

MEMO

To: Planning Commission

From: Hector Soto, Jr., AICP, Senior Planner

CC: File

Date: April 17, 2026

Re: Continued Appl. #PL2025-338 and PL2025-339 – PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for a convalescent, nursing or retirement home – 5101 NE Lakewood Way; Lee's Summit Senior Living Community, LLC, applicant

Following the applicant's and staff's presentations during the Planning Commission public hearing held on March 12, 2026, area residents expressed concerns over the potential negative impacts of odors and noise emanating from the respective locations of the proposed trash dumpster and backup power generators on the north side of the development adjacent to the Ridgewood Hills subdivision. The applicant was amenable to exploring opportunities to find alternate locations for both the trash dumpster and generator locations in response to the residents' concerns. The Planning Commission continued the application to allow the applicant to rework the locations of the dumpsters and generators, as well as to allow the applicant to meet with area residents to present and discuss the plan changes.

Since the March 12th Planning Commission meeting, the City has received protest petitions from area residents representing 11 properties. The protest petitions have been added as an attachment to the subject application. Receipt of the protest petitions has no bearing on any action taken by the Planning Commission. Staff will determine whether the threshold for a valid protest has been reached prior to the City Council hearing. To be considered a valid protest, a protest petition must be timely filed and duly signed and acknowledged by the owners of 30 percent (30%) or more of the areas of the land (exclusive of streets and alleys) within 185 feet of the boundaries of the property included in the application. If a valid legal protest is reached, approval of the subject application shall require six (6) affirmative votes from the City Council rather than a simple majority of five (5) affirmative votes.

Trash Dumpster Location

The trash dumpster location was shifted to the south and east. The original location was set back ~67' from the adjacent subdivision. The revised location is set back ~114' from the adjacent subdivision. In compliance with City ordinance, the dumpster(s) will be screened from view by an enclosure. The applicant will also be heavily landscaping the dumpster location to soften the view of the enclosure.

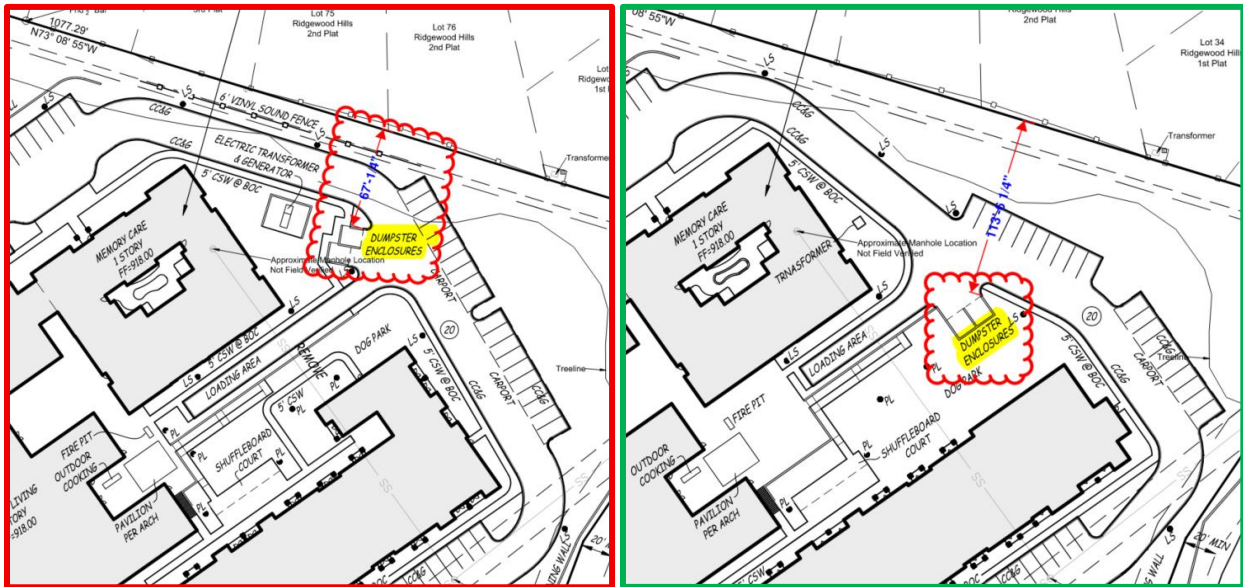


Figure 1 - Comparison of original plan (left image outlined in red) and revised plan (right image outlined in green).

