



HAWTHORN ASSISTED LIVING COMMUNITY

Special Use Permit (SUP) & Preliminary Development Plan (PDP) Narrative

Date: June 23, 2026

To: City of Lee's Summit Development Services

RE: Special Use Permit & Preliminary Development Plan for Hawthorn Assisted Living

I. Project Overview & Comprehensive Narrative

Hawthorn Assisted Living Community proposes the development of a 16-bed, single-story, residential-style assisted living facility. Unlike institutional-scale senior living developments, Hawthorn utilizes a "Small Home" model, designed to provide high-acuity care within a footprint that matches the scale and character of the surrounding residential neighborhood.

A. Function and Operation

- **Capacity:** 16 residents.
- **Licensing:** The facility will be licensed by the Missouri Department of Health and Senior Services (DHSS) as an Assisted Living Facility.
- **Staffing:** 24/7 care provided by professional staff. Peak shifts will typically include 5 staff members, minimizing employee-related traffic and parking demand.
- **Services:** On-site food preparation and service (coordinated with Jackson County Health Department), medical administration, and life-safety monitoring.
- **Life Safety:** The structure will be fully sprinkled (NFPA 13/13R) and divided into two smoke compartments per DHSS requirements to ensure "defend-in-place" capability.

B. Length of Term

The applicant requests that the Special Use Permit be granted for a defined term of forty (40) years. This request is consistent with the City's guidance that, for new construction projects, special use permits may be granted for up to 40 years where necessary to satisfy the minimum requirements of the lender financing the development. Given the specialized, single-purpose nature of the building's construction and the long-term financing structure required to support the facility's development and operation, the applicant respectfully requests the maximum 40-year term to provide the project financing and operational stability necessary for a facility of this type.

II. Technical Strategy & Site Design

The proposed Preliminary Development Plan (PDP) reflects the 5/4 Layout, which optimizes site functionality while addressing several critical infrastructure constraints identified during the pre-application phase.

- **Fire Access & Safety:** The site utilizes a dual-access approach from Battery Road. Following consultations with Fire Staff, the plan ensures fire apparatus circulation without the need for a northern hammerhead, a “calculated risk” mitigation strategy that preserves green space while maintaining the 20-foot-wide fire lane requirement.
- **Stormwater Management:** Detention is consolidated in a relocated basin on the eastern portion of the site. This strategy avoids reliance on off-site tracts and handles the 1%, 10%, and 100% storm events on-site in accordance with APWA standards.

III. Responses to Special Use Permit Criteria

1. **Character of the Neighborhood.** The 16-bed “Small Home” scale is fundamentally different from commercial-grade assisted living. By limiting the height to a single story and using residential-grade exterior materials, the project acts as a transitional buffer between traditional residential and higher-intensity uses.
2. **Compatibility with Adjacent Property Uses and Zoning.** The site’s location is ideal for senior housing, offering quiet residential surroundings with proximity to the hospital. The low intensity of the 16-bed use ensures that noise, light, and traffic impacts remain negligible for neighbors.
3. **Suitability of the Property.** The site is uniquely suited for this use due to the availability of sanitary sewer extensions (NE route) to serve the facility. The City of Lee’s Summit Engineering Department has confirmed that relocation of the existing 12-inch water main is not required and that no new dead-end main extension will be necessary, allowing the project to proceed without altering existing public utility infrastructure or compromising the building’s required setbacks.
4. **Impact on the Street System and Parking.** Traffic generation for 16 beds is significantly lower than standard commercial or multi-family uses. The City of Lee’s Summit has confirmed that the applicable parking ratio for this assisted living and memory care use is 1 space per 2 beds plus 1 space per employee on the maximum shift, yielding a minimum requirement of 13 spaces (8 resident spaces + 5 peak-shift staff spaces), rather than the higher ratio applicable to independent living senior facilities that was referenced earlier in the City’s review. The Site Plan provides 20 parking spaces, comfortably exceeding this requirement and preventing any “overflow” parking onto public streets.
5. **Impact of Stormwater Runoff.** The civil engineering team has prioritized a “self-contained” drainage strategy. The Preliminary Storm Water Report (included with this submittal) confirms

that post-development runoff will not exceed pre-development levels, protecting downstream properties.

