

MEMO

Date: April 9, 2026

To: Planning Commission

From: Sue Pyles, P.E., Development Engineering Manager

CC: File

Re: Appl. #PL2026-064 – Unified Development Ordinance Amendment to Article 5 (Overlay Districts),
Citywide; City of Lee's Summit, applicant

According to FEMA, the current floodplain ordinance does not consistently define freeboard requirements. To address this inconsistency, staff conducted a comprehensive review of the ordinance.

Based on this review, staff identified several areas where revisions are warranted to improve internal consistency, as well as overall clarity and readability. The recommended updates are administrative in nature and are intended to better align the ordinance with FEMA standards and current City practices.

The proposed revisions include the following:

- Addition of definitions to clarify key terms
- Incorporation of existing submission requirements currently utilized during review processes
- Revisions to existing language to more clearly define requirements and ensure consistency with FEMA guidance

The proposed amendments improve the clarity, consistency, and administration of the floodplain regulations while aligning the ordinance with FEMA standards and established City practices.

Recommendations

1. Staff recommends that the revised ordinance be approved as presented.