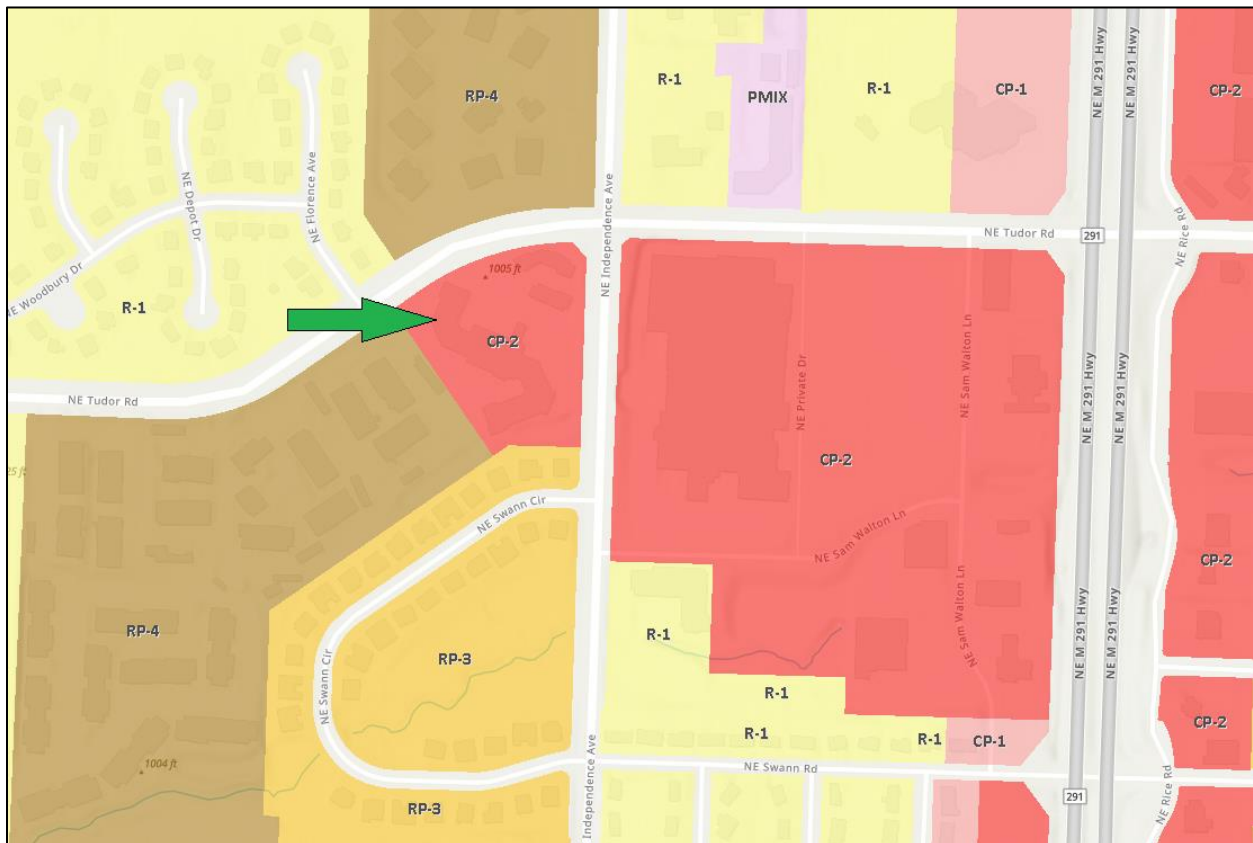


SOLSTICE SENIOR LIVING PROJECT NARRATIVE

Solstice Senior Living, and its predecessors, have operated a comprehensive senior living facility at 1088 NE Independence Avenue, in Lee's Summit, Missouri, for over 20 years, since shortly after the City of Lee's Summit issued its special use permit (SUP) for the same in 2002 pursuant to Ordinance No. 5439. Attached to this narrative is a brochure print-out describing the lifestyle and services provided by Solstice Senior Living.

Simply put, Solstice Senior Living is home to many Lee's Summit residents. This application is for a renewal of the existing special use permit and, given Solstice's long-standing in the community, it should be a given that the continuation of this special use permit—allowing residents to continue to live in their homes—is compatible with such factors as the character of the neighborhood (Solstice is the neighborhood, in many ways), adjacent properties and zoning, and the like. In fact, in approving Ordinance No. 5429 in 2002, the City already determined that this special use satisfied all appropriate criteria for consideration under the City's development ordinance.

