



The City of Lee's Summit
Final Agenda
City Council - Regular Session

Thursday, July 13, 2017

6:15 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

Amended Agenda

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

1. PUBLIC COMMENTS:

(NOTE: Total time for Public Comments will be limited to 10 minutes.)

2. COUNCIL COMMENTS:

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

3. APPROVAL OF CONSENT AGENDA:

Items on the Consent Agenda are routine business matters; were previously discussed in a Council Committee and carry a recommendation for approval; 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. [2017-1266](#) Approval of Action Letters from June 1 and June 15, 2017.

Attachments: [June 1, 2017 - Action Letter](#)
[June 15, 2017 - Action Letter](#)

- B. [2017-1294](#) Mayor's Appointments:
Historic Preservation Commission: Appoint Gary Keshner to replace Eric Vaughan, term to expire 5-01-19.
Industrial Development Authority: Appoint Robert Handley to replace Keith Fenwick, term to expire 11-4-22.
Planning Commission: Appoint Jeff Sims to replace Brandon Rader, term to expire 4-15-18.
- Attachments:** [Mayor's Memo to Council 7-7-17](#)
[Keshner Interest Form](#)
[Handley Interest Form](#)
[Sims Interest Form](#)
- C. [2017-1301](#) Approval of change in Managing Officer for LaFuente Mexican Restaurant, 899 SW LeMans Lane.
- Attachments:** [Application](#)
- D. [2017-1302](#) Approval of change in liquor license from a Type "H" to a Type "G-1" for Libations, LLC, 23 SE 3rd Street.
- Attachments:** [Application](#)
- E. [2017-1303](#) Approval of a Type "H" and "S" liquor license for Fuel Espresso 27, 616 SW Jefferson. (Previously Traffik Jam).
- Attachments:** [Application](#)

4. **PROPOSED ORDINANCES FORWARDED FROM COMMITTEE:**

The following proposed ordinances were considered by a Council Committee and are presented to the Council for two readings and adoption.

- A. [BILL NO. 17-139](#) AN ORDINANCE AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT BETWEEN OAK TREE FARM CLUBHOUSE/HOMES ASSOCIATION, INC., AND THE CITY OF LEE'S SUMMIT, MISSOURI FOR THE INSTALLATION AND MAINTENANCE OF IMPROVEMENTS TO A PORTION OF THE CITY'S RIGHTS-OF-WAY ON LANGSFORD ROAD AND CLUBHOUSE DRIVE. (PWC 6/20/17)
- Attachments:** [Ordinance](#)
[Oak Tree Farm HOA License Agreement](#)

- B. [BILL NO. 17-140](#) AN ORDINANCE AUTHORIZING THE EXECUTION OF MODIFICATION NO. 6 TO THE AGREEMENT WITH CRAWFORD, MURPHY AND TILLY, INC. FOR ON CALL ENGINEERING SERVICES FOR THE AIRPORT (RFQ 2015-300) IN THE AMOUNT OF \$58,630 FOR DESIGN OF BIDDING DOCUMENTS FOR TWO NEW MULTI-UNIT PRE-ENGINEERED T-HANGAR BUILDINGS AND A SINGLE NEW T-HANGAR TAXI LANE AND OTHER INCIDENTAL WORK. (BOAC 6/12/17) (PWC 6/20/17)

Attachments: [Ordinance](#)
[Modification to On-call Agreement](#)
[2017 Hourly Engineering Fee Estimate](#)

- C. [BILL NO. 17-141](#) AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF LEE'S SUMMIT AND CASS COUNTY REGARDING SNOW REMOVAL AND ROAD MAINTENANCE TO PROVIDE FOR FUNDING OF A CAPITAL IMPROVEMENT PROJECT BY THE CITY OF LEE'S SUMMIT FOR WARD ROAD IMPROVEMENTS AND ONGOING MAINTENANCE RESPONSIBILITIES (COUNTY LINE ROAD TO 163RD ST.) (PWC 6/20/17)

Attachments: [Ordinance](#)
[Cass County Ward Road Intergovernmental Agreement](#)

- D. [BILL NO. 17-152](#) AN ORDINANCE AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE KANSAS BUREAU OF INVESTIGATION AND THE CITY OF LEE'S SUMMIT, MISSOURI FOR THE USE OF MIDWEST HIGH INTENSITY DRUG TRAFFICKING AREA AWARD FUNDS. (GP43) (KC) (GP43). (PSAB 6/20/17) (F&BC 7-10-17).

Attachments: [Ordinance](#)
[Memorandum of Understanding](#)

5. **EMERGENCY ORDINANCES:**

The following proposed ordinances meet the criteria included in Sec. 3.13(f) of the Lee's Summit Charter for Emergency ordinances and are presented for two readings in this meeting. Five affirmative votes are required for approval of second reading.