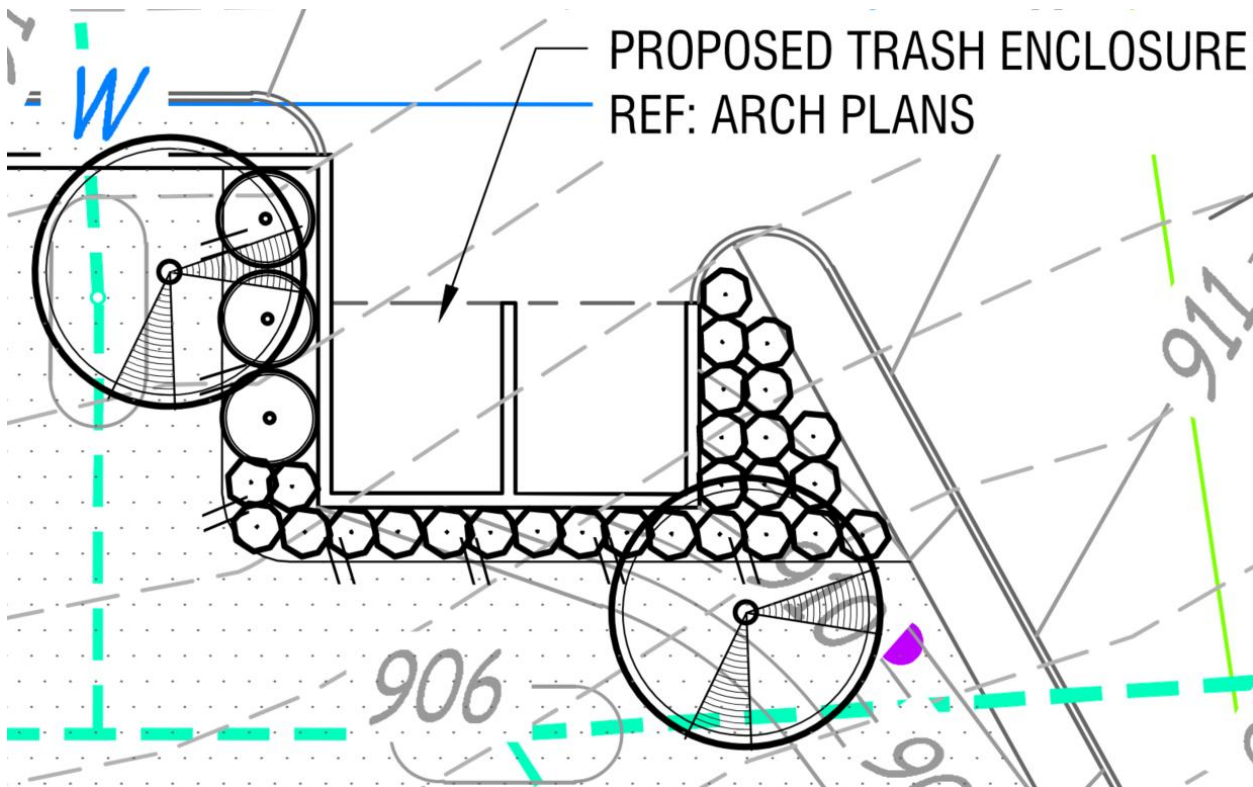


Figure 2 - Image of landscaping surrounding the trash enclosure.

Generator and Transformer Location

The generator location was moved from the back of the property to the front of the property. The original location was set back ~62' from the adjacent subdivision. The revised location is set back ~610' from the adjacent subdivision. In compliance with City ordinance, the generator location will be screened from view by an enclosure. The applicant will also be heavily landscaping the generator location to soften the view of the enclosure.

