



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-110
File Name	Special Use Permit renewal for a retirement home
Applicant	NorthStar Healthcare Income, Inc.
Property Address	1088 NE Independence Ave
Planning Commission Date	July 10, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: n/a
Neighborhood meeting conducted: June 2, 2025
Newspaper notification published on: June 21, 2025
Radius notices mailed to properties within 300 feet on: June 13, 2025
Site posted notice on: June 25, 2025

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Attachments

Special Use Permit (SUP) Narrative and Supporting Documents, uploaded June 3, 2025 – 15 pages
Copy of Existing Site Plan, approved April 11, 2003
Neighborhood Meeting Notes, uploaded June 3, 2025 – 3 pages
Copy of Ordinance No. 5439 (Original SUP approval) – 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	NorthStar Healthcare Income, Inc. / Applicant
Applicant's Representative	David E. Waters
Location of Property	1088 NE Independence Ave
Size of Property	+/- 4.81 acres (209,482 sq. ft.)
Number of Lots	1
Building Area (Existing)	110,994 sq. ft.
Dwelling Units	123
Zoning	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Residential 3
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed special use permit and the City Council takes final action on the special use permit.</p> <p>Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.</p>

Current Land Use
<p>The subject 4.81-acre property is the site of the existing 110,994 sq. ft. Solstice Senior Living facility. The facility provides independent and assisted living options to its residents. The site is composed of a total of 123 dwelling units housed within three (3) buildings.</p>



Figure 1 - Aerial view of existing senior living facility.

Description of Applicant's Request

The applicant requests renewal of an SUP to allow the continued operation of the senior living facility for an additional 20-year period. No proposed changes or expansion of the existing facility are proposed as part of this application. Staff has conducted an inspection of the subject property and finds the site to be maintained in good order and in compliance with the previously approved SUP from 2002.

2. Land Use

Description and Character of Surrounding Area

The subject property is located at the southwest corner of the intersection of two minor arterial streets, NE Tudor Rd and NE Independence Ave. The subject property sits at a point along the NE Tudor Rd corridor that transitions from a high school and residential uses of varying density from the west and transitions to primarily commercial uses to the east along the North M-291 Hwy corridor. To the north and south of the subject property along the NE Independence Ave corridor are primarily residential uses of varying densities.



Figure 2 - Area map showing subject property (outlined in red with yellow star).

Adjacent Land Uses and Zoning

North (across NE Tudor Rd):	Apartments / RP-4 (Planned Apartment Residential)
South:	Residential duplexes / RP-3 (Planned Residential Mixed Use)
East (across NE Independence Ave):	Commercial center / CP-2 (Planned Community Commercial)
West:	Apartments / RP-4

Site Characteristics

The subject property is developed with three (3) buildings totaling 110,994 sq. ft. of gross building area. The site is served by a driveway connection onto NE Tudor Rd and a second driveway connection onto NE Independence Ave. A 6' vinyl fence plus landscaping provide a buffer between the existing senior living facility and the abutting apartments and duplexes to the west and south, respectively. Landscaped berms line both street frontages along NE Tudor Rd and NE Independence Ave.

Special Considerations

None

3. Project Proposal

The applicant seeks approval of an SUP to allow the continued operation of the senior living facility for a period

of 20 years on the subject property. No changes to the existing building or exterior site alterations are proposed at this time.

Parking

Existing		Required	
Total parking spaces:	77 ¹	Total parking spaces required (at the time of original plan approval in 2002):	123
Accessible spaces provided:	4	Accessible spaces required:	4
Parking Reduction requested?	No ¹	Off-site Parking requested?	No

¹ – An alternate parking plan was approved in 2002 at the time of preliminary development plan approval allowing a reduction in required parking based on a parking study provided by the developer.

Existing Setbacks (Perimeter)

Yard	Required Minimum	Existing
Front	15' (Building) / 20' (Parking)	18' (Building) / 20' (Parking) – along NE Tudor Rd; and 35' (Building) / 22' (Parking) – along NE Independence Ave
Side	20' (Building) / 20' (Parking)	32' (Building) / 150' (Parking) – west; 56' (Building) / 102' (Parking) – south

Structure(s) Design

Number and Use of Building(s)
3 / senior living facility
Building Size
110,994 sq. ft. (existing)
Number of Stories
3 story
Floor Area Ratio
0.53 (0.55 max FAR in CP-2 zoning district)

4. Unified Development Ordinance (UDO)

Section	Description
4.190	Zoning (CP-2 – Planned Community Commercial District)
6.020	Permitted, conditional and special use tables

The UDO allows for a retirement home as a primary land use in all residential zoning districts, most of office districts and most commercial zoning districts (inclusive of the CP-2 zoning district) with approval of a special use permit. The subject property is zoned CP-2.

