

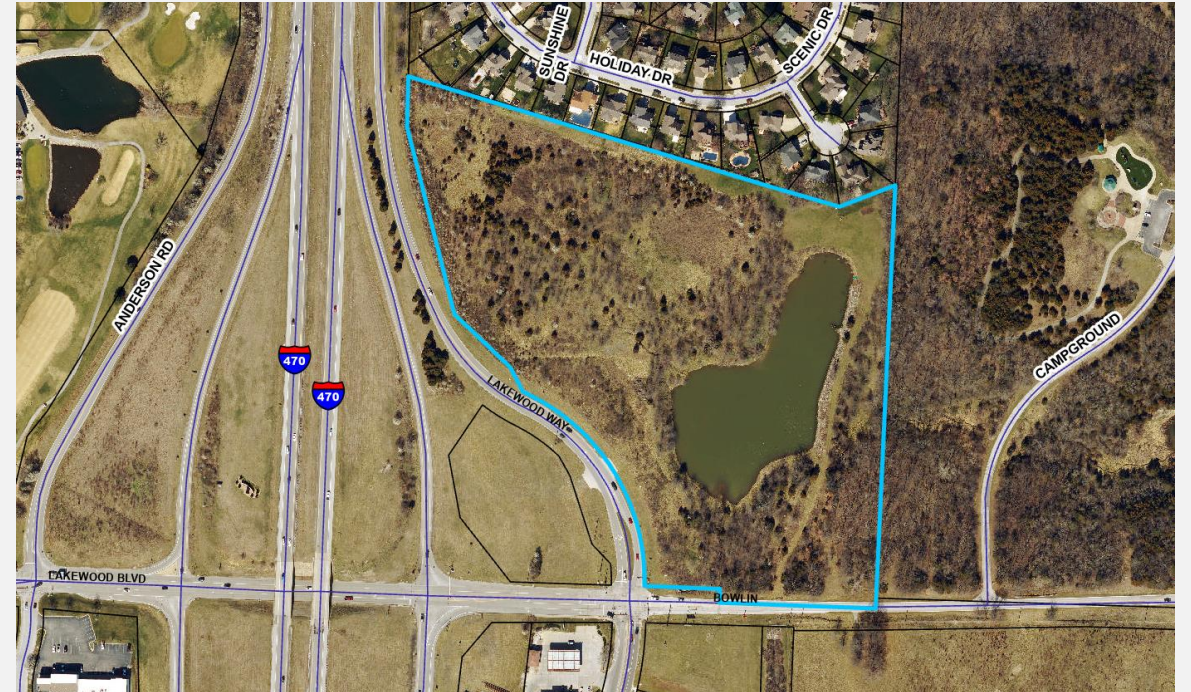
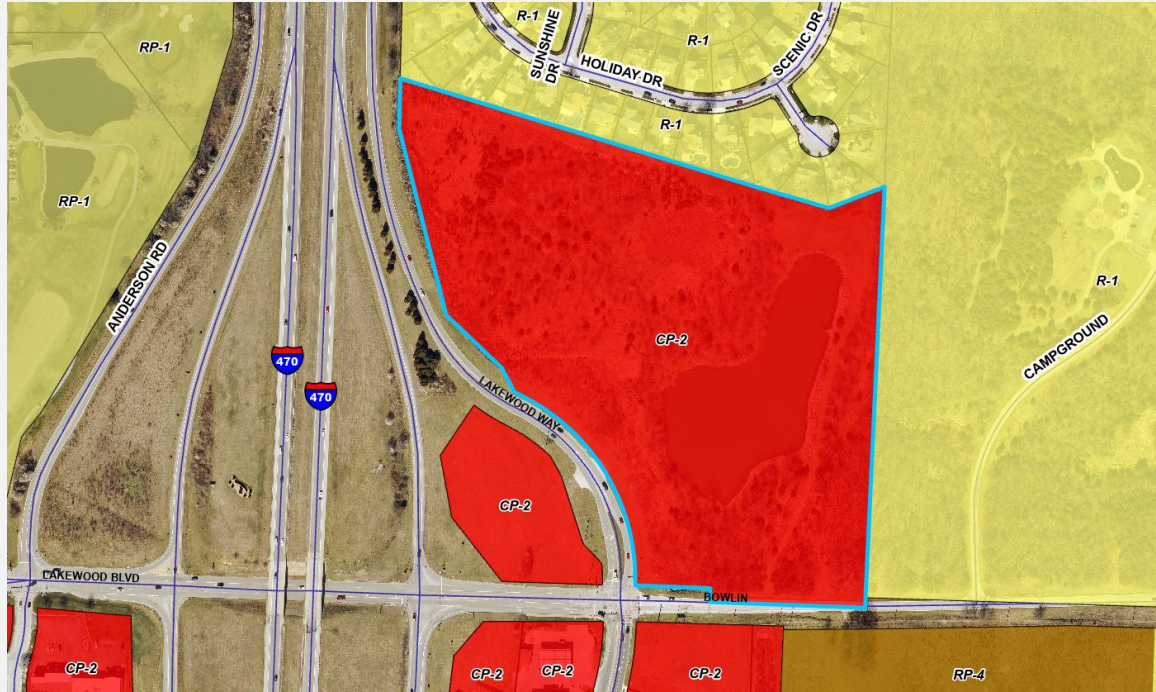


LEE'S SUMMIT
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**Lee's Summit Senior Community
Preliminary Development Plan and Special Use Permit
PL2025-338 and PL2025-339**