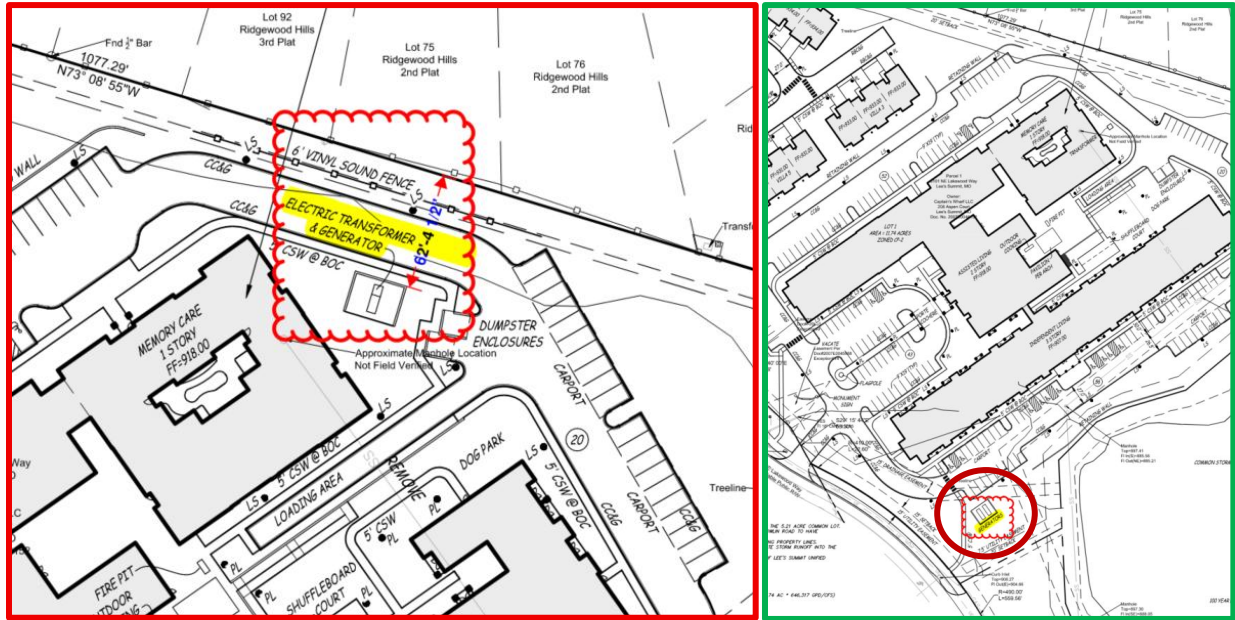


Figure 3 - Comparison of original plan (left image outlined in red) and revised plan (right image outlined in green).

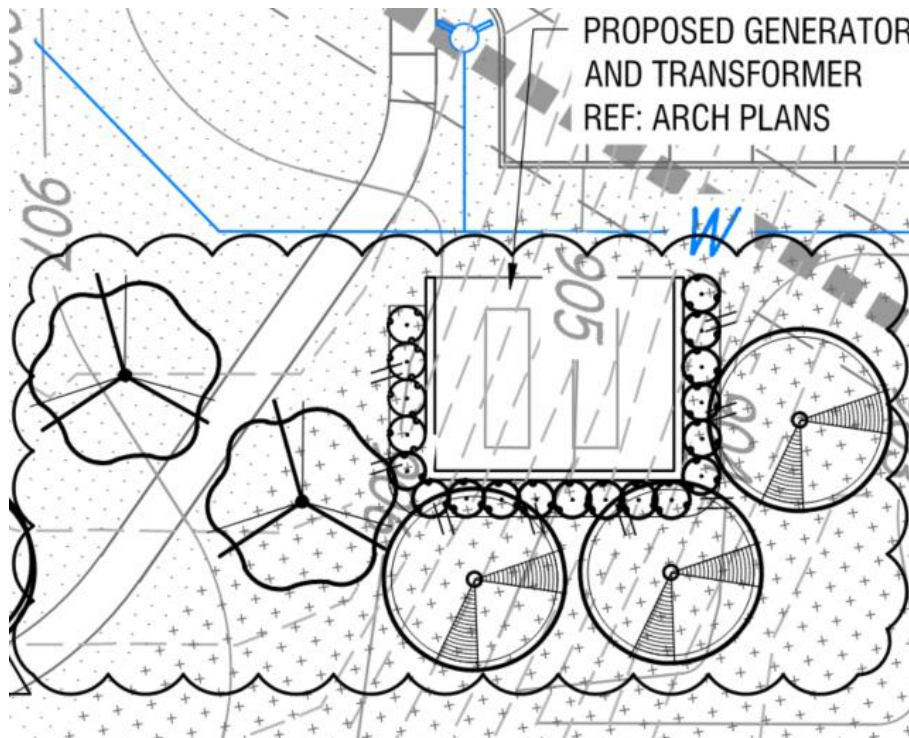


Figure 4 - Image of landscaping surrounding the generator enclosure.

Independent Living Wing

One of the concerns expressed by area residents was loss of privacy stemming from the proximity of the 3-story independent living wing of the facility relative to the abutting subdivision. 400 sq. ft. of building area has been removed from the independent living wing closest to the adjacent subdivision; the independent living wing was reduced in size from 113,024 sq. ft. to 112,624 sq. ft. This change resulted in a narrower building profile on the end of the wing when viewed from the adjacent subdivision. The end of the wing will now be 50' narrower.

