



October 18, 2022

Blue Jeans Golf

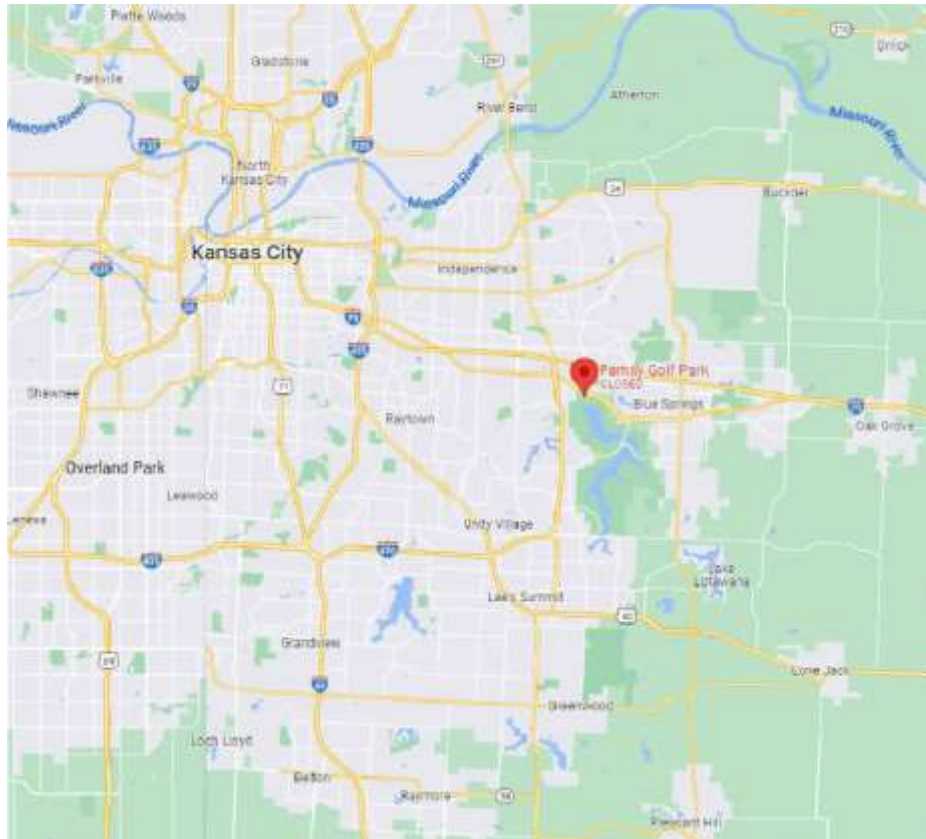
Parcel Numbers: 34-720-01-08-00-0-00-000
34-700-01-11-00-0-00-000
34-720-01-02-02-0-00-000

Address / Location: 1501 E US Hwy 40
1850 E US 40 Hwy
Tract 2 No address assigned
Southwest of Hwy 40 and East of NE Lakewood Way
Lee's Summit, MO 64064

Special Use Permit	PL2022338
Commercial Preliminary Development Plan	PL2022365







Description of Proposal

This application is a request for development of a golf learning and practice facility with miniature golf course within the subject parcels. There is a separate petition under consideration by Lee's Summit to re-instate the Special Use Permit which would enable zoning of the site (PL2022338).

The site is a combination of 3 separate parcels totaling 29.5 acres, located southwest of HWY 40 and East of NE Lakewood Way. Our client is looking to re-develop this site into a golf learning center and practice facility with dining facilities, par-3 course, and miniature golf course.

Section of Ordinance Requesting to be Modified

Section 280. Special Uses, Paragraphs 8 & 9 of the Comprehensive Zoning Ord. No. 715 of the City of Lee's Summit, MO.

The site was previously approved for this use under Bill No. 90-12, Ord. No. 3391. The use was granted in 1990 and has since expired as of 2015.

Why the Modification is Necessary

Current zoning CP-2, AG and PI require Special Use Approval in order for the land use to be in compliance with zoning regulations.

The use will not cause an adverse impact on adjacent properties in the area.

The site will continue to be used in a similar manner to which it has been used since the previously granted

Special Use Permit in 1990. Therefore, no adverse impact on adjacent properties is anticipated.