



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

2. Preliminary Development Plans -
submittal requirements

3. Preliminary
revisions

4. Preliminary Development Plan -
extensions

5. Modifications

6. BZA

**ON PLANNING COMMISSION
NOV. 13**

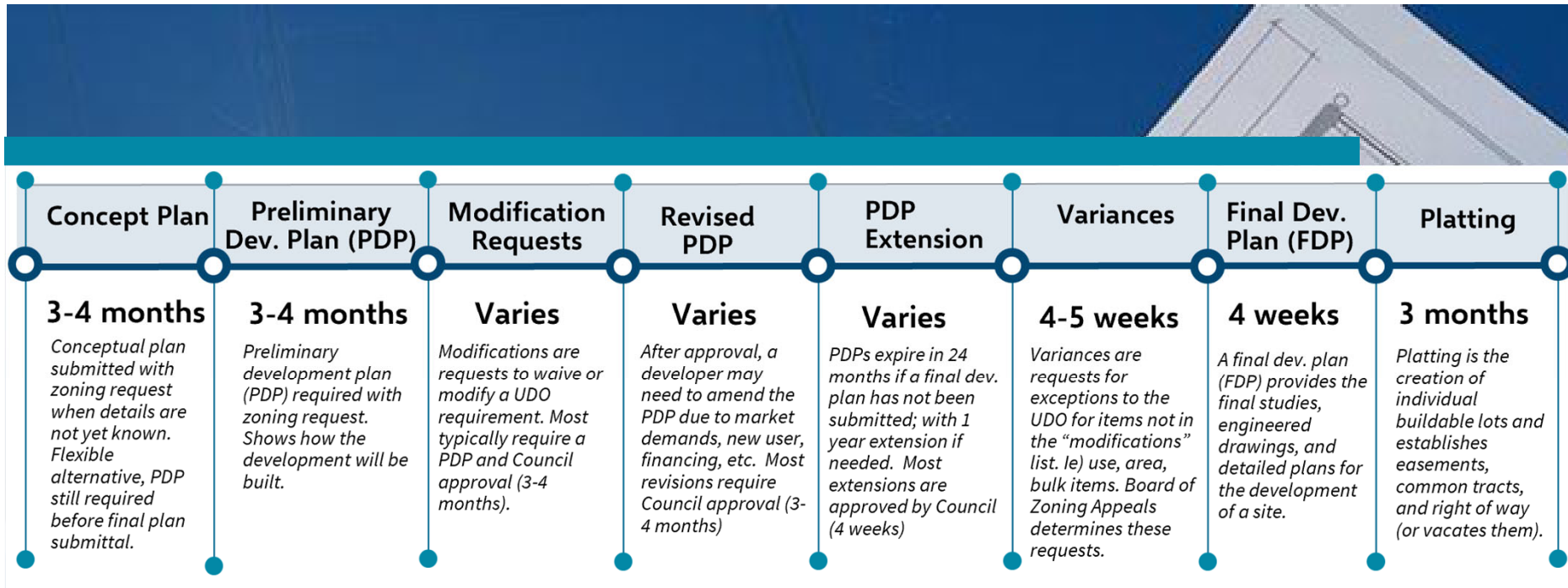
ZONING REFORM AREAS

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