6. **Conformance with the UDO and Applicable City Policies.** This project complies with all UDO setback requirements (including the 20-foot parking setback), with the exception of the side yard setback under UDO Section 6.830.C, for which the applicant is requesting a modification as detailed in Section IV.C below. The project is being designed to the 2024 building code standards. The project aligns with Lee’s Summit’s comprehensive plan by providing diverse housing options for an aging population. Section IV below further addresses the facility’s compliance with the specific use conditions of UDO Section 6.830.

IV. Compliance with UDO Section 6.830 – Convalescent, Nursing, or Retirement Home Use Conditions

Per Planning Staff’s review comment, the following addresses the proposed facility’s compliance with each of the four conditions established under UDO Section 6.830 for a “convalescent, nursing or retirement home” use:

A. Minimum Lot Area and Lot Width (40,000 SF / 200 FT)

Per the ALTA/NSPS Land Title Survey prepared by Boundary & Construction Surveying, Inc. (Roger A. Backues, PLS 2134), dated March 20, 2026, the subject property is comprised of Tract 2 (45,454 square feet / 1.04 acres) and Tract 3 (36,670 square feet / 0.84 acres), for a combined total of 82,124 square feet (1.88 acres). This exceeds the UDO’s 40,000-square-foot minimum lot area requirement by more than double.

The property’s frontage along SE Battery Drive measures 241.75 feet, and the site’s overall west boundary depth measures approximately 360.52 feet, both, along with every other perimeter dimension shown on the survey, comfortably exceeding the UDO’s 200-foot minimum lot width standard regardless of which boundary line is used as the basis of measurement.

B. Minimum Lot Area Per Resident (500 SF/Resident)

UDO Section 6.830.B establishes a minimum lot area requirement of 500 square feet for each patient/resident. With a licensed capacity of 16 residents, the minimum lot area required under this standard is 8,000 square feet (16 residents × 500 SF). Based on the ALTA survey’s combined site area of 82,124 square feet, the subject property provides approximately 5,133 square feet of lot area per resident, over ten times the UDO’s minimum standard, confirming the site’s suitability for the proposed use at its proposed scale.

C. Side Yard Setbacks (Double the District Standard)

UDO Section 6.830.C requires that side yards be increased to double the side yard otherwise required in the underlying zoning district. Per the ALTA survey, the subject property is zoned CP-2 (Planned Community Commercial), where the base side yard requirement is 10 feet, resulting in a required side yard of 20 feet for this use.

The Site Plan reflects a 10-foot setback along the west property line. The presence of the medical critical 12-inch water line running diagonally through the north portion of the lot, combined with the curvilinear street alignment that narrows the lot at this location, and the irregular lot configuration on the south end, prevents the building from being shifted to achieve the full 20-foot side yard without conflicting with other site constraints. The City of Lee's Summit Planning Department (Hector Soto, Senior Planner, email dated June 23, 2026) has confirmed that staff supports a modification to allow a minimum 10-foot side yard setback in light of these site-specific conditions. The applicant respectfully requests this modification as part of this submittal.

D. Residential Architectural Character

UDO Section 6.830.D requires that the architecture of the facility maintains a residential character. As described in Section III.1 of this narrative, Hawthorn's single-story massing, residential-scale footprint, and use of residential-grade exterior materials are intentionally designed so that the structure reads as a residential home rather than an institutional building, consistent with the "Small Home" care model and the established character of the surrounding neighborhood.

The ownership group and the Complete Construction Service Design Team appreciate the City's time and consideration of this application and look forward to continuing coordination throughout the review process. Please contact our team with any questions or requests for additional information.

Sincerely,



SAMPLE SIGNATURE:
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