The property is zoned CP-2 and is marked with an arrow in the below excerpt from the City's official zoning map:

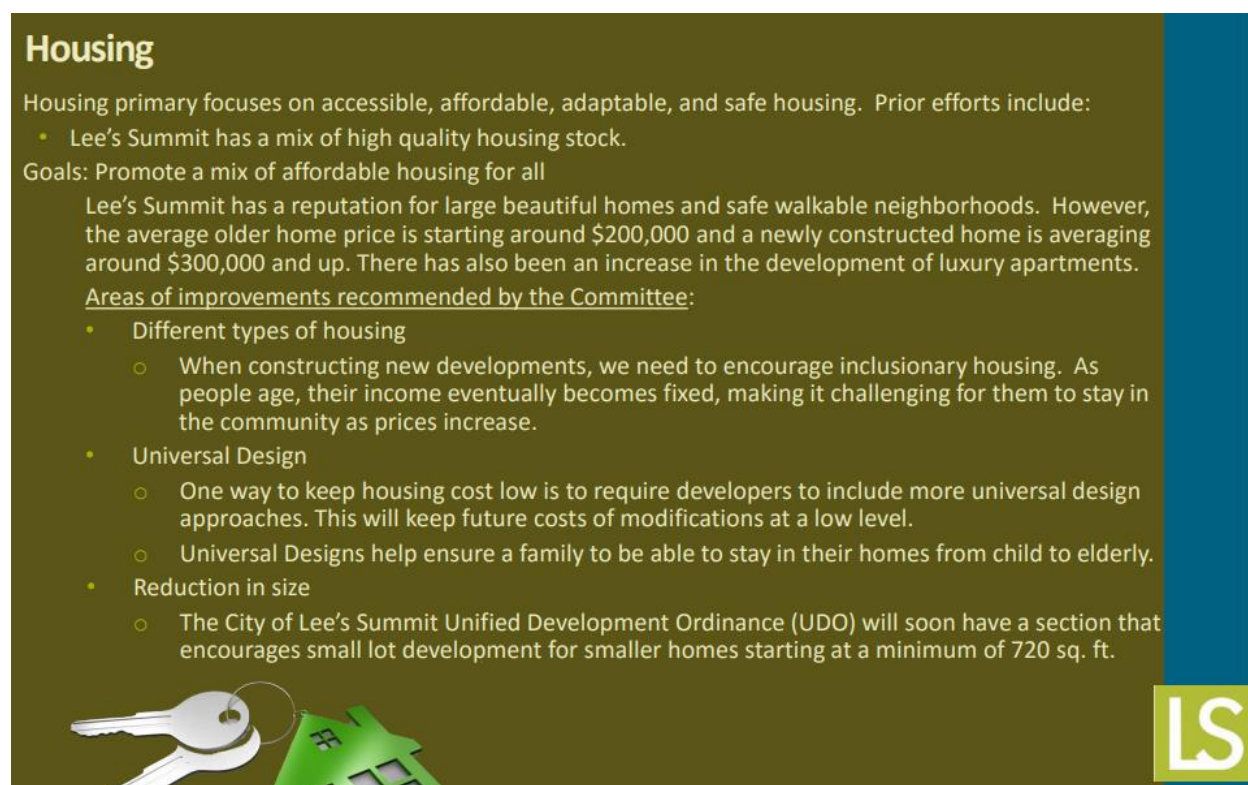


The property is adjacent to other CP-2 uses and, as a senior living center, is very much compatible with the surrounding residential uses, including RP-4 (Planned Apartment Residential), RP-3 (Planned Residential Medium Density), and R-1 (Single Family Residential).

The continuation of this special use permit—which has been in existence for over 20 years—will not negatively impact the property or adjoining properties nor negatively impact neighborhood property values. The exact opposite would be true, if the City were to not extend this special use permit and not allow Solstice to continue to provide important housing, healthcare, and support services to its residents.

There are no new or additional buildings or structures proposed as part of this special use permit renewal. The City—through the previous approval process—has already considered and approved the existing development plans, such that renewal of this SUP will not have an adverse impact on the street system, parking, or storm water runoff.

As the population of Lee's Summit continues to age, Lee's Summit has been forward-thinking, including, for example, in its adoption of a Community for All Ages Plan. This Plan includes the following details on housing:



Housing

Housing primary focuses on accessible, affordable, adaptable, and safe housing. Prior efforts include:



- Lee's Summit has a mix of high quality housing stock.

Goals: Promote a mix of affordable housing for all

Lee's Summit has a reputation for large beautiful homes and safe walkable neighborhoods. However, the average older home price is starting around \$200,000 and a newly constructed home is averaging around \$300,000 and up. There has also been an increase in the development of luxury apartments.

