



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL204-056
File Name	Comprehensive Plan Amendment – Future Land Use Map Update
Applicant	City of Lee's Summit
Location	City Wide
Planning Commission Date	March 28, 2024
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Senior Planner

Public Notification

Pre-application held: N/A

Neighborhood meeting conducted: N/A

Newspaper notification published on: March 9, 2024 (Lee's Summit Tribune) March 9, 2024 (The Pulse)

Radius notices mailed to properties within 300 feet on: N/A

Site posted notice on: N/A

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Attachments

Comprehensive Plan Amendment Exhibits – 6 pages

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee's Summit/ Applicant
Applicant's Representative	C. Shannon McGuire, Senior Planner
Location of Property	City wide
Procedure	<p>Consideration of a Comprehensive Plan, an amendment to the Comprehensive Plan, or a Capital Improvement Plan, shall require a public hearing before the Commission, following publication notice as provided in Article 2, of the Unified Development Ordinance.</p> <p>The Comprehensive Plan of the City and all amendments to the Comprehensive Plan, and the Capital Improvement Plan, shall be approved by Resolution of the Commission.</p>

Description of Applicant's Request	
<p>The City of Lee's Summit proposes to amend the 2021 Ignite! Comprehensive Plan Land Use Map for 7 projects that have completed the entitlement process and been approved by City Council.</p> <p>Several of these are ones in which zoning approval occurred several years ago, however prior to 2022 plan amendments would only occur with a full Comprehensive Plan update was done.</p>	
Approved Projects include;	
Osage Residential Development	Osage 3 rd Plat
Douglas Station Apartments	Tristar
950 NE Pollard St.	Colton's Crossing
Cowboy Carwash	

2. Unified Development Ordinance (UDO)

Section	Description
2.220	Comprehensive Plan, Comprehensive Plan Amendment and Capital Improvement Plan

The Future Land Use Plan of the 2021 Ignite! Comprehensive Plan is not a legal mandate but rather a general guide for evaluating development proposals and decisions. The Future Land Use Plan component of the Ignite! Plan which a combination of a future land use map and a land use classification scheme. This section of the Comprehensive Plan provides guidance for ideal land use patterns but does not provide exact boundaries of specified uses. It is intended as a guide to convey the relationships among recommended land

use types and between land uses and public infrastructure to assist with decision making for future growth and development of the city

3. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Land Use & Community Design	Goal 3.7.A – Promote sustainable land use to meet the needs of the future.

Comprehensive Plan

The Future Land Use Map graphically displays the desired development types, locations, patterns and intensities for areas of the community. The subject application is intended to align the adopted Future Land Use Map with previously approved projects and applications.

4. Analysis

Background and History

Previously, Comprehensive Plan Amendments would be presented to the Planning Commission on a case by case basis as individual projects were working their way through the approval processes. Since the Planning Commission has the final disposition on Comprehensive Plan amendments this can create confusion on the requests being presented and questions for applicants and the public on the various steps occurring at the same time. Also, when a zoning application is continued, amended, denied, or withdrawn this impacts the necessity and timeline for the potential Comprehensive Plan amendment request.

To improve process efficiencies, staff has recommended that Comprehensive Plan amendments be presented in the first quarter of each year following any zoning action approval by the City. By doing this Staff will present a single Comprehensive Plan amendment application for the Planning Commission's consideration. This application will cover all development projects that have successfully completed the application process and have been granted approval by the City Council. These Comprehensive Plan amendments do not change any land use or zoning entitlements but simply update the map to reflect zoning and PDP actions already taken and approved by the City.

Below is a list of applications that have completed the entitlement process and been approved by City Council. Several of these are ones in which zoning approval occurred several years ago however prior to 2022 plan amendments would only occur with a full Comprehensive Plan update was done.

- December 10, 2019 – The City Council approved the PDP and REZ from AG & R-1 to RP-3 for Osage residential development by Ord. #8784.
 - Existing Comprehensive Plan Designation – Residential 1
 - Updated Comprehensive Plan Designation – Residential 2
- August 3, 2021 – The City Council approved the PDP and REZ from AG to RP-3 for Osage 3rd Plat by Ord. #9201.
 - Existing Comprehensive Plan Designation – Residential 1

- Updated Comprehensive Plan Designation – Residential 2
- December 7, 2021 – The City Council approved the PDP and REZ from CP-2 to RP-4 for Douglas Station Apartments by Ord. #9295.
 - Existing Comprehensive Plan Designation – Commercial
 - Updated Comprehensive Plan Designation – Residential 3
- June 7, 2022 – The City Council approved the PDP and REZ from AG to RP-4 for Tristar by Ord. #9430.
 - Existing Comprehensive Plan Designation – Residential 1
 - Updated Comprehensive Plan Designation – Residential 3
- August 8, 2022 – The City Council approved the PDP and REZ from CP-2 to PI for land located at 950 NE Pollard St. by Ord. #9470.
 - Existing Comprehensive Plan Designation – Commercial
 - Updated Comprehensive Plan Designation – Industrial
- May 2, 2023 – The City Council approved the PDP and REZ from AG to RP-3 for Colton’s Crossing by Ord. #9661.
 - Existing Comprehensive Plan Designation – Residential 1
 - Updated Comprehensive Plan Designation – Residential 2
- November 14, 2023 – The City Council approved the PDP and REZ from AG to CP-2 for Cowboy Carwash by Ord. # 9793.
 - Existing Comprehensive Plan Designation – Residential 3
 - Updated Comprehensive Plan Designation – Commercial

Compatibility

The Ignite! Comprehensive Plan establishes the goal of promoting sustainable land use that meets the needs of the future, with an objective to plan for purposeful growth, revitalization, and redevelopment. By aligning the adopted Future Land Use Map to current land uses and projects previously approved by the City Council this goal will be achieved. Updating the Future Land Use Map to reflect City actions is necessary so this tool can continue to be used to guide and assist in future land use recommendations for the community’s benefit.

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Adverse Impacts

The proposed comprehensive plan amendment is not expected to negatively impact the use or aesthetics of any neighboring property, nor is it expected to negatively impact the health, safety and welfare of the public.

Public Services

The proposed comprehensive plan amendment will not impede the normal and orderly development and improvement of the surrounding property.

Recommendation

The subject application meets the requirements of the UDO and the 2021 Ignite! Comprehensive Plan.