



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-241
File Name	Unified Development Ordinance Amendments to Articles 2, 5, 7, and 8.
Applicant	City of Lee's Summit
Property Address	Citywide
Planning Commission Date	October 24, 2024
Heard by	Planning Commission and City Council
Analyst	Aimee E. Nassif AICP, Deputy Director of Development Services

Public Notification

Community and Economic Development Committee Meeting: September 11, 2024
Newspaper notification published on: October 3, 2024

1. Project Summary

Staff has identified several sections of the Unified Development Ordinance (UDO) where updating existing language would improve readability as well as process efficiencies within the development review process. These updates were identified by staff and also recommended from discussions with the Planning Commission, Governing Body, and development community. This series of updates include the following:

	UDO Article, Division	Section	Description
A	Article 2, Division IV	2.300 – 2.330	modification requests and review process
B	Article 2, Division IV	2.380	final development plan extensions
C	Article 5, Division II	5.170.B	residential construction provision
D	Article 7, Division I	7.060	modifications
E	Article 8, Division I	8.170	building materials and use of metal

2. Analysis

As stated previously in this report, through research and discussion with applicants and during various meetings, staff has identified several Articles of the UDO for updates. Below is a description of each recommendation. A redline copy of all draft language is included as an attachment.

A. Article 2, Division IV, Section 2.300-2.330

Existing Language

Currently, the Unified Development Ordinance (UDO) requires a public hearing and approval by the Governing Body for almost all modification requests. This often means that development plans which would have been handled administratively will instead require returning for the full 12-week public hearing process for even minor modification requests.

Recommendation

The proposed language updates the existing process to allow for minor modification requests to be determined by the Planning Commission. With these updates, the Planning Commission would be the approving authority for minor requests such as landscape buffer locations, parking lot design, and mechanical rooftop screening type. This will reduce the review process for applicants from 12-weeks to approximately 5-weeks.

B. Article 2, Division IV, Section 2.380

Existing Language

Once approved, final development plans remain valid for 12 months. If a building permit has not been issued within this time and substantial construction commenced, then the final development plan is rendered to be invalid. Prior to this plan expiring, an extension must be requested and approved by the Governing Body. However, this is the first time the Governing Body will see these plans because final development plans are approved administratively.

Recommendation

Staff recommends updating this section of the UDO to allow that an extension may be reviewed and approved administratively. Staff would have the same authority to attach any new conditions if the UDO had been updated since the time of original plan approval. Any requests beyond the initial 12 months would still require Governing Body approval.

C. Article 5, Division II, Section 5.170.B.

Existing Language

Periodically, updates are required to the Floodplain Development Ordinance in order to remain in compliance with requirements from FEMA. Current language requires updating to clarify that mechanical equipment at a residential structure must also be built 2 feet above the base flood elevation when the structure is located within a special flood hazard area.

Recommendation

The proposed language provides clarification provide that the basement and all mechanical, electrical, or utility equipment must be construction 2 feet above the base flood elevation.

D. Article 7, Division I, Section 7.060

Existing Language

This section of the UDO simply states which entities can approve modifications.

Recommendation

The updates add language which includes the Planning Commission as an approving authority.

E. Article 8, Division I, Section 8.170

Existing Language

This section of the UDO establishes the design standards for the use of various building materials for nonresidential structures. This also includes a map of Lee's Summit which had previously been used to establish the only areas of the city where metal could be used as more than an architectural trim or roof material. Since 2020, 34 projects have completed the process and requested a modification to allow for the use of metal and all 34 have been approved. The average approved allowance has been over 50% of a building façade; and in several cases the use of metal has been 100% of the façade.

Recommendation

As metal materials have evolved, the use of metal as more than an incidental material has increased dramatically and proven to be an important element of high-quality design. With this update staff is recommending removing the metal restrictions (including the usage map) and there is also opportunity to improve overall readability and clarity of requirements in this section. Metal may now be allowed up to 40% with additional usage up to 75% allowed by the Planning Commission. Allowance of this material beyond this would require City Council approval.

3. Ignite! Comprehensive Plan

Several goals of the Ignite! Comprehensive Plan are achieved through this series of UDO updates. The first goal is **Goal 3.3 for a Resilient Economy**. This goal involves the ability to be prepared for disruptors in the economy and focus on resilient economic strategies. These updates will also address the Land Use & Community Design plan element through the objective of: **Plan for purposeful growth, revitalization and redevelopment**. One of our most important implementation tools for achieving high quality development and redevelopment is the UDO. Through these series of updates, we will be able to streamline processes, improve efficiencies, and adapt to current elements and materials with architectural design. In addition, **Goal 3.6 Sustainable Environment** is met through adoption of the updated language pertaining to residential structures located within a flood hazard area.

4. Summary

As stated previously in this report, these recommendations align with several goals of the Ignite! Comprehensive Plan and will also address concerns from staff, Planning Commission, and City Council. Attached is a redlined copy of each of the Article updates for your review. Staff also shared these recommendations with the Community and Economic Development Committee (CEDC) on September 11, 2024. No members of the public spoke and after discussion, a motion was made to advance these recommendations to the Planning Commission for public hearing.