Duplex)
		4,500 s.f.		
		(Duplex)		
RP-3*	10 units/acre	4,000 s.f.	NA	SO feet (Single-Family) - 35 feet
				per unit for Duplex, Triplex or
				Fourplex
RP-4	12 units/acre	3,500 s.f. for	NA	35 feet for Single-Family. All other
	25 units/acre	all; except		residential types determined at
	for Multi-	Multi-family		preliminary plan approval
	Family	requires 30%		
		open space		
		in lieu of		
		min. lot size		

2. NEW R-2 ZONING DISTRICT



Cities With Conventional Residential District(s)

- ✓ Overland Park R-2 district allows both one- and two-family dwellings.
- ✓ Grain Valley R-2 district allows both one- and two-family dwellings.
- ✓ Carmel, IN R-3 district allows one- and two-family dwellings.
- ✓ Independence R12 district allows single family and duplex by right. Townhomes allowed with conditions.

PROPOSED R-2 DISTRICT-SUMMARY









RECOMMENDATION

Create a new conventional residential zoning district (R-2).

BENEFITS & BEST PRACTICES

Opportunity to expand housing supply. Removes zoning barriers. Supported by NLC, APA, ICMA, Strong Towns

IGNITE! ALIGNMENT

Increase the mix of housing choice. Update UDO to allow smaller lot/higher density options.

2. NEW R-2 ZONING DISTRICT



Current Public Hearing Process

This would affect development activity (residential, commercial, industrial)

- ✓ Zoning/Preliminary Development Plan requests require two public hearings (Planning Commission and City Council)
- ✓ Revised Preliminary Development Plan requests (zoning change not needed) require two public hearings also.
- ✓ Public hearings trigger State Statute noticing requirements which lengthens the review/approval process.

Public Hearing Requirements Missouri State Statute Unified Development

✓ Must hold one (1) public hearing before either PC or Council.

RSMo Ch 89

- ✓ Notice in a paper of general circulation at least 15 days prior to public hearing.
- ✓ Purpose of the public hearing is for testimony to be taken by citizens and interested parties (public participation).

✓ Notices of the public hearing mailed to property owners within 300 feet of subject site at least 15 days prior to hearing.

Ordinance

- ✓ Neighborhood meeting is required; notices sent at least seven (7) days in advance and sent to property owners within 300 feet of the subject site.
- ✓ Site must be posted with a public hearing sign at least 15 days prior to hearing.

3. PUBLIC HEARING PROCESS 2



Recommend only one (1) public hearing for zonings, preliminary development plans, revised preliminary development plans.

- ✓ Provides an additional, streamlined option for home builders/developers.
- ✓ Time savings results in cost savings for home builders/developers.
- ✓ Two (2) public hearings is not required by State Statute. (Moore v City of Parkville 2005)

• How this would work



Proposed Public Hearing Requirements -

- One (1) public hearing is required and held at Planning Commission (PC). Most cities hold their public hearings here.
- > PC recommendation is provided to City Council. (same as now)
- > Testimony of the public is taken at PC. All correspondence received made part of the record and provided to City Council. (same as now)
- > Staff can make a presentation to City Council. (same as now)
- Questions can be asked of Staff or Applicant. (same as now)
- Public can make comments during "Public Comments".

City Council Agenda

5. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

A. 2025-7204 Public Hearing: Application #PL2024-127 - Preliminary Development Plan for one

duplex building - 102 NW Orchard Street; Steven Froehlich, applicant

Presenter: Stephen Froehlich, Applicant

C. Shannon McGuire, Planning Manager

1) BILL NO. An Ordinance approving a Preliminary Development Plan for a duplex on

approximately 0.53 acres of land located at 102 NW Orchard St., 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.

Presenter: C. Shannon McGuire, Planning Manager

6. Public Comments:

25-192

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

The City of Lee's Summit Page 2

Zoning/PDP Applications would move from "Public Hearings" to "Proposed Ordinances – First Reading"

7. Resolutions:

A. Resolution adopting the City Council schedule of meetings for 2026.

<u>25-23</u>

Presenter: Trisha Fowler Arcuri, City Clerk

8. Proposed Ordinances Forwarded from Committee:

The following proposed ordinances were considered by a Council Committee and are presented to the Council for two readings and adoption.

A. BILL NO.
 25-193
 An Ordinance authorizing the City Manager to purchase hardware, software and services through the State of Missouri Cooperative Purchasing Agreement with

SHI International for a not to exceed amount of \$1,150,000 as set out in the FY26 budget and authorizing the City Manager to execute any subsequent documents necessary to obtain the same for the term of the agreement for the

City of Lee's Summit, Missouri. (F&BC 10/6/25)

Presenter: Diana L. Newman, Director Information Technology



9. Proposed Ordinances - First Reading:

The proposed ordinances presented for first reading may include items with a previous hearing; an item brought directly to the City Council without a recommendation from a Council Committee; or, items forwarded from citizen Boards or Commissions. Five affirmative votes are required for approval of second reading.

