

AN ORDINANCE AMENDING ARTICLE 5, ZONING DISTRICTS AND ARTICLE 6, OVERLAY DISTRICTS OF THE UNIFIED DEVELOPMENT ORDINANCE NO. 5209, AS INCORPORATED INTO THE CODE OF ORDINANCES OF THE CITY OF LEE'S SUMMIT, MISSOURI THROUGH SECTION 33-1 OF THE CODE, BY ADDING OVERLAY ZONING DISTRICTS AND DEVELOPMENT STANDARDS FOR THE M-150 CORRIDOR.

WHEREAS, the Unified Development Ordinance (UDO) was adopted by the City Council as Ordinance No. 5209 on September 6, 2001; and,

WHEREAS, previous amendments to the UDO were adopted by Ordinance #5268 (commonly referred to as "Amendment #1"); Ordinance #5276 (commonly referred to as "Amendment #2"); Ordinance #5419 (commonly referred to as "Amendment #3"); Ordinance #5501 (commonly referred to as "Amendment #4"); Ordinance #5520 (commonly referred to as "Amendment #5"); Ordinance #5676 (commonly referred to as "Amendment #6"); Ordinance #5738 (commonly referred to as "Amendment #7"); Ordinance #5802 (commonly referred to as "Amendment #8"); Ordinance #5828 (commonly referred to as "Amendment #9"); Ordinance #5915 (commonly referred to as "Amendment #10"); Ordinance #5907 (commonly referred to as "Amendment #11"); Ordinance #5952 (commonly referred to as "Amendment #12"); Ordinance #6006 (commonly referred to as "Amendment #13"); Ordinance #6024 (commonly referred to as "Amendment #14"); Ordinance #6061 (commonly referred to as "Amendment #15"); Ordinance #6099 (commonly referred to as "Amendment #16"); Ordinance #6125 (commonly referred to as "Amendment #17"); Ordinance #6282 (commonly referred to as "Amendment #18"); Ordinance #6371 (commonly referred to as "Amendment #19"); Ordinance #6324 (commonly referred to as "Amendment #20"); Ordinance #6355 (commonly referred to as "Amendment #22"); Ordinance #6451 (commonly referred to as "Amendment #23"); Ordinance #6449 (commonly referred to as "Amendment #24"); Ordinance #6465 (commonly referred to as "Amendment #25"); Ordinance #6555 (commonly referred to as "Amendment #26"); Ordinance # 6590 (commonly referred to as "Amendment #27"); Ordinance #6633 (commonly referred to as "Amendment #28"); Ordinance #6668 (commonly referred to as "Amendment #29"); Ordinance #6748 (commonly referred to as "Amendment #30"); Ordinance #6733 (commonly referred to as "Amendment #31"); Ordinance #6809 (commonly referred to as "Amendment #32"); Ordinance #6796 (commonly referred to as "Amendment #33"); Ordinance #6823 (commonly referred to as "Amendment #34"); Ordinance #6912 (commonly referred to as "Amendment #35"); Ordinance #36 (commonly referred to as "Amendment #36"); Ordinance #6925 (commonly referred to as "Amendment #37"); Ordinance #6991 (commonly referred to as "Amendment #38-A"); Ordinance #6991 (commonly referred to as "Amendment #38-C"); Ordinance #7104 (commonly referred to as "Amendment #39"); Ordinance #7119 (commonly referred to as "Amendment #40"); Ordinance #7155 (commonly referred to as "Amendment #41"); Ordinance #7176 (commonly referred to as "Amendment #43"); and,

WHEREAS, the M-150 Sustainable Development Corridor Study is the result of a high priority City Council goal identified in January, 2009, focusing on economic development. Goal #1 of the Economic Development and Redevelopment Management Action Plan was "Identify key undeveloped areas and large land parcels to target for development." This study was listed as the top priority based on the highway construction taking place on M-150 Highway; and,

WHEREAS, on May 27, 2010 a "Visual Preference Survey" open house was conducted by city staff soliciting citizen input on the types of land uses and design standards preferred for future development within the M-150 Highway Corridor; and,

WHEREAS, on April 21, 2011, the City Council awarded RFQ 11-016 for Professional Planning Consulting Services for M-150 Highway Sustainable Development Corridor between the City of Lee's Summit, and Clarion Associates from Denver, Colorado; and,

WHEREAS, Clarion Associate's scope of services included an evaluation of market opportunities and constraints, an initial market economic analysis including demand opportunity gaps and future demand projections, provision of a sustainable corridor vision and framework plan derived from the outcomes of working with an appointed "Task Force," production of a "sustainable development design standards overlay district" and the development of implementation strategies; and,

WHEREAS, on April 21, 2011, the City Council approved Resolution No. 11-07, establishing the M-150 Highway Corridor Sustainable Development Task Force for the City of Lee's Summit, Missouri. The Task Force appointed by the City Council included nine (9) members, including four (4) resident members, one (1) member with "Green" development knowledge, two (2) City Councilmembers and two (2) Planning Commissioners. The Task Force held several meetings in 2011 and 2012, and reviewed and provided input into the draft plan, proposed zoning districts, and design standards; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held public hearings for the proposed Amendment #42 (Appl. #PL2012-007) on March 13 and 27, 2012 and rendered a report to the City Council recommending that the ordinance amendments in Article 5 and 6 be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council opened a public hearing on April 5, 2012 and continued the hearing to a date certain of June 7, 2012; and,

WHEREAS, the City Council held the continued public hearing on June 7, 2012; and,

WHEREAS, upon completion of the public hearing the City Council directed staff to prepare an ordinance approving the UDO amendment and requested the amended language be reviewed by the Community Development Committee (CDC) prior to the reading of the ordinance; and,

WHEREAS, the CDC completed their language review and returned the amendments to UDO Article 5 and 6 as requested; and,

WHEREAS, the City Council determined that the proposed amendments in Articles 5 and 6 of the UDO would best serve the interests of the citizens of Lee's Summit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

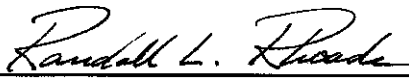
SECTION 1. That Article 5, Zoning Districts, shall be amended by adding Section 5.235: M-150 Corridor Development Overlay Zoning Districts, as shown on the copy appended hereto and made a part hereof.

SECTION 2. That Article 6, Overlay Districts, shall be amended by adding Section 6.480: M-150 Corridor Overlay District Development Standards, as shown on the copy appended hereto and made a part hereof.

SECTION 3. That it is the intention of the City Council and is hereby ordained that the provisions of this Ordinance shall become and be made a part of the UDO, and the sections of this Ordinance and the UDO may be renumbered as appropriate to accomplish such intention.

SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage, adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 16th day of August, 2012.



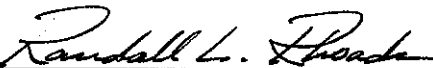
Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 20th day of August, 2012.




Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED AS TO FORM:



City Attorney Teresa S. Williams