



**LEE'S SUMMIT**  
**MISSOURI**  
Development Services Department

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April 21, 2022

To: Planning Commission

From: Joshua Johnson, Assistant Director of Plan Services

RE: Ignite Comprehensive Plan - 2021 Annual Progress Update  
How the Plan Will be Maintained / Projections and Targets

To help ensure the comprehensive plan remains current and valid, the City will, on an annual basis monitor the progress of ongoing and completed implementation items and conduct a periodic evaluation of the plan. The evaluation will include updates to the City service efficiency maps, the land supply analysis, walkability and other critical information. This evaluation will be presented to City officials along with any recommended policy changes every year. A more complete update to the comprehensive plan will be produced every five years.

This report is intended to provide an annual progress update for the established goals of the Projections and Targets section that were identified within the 2020 Ignite Comprehensive Plan. <https://cityofls.net/comprehensive-plan/maintain-the-plan>. The progress that has been captured within this report covers the following content:

**Projections:**

- Population/Population Projections
- People per Housing Unit/Number of Housing Units

**Targets:**

- Activity Centers
- Housing Development
- Infrastructure
- Fiscal Impact Model
- Nonresidential Development
- Transportation
- Environmental
- Tourism
- Parks

## Projections

### Population

Projections for population and housing needs were made as the basis of the plan recommendations. A market analysis was developed and is the basis for the economic projections. Progress made on the following projections will be updated as new data is available and tracked over the next 20 years to understand whether Lee's Summit is on pace with the growth projections. If the pace of growth is not as projected, the City will adjust the strategy and actions to continue to provide the finest quality of life for all generations.

### Anticipated Population Projection

Lee's Summit will increase in population by 37,700 (38% over 20 years or 2% annually).

	2020	2021	2025	2030	2035	2040	Population Growth
Total Population Estimate	100,300	102,924	108,100	116,300	126,700	138,000	37,700

The population increased by approximately 2,624 during the 2020 – 2021 calendar year; 2.6% annually. This percentage is slightly higher than the anticipated increase of 2% that was identified within the plan.

### Dwelling Units Per Acre

The number of people per housing unit will decline from 2.56 units to 1.8 people per new unit by 2040.

Current Residential Development by Type	Current Dwelling Units	Current Dwelling Units/Acre	% Current Dwelling Units	Total Future Dwelling Units	Total Future % Dwelling Units	Future Dwelling Units Per Acre	Change Total Dwelling Units
Category 1	30,687	2.46	72%	38,532	65%	2.54	7,845
Category 2	5,640	9.26	13%	11,856	20%	12	6,216
Category 3	6,266	12.7	15%	8,892	15%	36	2,626
Total	42,593		100%	59,280	100%		17,455

The number of people per housing unit declined from 2.54 to 2.46 during the 2020 – 2021 calendar year, seemingly on target for the trend of number of people per housing unit to be decreasing nationwide.

### Number of Housing Units

The number of housing units will increase by 17,455 (42% over 20 years or about 2% annually). This is not a complete build out of City residential development. Lee's Summit will continue to grow after the 20-year timeframe.

Total Units in City	2020	2021	2025	2030	2035	2040	New Units Needed
Total Housing Units	41,825	42,593	46,530	51,080	57,100	59,280	16,739

The number of housing units increased by 768 units or 1.84% during the 2020 – 2021 calendar year. This is very close to the estimated 2% increase in housing units annually.

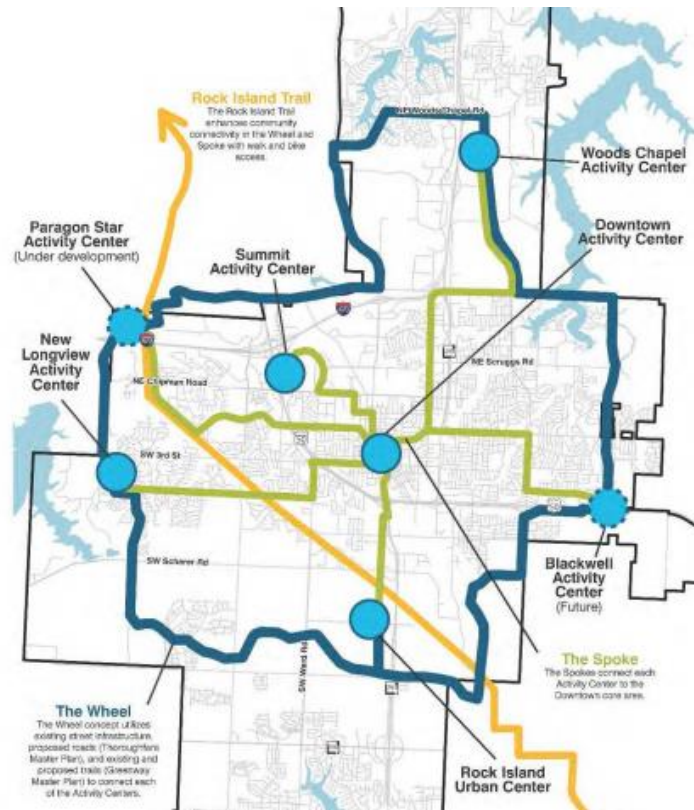
## Targets

### Activity Centers

Goal: By 2040, develop 950 acres of walkable Activity Centers. There are currently 3,321 acres within the five Activity Centers. The Comprehensive Plan originally stated the Activity Center acreage was 3,078 acres. Staff has mapped the areas with more precision and the acreage will be adjusted through a future amendment.