A. BILL NO. An Ordinance approving a Memorandum of Understanding between the City of

25-202 Lee's Summit. Missouri, through the Parks and Recreation Board, and the Junior

Lee's Summit, Missouri, through the Parks and Recreation Board, and the Junior College District of Metropolitan Kansas City, Missouri outlining the mutual sheltering and reunification agreement for the Metropolitan Community College

and authorizing the Mayor to execute the same.

Presenter: Joe Snook, Administrator of Parks and Recreation

Current Zoning Timeline

Sept 6, 2025*

Planning Commission

Public Noticing

Q

Oct 4, 2025*

City Council
Public Noticing

Q

Nov 4, 2025

City Council Second Reading

Planning Commission
Public Hearing

Sept 25, 2025

City Council
Public Hearing

Oct 21, 2025

Application approved on November 4, 2025

Recommended Zoning Timeline

Sept 6, 2025*

Planning Commission
Public Noticing

Oct 7, 2025

City Council
1st reading

Application approval on October 14

Planning Commission
Public Hearing

Sept 25, 2025

City Council Second Reading

Oct 14, 2025

♥ UDO Article 2 Recommendations



DIVISION II. PUBLIC HEARINGS AND NOTICES

Sec. 2.150. Public hearings.

When required.

- Two hearings required. The following applications require a public hearings before the <u>Planning</u> Commission and the <u>Governing Body</u>:
 - Unified Development Ordinance Text Amendments;
 - b. Rezoning;
 - Special use permit;
 - d. Conceptual Development Plan;
 - e. Preliminary Development Plan which require action by the Governing Body;
 - f. Street name change, except as provided below; and
 - Vacation of right-of-way.
- Commission hearing only. The following applications require a public hearing before the Commission only:
 - ah. Comprehensive Plan;
 - bi. Comprehensive Plan amendment;
 - Capital Improvements Plan:
 - 4k. Preliminary Development Plan for public facilities of the state, its lawfully designated subdivisions or agencies (including public school facilities).
- 3. Not required. Public hearings are not required for:
 - a. Preliminary plat;
 - b. Final plat;
 - Vacation of easement;
 - Sign application;
 - Street name change, where there is no objection to the proposed change by any affected property owner;
 - g_Administrative items. The following items may be reviewed and approved administratively by City staff:
 - Final Development Plan that contains minor or no changes to an approved Preliminary Development Plan;

(2) Minor plat.

B. <u>Purpose.</u> The purpose of a public hearing is to provide the applicant, adjacent property owners, and all other interested parties a reasonable and fair opportunity to be heard, to present evidence relevant to the application, and to rebut evidence presented by others.

♥ UDO Article 2 Recommendations

Sec. 2.210. Unified Development Ordinance text amendments.

- A. <u>Public hearing required.</u> Consideration of Unified Development Ordinance text amendments shall require a public hearings-before the <u>Planning Commission and Governing Body</u>-following publication notice as provided in this article.
- B. Approval by ordinance. The Planning Commission shall submit recommendation on the application to the Governing Body, and the Governing Body renders a final decision. All Unified Development Ordinance text amendments approved by the Governing Body shall be approved by ordinance.



Sec. 2.250. Consideration of rezoning.

- A. <u>Public hearing required.</u> Consideration of rezoning applications shall require <u>a public hearings</u> before the <u>Planning</u> Commission <u>and Governing Body</u> following publication notice, notice to surrounding property owners, and posting of notice signs as provided in this article.
- B. <u>Approval by ordinance.</u> <u>The Planning Commission shall submit a recommendation on the application to the Governing Body, and the Governing Body renders a final decision.</u> All rezoning applications <u>approved by the Governing Body</u> shall be approved by ordinance.

3. PUBLIC HEARING PROCESS 34

♥ UDO Article 2 Recommendations



Sec. 2.470. Consideration of vacation of right-of-way.

- A. <u>Public hearing required.</u> Consideration of vacation of right-of-way applications shall require <u>a public hearings</u> before the <u>Planning Commission and Governing Body</u> following publication notice, notices to surrounding property owners, and posting of notice signs as provided in this article.
- B. <u>Approval by ordinance.</u> <u>The Planning Commission shall submit a recommendation on the application to the Governing Body and the Governing Body renders a final decision.</u> All vacation of right-of-way applications shall be approved by ordinance.
- Consideration. The Governing Body may approve the application if the applicant presents clear and convincing evidence and the Governing Body determines from the evidence that:
 - 1. Due and legal notice has been given by publication as required herein;
 - No private rights will be injured or endangered by the vacation; and
 - The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.
- D. Objection to vacation. If, at the time of or before the hearing meeting before the Governing Body, a written objection to the application is filed with the Governing Body by any owner or adjoining owner who would be a proper party to the application but has not joined in the application, approval of the vacation shall not be granted except upon a require a two-thirds vote of the Governing Body.