Zoning and Land Use Information

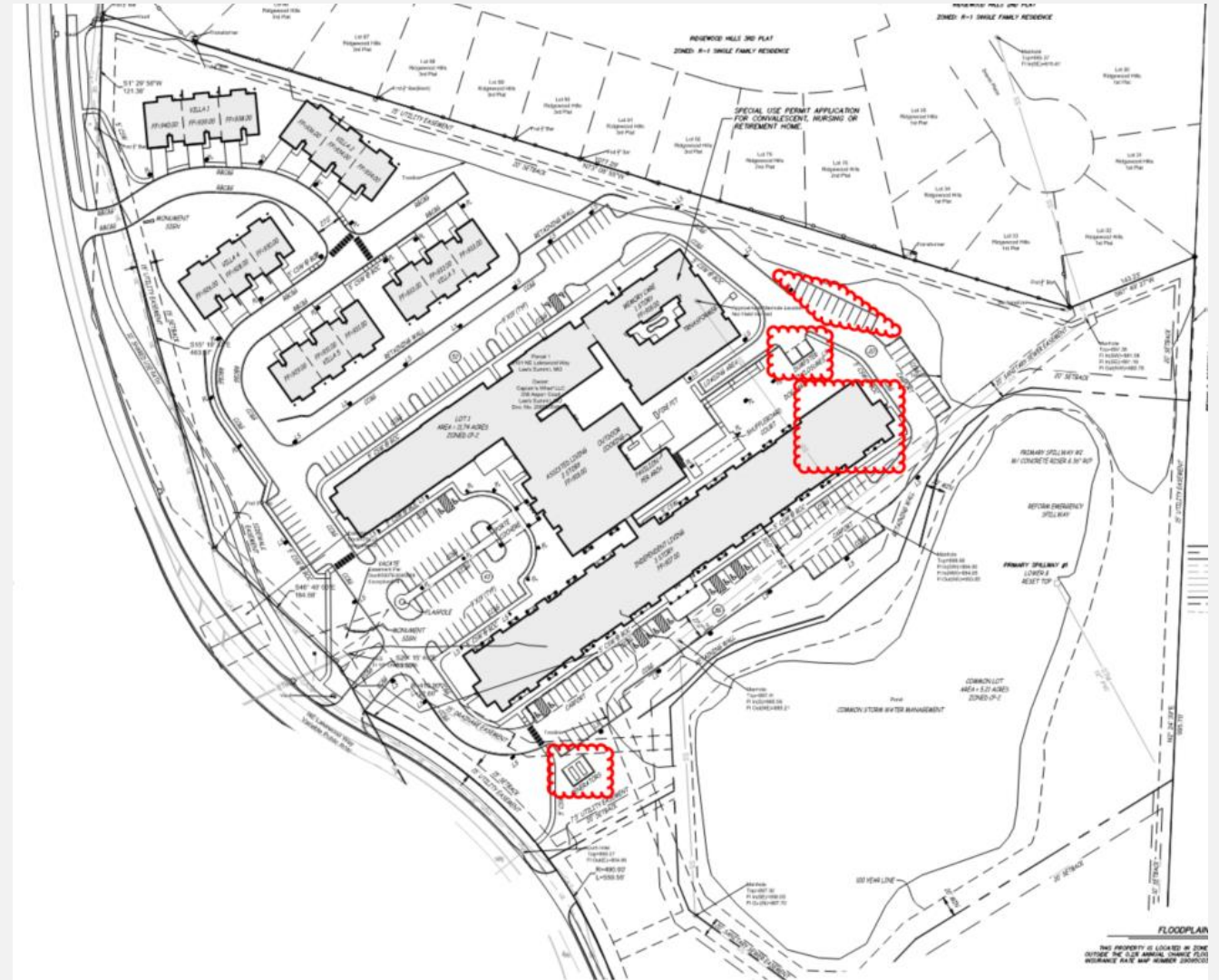


Plan Revisions

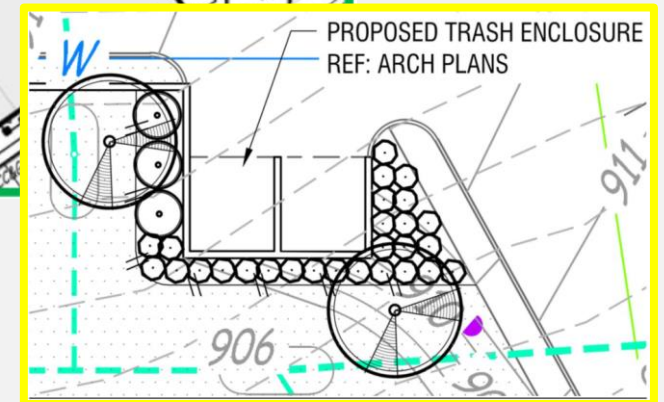
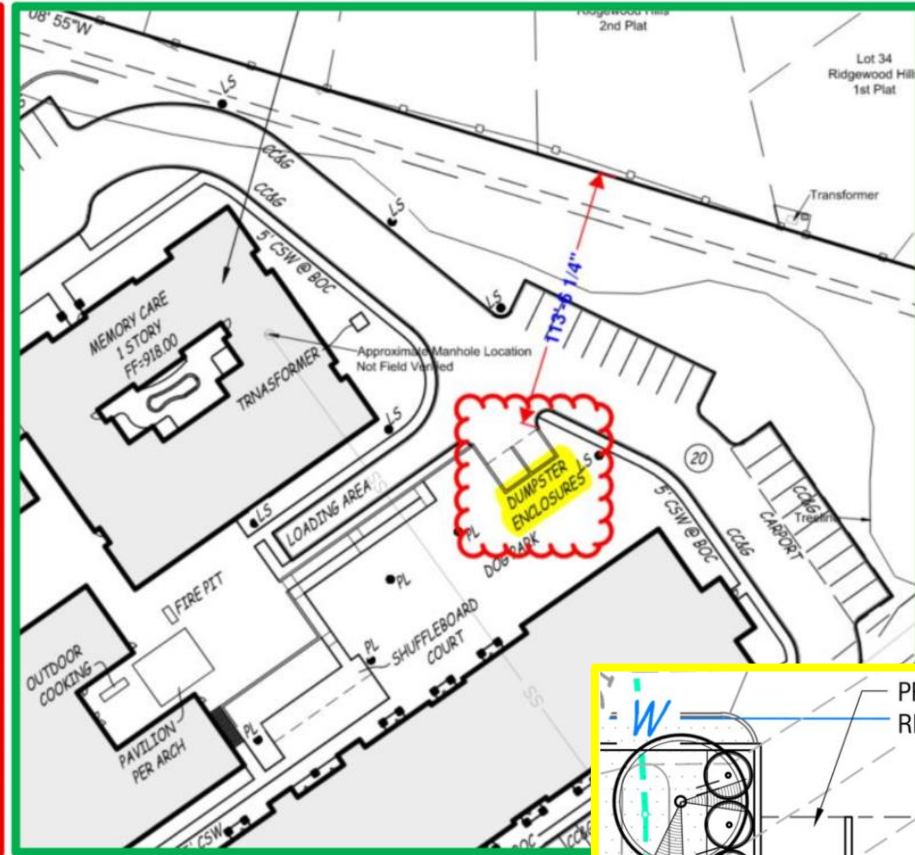
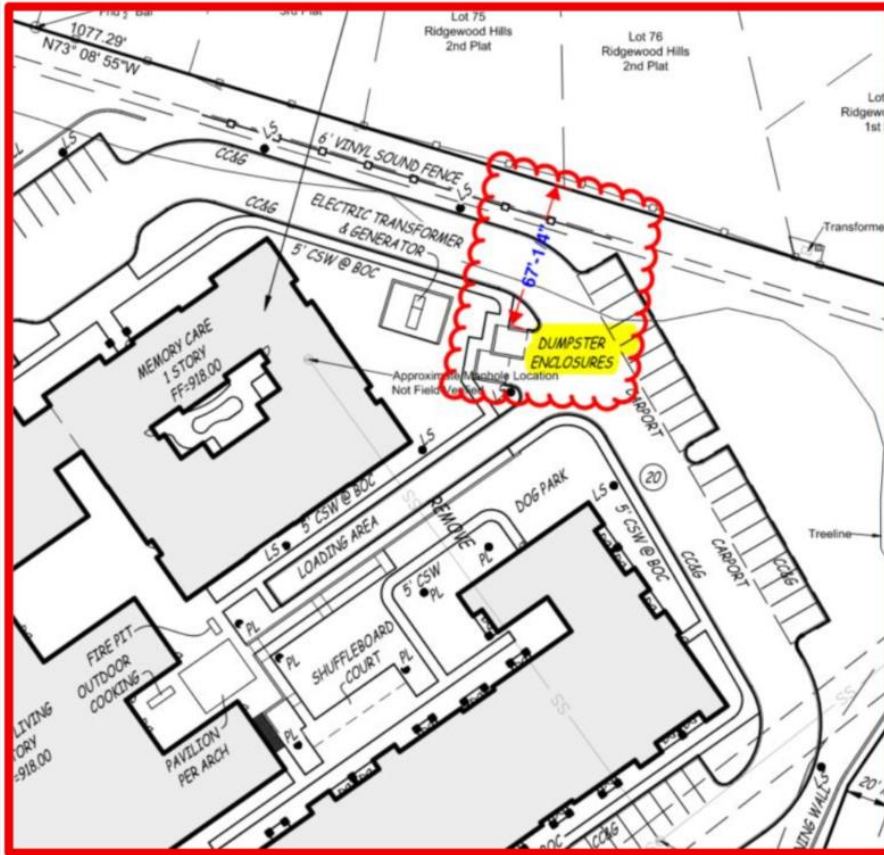
Summary of Plan Revisions*

- Relocation of trash dumpsters;
- Relocation of generator and transformer;
- Design change to a portion of the IL wing; and
- Revision to rear parking area.

* Plan revisions made by applicant in response to comments from the public and Planning Commission during the 3/12/26 Planning Commission hearing.

