



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-131
File Name	PRELIMINARY DEVELOPMENT PLAN – Hawthorn Assisted Living & Memory Care
Applicant	Hawthorn Equity, LLC
Property Address	800 and 820 SE Battery Dr
Planning Commission Date	August 13, 2026
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: January 7, 2026, and March 18, 2026
Neighborhood meeting conducted: June 17, 2026
Newspaper notification published on: July 25, 2026
Radius notices mailed to properties within 300 feet on: July 27, 2026
Site posted notice on: July 27, 2026

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	5
4. Unified Development Ordinance (UDO)	6
5. Comprehensive Plan	6
6. Analysis	7
7. Recommended Conditions of Approval	11

Attachments

Transportation Impact Analysis prepared by Erin Ralovo, P.E., dated July 24, 2026 – 2 pages
Preliminary Development Plan, uploaded July 21, 2026 – 16 pages
Micro Storm Water Drainage Study prepared by SDC Engineering, Inc., signed and sealed June 29, 2026 – 31 pages
Criteria for Rezoning, Preliminary Development Plan and Conceptual Development Plans – 2 pages
Neighborhood Meeting Notes, uploaded June 23, 2026

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Hawthorn Equity, LLC / Applicant
Applicant's Representative	David Tregemba
Location of Property	800 and 820 SE Battery Dr
Size of Property	1.08 acres (47,400 sq. ft.) – 800 SE Battery Dr 0.80 acres (34,724 sq. ft.) – 820 SE Battery Dr +/- 1.88 acres (82,124 sq. ft.)
Number of Lots	1 lot
Building Area	9,530 sq. ft.
Dwelling Units	16 units
Zoning	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Residential 3 (Higher Intensity Residential)
Procedure	The Planning Commission makes a recommendation to the City Council on the preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance. Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use
The proposed 1.88-acre project site is composed of two (2) undeveloped commercially-zoned parcels at the southwest corner of SE Shenandoah Dr and SE Battery Dr.



Figure 1 - Aerial view of subject site (outlined in red).

Description of Applicant's Request

The applicant requests preliminary development plan approval for a 16-bed memory care and assisted living facility. The development consists of a single, 1-story, 9,530 sq. ft. building.

The applicant requests a modification to the parking lot setback. Staff supports the modification request.

The application for the associated special use permit (Appl. #PL2026-130) is on this same agenda for consideration.

2. Land Use

Description and Character of Surrounding Area

The subject property is located in the southwest quadrant of the intersection of SE Shenandoah Dr and SE Battery Dr. The project site is bordered to the south and the east by existing senior living facilities. To the west is an undeveloped 2.5-acre commercial parcel. The project site sits at a transition point between higher density residential and public/semi-public uses (i.e., a library and hospital) along US 50 Hwy frontage to single-family residential subdivisions to the north.



Figure 2 - Area map showing subject property (outlined in red) and surrounding area.

Adjacent Land Uses and Zoning

North (across SE Shenandoah Dr):	Single-family residential / R-1 (Single-family Residential)
South:	Senior living facility / CP-2
East (across SE Battery Dr):	Senior living facility / RP-4 (Planned Apartment Residential)
West:	Undeveloped parcel / CP-2

Site Characteristics

The subject 1.88-acre project site has frontage along both SE Shenandoah Dr and SE Battery Dr. Access to the site is provided from SE Battery Dr. Topographically, the site slopes from south to north.

Special Considerations

None

3. Project Proposal**Site Design**

Land Use	
Impervious Coverage:	34%
Pervious:	66%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces:	20	Total parking spaces required:	13
Accessible spaces provided:	2	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Existing Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	33'-0" (Building) / 5'-3" (Parking) – east; 134'-6" (Building) / 97'-4" (Parking) – north;
Side	10' (Building) / 6' (Parking) from non-residential	11'-0" (Building) / 10'-6" (Parking) – west; 70'-4" (Building) / 38'-9" (Parking) – south

Structure(s) Design

Number and Use of Building(s)
1 building
Building Size
9,530 sq. ft.
Number of Stories
1 story
Floor Area Ratio
0.12 (0.55 max FAR in CP-2 zoning district)

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.190	Zoning (CP-2 – Planned Community Commercial District)

The UDO allows for a convalescent, nursing or retirement home as a primary land use in all residential zoning 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. The CP-2 Community Commercial District is established to provide a location for a full-range of retail and office development serving the general needs of the community, but also makes allowances for limited residential uses in the form of loft dwelling units and some group living facilities.