3. PUBLIC HEARING PROCESS 35

Research



	Public Hearing Requirements										
CITY	PUBLIC HEAF		PUBLIC NOTICE								
	Planning Commission	City Council	Public Hearing Notices Radius (in feet)	Neighborhood Mtg Required?	Neighborhood Mtg Notice Radius (in feet)						
Lee's Summit - existing	Υ	Υ	300	Υ	300						
Lee's Summit - recommendation	Υ	_	300	Υ	300						
Belton	Υ	_	185	_	-						
Blue Springs	Υ	Υ	185	_	-						
Grandview	Υ	Υ	185	_	-						
Grain Valley	Υ	Υ*	185	_*	-						
Independence	Υ	_*	185	_	_						
KCMO	Υ	Υ	300	Υ	300						
Raymore	Υ	Υ	185	_*	185						
Raytown	Υ	Υ	185	Y	185 plus						
Chesterfield	Υ	_	225	_	-						
Columbia	Υ	_	185	_	-						
Creve Couer	Υ	_	300	_	-						
Maryland Heights	Υ	_	300	_	-						
Joplin	Υ	Υ	185	_	_						
O'Fallon	Υ	Υ	300	_	-						
St. Charles	Υ	Υ	300	_	-						
Wentzville	Υ	_	300	_	-						
Lenexa, KS	Υ	_	200	_	-						
Shawnee, KS	Υ		200		-						
Olathe, KS	Υ	_	200 (1000)	Υ*	500						
Overland Park, KS	Υ	γ*	200 (1000)	Υ*	500						
Carmel, IN	Υ	_	660	_	-						
Franklin, TN	_	Υ	500	Υ	500						

3. PUBLIC HEARING PROCESS ——————

UDO Recommendations

Article 2 Applications and Procedures

Opportunity to provide more clarity for when protest petitions may be filed.

Sec. 2.200. Protest petition procedures.

- A. <u>Protest petitions.</u> Rezoning, special use permit and preliminary development plan applications (<u>except for revisions to preliminary development plans which do not require a public hearing</u>) are subject to protest petitions in accordance with the following:
 - 1. A protest petition may be filed with the City Clerk no later than 48 hours at any time prior to the commencement of the public hearing meeting at which by the Governing Body hears the application. To be considered a valid protest, a protest petition must be timely filed and duly signed and acknowledged by the owners of 30 percent or more either of the areas of the land (exclusive of streets and alleys) included in such application or within an area determined by lines drawn parallel to and 185 feet distant from the boundaries of the property included in the application, as the case may be.
 - 2. Once a valid protest petition has been filed with the City Clerk, it may only be withdrawn if those requesting withdrawal reduce the land area requirement to less than 30 percent.
- B. <u>Adoption where protest filed.</u> Where a valid protest petition has been filed, an ordinance approving the application shall not become effective except by the favorable vote of two-thirds of all members of the Governing Body.



• Research

*These Missouri communities have first and second reading the same evening.

For Kansas communities, 14 day filing deadline is established in Kansas State Statute.

	Protest Petition Submission Deadlines
City	Filing Deadline
Lee's Summit current	Prior to the public hearing at City Council
Lee's Summit proposed	48 hours prior to the City Council meeting
Belton	Prior to the date scheduled for final action at City Council
Blue Springs*	Prior to final action at City Council
Grandview*	Prior to final action at City Council
Independence	48 hours to prior to the final action at City Council
KSMO	Prior to vote at City Council
Raymore*	Prior to the date scheduled for final action at City Council
Lenexa	Within 14 days after conclusion of the public hearing at Planning Commission
Olathe	No later than the end of the business day (5:00pm) on the 14th day following the date of the conclusion of the Planning Commission's public hearing
Overland Park	No later than the end of the business day (5:00pm) on the 14th day following the date of the conclusion of the Planning Commission's public hearing
Shawnee	Within 14 days after conclusion of the public hearing at Planning Commission

3. PUBLIC HEARING PROCESS

PROPOSED PUBLIC HEARING - SUMMARY









RECOMMENDATION

Update the public hearing process to require only one (1) public hearing. Update protest petition filing deadline.

BENEFITS & BEST PRACTICES

Removes zoning barriers and increases efficiencies for all development types. General zoning efficiencies supported by APA, ICMA, Strong Towns

IGNITE! ALIGNMENT

Resilient Economy Strong Neighborhoods & Housing Choice

3. PUBLIC HEARING PROCESS 3

ZONING REFORM – WRAP UP



Add new residential uses to the R-1, RP-1, RP-2 districts.



Create a new conventional R-2 residential district.



Update processes to require only 1 public hearing for all developments.



Clarify protest
petition
requirements by
establishing a
submission timeline.



Housing:

Continued Discussion on Zoning Reform Opportunities & Updates

Community & Economic Development Committee November 12, 2025