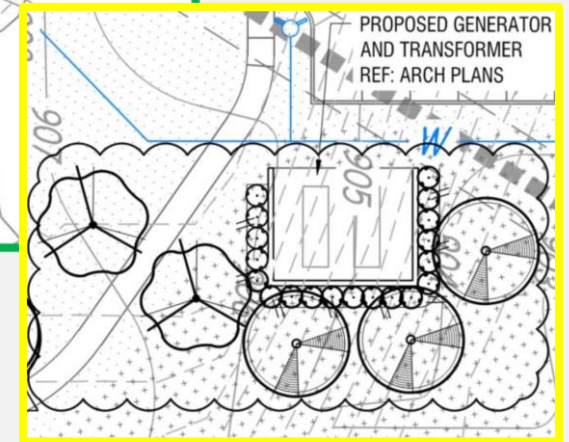
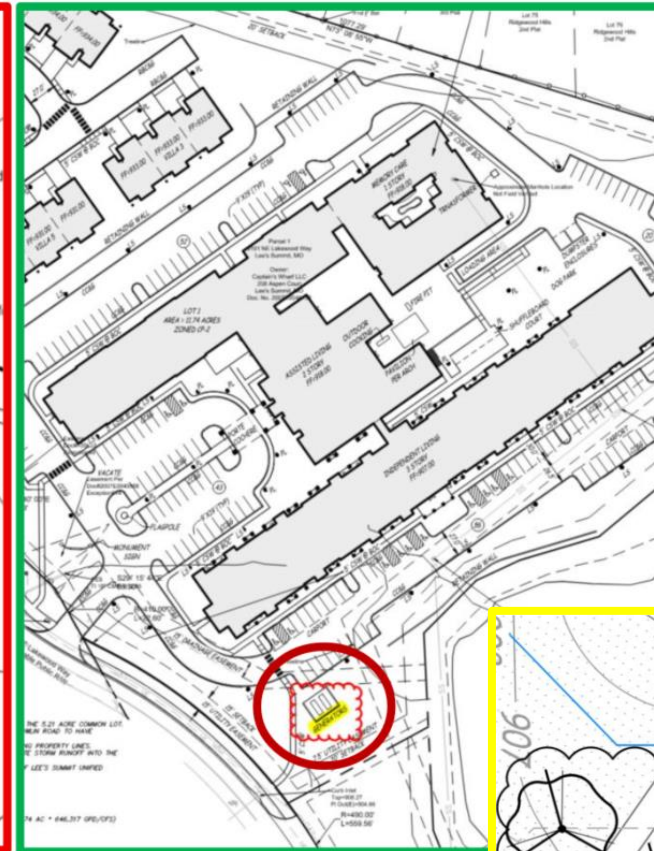
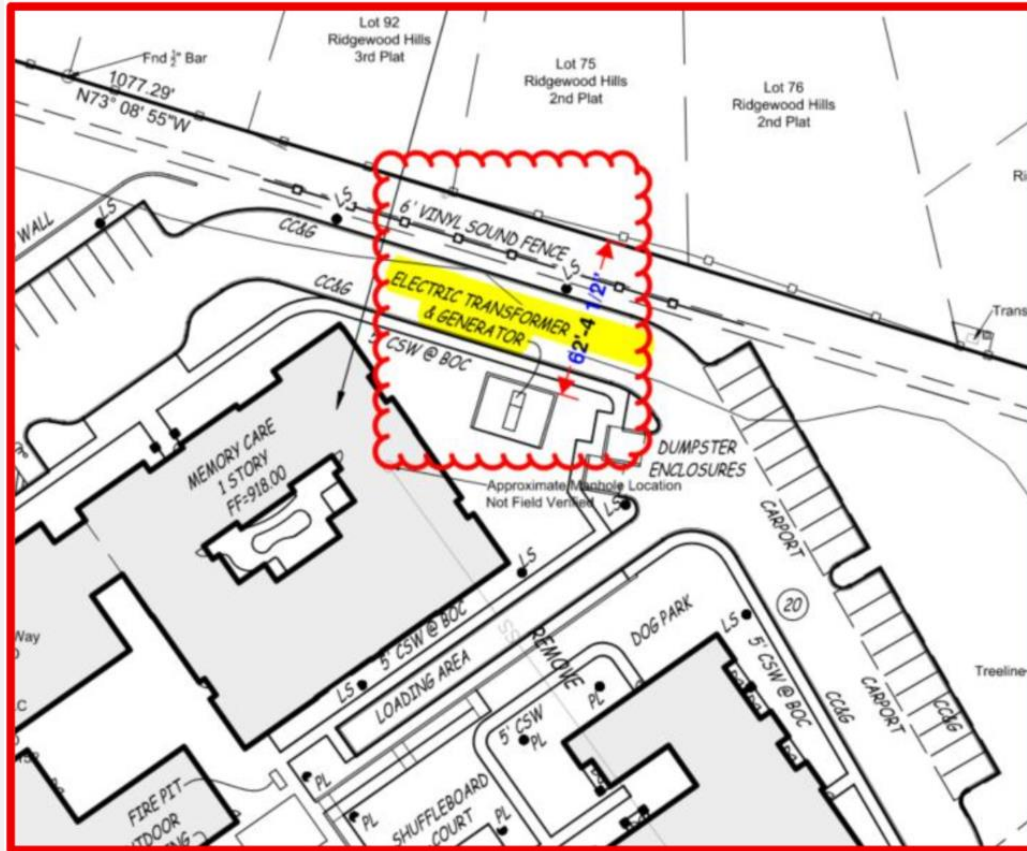


Plan Revisions – Trash Dumpsters



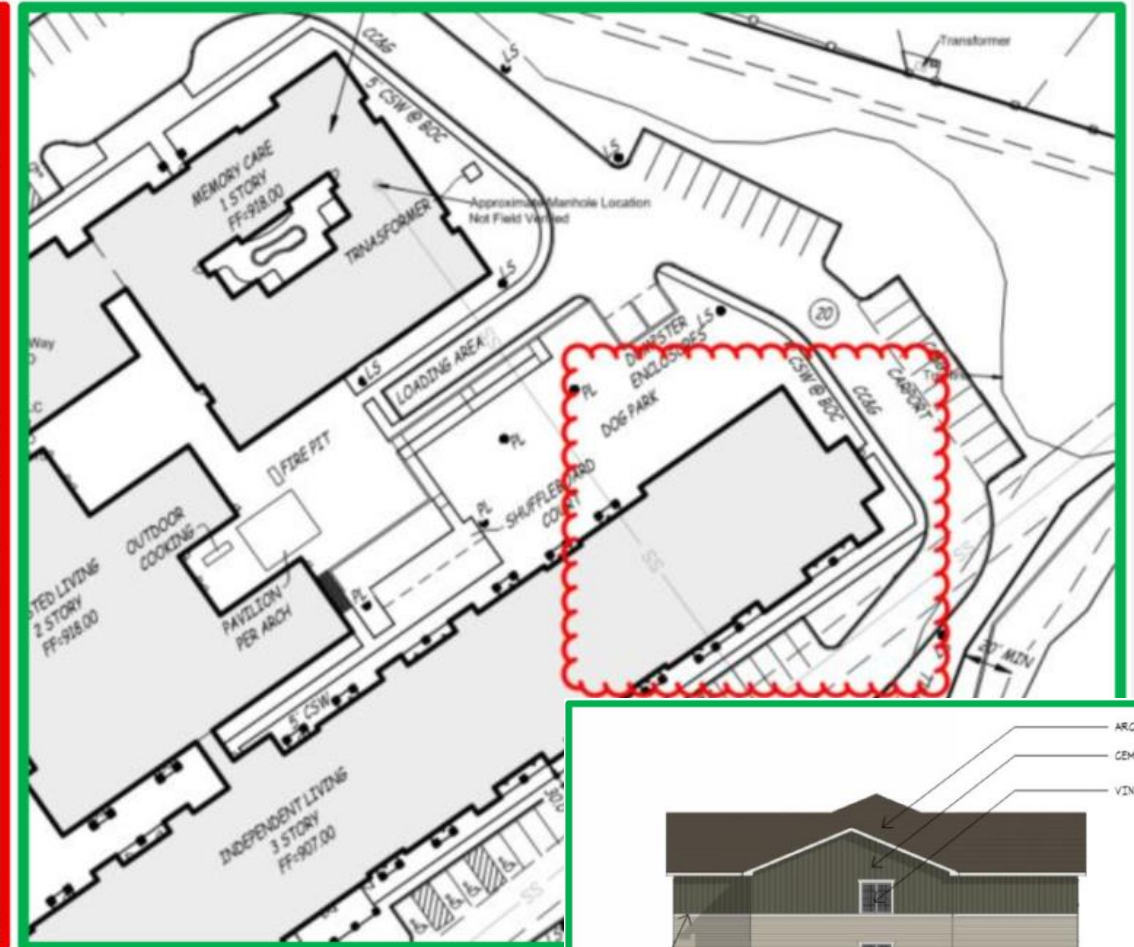
- Increase setback from ~67' to ~113'.

