



February 18, 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 Narrative.

Dawn,

As noted in our Commercial Preliminary Development Plan Applicant's Letter under Planning Review per comment 22. I am providing the following narrative to the applicable Preliminary Development Plan criteria noted below.

C.

Criteria for considering preliminary development plan applications. The Commission and Governing Body shall use the applicable zoning district regulations as a guide for review of the preliminary development plan. If the Commission and/or Governing Body imposes conditions or restrictions on a preliminary development plan, it may designate specific requirements that must be met before an applicant may submit a final development plan application. The Governing Body, in establishing conditions of approval, may require the applicant to execute a "development agreement" that is acceptable to both the applicant and the City. Such "development agreement" shall become part and parcel to the ordinance approving the rezoning of the property for which the development plan represents. In considering any preliminary development plan application, the Commission and the Governing Body may give consideration to the criteria stated in Subsection A. above and may also consider the following criteria:

1. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected; **Our senior community which will consist of independent living apartments, assisted living apartments and memory care units is designed to provide a comfortable residential feel for the residents while also being designed to obtain a Residential Care License per the State of Missouri's Department of Health and Senior Services. The facility will be developed by O'Reilly Development and operated by Arrow Senior Living with the simple goal of providing senior citizens with the absolute best in senior living. The development will implement enthusiasm from within by designing and developing a multitude of environments where loving dignified care is the standard. This will ensure the public health, safety and welfare of the residents and those who visit and work in this senior community.**

2. Development will not impede the normal and orderly development and improvement of the surrounding property; Our senior community will not impede the normal and orderly development and the improvement of the surrounding property. Our development will help to facilitate the development of surrounding property by providing upgrades to the existing sanitary sewer system, improvements to Oldham Road, the extension of Princeton Avenue, and the extension of the city water main service.

3. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion. Our senior community does incorporate adequate ingress and egress to our site. You be able to enter the development with a new drive access form Oldham Road to the north and with the extension of Princeton Drive there will also be access to the development from the neighborhood to the south.

Sincerely,

A handwritten signature in black ink that reads "Scott J. Auman". The signature is written in a cursive, flowing style.

Scott J. Auman, AIA NCARB