Areas of improvements recommended by the Committee:

- Different types of housing
 - When constructing new developments, we need to encourage inclusionary housing. As people age, their income eventually becomes fixed, making it challenging for them to stay in the community as prices increase.
- Universal Design
 - One way to keep housing cost low is to require developers to include more universal design approaches. This will keep future costs of modifications at a low level.
 - Universal Designs help ensure a family to be able to stay in their homes from child to elderly.
- Reduction in size
 - The City of Lee's Summit Unified Development Ordinance (UDO) will soon have a section that encourages small lot development for smaller homes starting at a minimum of 720 sq. ft.



Solstice Senior Living has been, and will continue to be, a proud partner in Lee's Summit providing active and inclusive senior living options for the community.

Solstice Senior Living requests that the special use permit be renewed for a perpetual length of time. To the extent it is City practice to not issue perpetual special use permits, Solstice Senior Living would request an extension for not less than twenty (20) years, the same as the original special use permit term. As this project is "home" for many senior residents, it is important that their residences and ability to live at Solstice Senior Living remain stable and secure, and not subject to short-term possibilities of non-renewal. Allowing seniors to remain safe and secure in their homes is an important aspect which the City should consider in renewing this special use permit.

SOLSTICE SENIOR LIVING
SITE PHOTOS

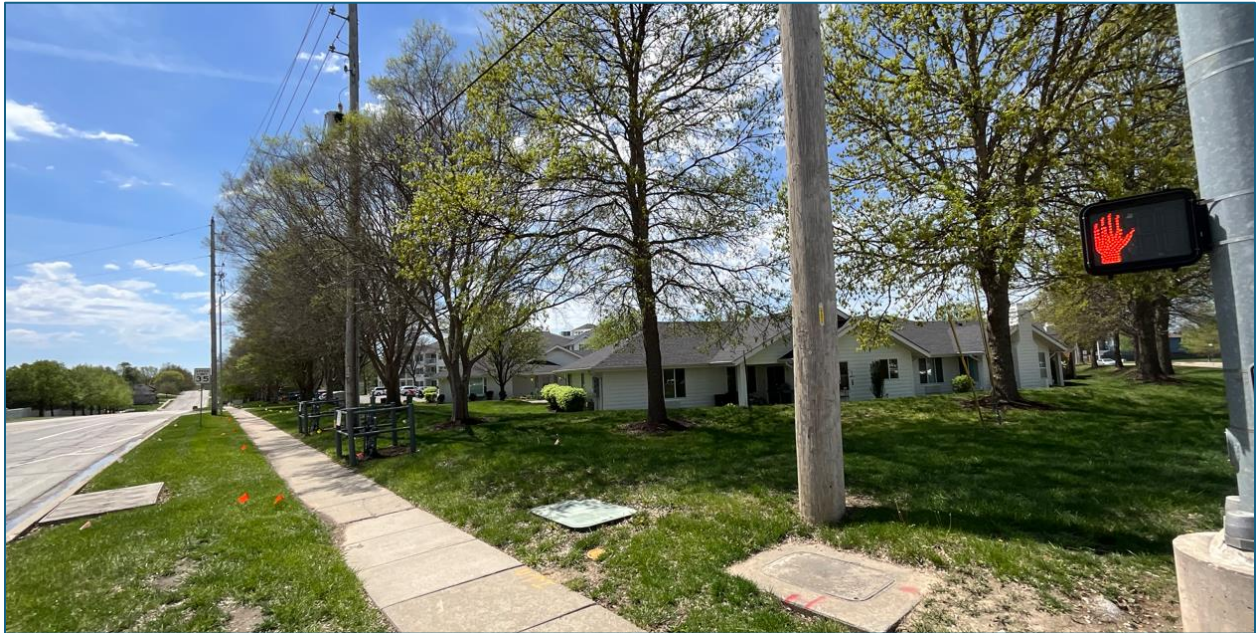
Northeast Side of Main Building looking East.



Northeast Side of Cottages from Independence.



Northeast Corner of Tudor and Independence.



Northeast Corner of Independence and Tudor looking South at Cottages.



Main Entry looking East to Independence.



Main Entry from Independence looking West.



Looking West towards Tudor from West Parking Lot.



Looking towards Independence from Cottages.



Looking South from Rear Exit of Main Building.



North Side of Main Building.



Northeast Side of Main Building.



Looking East from Tudor Entry.



Looking East from Southwest Corner by Tudor.



East Side of Cottages looking Northwest from Independence.



View from Tudor Entry looking South.



Southwest Corner looking East.



Southwest Corner from Tudor.



South Side of Main Building looking West towards South Exit of Building.



South Side of Building looking Northeast towards Independence.



South Side of Building looking East toward South Exit of Main Building.



Southeast Side of Building looking East.



Southeast Side of Property looking West.



Southeast Corner of Property looking West from Independence.



Southeast Corner looking West from Back of Building.



Northwest Side of Main Building.

