

LS Memorandum

City of Lee's Summit

To: [City Council]

From: [Development Services Department]

C: [File]

Date: [June 1, 2020]

Re: [Appl. #PL2020-069 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT - Changes to Article 6 - Use Standards, to amend the distance separation requirements from a bar/tavern and restaurant, general to a residential use and residential district; Jeremy Kneeland, applicant]

[A public hearing was held on the subject application at the May 28, 2020, Planning Commission meeting. Staff presented the Planning Commission a UDO amendment proposing two types of changes to existing distance separation requirements for a Bar/Tavern land use and a Restaurant--general land use. The first type of proposed change involves reducing the distance separation from both a bar/tavern and a stand-alone restaurant-general facility to residential. For a bar/tavern, the distance separation would be reduced from 300 feet to 100 feet. For a stand-alone restaurant-general facility, the distance separation would be reduced from 100 feet to 50 feet.

The second type of proposed change involves establishing the methodology for measuring the separation distance. The UDO is currently silent on how the distance is measured. Staff historically measures the distance using the shortest straight-line distance method. The proposed amendment establishes the closest legal walking path as the method of measurement to determine separation.

The Planning Commission recommended approval of establishing the closest legal walking path as the method of measurement in determining separation. However, the Planning Commission did not recommend moving forward with reducing the distance separation at this time. The Planning Commission expressed a desire for Staff to directly communicate with and obtain input from residents impacted by a reduction in the minimum distance separation prior to moving forward with such a change. Moving forward with a UDO Amendment that solely establishes the prescribed method of measurement still allows the applicant to achieve his desired end result of locating in a commercial space along the North M-291 Hwy corridor.

Staff has attached a copy of the original UDO Amendment proposed by Staff, as well as a copy of the revised version recommended for approval by the Planning Commission that omits a reduction in the distance separation.]