



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-039
File Name	Comprehensive Plan Amendment – Future Land Use Map Update
Applicant	City of Lee's Summit
Location	City Wide
Planning Commission Date Heard by	February 26, 2026 Planning Commission
Analyst	C. Shannon McGuire, Planning Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: February 7, 2026
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Comprehensive Plan Amendment Exhibits – 2 pages

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee’s Summit/ Applicant
Applicant’s Representative	C. Shannon McGuire, Planning Manager
Location of Property	City wide
Procedure	<p>Consideration of a Comprehensive Plan, an amendment to the Comprehensive Plan, or a Capital Improvement Plan, shall require a public hearing before the Commission, following publication notice as provided in Article 2, of the Unified Development Ordinance.</p> <p>The Comprehensive Plan of the City and all amendments to the Comprehensive Plan, and the Capital Improvement Plan, shall be approved by Resolution of the Commission.</p>

Description of Applicant’s Request
The City of Lee’s Summit proposes to amend the 2021 Ignite! Comprehensive Plan Land Use Map for 2 projects that have completed the entitlement process and been approved by City Council.
Approved Projects include;
Ovation
Oldham Village Phase 1

2. Unified Development Ordinance (UDO)

Section	Description
2.220	Comprehensive Plan, Comprehensive Plan Amendment and Capital Improvement Plan

The Future Land Use Plan in the 2021 Ignite! Comprehensive Plan for the City of Lee’s Summit is intended to serve as a general policy guide rather than a regulatory requirement when evaluating development proposals and planning decisions. The Future Land Use component combines a future land use map with a land use classification framework to illustrate the City’s long-term vision for growth.

This section of the Comprehensive Plan provides guidance on desired land use patterns and the relationship between land uses and public infrastructure; however, it does not establish exact boundaries for specific uses. Instead, it is designed to help inform decision-making and support coordinated, orderly growth and development throughout the community.

3. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Land Use & Community Design	Goal 3.7.A – Promote sustainable land use to meet the needs of the future.

Comprehensive Plan

The Future Land Use Map graphically illustrates the desired development types, general locations, patterns, and intensities for areas throughout the community. It serves as a visual planning tool that helps guide decisions related to growth, development, and the coordination of land uses with public infrastructure and services.

The subject application is intended to update and align the adopted Future Land Use Map with previously approved projects and development applications. This update ensures that the map accurately reflects existing entitlements and planned improvements, while maintaining consistency with the overall vision of the Comprehensive Plan for the City of Lee’s Summit.

4. Analysis

Background and History

Previously, Comprehensive Plan amendments were presented to the Planning Commission on a case-by-case basis as individual development projects moved through the approval process. Because the Planning Commission has final authority on Comprehensive Plan amendments, this approach sometimes created confusion for applicants and the public regarding the different steps occurring simultaneously. Additionally, when a zoning application was continued, amended, denied, or withdrawn, it often affected the timing or necessity of the associated Comprehensive Plan amendment.

To improve efficiency and clarity, in 2024 staff began presenting Comprehensive Plan amendments in the first quarter of each year following zoning actions approved by the Lee’s Summit City Council. Under this approach, staff submits a single amendment application for the Planning Commission’s consideration that includes all development projects which have completed the review process and received City Council approval.

These amendments do not change land use designations or zoning entitlements. Instead, they update the Comprehensive Plan map to reflect zoning and preliminary development plan actions that have already been approved by the City of Lee’s Summit.

Below is a list of applications that have completed the entitlement process and been approved by City Council.

- February 11, 2025 – The City Council approved the PDP and REZ from RP-3 & CP-2 to RP-4 & PMIX for the Ovation development by Ord. #10080.

- Existing Comprehensive Plan Designation – Residential 1
- Updated Comprehensive Plan Designation – Residential 2 & Mixed Use

- January 14, 2025 – The City Council approved the PDP for Oldham Village Phase 1 by Ord. #10049.
 - Existing Comprehensive Plan Designation – Commercial
 - Updated Comprehensive Plan Designation – Mixed Use

Compatibility

The Ignite! Comprehensive Plan establishes a goal of promoting sustainable land use that meets the community’s future needs, with an objective to support purposeful growth, revitalization, and redevelopment. Aligning the adopted Future Land Use Map with current land uses and projects previously approved by the Lee’s Summit City Council helps advance this goal.

Updating the Future Land Use Map to reflect City actions ensures that this planning tool remains accurate and effective, allowing it to continue guiding future land use recommendations and supporting informed decision-making for the long-term benefit of the community.

Adverse Impacts

The proposed comprehensive plan amendment is not expected to negatively impact the use or aesthetics of any neighboring property, nor is it expected to negatively impact the health, safety and welfare of the public.

Public Services

The proposed comprehensive plan amendment will not impede the normal and orderly development and improvement of the surrounding property.

Recommendation

The subject application meets the requirements of the UDO and the 2021 Ignite! Comprehensive Plan.