

The City of Lee's Summit
Action Letter - Final
Community and Economic Development Committee

Wednesday, September 10, 2025

4:00 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet in Regular Session on Wednesday, September 10, 2025 at 4:00 pm via video conference as provided by Section 2-50 of Ordinance No. 9172. Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Tuesday, September 9, 2025, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The meeting may be viewed on the City's website at WatchLS.net, or Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7.

1. Call to Order

Chair Hodges called to order the September 10, 2025 Community and Economic Development Committee meeting to order at 4:03 p.m.

2. Roll Call

Present: 3 - Chairperson Faith Hodges
Vice Chair Trish Carlyle
Councilmember Mia Prier

Absent: 2 - Councilmember Donnie Funk
Planning Commissioner Terry Trafton

3. Approval of Agenda

Councilmember Prier made a motion, seconded by Vice Chair Carlyle, to approve the September 10, 2025 Community and Economic Development Committee agenda. The motion passed by the following vote:

Aye: 3 - Chairperson Hodges
Vice Chair Carlyle
Councilmember Prier

Absent: 1 - Councilmember Funk

4. Public Comments

There were no public comments.

5. Business

- A. [2025-7135](#)** Approval of the August 13, 2025 Community and Economic Development

Community and Economic Development Committee

Action Letter - Final

September 10, 2025

Committee Action Letter

A motion was made by Vice Chair Carlyle, seconded by Councilmember Prier, to approve the August 13, 2025 Community and Economic Development Committee Action Letter. The motion passed by the following vote:

Aye: 3 - Chairperson Hodges
Vice Chair Carlyle
Councilmember Prier

Absent: 2 - Councilmember Funk
Planning Commissioner Trafton

- B. [BILL NO. 25-180](#)** An Ordinance Amending Chapter 4, Alcoholic Beverages, Article I. In General, Section 4-1. Definitions of the Code of Ordinances of the City of Lee's Summit, Missouri. (CEDC 9/10/25)

Major Nicole Walters explained the intention of this ordinance amendment is to allow movie theaters in Lee's Summit to serve alcohol.

Councilmember Prier made a motion, seconded by Vice Chair Carlyle, to recommend for City Council approval TMP-3359 An Ordinance Amending Chapter 4, Alcoholic Beverages, Article 1. In General, Section 4-1. Definitions of the Code of Ordinances of the City of Lee's Summit.

Aye: 3 - Chairperson Hodges
Vice Chair Carlyle
Councilmember Prier

Absent: 1 - Councilmember Funk

- C. [BILL NO. 25-189](#)** An Ordinance Amending Chapter 29 of the Lee's Summit City Code of Ordinances, Article 1, Section 29-12 Pertaining To Establishment of Play Streets and Amending Article VI, Division 2, Section 29-452 Pertaining to Parade Applications for a specified time period during the 2026 FIFA World Cup. (CEDC 9/10/25)

Tracy Albers, Director of Development Services, presented information about this proposed amendment in preparing for the 2026 FIFA World Cup. She explained this is a companion piece to the Unified Development Ordinance (UDO) Amendments that were considered by the Community and Economic Development Committee (CEDC) in August. This draft Ordinance would amend City Code and temporarily modify the regulation of play streets (block parties) and parades, whereby no parade or block party permits would be issued from June 1 - July 31, 2026, with the exception of those for City-sponsored and/or FIFA events.

Councilmember Prier made a motion, seconded by Vice Chair Carlyle, to recommend for City Council approval, TMP-3442 An Ordinance Amending Chapter 29 of the Lee's Summit City Code of Ordinances, Article 1, Section 29-12 Pertaining to Establishment of Play Streets and Amending Article VI, Division 2, Section 29-452 Pertaining to Parade Applications for a specified time period during the 2026 FIFA World Cup. The motion passed by the following vote:

Aye: 3 - Chairperson Hodges
Vice Chair Carlyle
Councilmember Prier

Absent: 1 - Councilmember Funk

D. 2025-7147 Discussion: Housing - Continued Discussion on Process Review Opportunities and Updates

Aimee Nassif, Deputy Director of Development Services, presented staff recommendations to streamline review processes and address zoning reform opportunities throughout various sections of the Unified Development Ordinance as directed by the City Council on June 10, 2025. The recommendations pertained to the following:

Review & Process Areas

1. Modifications
2. Preliminary Development Plans - submittal requirements
3. Preliminary Development Plans - revisions
4. Preliminary Development Plan - extensions
5. Concept Plans - submittal requirements

Zoning Reform Areas

1. L and Use Entitlements - expanding housing choice
2. New Conventional Zoning District (R -2)
3. Public Hearings-number of hearings for P DP s and revised PDP

After discussion, the committee made suggestions and asked staff to provide additional information on residential zoning in other communities and the differences between duplexes and town homes.

6. Roundtable

There was no roundtable discussion.

7. Adjournment

Hearing no further business, Chair Hodges adjourned the September 10, 2025 Community and Economic Development Committee meeting at 4:46 p.m.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"