



## The City of Lee's Summit

### Final Agenda

### City Council - Regular Session

Tuesday, December 3, 2019

6:30 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1000

REGULAR SESSION NO. 44

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#### 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. [2019-3150](#) Approval of Action Letters from November 5th, 12th and 19th, 2019.
  
- B. [BILL NO. 19-248](#) An Ordinance approving a Special Use Permit renewal for a mini-warehouse outdoor storage facility in District PI on land located at 3920 SW M-291 Hwy, existing Storage Mart all in accordance with the provisions of Chapter 33, The Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.  
(Note: First reading by Council on November 17, 2019. Passed by unanimous vote.)  
  

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services  
Greg Musil, Applicant
  
- C. [BILL NO. 19-260](#) An Ordinance accepting Final Plat entitled Lee's Summit Airport, Lots 1-4, as a subdivision to the City of Lee's Summit, Missouri.  
(Note: First reading by Council on November 17, 2019. Passed by unanimous vote.)  
  

Presenter: Josh Johnson, AICP, Assistant Director of Plan Services  
Jim Anderson, Anderson Survey Company

### 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. [2019-2911](#) Continued Public Hearing: Application #PL2019-020 - Rezoning from RP-2 to RP-3 and Preliminary Development Plan - Burton Townhomes, 408 & 500 NW Olive Street; Cherokee Flight, LLC, applicant.  
(Note: This application was continued from July 23, 2019 pending an additional hearing at the Planning Commission. This item is to be continued to December 3, 2019 per the applicants request. This application has been withdrawn.)

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Bruce Best, Applicant

- B. [2019-3140](#) Public Hearing: Application #PL2019-305 - Preliminary Development Plan - Main Orchard, 510 NE Main Street and 6 NW Orchard Street; Engineering Solutions, LLC, applicant.

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Matt Schlicht, Applicant

- 1) [BILL NO. 19-261](#) An Ordinance approving a Preliminary Development Plan, located at 510 NE Main Street and 6 NW Orchard Street in District RP-2, proposed "Main Orchard" in accordance with the provisions of Chapter 33, The Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Matt Schlicht, Applicant

- C. [2019-3144](#) Public Hearing: Application #PL2019-307 - Rezoning from AG and R-1 to RP-3 and Preliminary Development Plan - Osage, approximately 32 acres located at the southwest corner of SW M-150 Hwy and SW Pryor Road; Clayton Properties Group, Inc., applicant.

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services  
Vincent Walker, Owner Representative  
John Erpelding, PE/Engineer

- 1) [BILL NO. 19-262](#) An Ordinance approving a rezoning from District AG and R-1 to District RP-3 and Preliminary Development Plan for approximately 32 acres located at southwest corner of SW M-150 Highway and SW Pryor Road, proposed Osage in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services

- D. [2019-3137](#) Public Hearing: Application #PL2019-359- Unified Development Ordinance (UDO) Amendment - Changes to Article 1 - General Provisions, Article 2 - Applications and Procedures and Article 8 - Site Design to create an administrative reasonable accommodation process and reference ADA design standards in the International Building Code; City of Lee's Summit, applicant.

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services

- 1) [BILL NO. 19-263](#) An Ordinance approving application #PL2019-359 - Unified Development Ordinance (UDO) Amendment Changes to Article 1 - General Provisions, Article 2 - Applications and Procedures and Article 8 - Site Design to create an administrative reasonable accommodation process and reference ADA design standards in the International Building Code; City of Lee's Summit, applicant.

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services

- E. [2019-3131](#) Public Hearing: Residences at Echelon Amendments to Chapter 100 Industrial Development Project.

**Presenter:** Mark Dunning, Assistant City Manager  
David Bushek, Chief Counsel of Economic Development & Planning  
Kimberly Spies, Rouse Frets White Goss Gentile Rhodes, P.C.  
Jake Loveless, M-150 Echelon Land Development, LLC

- 1) [BILL NO. 19-264](#) An Ordinance approving an Amended and Restated Plan for an Industrial Development Project for Residences at Echelon, approving the issuance of an additional \$9,000,000 of Industrial Development Revenue Bonds for the Project, and approving the amendment of certain documents in connection therewith.

**Presenter:** Mark Dunning, Assistant City Manager  
David Bushek, Chief Counsel of Economic Development & Planning

## 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 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. 19-265](#) An Ordinance amending Chapter 19 Parks and Recreation of the Code of Ordinances of the City of Lee's Summit dealing generally with removing references to the Beautification Commission and Tree Board, incorporating new definitions and modifying existing definitions, and amending language related to curfew in parks and as well as language regarding the prohibition of animals at the municipal pool. (CEDC 11/13/19)

**Presenter:** Jackie McCormick Heanue, Superintendent of Legal Services and Human Resources

## 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. 19-266](#) An Ordinance approving the Second Amendment to the Cooperative Agreement among the City of Lee's Summit, Missouri, The New Longview Transportation Development District and M-III Longview, LLC.

**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning  
Corey Walker, M-III Longview, LLC  
Brian Engel, Rouse Frets Law Firm

- B. [BILL NO. 19-267](#) An Ordinance approving the Cooperative Agreement among the City of Lee's Summit, Missouri, the New Longview Community Improvement District and M-III Longview, LLC.

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

- C. [BILL NO. 19-268](#) An Ordinance approving the Redevelopment Contract and Lease Agreement between the City of Lee's Summit, Missouri, and DTLS Apartments, LLC, to implement the 2nd and Douglas Tax Increment Financing Plan and the 2nd and Douglas LCRA Redevelopment Plan.

**Presenter:** David Bushek, Chief Counsel of Economic Development & Planning  
Curt Peterson, Polsinelli Law Firm, Developer's Legal Counsel  
Jim Thomas, DTLS Apartments, LLC, Developer

- D. [BILL NO. 19-269](#) An Ordinance vacating certain utility easements located at 1695 SE Decker Street and 60 SE Thompson Drive in the City of Lee's Summit, Missouri.

**Presenter:** Josh Johnson, AICP, Assistant Director of Plan Services

## 8. Committee Reports

*Committee chairs report on matters held in Committee.*

Parks and Recreation Board – Dec. 4 at 6:00 p.m.

Finance and Budget Committee – Dec. 9 at 5:30 p.m.

Beautification Commission – Dec. 9 at 6:00 p.m.

Board of Aeronautic Commissioners - Dec. 9 at 7:00 p.m.

City Council Regular Session - Dec. 10 at 6:00 p.m

## 9. Council Comments:

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

## 10. 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.*

## 11. Adjournment

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