



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-338 and PL2025-339
File Name	PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for a convalescent, nursing or retirement home
Applicant	Lee's Summit Senior Living Community, LLC
Property Address	5101 NE Lakewood Way
Planning Commission Date	March 12, 2026
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: October 28, 2025
Neighborhood meeting conducted: December 30, 2025
Newspaper notification published on: February 21, 2026
Radius notices mailed to properties within 300 feet on: February 18, 2026
Site posted notice on: February 19, 2026

Table of Contents

1. Project Data and Facts	2
2. Land Use	4
3. Project Proposal	5
4. Unified Development Ordinance (UDO)	6
5. Comprehensive Plan	7
6. Analysis	7
7. Recommended Conditions of Approval	10

Attachments

Special Use Permit (SUP) Term of Use Narrative, uploaded February 9, 2026
Comprehensive Use Narrative, dated December 22, 2025 – 4 pages
Transportation Impact Analysis prepared by Erin Ralovo, P.E., dated March 2, 2026 – 2 pages
Traffic Generation Report prepared by Engineering Surveys & Services, revision dated February 9, 2026 – 15 pages
Preliminary Development Plan, dated January 26, 2026 – 23 pages

Preliminary Storm Water Management Report prepared by Engineering Surveys & Services, signed and sealed December 22, 2025 – 92 pages

Neighborhood Meeting Notes, uploaded March 5, 2026

Neighbor Response Cards, uploaded January 27, 2026 – 2 pages

Photographs of Surrounding Properties, uploaded December 22, 2025 – 6 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Lee’s Summit Senior Living Community, LLC / Applicant
Applicant’s Representative	Hunter Hein
Location of Property	5101 NE Lakewood Way
Size of Property	11.74 acres (511,400 sq. ft.) – Lot 1 5.20 acres (226,512 sq. ft.) – Tract A +/- 16.95 acres (737,912 sq. ft.)
Number of Lots	1 lot and 1 common area tract
Building Area	171,020 sq. ft. – main building 27,930 sq. ft. – villa buildings 198,950 total sq. ft.
Beds/Dwelling Units	20 beds – Memory Care 52 beds – Assisted Living 72 beds – Memory Care + Assisted Living 104 units – Independent Living apartments 15 units – Independent Living villas 119 dwelling units – Independent Living apartments + villas
Zoning	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan and special use permit. The City Council takes final action on the preliminary development plan and special use permit in the form of an ordinance. Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant

one extension not exceeding twelve (12) months upon written request.

A special use permit shall be valid for a specific period of time identified in the permit.

Current Land Use

The subject 16.95-acre project site is part of a larger undeveloped 21.3 acres of undeveloped land at the northeast corner of NE Lakewood Way and NE Bowlin Rd.



Figure 1 - Aerial view of subject site.

Description of Applicant’s Request

The applicant requests preliminary development plan and special use permit (SUP) approval for a continuum of care senior living facility with 72 beds (Memory Care + Assisted Living) and 119 dwelling units (Independent Living apartments + villas). The development consists of a large 171,020 sq. ft. main building and 27,930 sq. ft. of villa buildings, for a total of 198,950 sq. ft. The applicant requests a 40-year SUP time period.

2. Land Use

Description and Character of Surrounding Area

The subject property is located in the northeast quadrant of the intersection of I-470 and NE Bowlin Rd. The intersection is anchored by commercial in the southwest and southeast quadrants. A golf course anchors the northwest quadrant. The subject property sits at a point that transitions from commercial uses to the south to single-family residential subdivisions to the north. To the east is Blue Springs Lake.



Figure 2 - Area map showing subject property (outlined in red).

Adjacent Land Uses and Zoning

North:	Single-family residential / R-1 (Single-family Residential)
South (across NE Bowlin Rd):	Commercial / CP-2 (Planned Community Commercial)
East:	Blue Springs Lake / R-1
West (across NE Lakewood Way):	Undeveloped parcel / CP-2; and I-470

Site Characteristics

The subject 16.95-acre project site is part of a larger 21.3 acres of undeveloped land with a pond. The parent tract has frontage along both NE Lakewood Way and NE Bowlin Rd. Topographically, the site slopes from west to east toward the pond.

Special Considerations
None

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	47%
Pervious:	53%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces:	200	Total parking spaces required:	185
Accessible spaces provided:	14	Accessible spaces required:	6
Parking Reduction requested?	No	Off-site Parking requested?	No

Existing Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	38'-6" (Building) / 24'-6" (Parking)
Side	10' (Building) / 20' (Parking) from residential; 6' (Parking) from non-residential	24'-6" (Building) / 23' (Parking) – northeast; 66'-6" (Building) / 18' (Parking) – southeast

Structure(s) Design

Number and Use of Building(s)
5 total buildings / 1 main building + 4 villa buildings
Building Size
198,950 total sq. ft. (171,020 sq. ft. main bldg. + 27,930 villa bldgs.)
Number of Stories
3 story – main building; 1 story – villa buildings
Floor Area Ratio
0.27 (0.55 max FAR in CP-2 zoning district)

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.190	Zoning (CP-2 – Planned Community Commercial District)
6.020	Permitted, conditional and special use tables
6.830	Special Use (Convalescent, nursing or retirement home)

The UDO allows for a convalescent, nursing or retirement home as a primary land use in all residential zoning districts and most commercial zoning districts (inclusive of the CP-2 zoning district) with approval of a special use permit. The subject property is zoned CP-2.

