



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-046
File Name	COMPREHENSIVE PLAN AMENDMENT – Capital Improvement Plan (CIP) 2025-2029
Applicant	City of Lee's Summit
Property Address	City-wide projects
Planning Commission Date	May 23, 2024
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: n/a
Neighborhood meeting conducted: n/a
Newspaper notification published on: May 4, 2024
Radius notices mailed to properties within 300 feet on: n/a
Site posted notice on: n/a

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Attachments

Capital Improvement Plan (CIP) 2025-2029 – 189 pages
FY2025-2029 CIP Public Comment Summary – 2 pages
City of Lee's Summit Comprehensive Plans and Amendments – 3 pages

1. Introduction

Municipalities are enabled under Chapter 89 of the Revised Statutes of Missouri to adopt a comprehensive plan for the general purpose of “guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote general welfare, as well as efficiency and economy in the process of development.” State statute grants the Planning Commission the authority to adopt a comprehensive plan and to update the plan, in whole or in part, as needed in response to changing existing and future needs.

The Capital Improvement Plan (CIP) is updated annually and is incorporated into the adopted Ignite Comprehensive Plan as an implementation tool for the City’s infrastructure investments to ensure that identified investments align with and support goals, objectives and future development patterns reflected in the comprehensive plan.

2. Project Data and Facts

Project Data	
Applicant/Status	City of Lee’s Summit / Applicant
Applicant’s Representative	George M. Binger, III, P.E. / City Engineer
Location of Property	City-wide projects
Procedure	The Planning Commission takes final action on the Comprehensive Plan Amendment in the form of a resolution. Duration of Validity: A Comprehensive Plan Amendment approval by the Planning Commission has no expiration.

3. Unified Development Ordinance (UDO)

Section	Description
2.220	Comprehensive Plan Amendment and Capital Improvement Plan

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.3
Public Facilities and Services	Objective 6.1 Objective 6.2 Objective 6.3 Objective 6.4 Objective 6.5

Comprehensive Plan

The Capital Improvement Plan (CIP) is a widely used planning and budgeting tool for municipal infrastructure improvements. It is also one of the most powerful tools for implementing a community's vision for growth and development in the comprehensive plan. The City's CIP recommends public infrastructure improvements and financing of improvements for the next five (5) fiscal years and is updated annually.

5. Analysis

Background and History

The Capital Improvement Plan is an element of the Comprehensive Plan, and must be adopted by resolution of the Planning Commission following a public hearing. It is reviewed and updated annually and covers the next five (5) fiscal years.

Recommendation

Staff recommends the Planning Commission vote to direct staff to **PRESENT A RESOLUTION** adopting the Capital Improvement Plan 2025-2029 as an Amendment to the City of Lee's Summit Ignite Comprehensive Plan, as Amended, and Approving the Location, Extent and Character of all Public Improvements Described in the City of Lee's Summit Capital Improvement Plan 2025-2029.