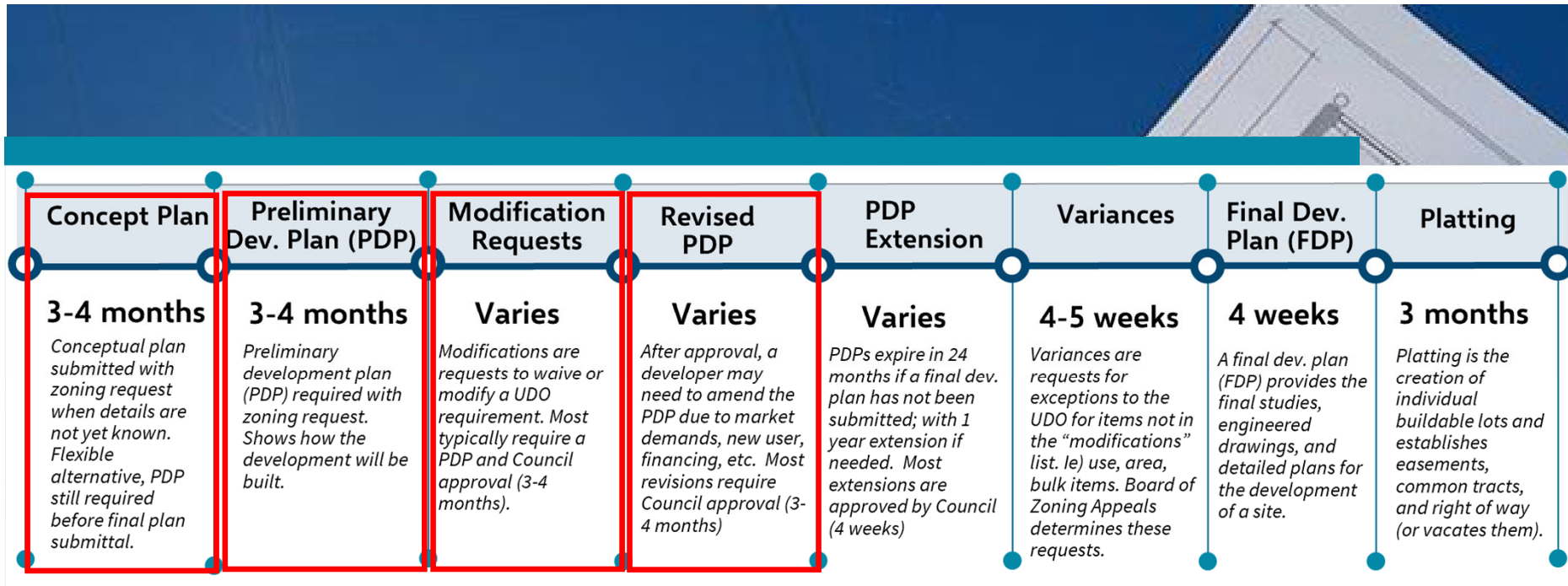
EXISTING DEVELOPMENT REVIEW PROCESS- OVERVIEW



Many process steps can be done concurrently

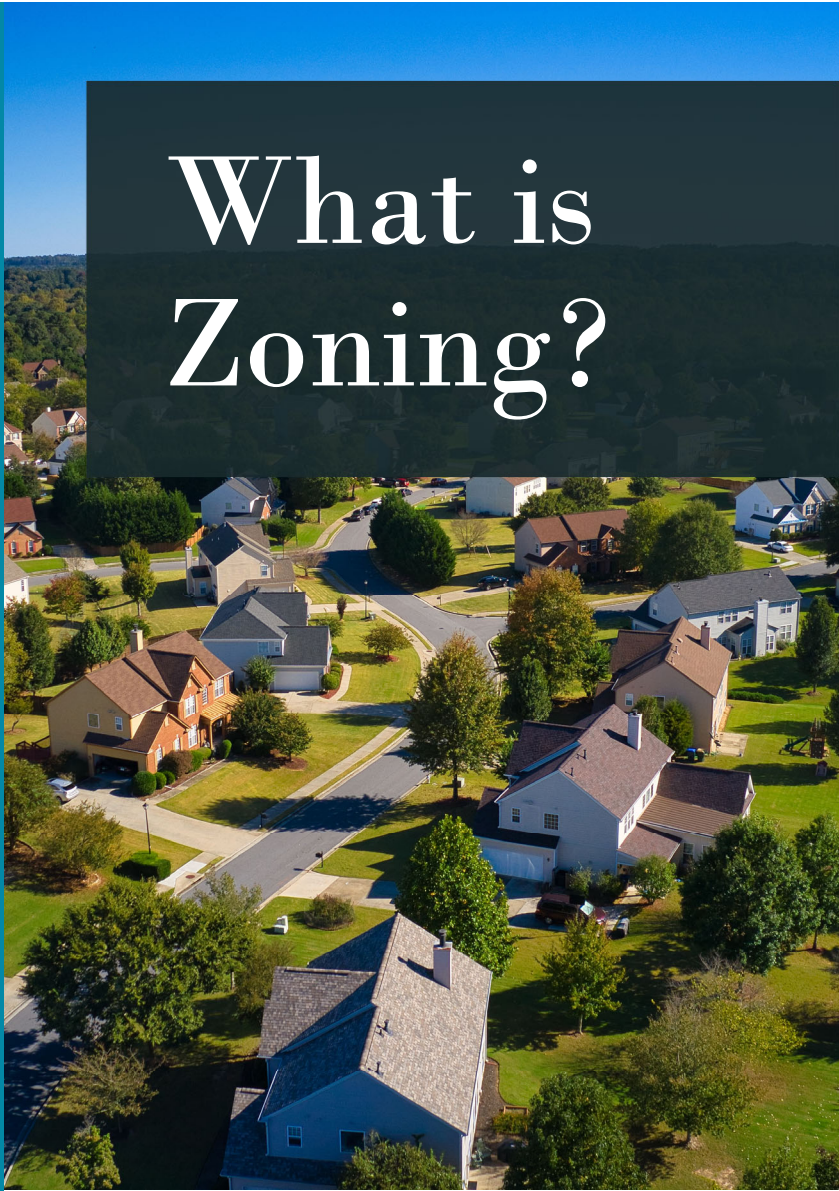
*next step is permitting – not shown above

APPLICATIONS THAT REQUIRE A PUBLIC HEARING/ZONING PROCESS



Many process steps can be done concurrently

*next step is permitting – not shown above



What is Zoning?



