



2405 Grand Boulevard, Suite 1100
Kansas City, Missouri 64108-2521

(816) 221-1000 / (816) 221-1018 FAX / gilmorebell.com

To: Lee's Summit Planning Commission

From: David Bushek

Date: May 1, 2026

Re: Arborside LCRA Redevelopment Plan

This memorandum is a summary of the Planning Commission's agenda items at the May 14, 2026 meeting regarding the Arborside Land Clearance for Redevelopment Authority (LCRA) Redevelopment Plan which includes approximately 1000 acres of property owned by Property Reserve, Inc., which is generally located to the east of I-470 between Colbern Road on the south and Woods Chapel Road on the north (the "**North Property Reserve Land**").

City staff has been working with representatives of Property Reserve, Inc., and Land Reserve, Inc. as entities connected with the Church of Jesus Christ of Latter Day Saints. Land Reserve owns the North Property Reserve Land described above, and Property Reserve owns approximately 3200 acres of property in the south part of the City. Land Reserve will serve as the Master Developer of the North Land Reserve Property as it is sold to third parties for development.

The City has worked with Land Reserve to develop an infrastructure financing plan for the major infrastructure improvements that are needed to serve the North Property Reserve Land. Part of this financing plan calls for the approval of a Redevelopment Plan by the Land Clearance for Redevelopment Authority (LCRA) Board of Commissioners. Section 99.830, RSMo, provides that the "planning agency" of the City should review the LCRA Plan and provide a recommendation to the LCRA Board and the City Council regarding the consistency between the LCRA Redevelopment Plan for the North Property Reserve Land and the Comprehensive Plan.

This step in the process of reviewing and approving an LCRA Plan in the past has been handled through the rezoning process. Prior LCRA redevelopment plans that have been approved by the City have commonly been accompanied by a rezoning and/or preliminary development plan (PDP) approval for the project. The Planning Commission evaluates the land-use designation of the property on the City's Comprehensive Plan as a routine matter for rezoning and PDP applications. In this case, because we are dealing with a large area that is not yet subject to any rezoning or PDP applications, the Planning Commission is being asked to evaluate the consistency between the Arborside LCRA Plan and the Comprehensive Plan and make an independent recommendation to the LCRA Board and City Council.