Use Conditions for “Convalescent, nursing or retirement home”.

Section 6.830 of the UDO lists the following use conditions for the subject land use:

1. The property shall have a minimum lot area of 40,000 square feet and shall have a minimum lot width of 200 feet. **The proposed facility complies with this requirement. The subject property has approximately 738,342 sq. ft. of lot area, and has approximately 1,000 feet of lot width along NE Lakewood Way.**
2. Not less than 500 square feet of lot area is provided for each patient/resident. **The proposed facility complies with this requirement. With a lot area of 511,400 sq. ft. (11.74 acres), the subject property has the lot size to accommodate up to 1,023 residents, which exceeds the capacity of the proposed facility with a total of 191 beds and dwelling units.**
3. Side yards shall be increased to double the side yard required in the district. **The proposed facility complies with this requirement. The buildings meet the minimum 20’ side yard setback for this type of residential facility, which is double the standard 10’ side yard setback for the CP-2 district. At its closest point, the existing facility is set back 24’-6” from the northeast side property line.**
4. The architecture of the facility shall maintain a residential character. **The proposed facility complies with this requirement. The proposed building architecture maintains residential character. The main building has the appearance of a multifamily building that is stepped in height. The memory care wing is 1 story. The assisted living wing is 2 stories. The independent living apartment wing is 3 stories. The five (5) 3-unit villa buildings are 1 story. All of the buildings have cementitious lap siding exteriors with a brick base accent. All of the buildings have hipped roofs with gabled accent features.**

Neighborhood Meeting

The applicant hosted a neighborhood meeting on December 30, 2025, from 6:00 PM to 7:00 PM at Lakewood Oaks Country Club. Eight (8) members of the public attended.

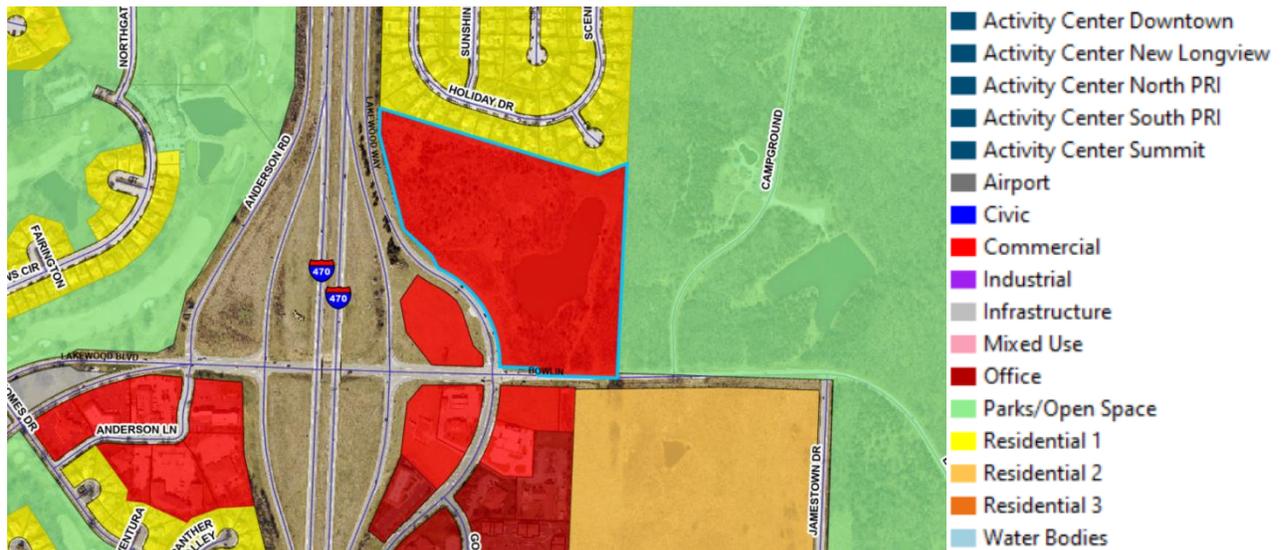
Topics and concerns discussed included:

- Frequency of high traffic on NE Lakewood Way and at I-470 ramps;
- High traffic Noise from dumpster; and
- Landscaping/buffer and request from some homeowners for no buffer along their shared boundary to maintain view of the existing pond.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Preserve and protect existing housing stock.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The Ignite! Comprehensive Plan projects that the age cohort with the largest increase in population by the year 2040 in Lee’s Summit will be residents age 65+. Between 2020 and 2040, the population of residents 65 years and older is projected to increase from 14,800 to 27,100 (a 90% increase). Housing needs for this age cohort will naturally grow as its population grows, with many aging adults seeking aging in place opportunities where they can remain in their community and close to family, friends, and activities. Approval of the subject preliminary development plan and SUP adds 191 beds and dwelling units serving the city’s senior population to the city’s housing stock inventory and therefore continues to offer area seniors increased housing choices.