Progress: Approximately 4.9 acres of non-residential development occurred within the activity centers during 2021.

Activity Center	2021 Nonresidential Development/Acres
Woods Chapel Activity Center	None
Summit Activity Center	10,029 bldg. sq. ft./4.0 acres land area
Downtown Activity Center	3,320 sq. ft. bldg./0.6 acres land area
New Longview Activity Center	6,175 bld. sq. ft./0.3 acres land area
Rock Island Urban Center	None
Total	16,204 sq. ft./4.9 acres



### **Housing Development**

Goal: By 2040 develop:

- 17,445 new housing units
- a wider mix of housing increasing the overall "Missing Middle Housing" type
- Residential Category 1 - 65%
- Residential Category 2 - 20%
- Residential Category 3 - 15%

Progress:

- 768 new housing units –2021
- a wider mix of housing increasing the overall "Missing Middle Housing" type
- Residential Category 1 - 91%
- Residential Category 2 – 4.49%
- Residential Category 3 – 3.62%

### **Infrastructure**

Goal:

By 2040, the City will provide a stable base for maintenance by ensuring new development impacts are offset by revenues received.

### **Fiscal Impact Model:**

The land use pattern adopted as a part of the plan was based upon a fiscal impact model. Conceptually, this was done to link future land uses with financial outcomes. During a joint meeting with the Planning Commission and City Council, various future land use/fiscal scenarios were presented. The plan assumes an additional 37,700 people between 2020 and 2040. To accommodate the additional population, the strategy is to provide a residential mix of 65% Residential 1, 20% Residential 2 and 15% Residential 3 with 56% of these new units occurring in the five designated activity centers. 2021's mix of residential land uses was as follows, 91% Residential 1, 4.49% Residential 2 and 3.62% Residential 3. The target outcome is a Cost/Benefit target of \$3200 per acre and \$113 per capita. With our current numbers the fiscal impact model is predicting \$370 per acre and \$60 per capita. These results are good since it means that the City should operate in positive balance but fall short of the project total. Another factor to consider is that the land use mix will change over time and should drive the numbers closer to the target. This is supported by the current mix of uses in the future land use map.

#### **Target COST/BENEFIT by 2040**

Per Acre: \$3,200

Per Housing Unit: \$630

Per Capita: \$113

#### **Progress COST/BENEFIT by 2050:**

Per Acre: \$370

Per Housing Unit: \$1767

Per Capita: \$60

### **Nonresidential Development**

Currently there are 2,606 acres of non-residential development; 11,487 acres are undeveloped.

Goal:

By 2040:

- develop 11.5 million additional square feet of nonresidential development

Progress:

- Approximately 299,810 sq. ft. of nonresidential development occurred in 2021.

### **Transportation**

Goals:

- By 2040, Increase the percent of residential development within walking distance to commercial development to 27%.
- Reduce vehicle miles traveled annually per household below 23,000.
  - Current average household vehicle miles traveled is 22,889.
- Expand the connectivity of well-maintained, accessible sidewalks, trails and streets.
- Reduce the number of sidewalk gaps by 50%
- Build a grid street network to improve connectivity and reduce the cost of new development
  - Currently 126 miles or 63 lane miles of cul-de-sac streets.
  - The number of miles of cull-de-sac streets should not increase over the next 20 years.
- Implement the Greenway Master Plan.
- Increase transit service

Progress:

- The City was designated a Bicycle Friendly Community (Bronze) in Spring of 2021.
  - The City of Lee's Summit is one of nine (9) communities in the Missouri with this national accolade. The designation lasts until 2025; a renewal application was submitted by Public Works in February and subsequently supported by the League of American Bicyclists.
- The City installed bike lanes along O'Brien Road and Market Street from Pryor Road to Downtown (i.e. 2<sup>nd</sup> Street), in 2021.
- Public Works Department are still developing the tools and procedures to assess some of the annual sidewalk performance measures. City Council Public Works Committee worked with Staff in 2021 to create a prioritization-criteria for the Sidewalk Gap Program; which began funding in FY22 at \$5000K per year for the next 4 years (Total of \$2.5M in CIP Sales Tax for Sidewalk Gap Projects). The use of FY22 program funds is anticipated to begin in Spring/Summer 2022.
- Other CIP projects, such as 3<sup>rd</sup> Street and Jefferson Street, were completed in 2021 and have significantly improved sidewalk connectivity and closed gaps. As part of the curb program, many sidewalk ramps were constructed or replaced to comply with ADA.
  - Sidewalks added along both sides of 3<sup>rd</sup> Street from Pryor Road east to Cedar Creek Xing (e.g. H-Vee Signal near US 50 Hwy/Ward Rd). This connected a highly used corridor near multi-family residences, residential subdivisions, commercial services, etc. that is now available for pedestrian access.
  - Sidewalk and Trail was constructed along Jefferson Street, from Persels to Oldham Pkwy. This provides a critical completion of trail between the Rock Island Trail to Downtown (there are no remaining trail gaps from the Rock Island Trail to Downtown).
  - Sidewalk Reconstructed in 2021 – 3,008 LF.
  - Sidewalk Constructed/Gaps closed in CY 2021 – 7,887 LF (of which 1,327 LF was shared use path/side path along the roads and 6,560 LF was sidewalk along roads).
  - Sidewalk ramps built, replaced or rebuilt for ADA compliance in 2021 – 124 ramps.
  - Sidewalk defects corrected in 2021 – 14 locations reported.
  - Public Works is still working on resources, training and consistent use of available tools for recording activities related to sidewalk. That is most evident in the lack of reported defect mitigations. In review of this information we found out that Staff (a few newly assigned people) had not been recording corrected defects until it brought to their attention in late November. I'm fairly certain a look back on work done will show many more corrected defects in the future. Note, in the previous year, which was an introduction of the reporting tool for managing defect inventory, we had 97 mitigations and the month of January this year we've already mitigated 6 locations despite the weather, vacancies, COVID and holidays.
- Transit Service Agreements were renewed in 2021 to continue existing service based on current demand and availability of service resources.
  - No increase in transit services
  - Ridership trends rebounded for demand response transit services and declined for commuter express transit service
  - Fixed Route Transit Services, as recommended in recent Transit Demand Studies, is a continual conversation with the regional transit authority (KCATA) and adjacent communities (e.g. Independence, Grandview, Kansas City, Blue Springs). These discussions in 2021 have stalled.

- Transit service in 2020 and 2021 was reduced at various points due in large part because of the pandemic/driver shortages.

## **Environmental**

### **Goals:**

- By 2040 reduce the number of structures located in the floodplain and the amount of repetitive flood damage (currently 200 dwelling units in flood-risk areas)
- Improve water quality in lakes, rivers and streams
  - Total stream miles = 86.24; total bank miles – 172.48
  - Waterway not meeting the water quality criteria are deemed “impaired”. Big Creek is the only stream within Lee’s Summit on the State of Missouri’s impaired waters list

### **Progress:**

- The City of Lee’s Summit bought two (2) structures in the floodplain during 2021 and are designing a project along SE Country Lane to remove additional structures from the floodplain; but that hasn’t been completed yet.
- Big Creek has been deemed impaired but in 2017 the City of Lee’s Summit submitted a No Additional Controls report to the MDNR and received approval from the MDNR for that report so the City of Lee’s Summit is no longer in the TMDL for Big Creek.
- The City of Lee’s Summit completed a Stream Team Event on approximately one (1) mile of tributary to Prairie Lee Lake and we completed a Storm Drain Stenciling event with an Eagle Scout.

## **Tourism**

### **Goal:**

- By 2040, increase the number of visitors to Lee’s Summit by 20%.

### **Progress:**

- The City is working with a consultant to gauge the readiness of the City to have a “Destination Marketing Organization” (DMO). We are hopeful they will be able to provide a benchmark as to where we are today and where we could be. The timeline for this to be completed is June 2022, the City will continue to gauge these efforts moving forward.

## **Parks**

### **Goals:**

- By 2040, maintain the acres of parks per capita (12.5 per 1,000)
  - Lee’s Summit is projected to have a population of 138,000 by 2040.
  - In order to maintain the current level of parks per capita, Lee’s Summit will need a total of 1,725 park acres, an increase of 520 park acres over the current city-owned park acres.
- Increase the percent of the population within a 10-minute walk of a park.
  - Lee’s Summit currently has almost 30,000 dwelling units within a 10-minute walk distance (1/2 mile) from current local and regional parks.
  - Undeveloped land currently within a 10-minute walk distance totals almost 6,000 acres.

### **Progress:**

- Current data is still accurate with no significant changes for 2021.
- Parks Department is working with Shockey Consulting Group on an update to their Parks Master Plan based on some of the findings in the 2020 Ignite Comprehensive Plan and industry trends with particular focus on PRI properties. The Parks Master Plan should be completed by March of 2022.