Plan Revisions – Generator and Transformer



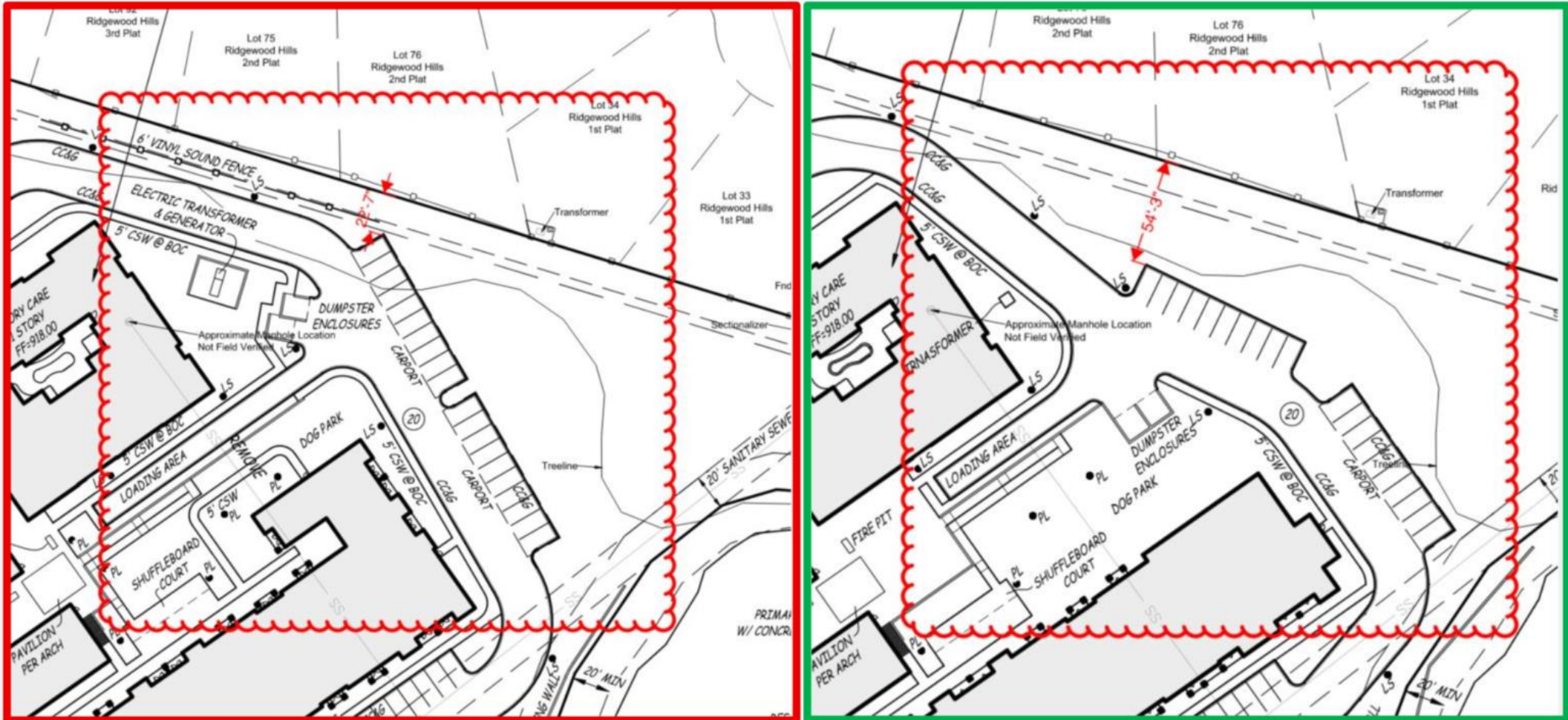
- Increase setback from ~62' to ~610'.

Plan Revisions – Independent Living wing



- Eliminate units with balconies facing Ridgewood Hills subdivision.

