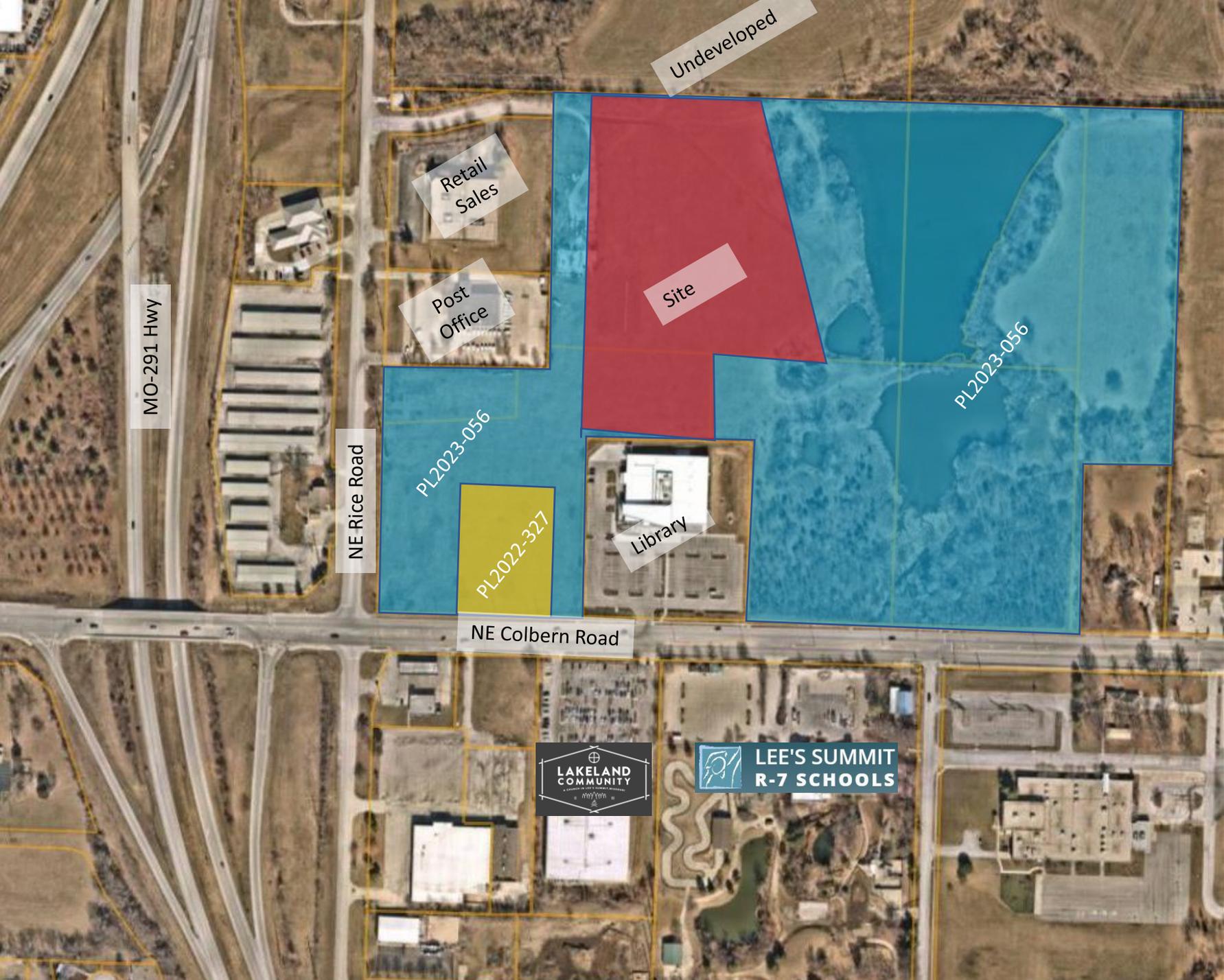


# Senior Facility



PL2023-057-Preliminary Development Plan

Lee's Summit Planning Commission— May 11, 2023

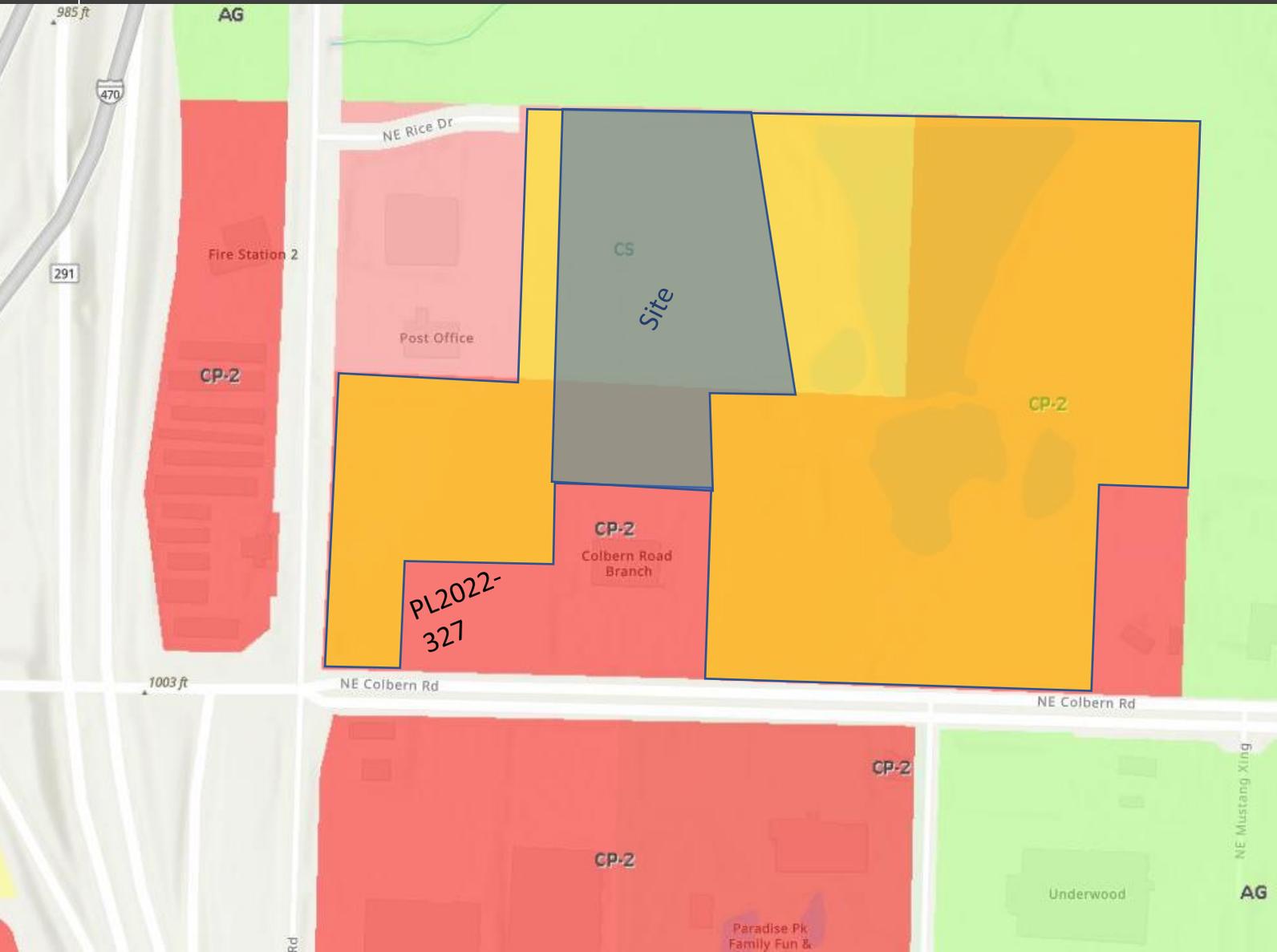


# Project Location

900 NE Colbern Road  
Lee's Summit, MO

Approximately 17.63 acres  
generally located at the  
Northeast corner of NE Colbern  
Road and NE Rice Road.

# Zoning Map



Current Zoning  
Proposed Zoning

CP-2 & CS  
PMIX

Setback for zoning districts:  
CP-2

Front Yard

15

PMIX

15

Rear Yard

20

20

Side Yard

10

10

# Comprehensive Plan

2021 IGNITE COMP PLAN



### Future Land Use Categories

- Residential, Category 1
- Residential, Category 2
- Residential, Category 3
- Commercial
- Office
- Mixed Use
- Activity Centers
- Industrial
- Civic
- Airport
- Infrastructure
- Parks / Open Space
- Water Bodies
- Property Reserve, Inc. (PRI)

# Site Plan

## Site Impervious Area

Lot 4 Area 10.62 acres (462,581.52 sq. ft.)  
Tract A Area 7.01 acres (305,509.05 sq. ft.)  
Total Area 17.63 acres (768,090.57 sq. ft.)

## Commercial Office Site

Site Area 768,090.57 sq. ft.  
Building 101,280 sq. ft.  
Parking 99,268 sq. ft.  
Impervious Area 200,548 sq. ft (26% of Site)  
Floor-Area-Ratio 13.18%

## Phase 1 Unit Mix

Memory Care Facility  
32 Studio Units @ 348 GSF  
Total of 32 Memory Care Units

## Independent Living

10 Two Bedroom Units @ 1,016 GSF  
20 One Bedroom Units @ 689 GSF  
Total of 30 Independent Living Units

## Assisted Living

18 Two Bedroom Units @ 901 GSF  
41 One Bedroom Units @ 637 GSF  
12 Studio Units @ 542 GSF  
7 Studio Units @ 467 GSF  
Total of 78 Assisted Living Units

