

## **MEMO**

Date: March 24, 2026

To: Mayor and City Council

From: Tracy Albers, Development Services Director  
C. Shannon McGuire, Planning Manager

Re: Planning Commission Comprehensive Plan Updates – Future Land Use Map and  
Thoroughfare Master Plan

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### **Overview**

On February 26, 2026, the Planning Commission approved two amendments to the Ignite! Comprehensive Plan by resolution (2026-001 & 2026-002). These amendments – to the Future Land Use Map and Thoroughfare Master Plan - ensure that the City's long-range planning documents reflect previously approved development actions and anticipated growth in the southwest quadrant of the city.

Together, these amendments ensure that the City's long-range planning documents remain accurate, coordinated, and aligned with both previously approved development and anticipated future growth.

The Planning Commission serves as the final approving authority for amendments to the Comprehensive Plan. Therefore, this memorandum is provided to the City Council for informational purposes only and requires no action.

### **Future Land Use Map Update**

The Future Land Use Map was updated to reflect development projects approved by the City Council in 2025, summarized below:

- Ovation Development – Rezoning and Preliminary Development Plan (February 2025)
  - Previous Comprehensive Plan Designation – Residential 1
  - Updated Comprehensive Plan Designation – Residential 2 & Mixed Use
  
- Oldham Village Phase 1 – Preliminary Development Plan (January 2025).
  - Previous Comprehensive Plan Designation – Commercial
  - Updated Comprehensive Plan Designation – Mixed Use

These updates do not grant new development approvals; they simply ensure the Future Land Use Map reflects the City Council's previously approved actions and continues to guide future land use decisions.

## **Thoroughfare Master Plan Amendment**

The Planning Commission also approved an amendment to the Thoroughfare Master Plan addressing future roadway planning in the southwest area of Lee's Summit.

The City partnered with Lochmueller Group to conduct an alignment study evaluating potential roadway improvements along Scherer Parkway, Scherer Road, and Longview Boulevard. The study identified roadway alignments, assessed impacts to adjacent properties, developed cost estimates, and updated the City's travel demand model with projections through the year 2055.

These improvements are intended to accommodate anticipated growth in the area, including planned school and park facilities, and to guide future infrastructure planning and corridor preservation efforts.