Neighborhood Meeting
The applicant hosted a neighborhood meeting on June 17, 2026, from 6:00 PM to 8:00 PM at Mid-Continent Library (East Lee's Summit – SE Blue Pkwy). Six (6) members of the public attended.
Topics and concerns discussed included:
• Impact on area traffic and public utility infrastructure (sanitary sewer, storm water and water); • Impact on emergency services; and • Impact on existing area trees (existing trees fall outside of project site).

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Preserve and protect existing housing stock.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The use fulfills identified housing and land use goals in the Ignite! Comprehensive Plan. 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 preliminary development plan and associated SUP adds 16 beds serving the city's senior population to the city's housing stock inventory and therefore continues to offer area seniors increased housing choices.

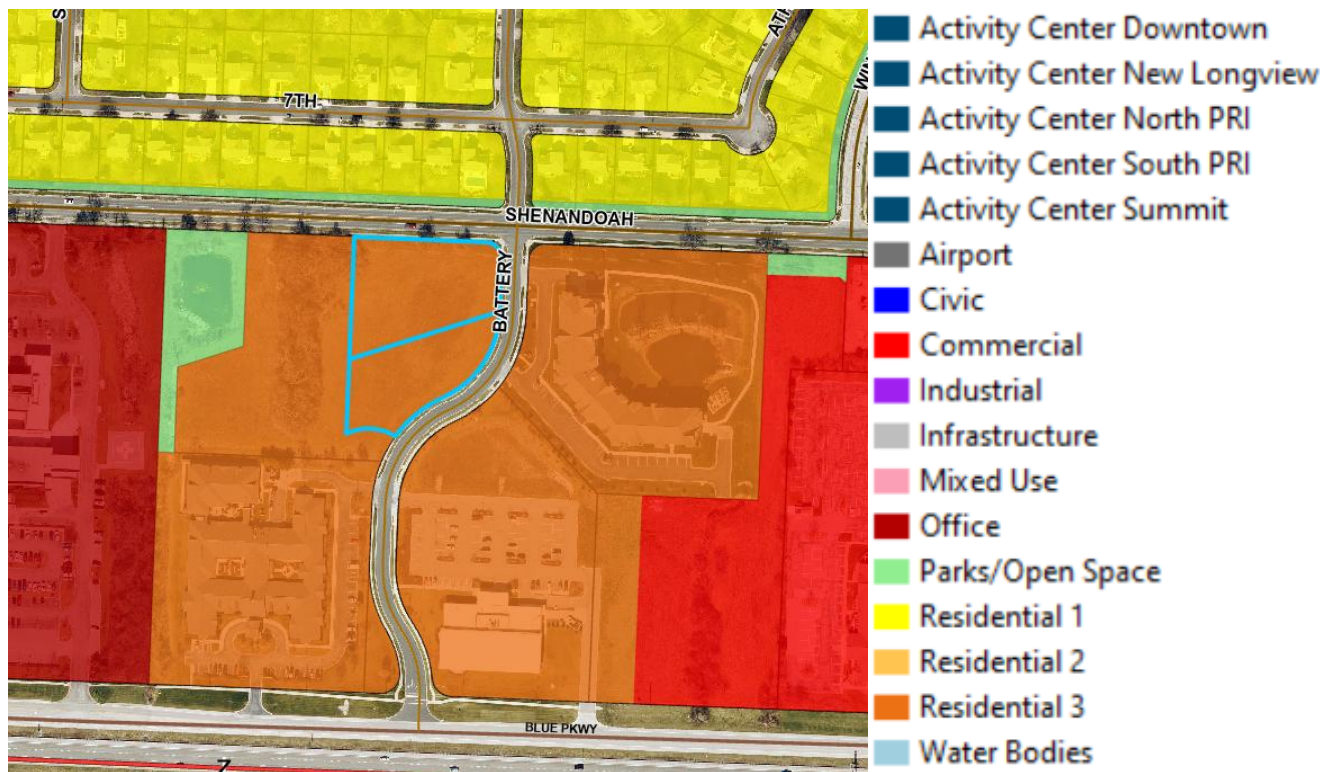


Figure 3 - Ignite! Comprehensive Plan Future Land Use Map. Project site outlined in blue.

