



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, February 7, 2023

6:00 PM

City Council Chambers  
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

**REGULAR SESSION NO. 28**

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Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, February 7, 2023 at 6:00 pm in person and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, 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 Monday, February 6, 2023, to the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net) to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method. The meeting may be viewed on the City's website at [WatchLS.net](http://WatchLS.net), and on various cable providers (Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7).

#### **Preliminaries:**

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

#### **1. Approval of Agenda**

#### **2. Approval of Consent Agenda:**

*Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.*

- A. [2023-5393](#) Approval of City Council Action Letter from January 24, 2023.

#### **3. Council Roundtable**

*Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.*

#### 4. Public Hearings:

*Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.*

- A. [2023-5380](#) Public Hearing: Application #PL2022-327 - Preliminary Development Plan - Heartland Market, 900 NE Colbern Road; Great American Dream, LLC, applicant. (Note: This application is to be continued to a date certain of March 7, 2023 per the applicant's request.)

**Presenter:** Jack Hopkins, Applicant's Representative  
Josh Johnson, AICP, Director of Development Services

- B. [2023-5383](#) Public Hearing: Application #PL2022-387 - Preliminary Development Plan and Special Use Permit for an equipment lease/rental facility - Herc Rentals, 1460 SE Hamblen Road; Herc Rentals, applicant.

**Presenter:** Alan Kashian, Applicant Representative  
Josh Johnson, AICP, Director of Development Services

- 1) [BILL NO. 23-024](#) An Ordinance approving a Preliminary Development Plan for Herc Rentals on land located at 1460 SE Hamblen Road, 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:** Alan Kashian, Applicant Representative  
Josh Johnson, AICP, Director of Development Services

- 2) [BILL NO. 23-025](#) An Ordinance granting a Special Use Permit for an equipment rental facility in District PI on land located at 1460 SE Hamblen Road, for a period of twenty (20) years, all in accordance with Article 6 of the Unified Development Ordinance, for the City of Lee's Summit, Missouri.

**Presenter:** Alan Kashian, Applicant Representative  
Josh Johnson, AICP, Director of Development Services

- C. [2023-5384](#) Public Hearing: Application #PL2022-378 - Preliminary Development Plan - HCA LSMC ASC, 1950 SE Blue Parkway; Hammes Partners, applicant.

**Presenter:** Steve Buckeridge, Applicant Representative  
Josh Johnson, AICP, Director of Development Services

- 1) [BILL NO. 23-026](#) An Ordinance approving a Preliminary Development Plan for HCA LSMC ASC on land located at 1950 SE Blue Parkway, 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:** Steve Buckeridge, Applicant Representative  
Josh Johnson, AICP, Assistant Director of Plan Services

- D. [2023-5379](#) Public Hearing: Application #PL2022-422 - Exterior Renovation Permit Appeal, 6 SW 2nd Street; Guy Gronberg Architects P.C, applicant.

**Presenter:** Shannon McGuire, Planner  
Guy Gronberg, Applicant representative

## 5. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

## 6. Proposed Ordinances - First Reading:

The proposed ordinances presented for first reading may include items with a previous hearing; an item brought directly to the City Council without a recommendation from a Council Committee; or, items forwarded from citizen Boards or Commissions. Five affirmative votes are required for approval of second reading.

- A. [BILL NO. 23-027](#)** An Ordinance accepting Final Plat entitled "Cobey Creek, 2nd Plat, Lots 31-77, 160-187, 200-250 and Tracts A-K", as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** C. Shannon McGuire, Planner  
Brad Kempf, Applicant's Representative
- B. [BILL NO. 23-028](#)** An Ordinance accepting Final Plat entitled, " Pryor Ridge, 11th Plat, Lots 359-437", as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** Matt Schlicht, P.E., Applicant  
Hector Soto, Jr., AICP, Senior Planner
- C. [BILL NO. 23-029](#)** An Ordinance accepting Final Plat entitled, "Orchard Woods, Lots 1-34 and Tract A", as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** Daniel Villanueva, Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner
- D. [BILL NO. 23-030](#)** An Ordinance vacating a certain easement located at 1950 SE Shenandoah Drive in the City of Lee's Summit, Missouri.
- Presenter:** Steve Buckeridge, Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner
- E. [BILL NO. 23-031](#)** An Ordinance Authorizing the City of Lee's Summit, Missouri to Issue Taxable Industrial Development Revenue Bonds in a Principal Amount Not to Exceed \$35,000,000 in Connection With the Raintree Village Phase I - Senior Residential Project; and Authorizing Certain Documents and Actions in Connection Therewith
- Presenter:** David Bushek, Chief Counsel of Economic Development & Planning  
David Martin, Gilmore & Bell
- F. [BILL NO. 23-032](#)** An Ordinance Authorizing the City of Lee's Summit, Missouri to Issue Taxable Industrial Development Revenue Bonds in a Principal Amount Not to Exceed \$103,100,000 in Connection With the Blackwell Residential Rental Project; and Authorizing Certain Documents and Actions in Connection Therewith.
- Presenter:** David Bushek, Chief Counsel of Economic Development & Planning  
David Martin, Gilmore & Bell

- G. [BILL NO. 23-033](#) An Ordinance Authorizing the City of Lee's Summit, Missouri to Issue Taxable Industrial Development Revenue Bonds in a Principal Amount Not to Exceed \$72,200,000 in Connection With the Summit Square III Apartments Project; and Authorizing Certain Documents and Actions In Connection Therewith.

**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning  
David Martin, Gilmore & Bell

## 7. Committee Reports

*Committee chairs report on matters held in Committee.*

## 8. Council Comments:

*(NOTE: Total time for Council Comments will be limited to 5 minutes.)*

## 9. Staff Roundtable

*Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.*

## 10. Adjournment

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 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"