



City of Lee's Summit
Department of Planning & Development

Re: Special Use Permit – Term of Use

The request for a 40-year Special Use Permit term reflects the long-term nature of our senior living development, ownership, and operations. Our senior living communities are planned, financed, and operated as long-term assets, and a longer SUP term provides stability and operational continuity for residents while ensuring consistent management over time.

We currently own and operate The Princeton, a senior living community in Lee's Summit that was granted a 40-year SUP and is located approximately nine miles from the proposed site, which has been successfully operating for four years. This nearby community demonstrates our commitment to the local market and our ability to maintain high operational and management standards over time.

The proposed community will be operated by an experienced senior living operator based in St. Louis who also operates our other communities, providing a proven and consistent operational model. The building is being designed and constructed to institutional-quality standards intended for long-term use, and based on our experience, we are confident it will remain viable and well-maintained for well beyond 40 years.

A 40-year SUP term aligns with the long-term investment, construction quality, and operational history of our senior living communities, while reducing the need for future re-entitlement for a use that is expected to remain stable, compliant, and beneficial to the City.

Sincerely,

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