6. Analysis

Review Criteria

The application was reviewed in accordance with Section 2.260 of the Lee's Summit UDO, which establishes the approval criteria applicable to this request. This section of the UDO identifies 21 criteria for consideration when evaluating a PDP application. These criteria generally fall into the categories of consistency with the Comprehensive Plan, compatibility with surrounding development, impacts on public health, safety, and welfare, adequacy of public facilities and services, compliance with applicable development standards, and the effectiveness of site design measures intended to mitigate potential impacts.

For ease of reference, the complete list of applicable review criteria and approval standards contained in Section 2.260 of the UDO is included as an attachment to this staff report. Staff's findings and recommendations are based upon an evaluation of the application against these criteria and standards.

Background and History

- June 9, 1987 – The City Council approved a rezoning (Appl. #1987-022) from AG (then A) to CP-2 (then C-P) by Ordinance No. 2994.
- October 13, 1987 – The City Council approved the final plat (Appl. #1987-140) titled *Brookeplace, 1st Plat* by Ordinance No. 3059.
- June 2, 2011 – The City Council approved the final plat (Appl. #PL2011-040) titled *Magnolia Place at Charleston Park, 1st Plat* by Ordinance No. 7060.

Compatibility

The proposed facility is bordered by single-family residential across SE Shenandoah Dr to the north; a senior living facility to the south; a senior living facility across SE Battery Dr to the east; and a vacant, commercially-zoned parcel to the west. SE Shenandoah Dr is a collector street that serves as a buffer and line of demarcation between the single-family residential development to the north and more intense land uses that line the north side of the US 50 Hwy corridor between SE Todd George Pkwy and SE Blackwell Rd. Permitted commercial uses by right under the subject property's existing CP-2 zoning can range from low-intensity office development up through high-intensity convenience store/gas stations and drive-through restaurants. In comparison, the proposed senior living facility develops the site with a relatively low-intensity residential use abutting single-family development.

Architecturally, the proposed building has a contemporary farmhouse architectural style. The palette of materials includes cultured stone, cement fiber board lap siding, cement fiber board & batten, and a combination of standing seam metal and asphalt shingle roofing. The proposed residential building form is compatible with adjacent senior living facilities and uses an exterior material palette common to residential development in the city and complementary to existing non-residential uses in the area.



Figure 4 - East elevation (building entrance).



Figure 5 – Photo reference of similar design.

Adverse Impacts

Approval of the proposed senior living facility is not expected to detrimentally impact the surrounding area. Stormwater management for the development will employ the use of on-site detention between the parking lot and street near the northeast corner of the property.

Public Services

The proposed senior living facility has access to area infrastructure. Sanitary sewer service will connect to a sewer manhole located near the southeast corner of SE Shenandoah Dr and SE Battery Dr. Water service will be provided by an existing 8" water main that runs along the site's SE Battery Dr frontage. It should be noted that a 12" medical critical water line providing service to Lee's Summit Medical Center runs diagonal through the northern portion of the subject senior living facility site. The medical critical water line is not impacted by the proposed development; the proposed senior living facility site was designed around the location of the medical critical water line.

From a traffic perspective, access to the development will be provided via two drive connections to SE Battery Dr. SE Battery Dr is a local street that connects with SE Shenandoah Dr to the north and SE Blue Pkwy to the south. Both SE Shenandoah Dr and SE Blue Pkwy are collector streets that ultimately feed SE Todd George Pkwy to the west and SE Blackwell Rd to the east. The existing area road network has sufficient capacity to absorb traffic generation from the proposed development. No improvements to the existing area street network are required to be constructed as a part of the proposed development.

Modifications

Parking Setback (UDO Section 8.620). The applicant requests a modification. Staff supports the request.

