

The City of Lee's Summit

*220 SE Green Street
Lee's Summit, MO 64063*



Final Agenda

Thursday, September 28, 2023

5:00 PM

**City Council Chambers
City Hall**

Planning Commission

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, September 28, 2023, at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri, 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 pm on Wednesday, September 27, 2023, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conference platform. The City Clerk will provide instructions regarding how to attend by this method.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Public Comments

5. Approval of Consent Agenda

- A. [2023-5876](#) Approval of the September 14, 2023 Planning Commission Action Report
- B. [TMP-2782](#) Appl. #PL2023-194 - VACATION OF UTILITY EASEMENT - 290 SE Thompson Dr;
ARCO National Construction - KC, applicant
- Presenter:** Christian Brooks, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

6. Public Hearings

- A. [2023-5891](#) Public Hearing: Appl. #PL2023-224 - Unified Development Ordinance Amendments to Article 2 pertaining to Applications and Procedures, Article 5 Overlay Districts, Article 7 Subdivisions, and Article 8 Site Standards; City of Lee's Summit, applicant (to be continued to a date certain of October 12, 2023, due to agenda management)
- Presenter:** Aimee Nassif, AICP, Deputy Director of Development Services
- B. [2023-5887](#) Public Hearing: Appl. #PL2022-421 - Vacation of Right-of-Way - an alley segment located east of NE Douglas St and south of NE Elm St (adjacent to 105 NE Elm St); Chris and Nicolette Saddler; applicant
- Presenter:** Chris Saddler, Applicant
Hector Soto, Jr., AICP, Senior Planner
- 1.) [TMP-2802](#) An Ordinance vacating dedicated right-of-way for a north-south alley segment located east of NE Douglas St and south of NE Elm St (adjacent to 105 NE Elm St), in the city of Lee's Summit, Missouri.
- Presenter:** Hector Soto, Jr., AICP, Senior Planner

- C. [2023-5807](#) Continued Public Hearing: Appl. #PL2023-130 - Rezoning from AG to CP-2 and Preliminary Development Plan - Cowboy Carwash, 3601 SW Hollywood Drive; KC Cowboy Properties, LLC, applicant
- Presenter:** Jimmy Purselley, Applicant's Representative
C. Shannon McGuire, Senior Planner
- 1.) [TMP-2766](#) An Ordinance approving rezoning from district AG (Agricultural) to district CP-2 (Planned Community Commercial District) and a Preliminary Development Plan for Cowboy Carwash, located at 3601 SW Hollywood Drive, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances, for the City of Lee's Summit, Missouri.
- Presenter:** C. Shannon McGuire, Senior Planner
- D. [2023-5812](#) Continued Public Hearing: Appl. #PL2023-132 - Special Use Permit for a carwash - Cowboy Carwash, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant
- Presenter:** Jimmy Purselley, Applicant's Representative
C. Shannon McGuire, Senior Planner
- 1.) [TMP-2767](#) An Ordinance granting a Special Use Permit for a carwash facility in district CP-2 on land located at 3601 SW Hollywood Drive, 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:** C. Shannon McGuire, Senior Planner
- E. [2023-5814](#) Continued Public Hearing: Appl. #PL2023-133 - Comprehensive Plan Amendment - change in land use designation from Residential 3 to Commercial, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant
- Presenter:** Jimmy Purselley, Applicant's Representative
C. Shannon McGuire, Senior Planner
- 1.) [2023-5815](#) Resolution 2023-05 - A Resolution of the Planning Commission of the City of Lee's Summit, Missouri, amending the Lee's Summit Ignite! Comprehensive Plan.
- Presenter:** C. Shannon McGuire, Senior Planner
- F. [2023-5808](#) Continued Public Hearing: Appl. #PL2023-151 - Preliminary Development Plan - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Road; Streets of West Pryor, LLC, applicant.
(Note: City Council: To continue to a date certain of October 10, 2023.)
- Presenter:** Dave Olson, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1.) [TMP-2765](#) An Ordinance approving a Preliminary Development Plan for Streets of West Pryor Lots 11 and 13 located at 1000 NW Pryor Road and 1020 NW Pryor Road, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: Hector Soto, Jr., AICP, Senior Planner

7. Other Agenda Items

- A. [2023-5889](#) Planning Commission training

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Josh Johnson, AICP, Director of Development Services

8. Roundtable

9. Adjournment

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"