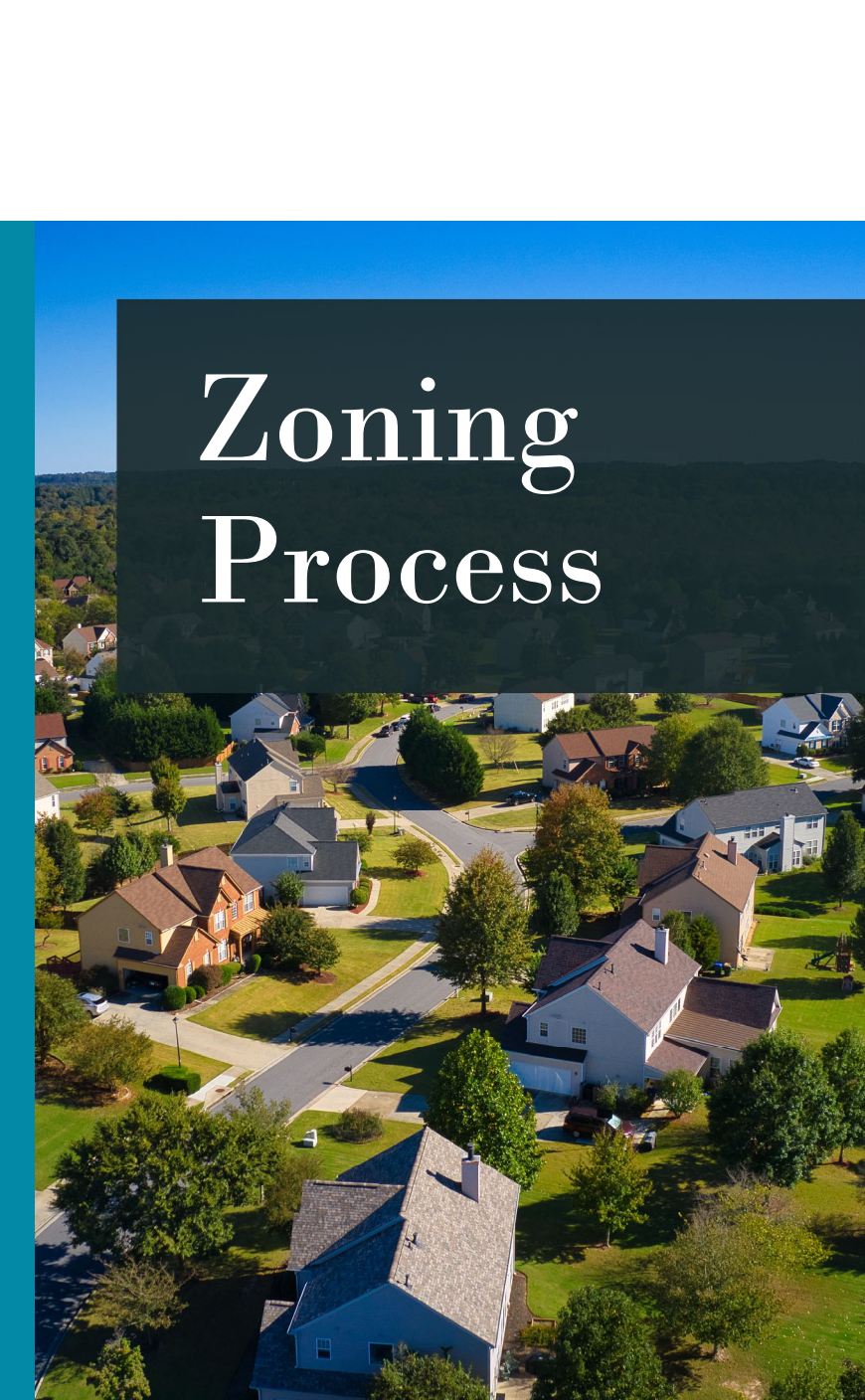
Zoning is the act of dividing land into districts or zones, each with its own set of allowable uses and minimum district requirements (building height, lot size, setbacks, etc.).