6. Analysis

Background and History

- December 9, 1969 – The City Council approved a rezoning (Appl. #1969-019) from AG (then A) to CP-2 (then C-1) by Ordinance No. 1164.

Compatibility

The proposed facility is bordered by single-family residential to the north, commercial to the south and sits near single-family residential, a golf course (Lakewood Oaks) and commercial uses on the west side of I-470. Blue Springs Lake abuts the project site to the east. The proposed senior living facility is of a higher intensity than the abutting single-family residential subdivision to the north, but serves as a transitional use between commercial development south of NE Bowlin Rd and the I-470/NE Bowlin Rd interchange. Permitted commercial uses by right under the subject property’s existing CP-2 zoning can range from low-intensity office development up through high-intensity convenience store/gas stations and drive-through restaurants. In comparison, the proposed senior living facility develops the site with a relatively low-intensity residential use abutting single-family development.

Architecturally, the proposed buildings maintain a residential form consistent with similar senior living facilities in the city and use an exterior material palette common to residential development in the city, which includes cementitious lap siding, stone and asphalt shingle roofs.



Figure 3 - West elevation (main building).



Figure 4 - Front elevation (villas).

Adverse Impacts

Approval of the proposed senior living facility is not expected to detrimentally impact the surrounding area. Stormwater management for the development will utilize the existing pond to provide a functional and aesthetic amenity.

Public Services

The proposed senior living facility has access to area infrastructure. An existing 12” water main located at the northwest corner of the site will be extended south along NE Lakewood Way. An existing 8” sanitary sewer main runs north-south through the property around the west side of the pond. The proposed development will require the realignment of two segments of the sewer to accommodate the development. Both water and sewer will ultimately be extended south to NE Bowlin Rd as the remainder of the parent tracts develops in the future.

From a traffic perspective, the existing area road network has capacity to absorb traffic generation from the proposed development. No additional road improvements are required to be constructed as a part of the proposed development.

Modifications

Landscape Buffer (UDO Section 8.890). The applicant requests a partial modification. Staff supports the request.

- Required – A high-impact landscape buffer is required between properties zoned R-1 and CP-2.
- Proposed – A high-impact landscape buffer is provided along the entirety of the shared boundary between the proposed development and the abutting single-family residential subdivision to the north, except that no landscape buffer is provided along the rear of the two (2) easternmost abutting residential lots (Lots 32 and 33, Ridgewood Hills).



Figure 5 - Landscape plan. Area with no buffer clouded in red.

- Recommended – The abutting property owners of Lots 32 and 33 of the Ridgewood Hills residential subdivision requested of the applicant to not install landscaping along the rear of their properties to maintain an open view corridor toward the park property to the southeast and the existing pond to the south/southwest. As the farthest east abutting lots, those properties are

less impacted by the proposed development and prefer that no buffer be provided adjacent to them at all. Staff supports the modification request in deference to the desires of the abutting property owners.

Time Period

The applicant requests the SUP be granted for a 40-year time period. The typical time periods granted for SUPs range from 20-30 years on new construction, with some granted for up to 40 years. Case in point, the applicant received City Council approval in 2019 for a 40-year SUP for their similar senior housing development (The Princeton) located east of the US 50 Hwy/SE Ranson Rd interchange. Staff recommends approval of the SUP for the requested 40-year period given that the use fulfills identified housing and land use goals in the Ignite! Comprehensive Plan.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan, Design and Construction Manual (DCM) and the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the high-impact landscape buffer requirement between CP-2 and R-1 zoning districts, to allow no landscape buffer along the rear of the abutting Lot 32 (1063 NE Scenic Pl) and Lot 33 (1059 NE Scenic Pl) of the Ridgewood Hills subdivision at the request of the abutting property owners.
2. Development shall be in accordance with the preliminary development plan dated January 26, 2026.
3. The special use permit shall be granted for a period of twenty (40) years from the date of approval.

Standard Conditions of Approval

4. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
5. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
6. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.

8. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
9. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
10. Property owner will be responsible for replacing, at their own expense, any pavement that is damaged because of any maintenance required for the public sanitary sewer under the proposed parking lot.
11. Detention basin must meet all City design requirements. If any criteria is not met, as suggested in the preliminary storm report, then a stormwater design waiver must be submitted to the City Engineer. Approval of this waiver is not guaranteed, and site changes may be required.