



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 Special Use Permit Applicant's Letter under Planning Review per comments 3. and 4.. I am providing the following narratives to Article 6 Section 6.830 and Article 6 6.650.B.

**Sec. 6.830. - Convalescent, nursing or retirement home.**

A convalescent, nursing or retirement home shall be subject to the following conditions and restrictions:

- A. The property shall have a minimum lot area of 40,000 square feet and shall have a minimum lot width of 200 feet. **The site area is 533,061.97 sf.**
- B. Not less than 500 square feet of lot area is provided for each patient/resident. **This requirement is met. Estimated maximum patient/ resident occupancy would be 244 x 500 = 122,000 sf of required lot area.**
- C. Side yards shall be increased to double the side yard required in the district. **Side yards will be increased to a minimum of double the normal side requirement in the district.**
- D. The architecture of the facility shall maintain a residential character. **The senior community will be designed with a residential character using materials and features typical in single family home design.**

**Sec. 6.650. - Standards for approval.**

A.

Special uses may be approved by action of the Governing Body after recommendation from the Commission using the procedures set forth in [Article 2](#). Special uses may be approved with conditions including, but not limited to, requirements for special yards, open spaces, buffers, fences, walls, and screening; the installation of landscaping and maintenance; provisions for erosion control; requirements for street improvements, dedications, limitations on ingress and egress movements into and out of the site, and traffic circulation; limitation on signage; limitation on hours of operation and other characteristics of operation; conditions specifically listed under the individual special use and other conditions deemed necessary to insure compatibility with surrounding land uses.

B.

In considering any application for a special use permit, the Commission and Governing Body may give consideration to the criteria listed below, to the extent they are pertinent to the particular application.

1. Character of the neighborhood; **The senior community will be designed with a residential character using materials and features typical in single family home design.**

2. Compatibility with adjacent property uses and zoning; The senior community is compatible with the current adjacent property uses. The properties to the south are residential use single family residences and the adjacent properties to the east and west are currently agricultural uses.

3. Suitability of the property for which the special use is being requested; The property is suitable for the special use from a physical location and adjacent services perspective, from a geographic perspective (the site is relatively flat) and from an adjacent use perspective it backs up to an existing residential neighborhood.

4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties; I do not believe there is any negative impact to the aesthetics of the current property or adjoining properties.

5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property; I do not believe there is any negative impact to the aesthetics of the current property or adjoining properties.

6. Impact on the street system to handle traffic and/or parking; Per our traffic study there will be minimal impact to the existing street system

7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available; Storm sewer is available to the site and after completing our storm water runoff analysis and sewer design this is not an issue.

8. Impact of noise pollution or other environmental harm; The senior community will not generate noise pollution or other environmental harm.

9. Potential negative impact on neighborhood property values; We do not believe the senior community will have any negative impact on the adjacent property values.

10. Extent to which there is need of the proposed use in the community; The Lee's Summit area has a strong senior population that will be served by this project, as well as a growing adult-aged child population of 55 to 65 years old who will bring their aging loved one to the city for senior services.

The area is lacking an affordable full campus senior living that offers independent living, assisted living and memory care without a buy-in fee. Seniors need flexibility to choose healthcare services without being locked in to significant upfront investments. Additionally, this new community will offer the most modern amenities and technology to allow for better aging in place and delivery of services. State-of-the-art fall monitoring technology will be used in each apartment and a diagnostic fall prevention tool will be used in the fitness center by wellness staff to help improve residents' quality of life

11. Economic impact upon the community; The new project will create 49 new full-time jobs and 10 part-time positions with the average wage of \$17.01 per hour.

12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use; Existing public facilities including water, sanitary sewer, storm sewer, gas, and electric are available to the site. Services that have been noted as inadequate by city staff will be improved as part of the project.

13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied; Isolation and living in a non-senior-friendly environment accelerate aging. Sadly, with the lack of quality services, less than 10 percent of all seniors that need senior living choose this option. Offering a well-designed, modern option with an abundance of services, amenities and social opportunities will increase the utilization of senior housing in the Lee's Summit area. O'Reilly Development has proven this in the six other full-service campuses developed to date in Missouri, with record lease-ups. This community will have design features inside the unit from construction details, decor finishes to technology all intended to assist the changing needs of a senior.

Attracting seniors to proactively choose senior living, especially independent living, helps greatly reduce the burden on area emergency services. In fact, the advanced fall prevention technology used at the community has been proven to reduce emergency calls to 911 services by as much as 50 percent in a study conducted by the University of Missouri-Columbia. The development will convert underutilized property into its highest and best use resulting in millions of dollars in investment and creation of higher wage jobs by creating a state-of-the-art facility serving a much needed population. Without this development the land will continue to depreciate in value thus underserving the taxing jurisdictions.

14. Conformance to the UDO, and current city policies and ordinances; The senior community will be in compliance with the UDO, city polices and ordinances. Two modifications to the UDO are requested. Building height of 41'-8" in lieu of 40' and modification to the buffer requirements for the east side of the property in order to maintain an existing mature tree buffer.

15. Recommendation of professional staff; Following our last applicant meeting staff voiced support for the project provided all the items are resolved to their satisfaction.

16. Consistency with permitted uses in the area in which the special use is sought. The senior community is consistent with other permitted uses in the area.

Sincerely,

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

Scott J. Auman, AIA NCARB