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*)

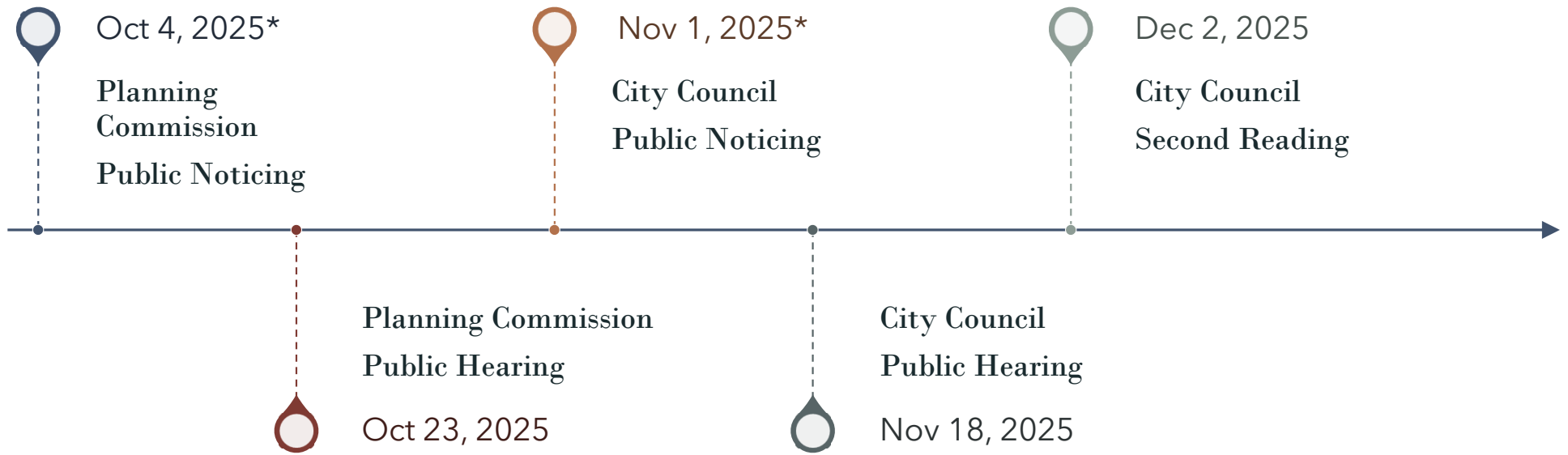


Zoning Process

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

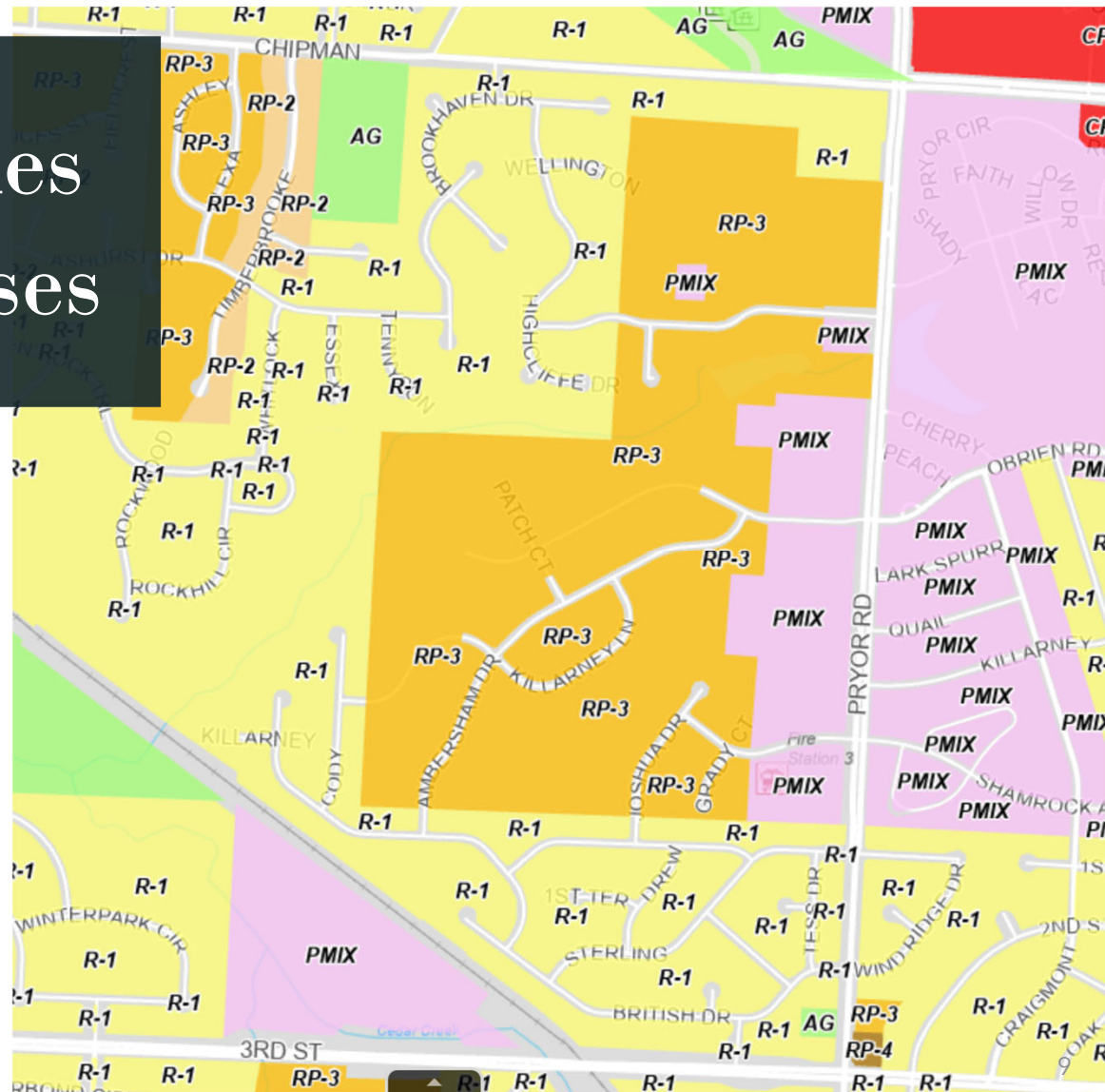




I. LAND USE ENTITLEMENTS— EXPANDING HOUSING CHOICE

discussion, recommendations, research, and best practices

Zoning determines allowable land uses





	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	TNZ	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Residential																			
Dwelling, Single- Family Detached	P	P	P	P	P	P	P	P	P	P	P								*
Dwelling, Single- Family Attached (Townhouse)						P	P	P	P	P	P				P				*
Dwelling, Two-Family ("Duplex")						P	P	P							P				*
Dwelling, Three- Family ("Triplex")							P	P							P				*
Dwelling, Four-Family ("Fourplex")							P	P							P				*
Dwelling, Multi-Family (Apartment)								P							P				*
Dwelling, Loft									P	P	P	P	P	P	P				*
Dwelling, Zero-Lot Line Development					P	P	P	P	P	P	P				P				*
Short Term Rentals	C			C		C	C	C	C						C				
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	P	P	P	P	P	P	P	P
Dwelling, Single- Family Attached (Townhouse)				C	C	P	P	P
Dwelling, Two-Family ("Duplex")					C	P	P	P
Dwelling, Three- Family ("Triplex")						P	P	P
Dwelling, Four-Family ("Fourplex")							P	P
Dwelling, Multi-Family (Apartment)								P

📍 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 and the land/yard.

Single Family Attached,
Townhomes



Two-Family Dwelling,
Duplex, (Villa)



Three-Family Dwelling,
Triplex



Four-Family Dwelling,
Fourplex





How this would work

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.



How this would work

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
