

City of Lee's Summit

Development Services Department

June 9, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning & Special Projects *LLA For RGM*
RE: **PUBLIC HEARING – Appl. #PL2017-096 – SPECIAL USE PERMIT for a senior independent living facility – Bloom Living, approximately 2.5 acres located at the southwest corner of SE Shenandoah Dr. and SE Battery Dr.; Complete, LLC, applicant**

Commentary

This application is for the special use permit for a senior independent living facility as shown on the preceding preliminary development plan. The applicant proposes to construction a 3-story senior apartment building comprised of 95 units on 3.33 acres zoned CP-2. The UDO requires a special use permit to allow a senior independent living facility in the CP-2 District.

This application is associated with a preliminary development plan application (Appl. #PL2017-095) also on this agenda.

Recommendation

Staff recommends **APPROVAL** of the special use permit, subject to the following:

1. The special use permit shall be granted for a period of 30 years.

Project Information

Proposed Use: senior apartments

Current Zoning: CP-2 (Planned Community Commercial)

Land Area: 0.91 acres (39,639.6 square feet)—Tract A
2.42 acres (112,675.2 square feet)—proposed apartments
3.33 acres (152,314.8 square feet)—Total

Dwelling Units: 95 units

FAR: 0.46 FAR

Location: South of SE Shenandoah Drive and west of SE Battery Drive

Surrounding zoning and use:

North (across SE Shenandoah Dr.): CP-2 and R-1 (Single-Family Residential)—Vacant undeveloped commercial property and single-family residences (*Ashton at Charleston Park*)

South: CP-2—Assisted living facility (*Benton House*)

East (across SE Battery Dr.): RP-4 and CP-2—Village Cooperative (senior housing) and vacant undeveloped commercial property

West: CP-2—Lee's Summit Hospital

Background

- October 13, 1987 – The City Council approved the final plat (Appl. #1987-140) *Brookplace—1st Plat, Lots 501, 513-516, 520-534, 1-30, 75-80, & 204* by Ord. #3059. This plat was recorded by Instrument #198711152517 at the Jackson County Recorder's Office on October 21, 1987.
- December 14, 2010 – The City Council approved the preliminary plat (Appl. #2010-062) *Magnolia Place at Charleston Park, Lots 1-9 & Tracts A & B*.
- January 6, 2011 – The City Council approved a preliminary development plan and conceptual development plan (Appl. #2010-060) for Benton House and Magnolia Place, respectively, by Ord. #7019.
- January 20, 2011 – The City Council approved a special use permit (Appl. #2010-061) for a retirement home (assisted living), Benton House, on land located at 2160 SE Blue Pkwy. for a period of forty (40) years by Ord. #7010.
- June 2, 2011 – The City Council approved the final plat (Appl. #PL2011-040) *Magnolia Place at Charleston Park, First Plat* by Ord. #7060. This plat was recorded by Instrument #2011E0064625 at the Jackson County Recorder's Office on July 12, 2011.
- February 19, 2015 – The City Council approved a rezoning from CP-2 to RP-4 on land located at the southeast corner of Battery Drive and Shenandoah Drive and a preliminary development plan (Appl. #PL2014-159) for Village Cooperative by Ord. #7584.

Analysis of the Special Use Permit

Ordinance Requirement. Under the Unified Development Ordinance (UDO), a special use permit is required for a senior independent living residential development in the CP-2 District.

Conceptual Plan. The Conceptual Development Plan that was approved with the preliminary development plan for Benton House showed the area being developed into an office park with five (5) 1-story buildings (totaling 38,500 square feet). The applicant has provided an updated master plan for this area, which now shows two (2) 1-story office buildings with 7,420 and 10,075 sq. ft. being developed on the remaining property between their proposed development and SE Battery Drive.

Surrounding Uses. The property to the immediate south is the Benton House assisted living facility and to the west is the Lee's Summit Hospital. The properties to the north, across SE Shenandoah Drive are the single-family residences of Ashton at Charleston Park. The property across SE Battery Drive is the 3-story 50 unit Village Cooperative project and south of that is more vacant undeveloped commercial property. The proposed senior independent living facility is complementary and compatible with the area hospital and other senior living facilities.

Time Period. The applicant has requested a time period of "indefinite". Staff is not in the practice of recommending an "indefinite" time period for any of the special use permits that have been reviewed for the past 10+ years. Lee's Summit Hospital, located just to the west of this project, was approved for 50 years; and Benton House, located immediate to the south of this project, was approved for 40 years. The Carlyle, located at NE Tudor Road and NE Independence Avenue, was granted 20 years. Staff recommends a time period of 30 years.

RGM/cs

Attachments:

1. Development Narrative, date stamped April 21, 2017 – 1 page
2. Preliminary Development Plan – 20 pages
 - Master Development Plan, date stamped May 23, 2017 – 1 page
 - Preliminary Development Plan, date stamped May 23, 2017 – 1 page
 - Grading Plan, date stamped May 23, 2017 – 1 page
 - Utility Plan, date stamped May 23, 2017 – 1 page
 - Landscape Plan, date stamped May 23, 2017 – 1 page
 - Photometric Plan, date stamped May 23, 2017 — 1 page
 - Floor Plans, date stamped April 21, 2017 – 7 pages
 - Elevations, date stamped April 21, 2017 – 4 pages
 - Photos depicting carports, date stamped May 25, 2017 – 2 pages
 - Exterior Details, date stamped April 21, 2017 – 1 page
3. Location Map