- Required – Minimum 20' setback from the public right-of-way.
- Proposed – 5'-3" parking lot setback from SE Battery Dr right-of-way

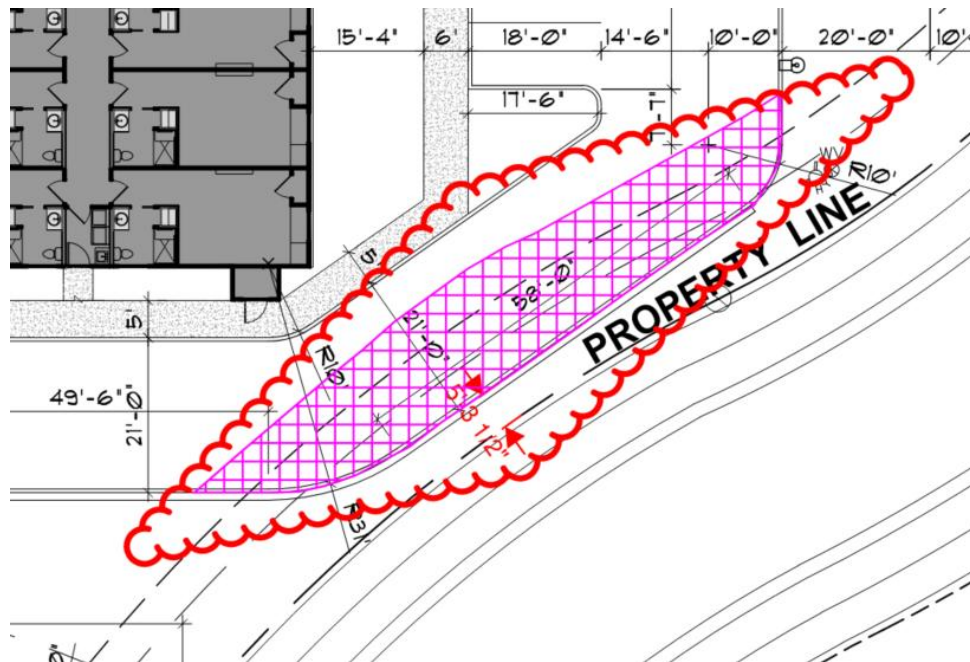


Figure 6 - Area of parking setback modification clouded in red.