Dwelling, Single Family Detached	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, Chesterfield, Franklin, Carmel	Lee's Summit, KCMO, Independence, St. Charles, Joplin, O'Fallon, Lenexa, Shawnee, Overland Park,	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, Raymore, Raytown, 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, 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	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	Lee's Summit, Blue Springs, KCMO, Grandview, Belton, Raymore, 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, Three-Family (Triplex)			Joplin	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 Valley, 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, Shawnee, Overland Park, Olathe	Lee's Summit, Blue Springs, KCMO, Liberty, Grandview, Belton, Raytown, Grain Valley, Gladstone, St. Charles, Joplin, 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, 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

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.



2. NEW ZONING OPTION– CREATION OF R-2 RESIDENTIAL DISTRICT

discussion, recommendations, research, and best practices



Zoning District Use Table

	AG	RDR	RLL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	TNZ	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
Residential																			
Dwelling, Single- Family Detached	P	P	P	P	P	P	P	P	P	P	P								*
Dwelling, Single- Family Attached (Townhouse)						P	P	P	P	P	P				P				*
Dwelling, Two-Family ("Duplex")						P	P	P							P				*
Dwelling, Three- Family ("Triplex")							P	P							P				*
Dwelling, Four-Family ("Fourplex")							P	P							P				*
Dwelling, Multi-Family (Apartment)								P							P				*
Dwelling, Loft									P	P	P	P	P	P	P				*
Dwelling, Zero-Lot Line Development					P	P	P	P	P	P	P				P				*
Short Term Rentals	C			C		C	C	C	C						C				
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																	*

2. NEW R-2 ZONING DISTRICT

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?





