

# City of Lee's Summit

## Development Services Department

March 8, 2019

TO: Planning Commission  
PREPARED BY: C. Shannon McGuire, Planner  
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager  
Kent Monter, PE, Development Engineering Manager  
RE: **PUBLIC HEARING – Appl. #PL2019-005 – REZONING from CP-2 to AG  
- Summit Waves, 619 SW Jefferson St; City of Lee's Summit, applicant**

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### Commentary

The City of Lee's Summit proposes to rezone 0.78 acres of Harris Park, located at the northeast corner of SW Jefferson Rd and SW Blue Pkwy, from CP-2 (Planned Community Commercial/Retail) to AG (Agricultural). The property is being rezoned in preparation for the future expansion of Summit Waves.

- 0.78 acres total acres (34,097.67 sq. ft.)

### Recommendation

Staff recommends <b>APPROVAL</b> of the rezoning from CP-2 to AG.
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### Zoning and Land Use Information

<p><b>Location:</b> 619 SW Jefferson St, northeast corner of SW Jefferson Rd and SW Blue Pkwy</p>
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<p><b>Current Zoning:</b> CP-2 (Planned Community Commercial)</p>
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<p><b>Proposed Zoning:</b> AG (Agricultural)</p>
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<p><b>Surrounding zoning and use:</b></p>
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<p><b>North:</b> AG (Agricultural) — Harris Park</p>
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<p><b>South:</b> US 50 Highway</p>
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<p><b>East:</b> AG (Agricultural) — Harris Park</p>
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<p><b>West (across SW Jefferson St):</b> PMIX (Planned Mixed Use) — Pine Tree Plaza commercial strip center and BP gas station</p>
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**Site Characteristics.** The subject 0.78-acre property is a part of the 17.87-acre Harris Park. The public park is home to Summit Waves Pool, the Harris Park Community Center and a large playground.

**Description and Character of Surrounding Area.** The property to be rezoned is bordered on the north and east by park property. West across SW Jefferson St is the newly renovated Pine Tree Plaza commercial strip center and a BP gas station.

## Project Information

**Current Use:** Public Park

**Proposed Use:** Public Park

**Land Area:** 0.78 acres total acres (34,097.67 sq. ft.)

**Number of Lots:** 1

## Public Notification

**Neighborhood meeting conducted:** none

**Newspaper notification published:** February 23, 2019

**Radius notices mailed to properties within 185 feet:** February 11, 2019

## Process

**Procedure:** The Planning Commission makes a recommendation to the City Council on the proposed rezoning. The City Council takes final action on the rezoning.

## Unified Development Ordinance

Applicable Section(s)	Description
4.060	AG (Agricultural District)
2.240, 2.250, 2.260	Rezoning

## Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Public Facilities And Services	Objective 6.3

The 2005 Lee's Summit Comprehensive Plan Land Use Map identifies the area of the proposed project being a part of the Old Town Master Development Plan.

The base line recommendations of the 2004 Old Lee's Summit Development Master Plan set out to place an increased emphasis on incorporating cultural, recreational, and entertainment uses into the Downtown Core in an effort to attract more people and create an increased sense of place and community. The Master Plan also establishes the goal of providing adequate recreational facilities and services to meet the needs of local residents of all age groups for indoor and outdoor entertainment and recreation.

## Background

- June 21, 1983 —The City Council approved a Final Site Plan (appl. #1983-055) for Buck's Barnyard convenience store.

- August 2004 — The Buck's Barnyard property was acquired by the Parks Board in a fee simple purchase.

## **Analysis of Rezoning**

The City of Lee's Summit proposes to rezone 0.78 acres of Harris Park, located at the northeast corner of SW Jefferson Rd and SW Blue Pkwy, from CP-2 (Planned Community Commercial) to AG (Agricultural). The property is being rezoned in preparation for the future expansion of Summit Waves.

**Comprehensive Plan.** The 2005 Lee's Summit Comprehensive Plan Land Use Map identifies the area of the proposed project being a part of the Old Town Master Development Plan. The proposed plan is consistent with the goals and objectives as outlined in the 2005 Lee's Summit Comprehensive Plan and the 2004 Old Lee's Summit Development Master Plan.

**Surrounding Uses.** The property to be rezoned is bordered on the north and east by park property. West across SW Jefferson St is the newly renovated Pine Tree Plaza commercial strip center and a BP gas station.

**Recommendation.** Staff recommends approval of the proposed rezoning to AG. The use is consistent with the Comprehensive Plan; is compatible with existing and planned surrounding land uses; and meets Comprehensive Plan objectives.

### Attachments:

1. Rezoning exhibit, date stamped February 7, 2019 –1 page
2. Location Map