Use Conditions for “Convalescent, nursing or retirement home”.

Section 6.830 of the UDO lists the following use conditions for the subject land use:

1. The property shall have a minimum lot area of 40,000 square feet and shall have a minimum lot width of 200 feet. **The existing facility complies with this requirement. The subject property has 209,482 sq. ft. of lot area, and has 623.51 feet and 558.41 feet of lot width along the NE Tudor Rd and NE Independence Ave street frontages, respectively.**
2. Not less than 500 square feet of lot area is provided for each patient/resident. **The existing facility complies with this requirement. With a lot area of 209,482 sq. ft. (4.81 acres), the subject property has the lot size to accommodate up to 419 residents, which exceeds the capacity of the existing 123-unit senior living facility.**
3. Side yards shall be increased to double the side yard required in the district. **The existing facility complies with this requirement. The buildings meet the minimum 20’ side yard setback for this type of residential facility, which is double the standard 10’ side yard setback for the CP-2 district. At its closest point, the existing facility is set back 32’ from the side property line.**
4. The architecture of the facility shall maintain a residential character. **The existing facility complies with this requirement. The existing buildings’ architecture maintains residential character. The main 3-story building has the appearance of a multifamily building. There are two single-story, attached cottage-style buildings. All of the buildings have lap siding exteriors with a brick base accent around the entry to the main 3-story building. All of the buildings have pitched roofs with gabled ends.**

Neighborhood Meeting

The applicant hosted a neighborhood meeting on June 2, 2025, from 6:00 PM to 8:00 PM. No members of the public attended.

It should be noted that only one (1) resident reached out to staff inquiring about the application in response to the public hearing notices mailed out to all residents within 300’ of the subject site. The resident expressed support for the SUP renewal upon being informed by staff about the purpose of the application.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Preserve and protect existing housing stock.

The Ignite! Comprehensive Plan projects that the age cohort with the largest increase in population by the year 2040 in Lee’s Summit will be residents age 65+. Between 2020 and 2040, the population of residents 65 years and older is projected to increase from 14,800 to 27,100 (a 90% increase). Housing needs for this age cohort will naturally grow as its population grows, with many aging adults seeking aging in place opportunities where they can remain in their community and close to family, friends, and activities. Approval of the subject SUP renewal maintains 123 dwelling units serving the city’s senior population in the city’s housing stock inventory and therefore continues to offer area seniors increased housing choices.



6. Analysis

Background and History

- November 21, 2002 – The City Council approved a special use permit (Appl. #2002-176) and preliminary development plan (Appl. #2002-177) for a retirement home facility for a period of 20 years by Ordinance Nos. 5439 and 5435, respectively. The special use permit expired on November 21, 2022.
- April 11, 2003 – Staff administratively approved a final development plan (Appl. #2003-326) for construction of the subject retirement home facility.

Compatibility

The existing facility is surrounded by duplex development to the south; apartments to the west and north; and commercial development to the east. The existing facility is of a similar high-density residential nature as adjacent properties to the north and west, and serves as a transitional use between commercial development along the North M-291 Hwy corridor to the east and residential development to the west.

Adverse Impacts

Renewal of an SUP to allow the continued operation of the senior living facility will not detrimentally impact the surrounding area. There is no expansion of the facility proposed with this application. No zoning violation cases were filed on the subject property during the life of the previously approved SUP.

Public Services

Continued use of the site as a senior living facility will not impede the normal and orderly development and improvement of the surrounding property. The surrounding residential and commercial properties are fully developed with full access to all necessary public infrastructure to serve area development. With no proposed expansion to the existing facility, no additional impacts will be imposed on existing public infrastructure.

Time Period

The applicant requests the SUP be granted for a 20-year time period to match the previously approved SUP for the same use of the property. Staff recommends approval of the SUP for the requested 20-year period

given that the use fulfills identified housing and land use goals in the Ignite! Comprehensive Plan. The existing facility also has a demonstrated history of compliance with all City ordinances for the life of the initial SUP.

Recommendation

With the conditions of approval below, the application meets the goals of the, Ignite! Comprehensive plan and the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be granted for a period of twenty (20) years from the date of the previous special use permit expiration, to expire on November 21, 2042.