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									
Dwelling, Single- Family Detached	P	P	P	P	P	P	P	P	P
Dwelling, Single- Family Attached (Townhouse)						P	P	P	P
Dwelling, Two-Family ("Duplex")						P	P	P	P
Dwelling, Three- Family ("Triplex")						P		P	P
Dwelling, Four-Family ("Fourplex")								P	P
Dwelling, Multi-Family (Apartment)									P
Dwelling, Zero-lot line development					P	P	P	P	P
Short Term Rentals	C			C		C	C	C	C
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							



How this would work

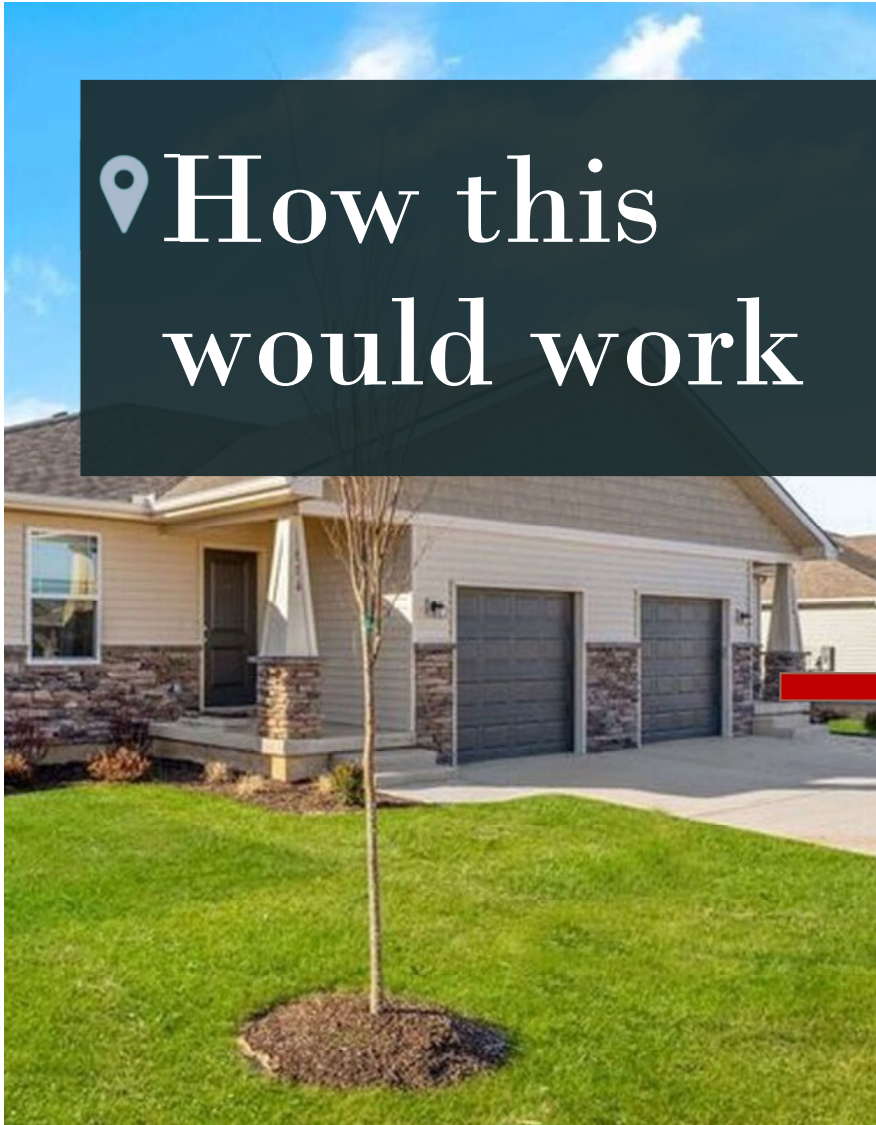
Proposed R-2 Residential District

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 District	Density*	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
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 units/acre	6,000 s.f. (Single-Family) 4,500 s.f. (Duplex)	NA	60 feet (Single-Family); 80 feet (Duplex)
RP-3*	10 units/acre	4,000 s.f.	NA	50 feet (Single-Family) - 35 feet per unit for Duplex, Triplex or Fourplex
RP-4	12 units/acre 25 units/acre for Multi-Family	3,500 s.f. for all; except Multi-family requires 30% open space in lieu of min. lot size	NA	35 feet for Single-Family. All other residential types determined at preliminary plan approval



📍 Research Results

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.

