

The City of Lee's Summit

*220 SE Green Street
Lee's Summit, MO 64063*



Final Agenda

Thursday, July 22, 2021

5:00 PM

City Council Chambers and Videoconference

Planning Commission

Notice is hereby given that the Planning Commission for the City of Lee's Summit will meet on Thursday, July 22, 2021 at 5:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri, and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172.

Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Wednesday, July 21, 2021, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

Call to Order

Roll Call

Approval of Agenda

Public Comments

1. Approval of Consent Agenda

- A. [2021-4263](#) Appl. #PL2021-192 - SIGN APPLICATION - RE/MAX Elite, 1201 NE Windsor Dr; Whittington Graphix, LLC, applicant

Presenter: Jennifer Thompson, Senior Planner
Whittington Graphix, LLC, applicant

- B. [2021-4272](#) Appl. #PL2021-222 - SIGN APPLICATION - Hook Farms, The Retreat at Hook Farms and The Homestead at Hook Farms, 2020 SW Hook Rd; Hunt Midwest Real Estate Development, Inc., applicant

Presenter: C. Shannon McGuire, Planner
Jon Birkel, Applicant's Representative

- C. [2021-4250](#) Approval of the July 8, 2021 Planning Commission minutes.

Public Hearings

2. [2021-4260](#) Appl. #PL2021-175 - REZONING from AG to RDR - 2340 SE Ranson Rd; Steve Hardin, applicant

Presenter: Steve Hardin, Applicant
Hector Soto, Jr., AICP, Planning Manager

- a. [TMP-1974](#) An Ordinance approving a rezoning from district AG to district RDR for approximately 4 acres located at 2340 SE Ranson Rd in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the city of Lee's Summit, Missouri.

Presenter: Hector Soto, Jr., AICP, Planning Manager
Steve Hardin, Applicant

3. [2021-4271](#) Appl. #PL2021-181 - PRELIMINARY DEVELOPMENT PLAN - Chipotle, 1103 SW Oldham Pkwy; RED Architecture + Planning, applicant
- Presenter: Victoria Nelson, Planner
Jeff Skidmore, Applicant
- a. [TMP-1978](#) An Ordinance approving a preliminary development plan located at 1103 SW Oldham Pkwy, proposed Chipotle, in district CP-2, in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
- Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Jeff Skidmore, Applicant
4. [2021-4267](#) Appl. #PL2021-182 - REZONING from CP-2 to PMIX and CONCEPTUAL DEVELOPMENT PLAN - Ranson Landing, 1401 SE Oldham Pkwy; Engineering Solutions, LLC, applicant
- Presenter: C. Shannon McGuire, Planner
Matt Schlicht, PE, Applicant's Representative
- a. [TMP-1977](#) An Ordinance approving a rezoning from CP-2 (Planned Community Commercial District) to district PMIX (Planned Mixed-Use District) and conceptual development plan for approximately 25.7 acres, proposed Ranson Landing, 1401 SE Oldham Pkwy, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
- Proposed City Council Motion:
I move for a second reading of an Ordinance approving a rezoning from CP-2 (Planned Community Commercial District) to district PMIX (Planned Mixed-Use District) and conceptual development plan for approximately 25.7 acres, proposed Ranson Landing, 1401 SE Oldham Pkwy, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.
- Presenter: Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, PE, Applicant's Representative
5. [2021-4269](#) Appl. #PL2021-199 - SPECIAL USE PERMIT for a tow lot - Crash Champions, 451 SE Oldham Pkwy; Crash Champions, LLC, applicant
- Presenter: C. Shannon McGuire, Planner
Chris Norris, Applicant's Representative

- a. [TMP-1979](#) An Ordinance approving a special use permit renewal for a tow lot in district PI on land located at 451 SE Oldham Pkwy, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

Proposed City Council Motion:

I move for a second reading of an Ordinance approving a special use permit renewal for a tow lot in district PI on land located at 451 SE Oldham Pkwy, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance, of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

Presenter:

Josh Johnson, AICP, Assistant Director of Plan Services
Chris Norris, Applicant's Representative

Roundtable

Adjournment

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"