Plan Revisions – Rear Parking Area

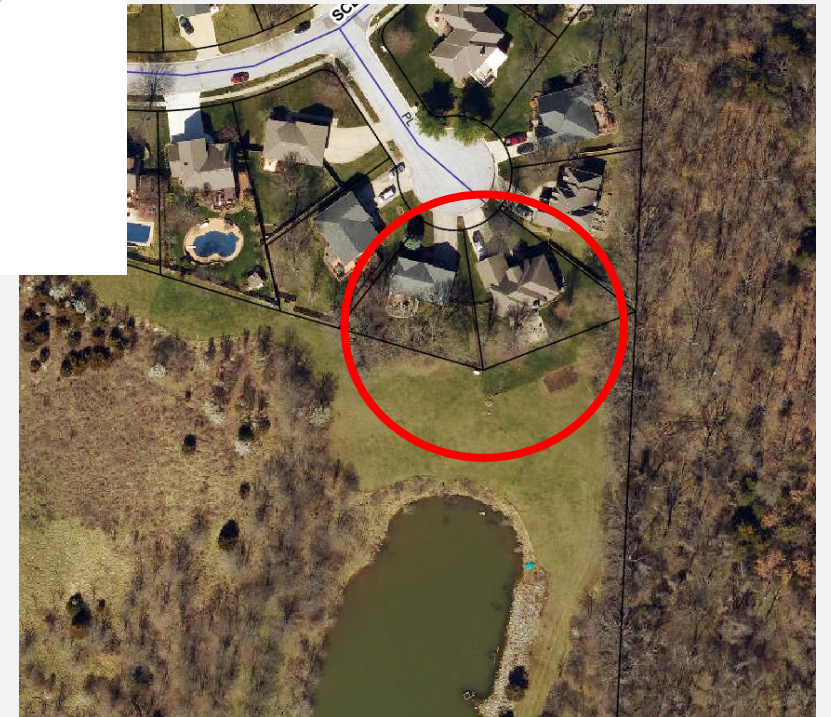
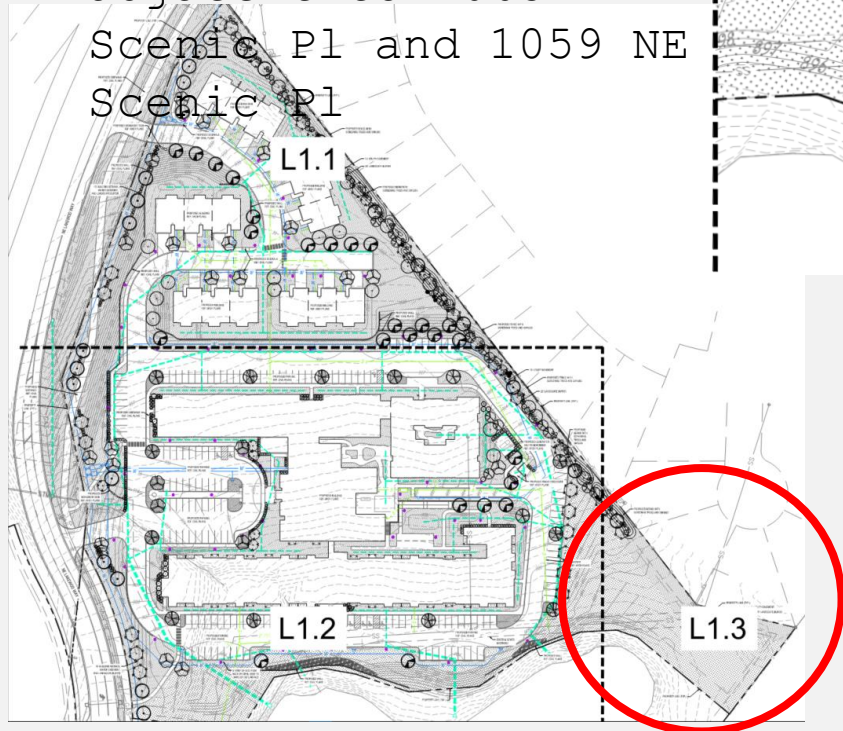
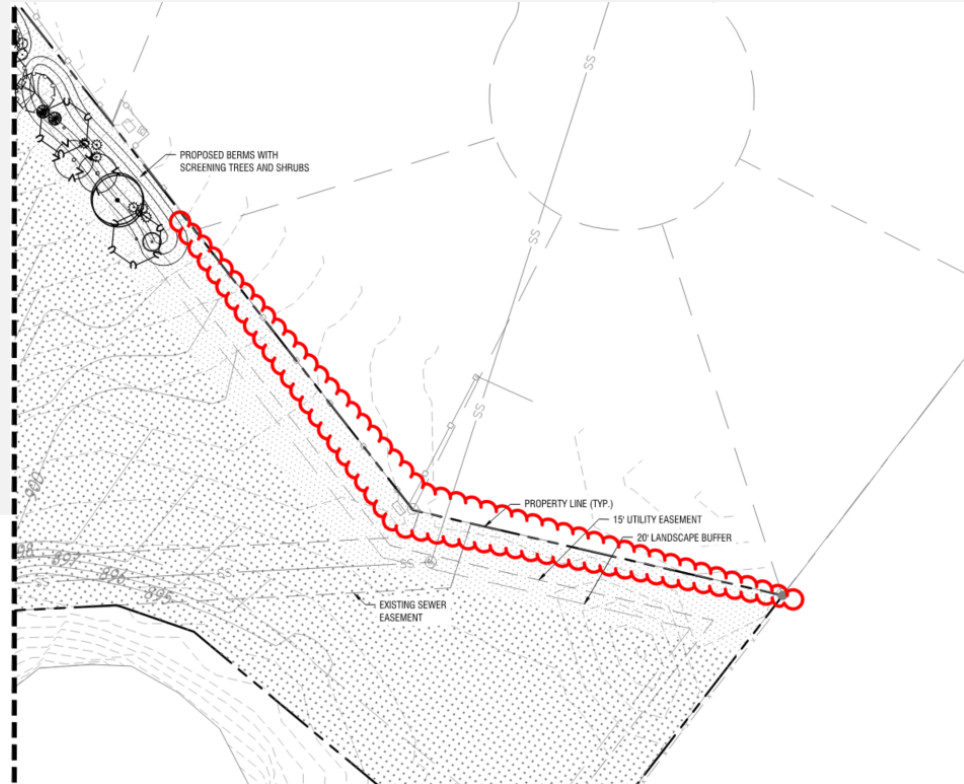


- Increase setback from ~22' to ~54'.