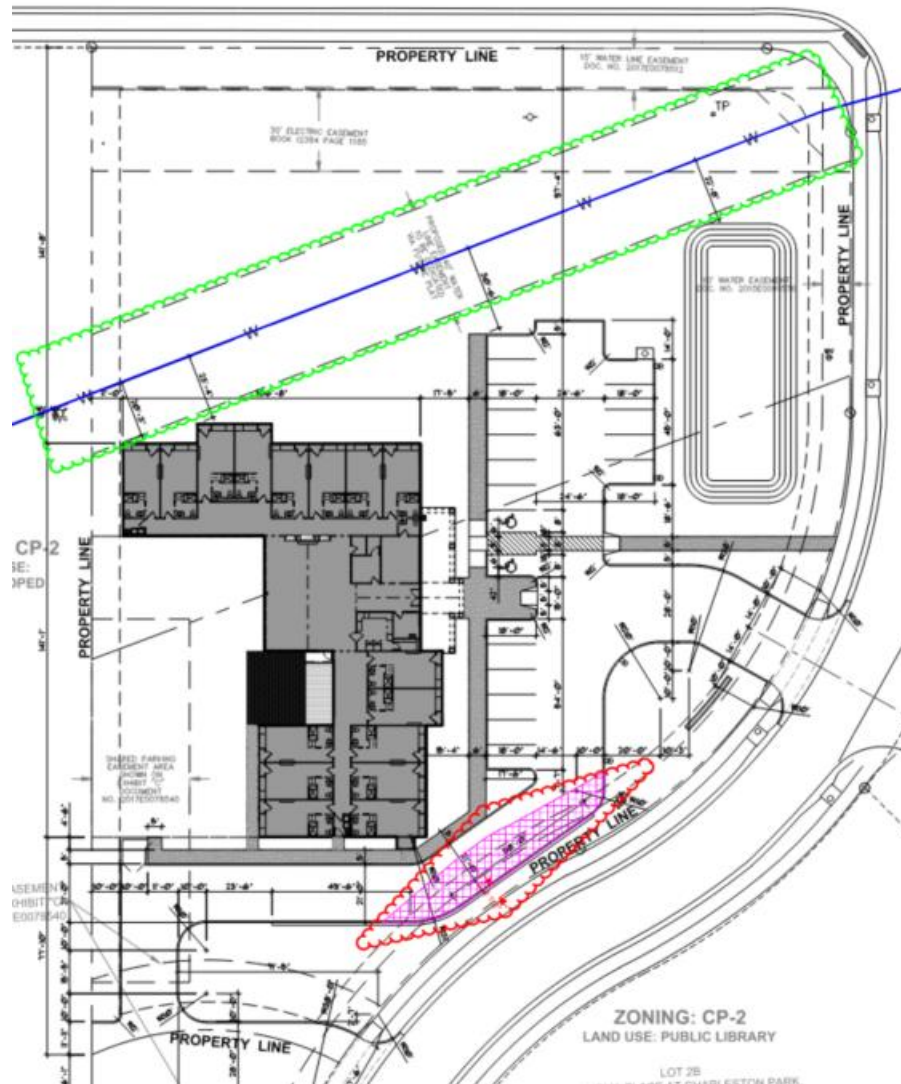


Figure 7 – Site overview. Area of parking setback modification clouded in red. Medical critical water line clouded in green.

- Recommended – The requested parking lot setback modification is tied to two conditions of the project site. The first condition is the irregular shape of the subject property due to the curvilinear nature of SE Battery Dr; the site is approximately 88' wide at its south end and approximately 272' wide at its north end. The second condition is the presence of a medical critical water line, which serves Lee's Summit Medical Center, that traverses the northern portion of the subject property. The medical critical water line enters the site at the northeast corner of the lot and exits at the west property boundary approximately 122' south of SE Shenandoah Dr.

To avoid the water line, the proposed building sits approximately 135' south of SE Shenandoah Dr. Shifting the site improvements south moves those improvements into the tapered end of the site where it results in a portion of the parking lot encroaching into the 20' setback. More specifically, there is an approximately 95'-long portion of the parking lot off the southeast building corner that is set back 5'-3" from the right-of-way. The encroaching portion of the parking lot is composed of a drive aisle and houses no actual parking spaces. All parking spaces on the site comply with the minimum 20' right-of-way setback. It should be noted that a hedgerow of shrubs will be planted

along the encroaching portion of the parking lot in compliance with the parking lot screening requirements of the UDO. Staff supports the modification request in light of existing site conditions.

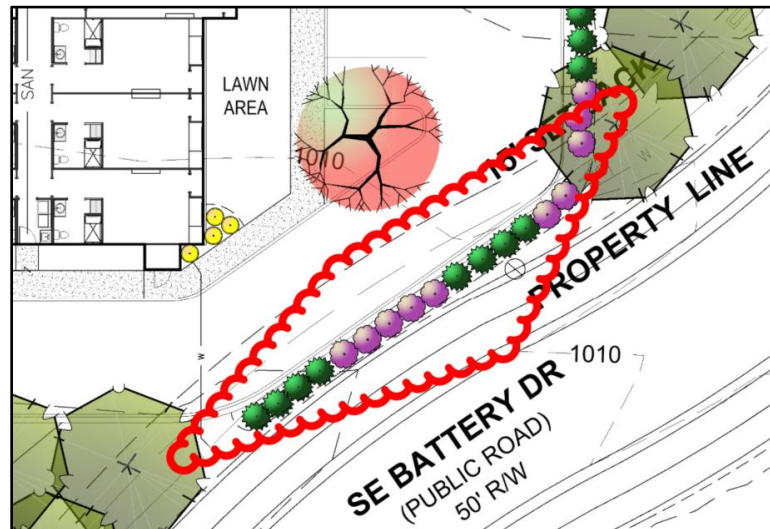


Figure 8 - Parking lot encroachment area showing hedgerow screening.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan, Design and Construction Manual (DCM) and the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the minimum 20' parking lot setback requirement from right-of-way, to allow a 5'-3" parking lot setback from the SE Battery Dr right-of-way.
2. Development shall be in accordance with the preliminary development plan uploaded July 21, 2026.

Standard Conditions of Approval

3. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
5. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

6. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
7. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
8. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
10. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
11. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
12. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
13. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
14. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
15. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code. The City of Lee's Summit is expected to adopt the 2024 IFC by late August 2026.
16. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.
17. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic**

Devices (R7-8). Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.

18. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
19. A final plat shall be approved and recorded prior to any building permits being issued.