- A. [BILL NO. 17-142](#) AN ORDINANCE APPROVING CHANGE ORDER #3 TO THE CONTRACT WITH WIEDENMANN INC., PROJECT NO. 20231683-C, FOR THE WATER MAIN REPLACEMENT FY16, AN INCREASE OF \$48,459.39 AND AN ADDITIONAL 10 CALENDAR DAYS FOR A REVISED CONTRACT PRICE OF \$1,665,520.09 AND 220 CALENDAR DAYS TO REACH SUBSTANTIAL COMPLETION AND 250 DAYS TO REACH FINAL COMPLETION; AND, CONTAINING AN EMERGENCY CLAUSE.

Attachments: [Ordinance](#)
[Change Order #3](#)

6. 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.** [2016-0806](#) CONTINUED PUBLIC HEARING - Appl. #PL2016-185 - SPECIAL USE PERMIT renewal for a telecommunication tower - 2750 NW Clifford Rd; American Tower Asset Sub, LLC, applicant.
(NOTE: This item was continued from April 6th, May 18th and June 1st, 2017 per the applicant's request. The applicant requests an additional continuance to a date uncertain.)

Attachments:

[PC Minutes](#)
[Staff Letter](#)
[Site Plan and Elevations](#)
[Pictures of Site and Surrounding Properties](#)
[Statement in Support of SUP Application](#)
[Table of SUPs for Towers](#)
[RSMo 64.5094](#)
[Location Map](#)

- B.** [2016-0688](#) CONTINUED PUBLIC HEARING - Appl. #PL2016-190 - SPECIAL USE PERMIT renewal for telecommunication towers - 2140 NW Lowenstein Dr.; American Tower Asset Sub II, LLC, applicant.
(NOTE: This item was continued from April 6th, May 18th and June 1st, 2017 per the applicant's request.)

Attachments:

[Planning Commission Minutes](#)
[Staff Letter CC](#)
[Site Plan](#)
[Statement in Support](#)
[Photos of Subject and Surrounding Properties](#)
[Special Use Permit Tower Table](#)
[RSMo Section 67.5094](#)
[Location Map](#)

- 1) [BILL NO. 17-143](#) AN ORDINANCE GRANTING A SPECIAL USE PERMIT RENEWAL FOR A TELECOMMUNICATIONS TOWER IN DISTRICT AG (AGRICULTURAL) ON LAND LOCATED AT 2140 NW LOWENSTEIN DRIVE, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

Attachments:

[Ordinance](#)
[Staff Letter](#)
[Site Plan](#)
[Statement in Support](#)
[RSMo Section 67.5094](#)
[Photos of Subject and Surrounding Properties](#)
[Location Map](#)

- C. [2017-1291](#) PUBLIC HEARING - Appl. #PL2017-094 - REZONING from AG to RP-4 and CP-2 and PRELIMINARY DEVELOPMENT PLAN - West Ridge at the Lake, approximately 23 acres located at the southwest corner of NE Bowlin Road and NE Jamestown Drive; Sallee Homes, applicant.

Attachments:

[Planning Commission Minutes](#)
[Staff Letter](#)
[Traffic Impact Analysis](#)
[Traffic Study](#)
[Preliminary Dev Plan](#)
[Landscape Plan](#)
[Elevations](#)
[Modification requests](#)
[Revised Landscape Plan](#)
[Landscape Buffer Types](#)
[Revised Project Area + Carports site plan](#)
[Location Map](#)

- 1) [BILL NO. 17-148](#) AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM AG TO RP-4 and CP-2 ON APPROXIMATELY 23 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NE BOWLIN RD AND NE JAMESTOWN DR. FOR THE PROPOSED WEST RIDGE AT THE LAKE DEVELOPMENT, AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR WEST RIDGE AT THE LAKE, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

Attachments:

[Ordinance](#)
[Staff Letter](#)
[Landscape Plan 6.29.17](#)
[Preliminary Dev Plan](#)
[Elevations](#)
[Location Map](#)

- D. [2017-1368](#) PUBLIC HEARING - Appl. #PL2017-095 - PRELIMINARY DEVELOPMENT PLAN - Bloom Living, approximately 2.5 acres located at the southwest corner of SE Shenandoah Drive and SE Battery Drive; Complete, LLC, applicant.

Attachments:

[Planning Commission Minutes](#)
[Staff Letter](#)
[TIA](#)
[Bloom Living Narrative](#)
[Bloom Living PDP](#)
[Location Map](#)

- 1) [BILL NO. 17-145](#) AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT THE SOUTHWEST CORNER OF SE SHENANDOAH DR. AND SE BATTERY DR. IN DISTRICT CP-2, PROPOSED BLOOM LIVING, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

Attachments:

[Ordinance](#)
[Staff Letter](#)
[Bloom Living PDP](#)
[Location Map](#)

- E. [2017-1300](#) PUBLIC HEARING - Appl. #PL2017-096 - SPECIAL USE PERMIT for a senior independent living facility - Bloom Living, approximately 2.5 acres located at the southwest corner of SE Shenandoah Drive and SE Battery Drive; Complete, LLC, applicant.