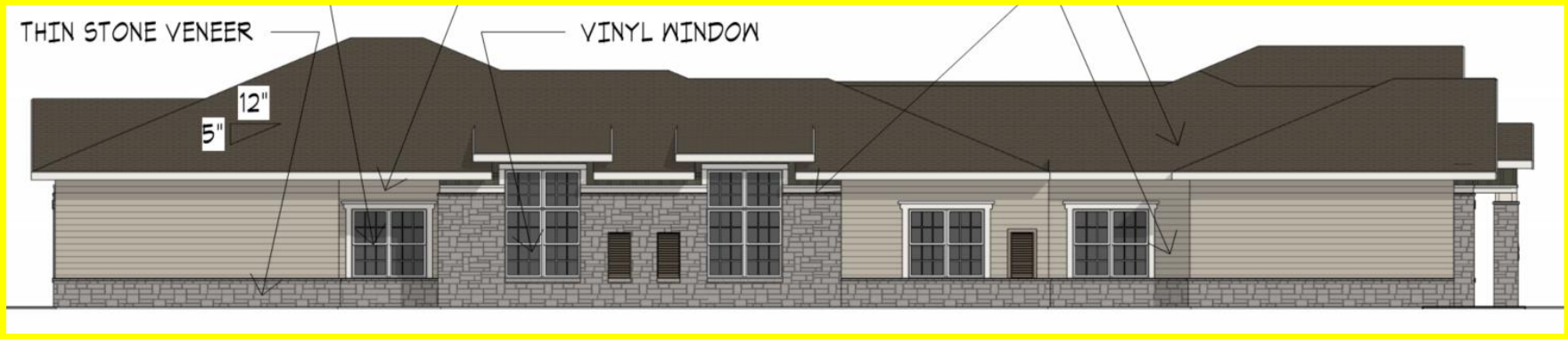
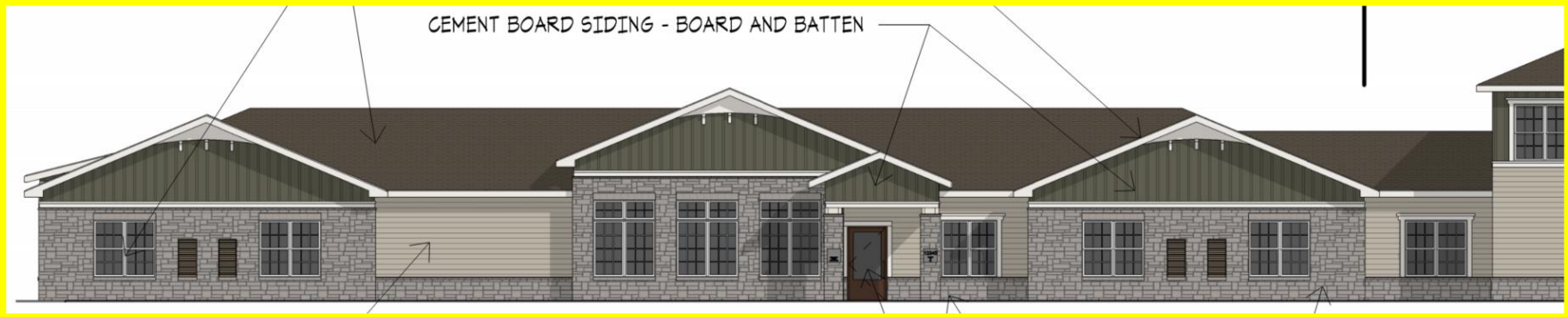
Modifications

High-impact Buffer

- Required - High-impact buffer between CP-2 and R-1 development
- Proposed - No buffer adjacent to 1063 NE Scenic Pl and 1059 NE Scenic Pl

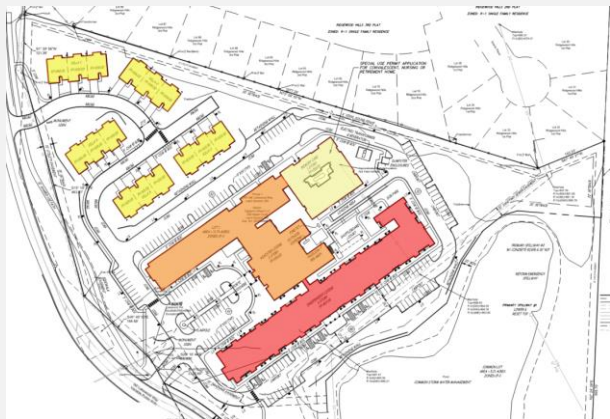
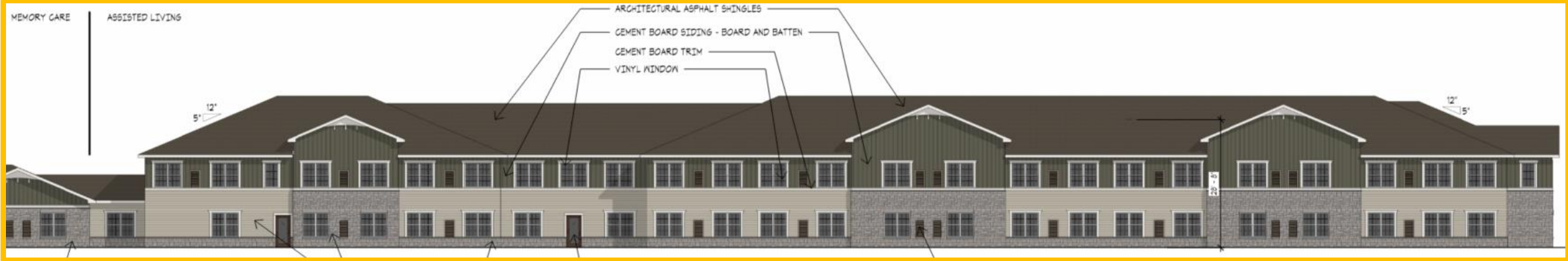


