



The City of Lee's Summit

Final Agenda

Planning Commission

Thursday, October 24, 2024

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Public Comments

5. Approval of the Consent Agenda

- A. [2024-6571](#) Approval of the October 10, 2024 Planning Commission Action Letter

- B. [2024-6579](#) Appl. #PL2024-240 - SIGN APPLICATION - Apollo Health Insurance projecting sign, 330 SE Douglas St; Gator Graphics, applicant

Presenter: Dean Wille, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- C. [TMP-3152](#) Appl. #PL2024-203 - VACATION OF UTILITY EASEMENT - 1424 and 1450 NW Pryor Road; WI Pryor Crossing, LLC, applicant

Presenter: Cathy Counti, Applicant
Claire Byers, Senior Planner

6. Public Hearings

- A. [2024-6583](#) Appl. #PL2024-230 - SPECIAL USE PERMIT - Adam's Toyota Auto Repair and Maintenance Facility; Adam's Toyota Lee's Summit, applicant

Presenter: Scott Middleton, Applicant's Representative
Adair Bright, AICP, Senior Planner

- 1) [TMP-3161](#) An ordinance granting a special use permit renewal for major automotive repair services in District PI (Planned Industrial) on land located at 2401 NE Douglas Street for a period of ten (10) years from the previous expiration date, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

Presenter: Adair Bright, AICP, Senior Planner

- B. [2024-6585](#) Appl. #PL2024-241 - Unified Development Ordinance Amendments to Article 2 pertaining to Expiration of an approved final development plan; Article 2 pertaining to Preliminary Development Plans; Article 5 pertaining to Floodplain Overlay District; Article 7 pertaining to Modifications; Article 8 pertaining to building materials. City of Lee's Summit, applicant.
- Presenter:** Aimee Nassif, AICP, Deputy Director of Development Services
- C. [2024-6580](#) Appl. #PL2024-217 - REZONING from R-1 to RP-1 and RP-3 and PRELIMINARY DEVELOPMENT PLAN - The Townhomes of Chapel Ridge, 4060 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant
- Presenter:** Matt Schlicht, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner
- 1) [TMP-3159](#) An Ordinance approving a rezoning from District R-1 (Single-family Residential) to District RP-1 (Planned Single-family Residential) and RP-3 (Planned Residential Mixed Use) and preliminary development plan for The Townhomes of Chapel Ridge on approximately 3.29 acres of land located at 4060 NE Ralph Powell Rd, 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:** Hector Soto, Jr., AICP, Senior Planner

7. Adjournment

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