



January 17, 2019

Dawn Bell
Project Manager, Development Center
Lee's Summit, Missouri
220 SE Green Street
Lee' Summit, MO 64063

Re: O'Reilly Development's proposed Lee's Summit Senior Community

The following information is our analysis of our proposed senior community development.

1.0 INTRODUCTION

The objective of this analysis is to provide a description of the proposed development.

Currently the property is zoned CP-2 and we are requesting as part of our application allowance of a senior living community use within this zoning district.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of a parcel of land that is to be platted into 2 lots, the remaining tract is to be unplatted. The property is located on the south side of SE Oldham Parkway and to the east of SE Ranson Road. The project is to be on the lot created at the east side of the tract of land. The project will include Princeton Road extending to the north through the site to Oldham Road.

Lot 1, 10.45 acres, is a senior living community use. The senior living community consist of a Memory Care Facility, Assisted Living Facility and an Independent Living Facility. This a full continuum of care facility.

Memory Care	(18) studio units	(18) beds
Assisted Living	(28) studio units	(44) beds
	(16) 1 bedroom units	
Independent Living	(15) studio units	(92) dwelling units
	(43) 1 bedroom units	
	(34) 2 bedroom units	

The Assisted Living and Memory care residencies will be licensed care facilities and meet the state requirements for licensure. The memory care units are studio type units. The assisted living units are 1 bedroom and studio type units, each unit has a small kitchenette, sink, refrigerator and microwave. The assisted living and memory care facilities contain private courtyards for resident use. Other amenities within consist of dining areas, salon, therapeutic spa room, theater, wellness fitness area, library spaces and communal living space.

The independent living facility consist of private units that all have kitchens so residents if desire can do their own cooking. Also available to the residents is dining area where they can choose to have meals. The commercial kitchen associated with the dining area is shared with the assisted living facility. All the resident units have exterior balcony or patio. Amenities available for resident use will include: community dining area, private dining room, communal living spaces, library, media rooms, craft room, community room, workshop, theater, bistro, wellness fitness area and a swimming pool.

Lot 2 .8714 acres.

3.0 EXTERIOR FINISHES

The intention of the senior living community is to provide a home like atmosphere. Exterior materials that are being proposed consist of brick, thin stone veneer, cement board siding (vertical and horizontal).

4.0 COVERED PARKING

The project incorporates the use of carports as an option to resident parking. The proposed development consist of 30 covered parking spaces.

5.0 STORM WATER STUDY

Included within the submittal is the storm water drainage study prepared by Olsson.

6.0 SANITARY SEWER IMPACT

Included within the submittal is the required sanitary impact study prepared by HDR engineers.

7.0 TRAFFIC STUDY

Included within the submittal is the required traffic impact study prepared by Priority Engineers Inc.

8.0 SITE LIGHTING

A site plan with lighting photometrics has been included as part of the submittal. Included within the submittal are the cut sheets of the lighting that will be utilized throughout the site.

Sincerely,



Scott J. Auman, AIA NCARB