Building Elevations - Residential



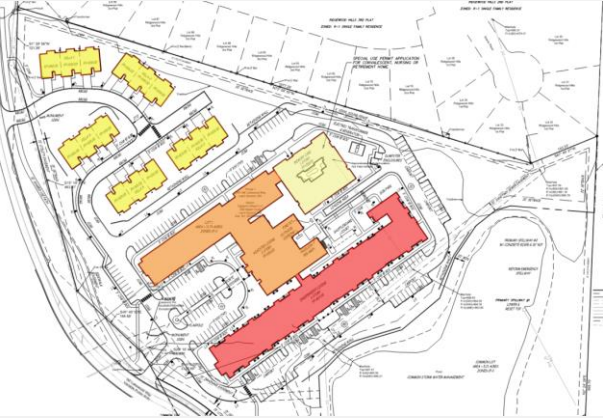
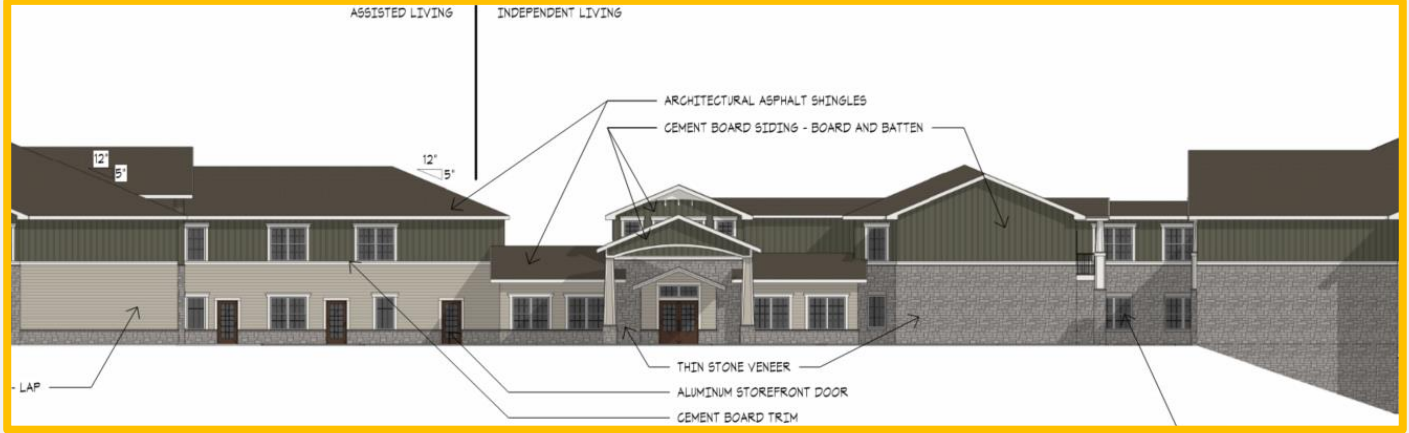
- Material Palette:
- Fiber cement panel
 - Stone
 - Asphalt shingles

Building Elevations - Residential



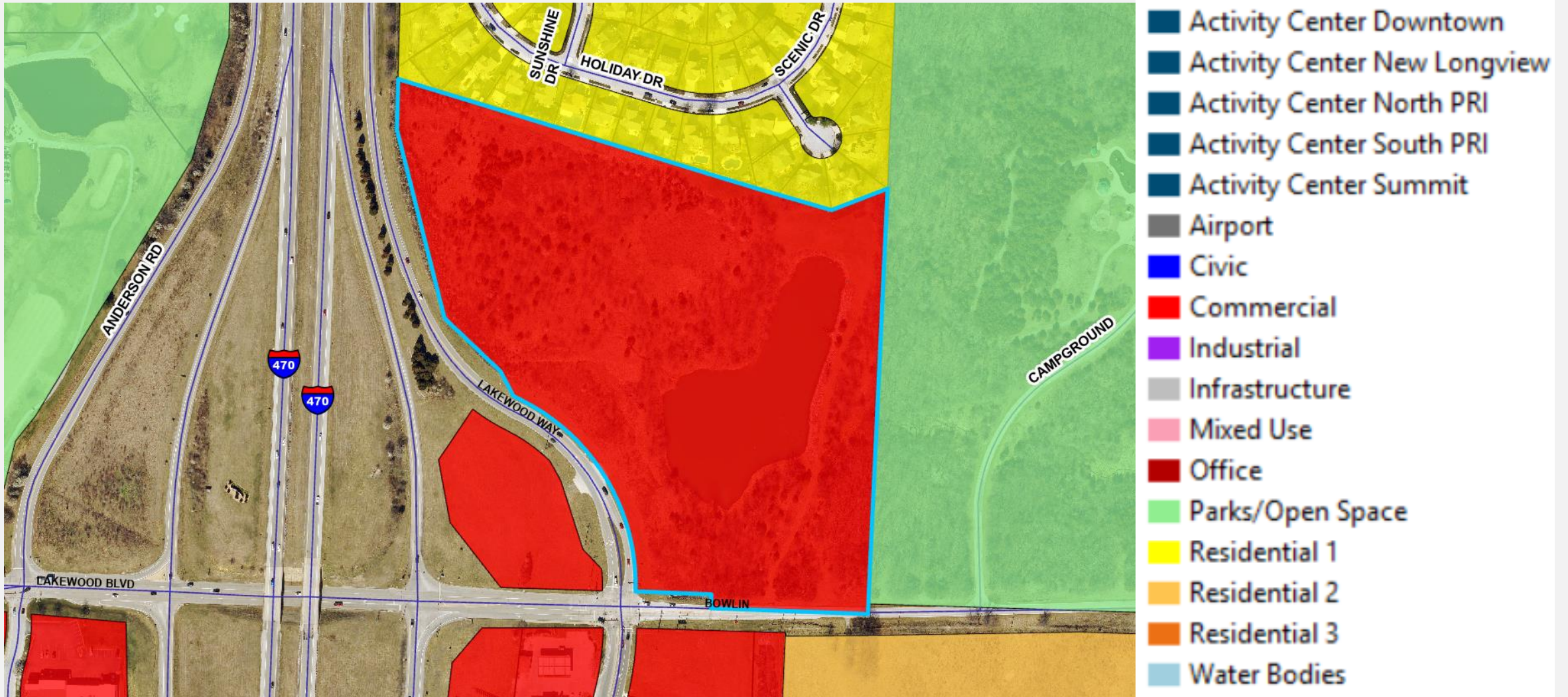
- Material Palette:
- Fiber cement panel
 - Stone
 - Asphalt

Building Elevations - Residential



- Material Palette:
- Fiber cement panel
 - Stone
 - Asphalt

Ignite! Comprehensive Plan



Application Information

Neighborhood meetings held on December 30, 2025, and March 30, 2026.

Topics of discussion included:

- Traffic on NE Lakewood Way and I-470 ramps;
- Concerns with noise from trash dumpsters; and
- Request from certain homeowners for no additional landscaping along their shared property lines.
- Revised plan presented to area residents at second meeting.

To date, protest petitions have been submitted to the City from area residents representing 13 properties.

Staff will determine whether the threshold for a valid protest has been

reached prior to the City Council meeting.
City Council Public Hearing



May 12, 2026

Approval Conditions

Preliminary Development Plan

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 uploaded April 7, 2026. **(updated plan date).**

Special Use Permit

1. The special use permit shall be granted for a period of forty (40) years from the date of approval.



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