Attachments: [Planning Commission Minutes](#)
[Staff Letter](#)
[Bloom Living Narrative](#)
[Bloom Living PDP](#)
[Location Map](#)

- 1) [BILL NO. 17-146](#) AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SENIOR INDEPENDENT LIVING FACILITY, BLOOM LIVING, IN DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL) ON LAND LOCATED AT THE SOUTHWEST CORNER OF SE SHENANDOAH DR. AND SE BATTERY DR. FOR A PERIOD OF THIRTY (30) YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

Attachments: [Ordinance](#)
[Staff Letter](#)
[Site Plans and Elevations](#)
[Location Map](#)

- F. [2017-1298](#) PUBLIC HEARING - Appl. #PL2017-093 - PRELIMINARY DEVELOPMENT PLAN - Pine Tree Plaza Renovations, 300 SW Blue Pkwy.; Pine Tree Plaza, LLC, applicant.

Attachments: [Planning Commission Minutes](#)
[Staff Letter](#)
[Pine Tree Plaza PDP](#)
[Location Map](#)

- 1) [BILL NO. 17-144](#) AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 300 SW BLUE PARKWAY IN DISTRICT PMIX, PROPOSED PINE TREE PLAZA RENOVATIONS, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

Attachments: [Ordinance](#)
[Pine Tree Plaza PDP](#)
[Location Map](#)

- G. [2017-1363](#) PUBLIC HEARING - Pine Tree Community Improvement District - Pine Tree Plaza Shopping Center; NSI Investments LLC, applicant.

Attachments: [CID Petition Final Plan](#)
[Exhibit E - Rendering](#)
[Exhibit F - SITE PLAN](#)
[Exhibit G - ELEVATIONS](#)

- 1) [BILL NO. 17-149](#) AN ORDINANCE APPROVING THE PETITION FOR AND ESTABLISHING THE PINE TREE COMMUNITY IMPROVEMENT DISTRICT.

Attachments: [Ordinance](#)
[CID Petition Final](#)

- H. [2017-1296](#) PUBLIC HEARING - Appl. #PL2017-097 - PRELIMINARY DEVELOPMENT PLAN - Coleman Equipment, 4101 NE Lakewood Way; Coleman Equipment, applicant.

Attachments: [Planning Commission Minutes](#)
[Staff Letter](#)
[Transportation Impact Analysis](#)
[Preliminary Development Plan](#)
[Rooftop Mechanical Equipment Screening Details](#)
[Modification Request Letter](#)
[Location Map](#)

- 1) [BILL NO. 17-147](#) AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN ON LAND LOCATED AT 4101 NE LAKEWOOD WAY IN DISTRICT PMIX, PROPOSED COLEMAN EQUIPMENT, ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

Attachments: [Ordinance](#)
[Staff Letter](#)
[Preliminary Development Plan](#)
[Map PL2017-097 Coleman PDP](#)
[Location Map](#)

7. 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. 17-154](#) AN ORDINANCE APPROVING A LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY REDEVELOPMENT PROJECT, COLEMAN EQUIPMENT, PURSUANT TO THE PROVISIONS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY LAW, SECTIONS 99.300 TO 99.660 RSMo.

Attachments: [Ordinance](#)
[Project Application](#)
[Site Location Map](#)
[PDP Plan](#)
[LCRA Model/Guidance Spreadsheet](#)
[6-28-17 LCRA Draft Minutes](#)

- B. [BILL NO. 17-150](#) AN ORDINANCE VACATING TWO BLANKET WATER LINE EASEMENTS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SE M-291 HWY. & SE BAILEY RD. IN THE CITY OF LEE'S SUMMIT, MISSOURI.

Attachments: [Ordinance](#)
[Drawing of easements to be vacated and description](#)
[#PL2017-105 VOE Waterline Easement](#)

- C. [BILL NO. 17-151](#) AN ORDINANCE VACATING A CERTAIN STORM DRAINAGE EASEMENT GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SE M-291 HWY. & SE BAILEY RD. IN THE CITY OF LEE'S SUMMIT, MISSOURI.

Attachments: [Ordinance](#)
[Drawing of easement to be vacated and description](#)
[#PL2017-106 VOE Storm Drainage Easement](#)

- D. [BILL NO. 17-153](#) AN ORDINANCE APPROVING AMENDMENT NO. 1 TO PARKING LOT FACILITY USE AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND THE JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY (A/K/A METROPOLITAN COMMUNITY COLLEGE) AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME BY AND ON BEHALF OF THE CITY.

Attachments: [Ordinance](#)
[Amendment 1](#)
[Original Agreement](#)
[Ord 8145](#)

8. **COMMITTEE REPORTS (Committee chairs report on matters held in Committee):**

9. **COUNCIL ROUNDTABLE:**

10. **STAFF ROUNDTABLE:**

11. **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 Internet site at "www.cityofls.net".