3. ZONING EFFECIENCIES – PUBLIC HEARING PROCESS UPDATES

discussion, recommendations, research, and best practices for all development types





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 RSMo Ch 89

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

Unified Development Ordinance

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



Recommendation



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

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

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. 25-192](#) 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:

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.

7. Resolutions:

- A. [RES. NO. 25-23](#) A Resolution adopting the City Council schedule of meetings for 2026.

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

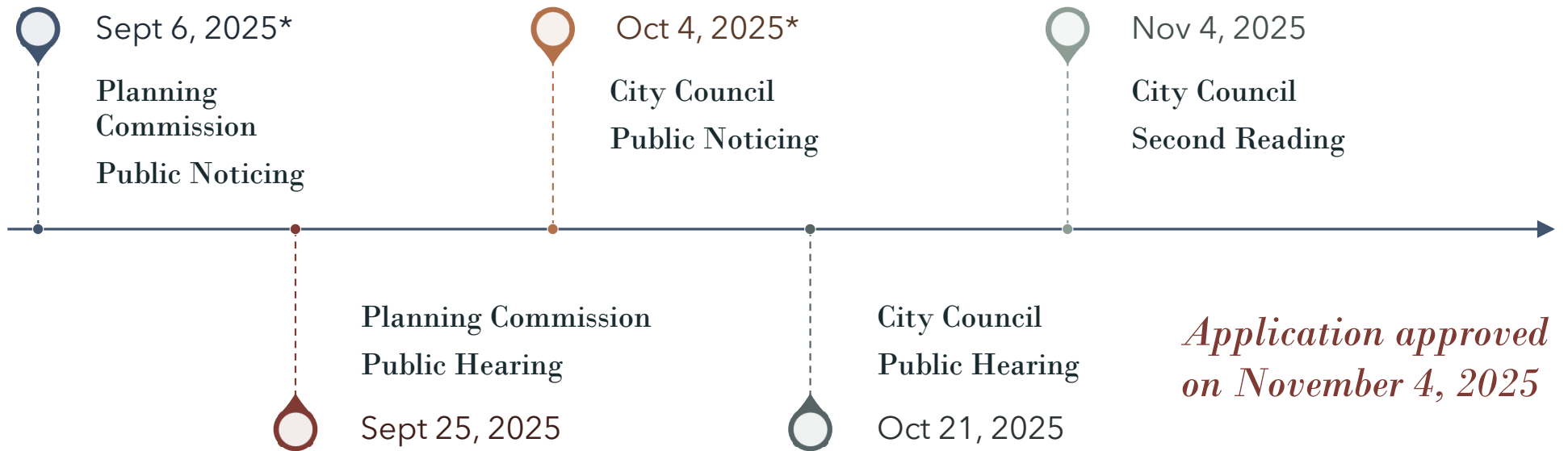
9. Proposed Ordinances - First Reading:

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.

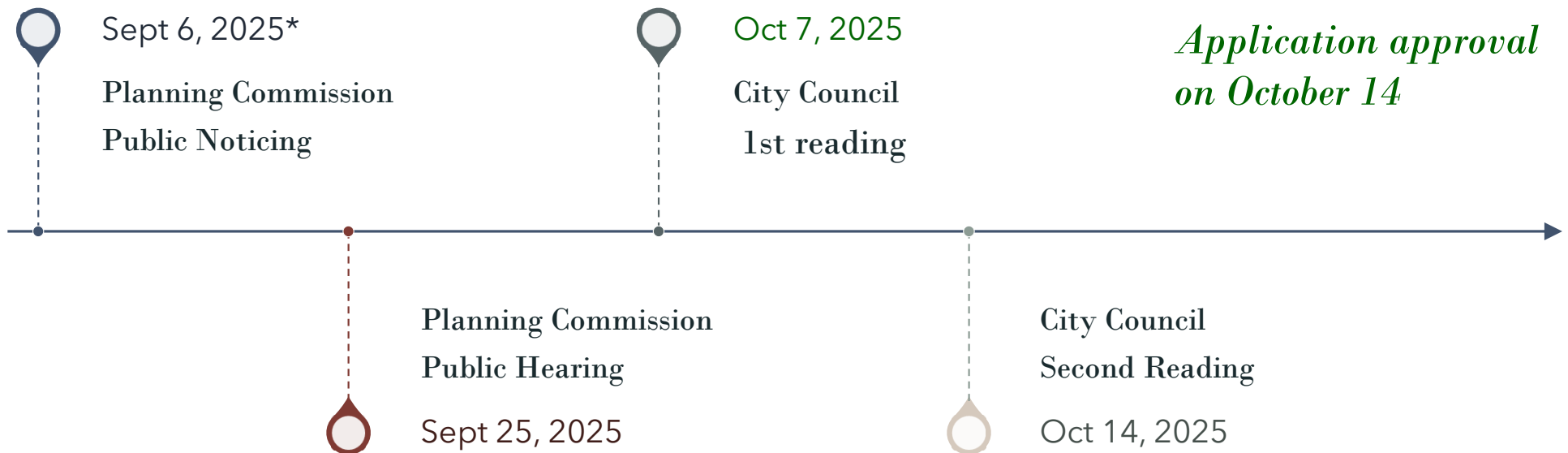
- A. [BILL NO. 25-202](#) An Ordinance approving a Memorandum of Understanding between the City of Lee's Summit, Missouri, through the Parks and Recreation Board, and the Junior College District of Metropolitan Kansas City, Missouri outlining the mutual sheltering and reunification agreement for the Metropolitan Community College and authorizing the Mayor to execute the same.

