



December 22, 2025

Grant White
Project Manager, Development Services
Lee's Summit, Missouri
220 SE Green Street
Lee' Summit, MO 64063

Re: O'Reilly Development's proposed Lee's Summit Senior Community at 5101 NE Lakewood Way,
Comprehensive Narrative.

Grant,

The following information is a general narrative of our proposed senior community development.

Currently the property is zoned CP-2 and we are requesting a special use permit to allow our senior living community use within this zoning district.

The senior living community will consist of Villa units, a Memory Care Facility, Assisted Living Facility and an Independent Living Facility. It will be a full continuum of care community.

Villas

(15) 2-bedroom units with 2 car attached garages for each unit

Memory Care

(20) studio units

Assisted Living

(48) units

(?) studio units

(?) 1-bedroom units

(4) 2-bedroom units

Independent Living

(14) studio units

(43) 1 bedroom units

(34) 2 bedroom units

The Assisted Living and Memory Care will be state licensed residential care facilities. The Memory Care units will be studio type units. The Assisted Living units will be a combination of 1- bedroom, 2-bedroom, and studio type units. Each Assisted Living unit will have a small kitchenette, sink, refrigerator and microwave. The Assisted Living and Memory Care facilities contain private courtyards for resident use. Other amenities will consist of dining areas, bistro, salon, spa room, theater, wellness fitness area, library spaces and community living spaces.

The Independent Living units will be a combination of 1- bedroom, 2-bedroom, and studio type units. All the units have kitchens so residents have the ability to prepare their own meals. Also available to the residents will be a dining area where they can choose to have meals prepared by the culinary staff. The

commercial kitchen associated with the dining area will be shared with the Assisted Living and Memory Care. All of the resident units will have either an exterior balcony or patio. Interior amenities available for residents will include: community dining area, private dining room, bistro community living spaces, library, community room, theater, fitness area with swimming pool and tenant storage. Exterior amenities will include: dog park, shuffle board court, shade pavilion, grilling area, bistro patio and seating area with fire pit.

EXTERIOR FINISHES

The intention of the senior living community is to provide a residential home-like atmosphere. Exterior materials that are being proposed consist of thin stone veneer, cement board siding (lap and board and batt styles), composite deck materials, and architectural composite shingles.

PARKING

The project incorporates surface parking and carports as an option for residents' parking. There will be 38 covered parking spaces. The Villas will have 2 car attached garages and driveways for each unit.

SITE LIGHTING

Lighting will be a combination of decorative pedestrian lighting, building lighting and parking lot lighting throughout the development.

EQUIPMENT

The Independent Living, Assisted Living and Memory Care units will have a ground mounted backup generator. This will be screened as required by the design standards.

The Independent Living units will be served by split system HVAC units with condensers concealed in roof pockets. The Assisted living and memory Care units will be served through the wall Vertical HVAC units. Common area and commercial kitchen equipment will be typically roof mounted and concealed in roof pockets or screened as required by the design standards.

The Villa units will be served with typical residential split system HVAC units with ground mounted condensers. These will be screened as required by the design standards.

GENERAL SITE DESCRIPTION

1. Site Description:
 - a. Preliminary Development Plan: Proposed Lot 1 and Tract 1 of the Capt'n Warf Subdivision Plat 1 Located in Section 5 T48N R31W, in Lee's Summit, Jackson County, Missouri.
 - b. Special Use Permit: Proposed Lot 1 of The Capt'n Warf Subdivision Plat 1 Located in Section 5 T48N R31W, in Lee's Summit, Jackson County, Missouri.
2. Total Area = 16.95 Acres (Lot1 = 11.74 ac, Tract 1 = 5.21 ac)
3. Zoning: CP-2 – Planned Community Commercial District
4. Current Use: Undeveloped
5. Proposed Use: Retirement Community and Nursing Home/Elder Care
6. Special Use Permit (SUP) Required
7. Site Cover Summary (Lot 1)
 - a. Building = 2.56 Acres (22%)
 - b. Paved = 2.94 Acres (25%)
 - c. Total Open/Green Space =
 - i. Common Open Space
 1. Lot 1
 - a. Required (10%) = 1.17 ac
 - b. Provided (53%) = 6.23
 2. Tract 1

- a. Required (10%) = 0.52 ac
 - b. Provided (100%) = 5.21 ac
 - d. Total Impervious = 5.5 Acres
- 8. Parking Notes:
 - a. Main Building:
 - i. Required Parking:
 - 1. Nursing Home/ Elder Care – 0.5 per Bed (72 beds) = 36 stalls
 - 2. Retirement Community – 1 per unit (104 units) = 104 stalls
 - 3. Employees – 1 per employee/shift (30 employees) = 30 stalls
 - 4. Total Required = 170 Stalls
 - ii. Total Provided = 170 stalls
 - b. Villa Parking
 - i. Required 1 stall/unit = 15 stalls
 - ii. Provided = 30 stalls (15 garage and 15 driveway).
 - c. All parking will Meet Fair Housing and ADA Requirements.
 - d. All accessible parking shall be less than 1 vertical foot in 50 horizontal feet.
 - e. Van parking spaces shall have vertical clearance of 98 inches minimum at the space and along the vehicular rout thereto. In cases of a loading zone, the vertical clearance of 115 inches minimum shall be provided at passenger loading zones and along vehicle access routes to such areas from site entrances.
 - f. All onsite paving will comply with the Unified Development Ordinance Article 8 in terms of paving thickness and base.
- 9. Floodplain Note: This property is located in zone “X” areas determined to be outside the 0.2% annual chance floodplain, as shown by flood insurance rate map number 29095C0313G, dated January 20, 2017.
- 10. No gas or oil wells (inactive or capped) are located within the site boundary per the Missouri Department of Natural Resources GIS map published February 15, 2019 and updated March 24, 2025.
- 11. No existing buildings are located onsite.
- 12. Historical District: site is not located inside of a historical district.
- 13. No property or infrastructure are listed on the national Registry for Historic places.

Land Use Schedule

	Retirement Community (Independent Senior Living)	Nursing Home/Elder Care (Assisted Living)	Memory Care	Villas
Floor Area	113,024 sf	45,450 sf	12,546 sf	1,862 sf
Total Floor Area	171,020 sf			27,930 sf
Units/Beds	104 units	52 beds	20 beds	15 units
Lot 1 + Tract 1 Land Area (Acres)	16.95 ac			
Required Parking	170			15
Provided Parking	170			30
Impervious Coverage	5.5 ac			
Floor Area Ratio (FAR) with common area	Maximum Allowed = 55 Provided = 39			
Dwelling units per acre Dwelling Units Per Acre without common area	N/A for CP-2			
Lot Area (Lot 1)	Min = 40,000 SF Provided = 511,400 sf			
Building Area/Resident	Min = 500 SF Provided = 915			

Please contact me at your convenience with any questions.

Sincerely,



Tim Wilson, AIA