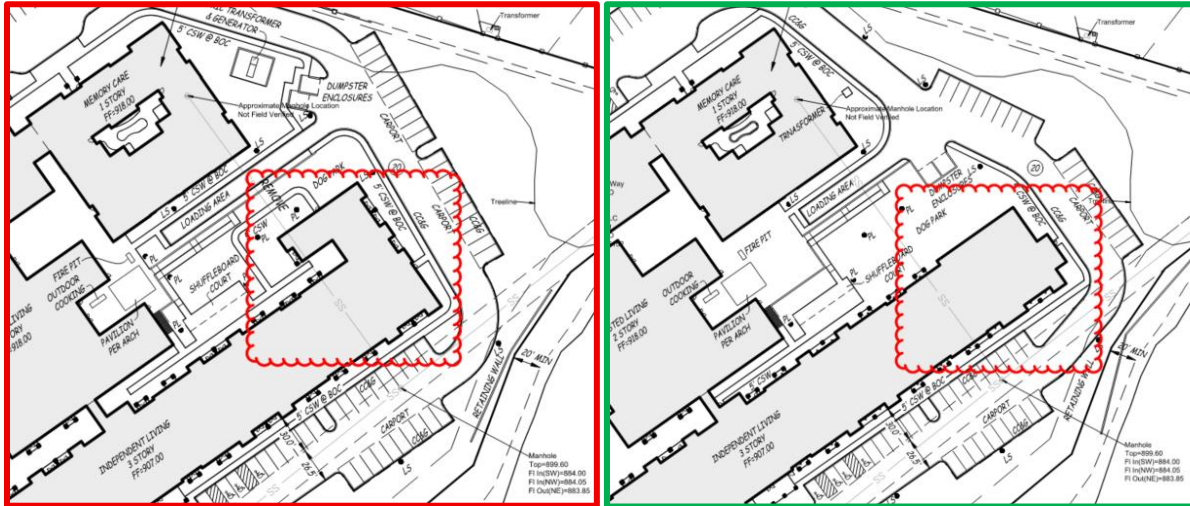


Figure 5 - Comparison of original plan (left image outlined in red) and revised plan (right image outlined in green).

The end of the independent living wing facing the subdivision originally included units with balconies overlooking the direction of the subdivision to the north. With the narrowing of the end of the wing, the applicant has removed units with balconies overlooking the direction of the subdivision to the north. Fenestration at the end of the independent living wing facing the subdivision is now reduced to one (1) storefront door and three (3) windows.



Figure 7 - Comparison of original end of the independent living wing facing Ridgewood Hills to the north (left image outlined in red) and revised building elevation of the end of the independent living wing facing Ridgewood Hills to the north (right image outlined in green).

Parking Lot Configuration

The relocation of the trash dumpster and generator/transformer area allowed for a reconfiguration of a portion of the parking lot closest to the adjacent subdivision. Parking spaces under the original plan were set back ~22' from the adjacent subdivision. Parking spaces under the revised plan are set back ~54' from the adjacent subdivision.

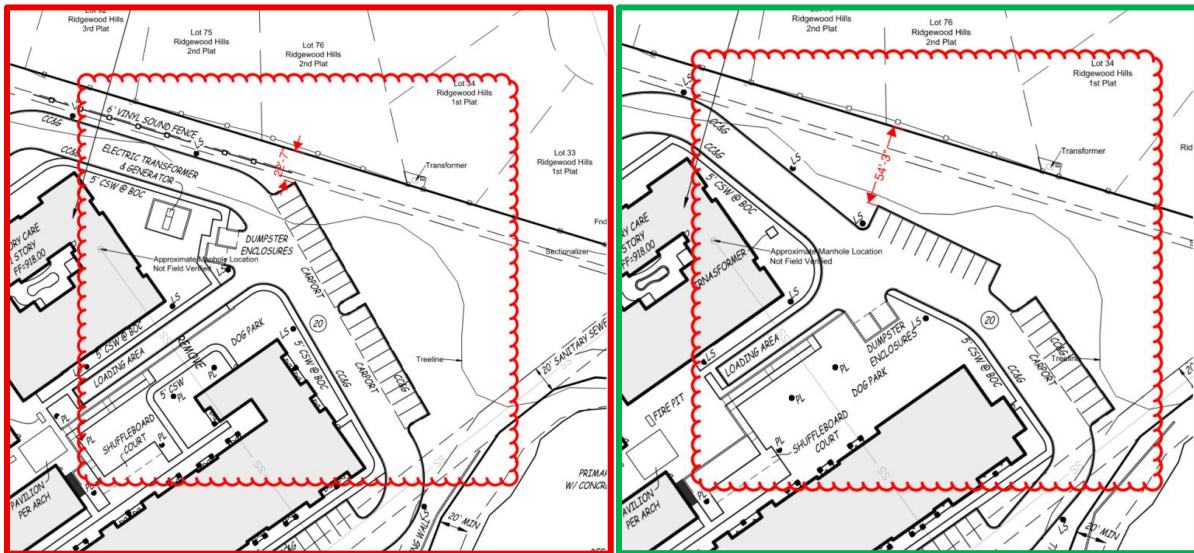


Figure 8 - Comparison of original plan (left image outlined in red) and revised plan (right image outlined in green).

Recommendations

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. **(plan date updated by staff)**
3. The special use permit shall be granted for a period of twenty (40) years from the date of approval.