Presenter: Joe Snook, Administrator of Parks and Recreation

Current Zoning Timeline



Recommended Zoning Timeline



UDO Article 2 Recommendations



3. PUBLIC HEARING PROCESS

DIVISION II. PUBLIC HEARINGS AND NOTICES

Sec. 2.150. Public hearings.

A. When required.

1. ~~Two hearings required.~~ The following applications require a public hearing before the Planning Commission and the Governing Body:
 - a. Unified Development Ordinance Text Amendments;
 - b. Rezoning;
 - c. 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
 - g. Vacation of right-of-way.
2. ~~Commission hearing only. The following applications require a public hearing before the Commission only:~~
 - ~~a~~h. Comprehensive Plan;
 - ~~b~~i. Comprehensive Plan amendment;
 - ~~c~~j. Capital Improvements Plan;
 - ~~d~~k. 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;
 - c. Vacation of easement;
 - d. Sign application;
 - e. 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:~~
 - ~~(1) Final Development Plan that contains minor or no changes to an approved Preliminary Development Plan;~~
 - ~~(2) Minor plat.~~

- B. Purpose. 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. Public hearing required. Consideration of Unified Development Ordinance text amendments shall require a public hearing~~s~~ before the Planning Commission ~~and Governing Body~~ 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. Public hearing required. Consideration of rezoning applications shall require a public hearing~~s~~ before the Planning Commission ~~and Governing Body~~ following publication notice, notice to surrounding property owners, and posting of notice signs as provided in this article.
- B. Approval by ordinance. The Planning Commission shall submit a recommendation on the application to the Governing Body, and the Governing Body renders a final decision. All rezoning applications approved by the Governing Body shall be approved by ordinance.

📍 UDO Article 2 Recommendations



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

- A. Public hearing required. Consideration of vacation of right-of-way applications shall require a public hearings before the Planning Commission and Governing Body following publication notice, notices to surrounding property owners, and posting of notice signs as provided in this article.
- B. Approval by ordinance. The Planning Commission shall submit a recommendation on the application to the Governing Body and the Governing Body renders a final decision. All vacation of right-of-way applications shall be approved by ordinance.
- C. 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;
 - 2. No private rights will be injured or endangered by the vacation; and
 - 3. 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.

Research



CITY	Public Hearing Requirements				
	PUBLIC HEARING HELD AT		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	Y	Y	300	Y	300
Lee's Summit - recommendation	Y	-	300	Y	300
Belton	Y	-	185	-	-
Blue Springs	Y	Y	185	-	-
Grandview	Y	Y	185	-	-
Grain Valley	Y	Y*	185	*	-
Independence	Y	*	185	-	-
KCMO	Y	Y	300	Y	300
Raymore	Y	Y	185	*	185
Raytown	Y	Y	185	Y	185 plus
Chesterfield	Y	-	225	-	-
Columbia	Y	-	185	-	-
Creve Couer	Y	-	300	-	-
Maryland Heights	Y	-	300	-	-
Joplin	Y	Y	185	-	-
O'Fallon	Y	Y	300	-	-
St. Charles	Y	Y	300	-	-
Wentzville	Y	-	300	-	-
Lenexa, KS	Y	-	200	-	-
Shawnee, KS	Y	-	200	-	-
Olathe, KS	Y	-	200 (1000)	Y*	500
Overland Park, KS	Y	Y*	200 (1000)	Y*	500
Carmel, IN	Y	-	660	-	-
Franklin, TN	-	Y	500	Y	500



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. Protest petitions. Rezoning, special use permit and preliminary development plan applications (except for revisions to preliminary development plans which do not require a public hearing) 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. Adoption where protest filed. 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

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



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

