



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, June 7, 2022

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 4

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, June 7, 2022 at 6:00 pm in person 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 p.m. on Monday, June 6, 2022, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

The meeting may be viewed on the City website at www.WatchLS.net, and various cable providers (Spectrum channel 2, Google TV channel 143, AT&T U-Verse channel 99 and Comcast channel 7) for those whose cable providers carry the City of Lee's Summit meetings.

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. 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. [2022-4941](#) Approval of City Council Action Letter from May 31, 2022.

5. 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.

6. Proclamations:

- A. [2022-4920](#) Proclamation for MARC 50—Forward Day
Presenter: Amiee Wenson, MARC Local Government Services Program Director

7. Presentations:

- A. [2022-4945](#) Conceptual Economic Development Incentive Request for Valle Vista Shopping Center - Community Improvement District; LS Valle Vista 2018, LLC, applicant
Presenter: For the Developer
Mitch DeCarlo, Block & Company
Christine Bushyhead, Bushyhead Law Firm
For City Staff
Mark Dunning, Assistant City Manager
David Bushek, Chief Counsel of Economic Development and Planning
- B. [2022-4911](#) Conceptual Economic Development Incentive Request - Land Clearance for Redevelopment Authority sales tax exemption on construction materials and real property tax abatement; LS Industrial, LLC, applicant
Presenter: Curt Petersen, Polsinelli, PC law firm for Developer
David Bushek, Chief Counsel of Economic Development and Planning
Mark Dunning, Assistant City Manager

8. 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. [2022-4918](#) Public Hearing: Application #PL2022-122 - Rezoning from PMIX to PI and Preliminary Development Plan - approximately 49.85 acres located at the southeast corner of M-291 Hwy and SW Bailey Road for the proposed LS Industrial; LS Industrial LLC., applicant.
Presenter: Hector Soto, Jr., AICP, Senior Planner
Gary O'Dell, Applicant
1. [BILL NO. 22-114](#) An Ordinance approving a rezoning from District PMIX to district PI and a Preliminary Development Plan for approximately 49.85 acres located at the southeast corner of M-291 Highway and SE Bailey Road, proposed LS Industrial, 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: Gary O'Dell, Applicant
Hector Soto, Jr., AICP, Senior Planner

- B. [2022-4931](#)** Public Hearing: Application #PL2022-088 - Rezoning from CP-2 to RP-4 and Preliminary Development Plan- Chapel Ridge Apartments - Lot 19, 3501 NE Akin Boulevard and 3520 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.
- Presenter:** C. Shannon McGuire, Planner
Matt Schlicht, P.E., Applicant's Representative
- 1. [BILL NO. 22-115](#)** An Ordinance approving rezoning from District CP-2 (Planned Community Commercial District) to District RP-4 (Planned Apartment Residential District) and Preliminary Development Plan for Chapel Ridge Apartments - Lot 19 on land located at 3501 NE Akin Boulevard and 3520 NE Ralph Powell Road, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
- Presenter:** C. Shannon McGuire, Planner
- C. [2022-4915](#)** Public Hearing: Application #PL2022-086 - Vacation of Right-of-Way - a portion of Right-of-Way along the west side of SW Longview Boulevard between SW Sensation Drive and SW Tower Park Drive (adjacent to 420 SW Longview Boulevard); NLVC, LLC., applicant.
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
Russell Pearson, Applicant
- 1. [BILL NO. 22-116](#)** An Ordinance vacating a portion of Right-of-Way along the west side of SW Longview Boulevard between SW Sensation Drive and SW Tower Park Drive (adjacent to 420 SW Longview Boulevard) in the City of Lee's Summit, Missouri.
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
Russell G. Pearson, Applicant

9. 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.

10. Resolutions:

- A. [RES. NO. 22-12](#)** A Resolution authorizing the Mayor to appoint successor directors to the Cedar Creek Community Improvement District.
- Presenter:** Mark Dunning, Assistant City Manager

11. 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. 22-117](#)** An Ordinance accepting Final Plat entitled "Tower Park, Lots 7A-1 thru 7A-3 and 7B-1", as a subdivision to the City of Lee's Summit, Missouri.
- Presenter:** Hector Soto, Jr., AICP, Senior Planner
Russell Pearson, Applicant

- B. [BILL NO. 22-118](#)** An Ordinance Approving the Lease Agreement Between the City of Lee's Summit and "Brain Dev 3, LLC" to Implement the Southside Plaza Land Clearance for Redevelopment Authority Redevelopment Plan for the Southside Plaza Shopping Center.

Presenter: David Bushek, Chief Counsel of Economic Development & Planning
Chris Kline, Husch Blackwell law firm, for the Developer

12. Proposed Ordinances - Second Reading:

The proposed Ordinances were advanced from First Reading without a unanimous vote of the City Council.

- A. [BILL NO. 22-111](#)** An Ordinance approving a rezoning from AG (Agricultural) to District RP-4 (Planned Apartment Residential District) and Preliminary Development Plan for Tristar at Lee's Summit on approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(First read by Council on May 24, 2022. Passed by unanimous vote with one recusal.)

Presenter: C. Shannon McGuire, Planner
Matt Schlicht, P.E., Applicant's Representative

- B. [BILL NO. 22-112](#)** An Ordinance approving a Preliminary Development Plan for Gerber Collision on land located at 575 NW Blue Parkway, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.
(First read by Council on May 24, 2022. Passed by unanimous vote with one recusal.)

Presenter: C. Shannon McGuire, Planner
Michelle Anglin, Applicant's Representative

- C. [BILL NO. 22-113](#)** An Ordinance granting a Special Use Permit for a major automotive repair facility in District CP-2 on land located at 575 NW Blue Parkway, 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.
(First read by Council on May 24, 2022. Passed by unanimous vote with one recusal.)

Presenter: C. Shannon McGuire, Planner
Michelle Anglin, Applicant's Representative

13. Committee Reports

Committee chairs report on matters held in Committee.

14. Council Comments:

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

15. 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.

16. 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 Legislative Information Center website at "lsmo.legistar.com"