



The City of Lee's Summit

Final Agenda

Planning Commission

Thursday, April 24, 2025

5:00 PM

City Council Chambers

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 Consent Agenda

- A. [2025-6929](#) Appl. #PL2025-084 - SIGN APPLICATION - Green Street sign package, 220 SE Green St; City of Lee's Summit, applicant

Presenter: Sharon Bloom, Applicant Representative
Shannon McGuire, Planning Manager

- B. [TMP-3306](#) Appl. #PL2024-284 - FINAL PLAT - Kensington Farms - 7th Plat, Lots 279 thru 324; Inspired Homes, developer

Presenter: Claire Byers, Senior Planner

- C. [2025-6932](#) Approval of the April 10, 2025 Planning Commission Action Letter

6. Public hearings

- A. [2025-6841](#) Appl. #PL2025-053 - COMPREHENSIVE PLAN AMENDMENT - 2026-2030 Capital Improvement Plan (CIP); City of Lee's Summit, applicant

Presenter: George M. Binger, III, P.E., City Engineer

- 1) [2025-6842](#) A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, adopting the Capital Improvement Plan 2026-2030 as an amendment to the City of Lee's Summit Ignite Comprehensive Plan, as amended in Exhibit A, and approving the location, extent and character of all public improvement described in the City of Lee's Summit Capital Improvement Plan 2026-2030.

Presenter: C. Shannon McGuire, Planning Manager
George M. Binger, III, P.E., City Engineer

- B. [2025-6923](#) Appl. #PL2025-012 - PRELIMINARY DEVELOPMENT PLAN - Christian Brothers Automotive, 110 SW Raintree Plaza Dr; Christian Brothers Automotive, applicant

Presenter: Ziad Kaakouch, Applicant Representative
Ian Trefren, Planner

- 1) [TMP-3327](#) An Ordinance approving a preliminary development plan for land located at 110 SW Raintree Plaza Drive for Christian Brothers Automotive, all in accordance with the provision of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: Ian Trefren, Planner

- C. [2025-6922](#) Appl. #PL2025-013 - Special Use Permit - Christian Brothers Automotive, 110 SW Raintree Plaza Dr; Christian Brothers Automotive, applicant

Presenter: Ziad Kaakouch, Applicant Representative
Ian Trefren, Planner

- 1) [TMP-3326](#) An Ordinance granting a special use permit for a major automotive repair facility in district CP-2 (planned community commercial) on land located at 110 SW Raintree Plaza Drive for a period of thirty (30) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

Presenter: Ian Trefren, Planner

- D. [2025-6921](#) Appl. #PL2025-038 - PRELIMINARY DEVELOPMENT PLAN - Valvoline Oil, 610 NW Chipman Rd; WSO Partners, LLC., applicant

Presenter: Jay Ferguson, Applicant Representative
Ian Trefren, Planner

- 1) [TMP-3328](#) An Ordinance approving a preliminary development plan for land located at 610 NW Chipman Road for Valvoline Oil, 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: Ian Trefren, Planner

- E. [2025-6883](#) Appl. #PL2024-319 - RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN - 150 & Ward Apartments, 3620 SW Ward Rd; Milhaus Development, applicant

Presenter: Devon Coffey, Applicant Representative
Adair Bright, AICP, Senior Planner

- 1) [TMP-3305](#) An Ordinance approving a Preliminary Development Plan for land located at 3620 SW Ward Road for 150 & Ward Apartments, 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: Adair Bright, AICP, Senior Planner

7. Roundtable

8. Adjournment

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