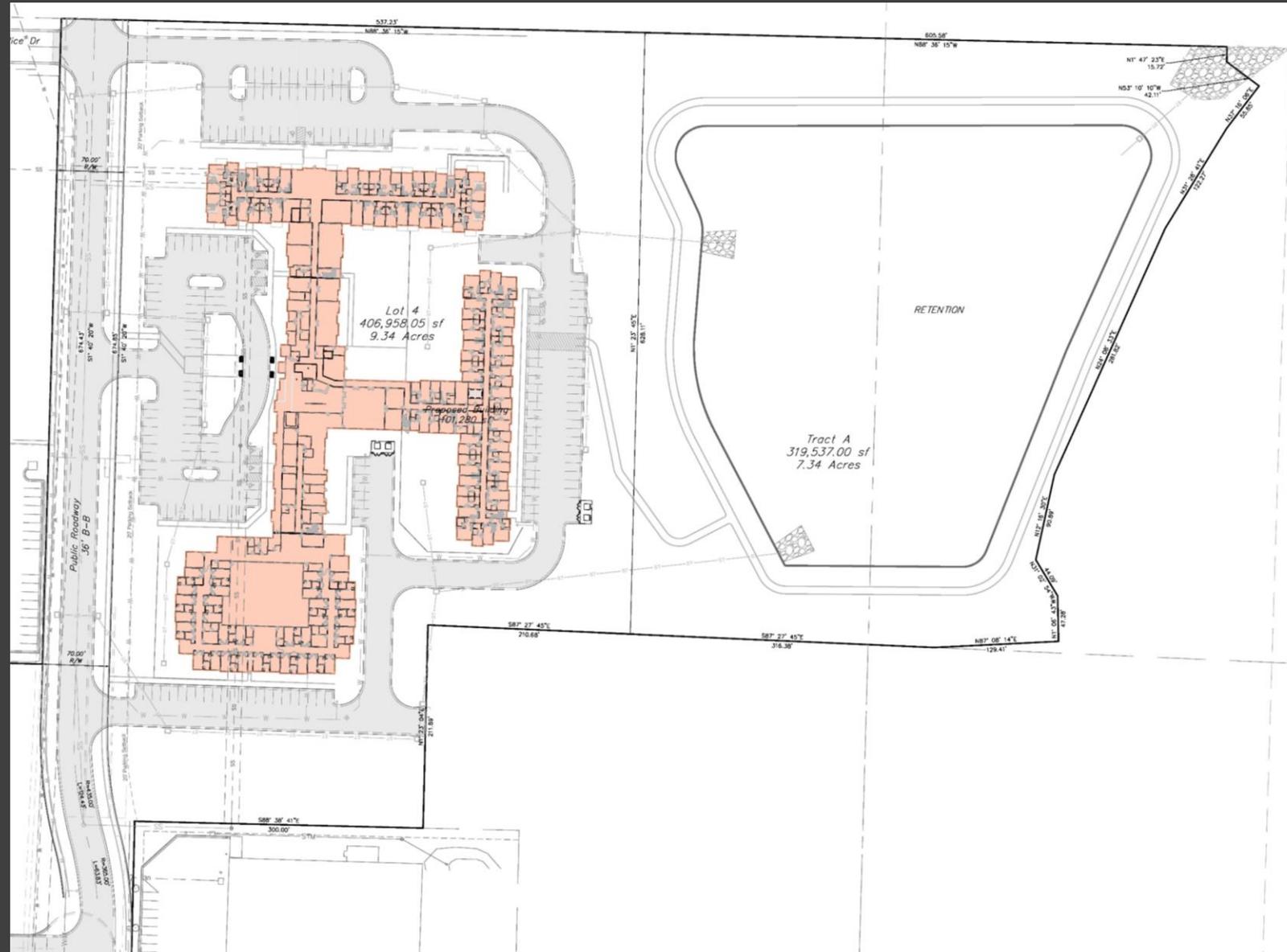
PHASE 1 TOTAL BUILDING = 140 UNITS  
PHASE 1 TOTAL BUILDING = 155,577 GSF

## Phase 2 Unit Mix

Independent Living  
16 Two Bedroom Corner Units @ 1,180 GSF  
8 Two Bedroom Units @ 1,016 GSF  
56 One Bedroom Units @ 689 GSF

PHASE 2 TOTAL BUILDING OF 80 UNITS  
PHASE 2 TOTAL BUILDING = 116,606 GSF

Parking:  
Provided  
214 Standard (ADA Accessible)



# Senior Facility



# Senior Facility



# Senior Facility



# Senior Facility



# Senior Facility



# Senior Facility



# Community Meeting Summary: April 18, 1725 NE Rice Road

## Attendees

None

## Comments

None

An architectural rendering of a large, multi-story building with a complex roofline featuring multiple gables and dormers. The building has a mix of materials, including light-colored siding, dark wood accents, and stone veneer on the lower levels. Large windows and balconies are visible. In front of the building is a parking lot with several cars parked, including a red pickup truck. A few people are walking on a sidewalk in the foreground. The scene is set against a dark, cloudy sky.

Thank you

Questions?