

Legislation Details (With Text)

File #:	2019-2634	Name:	
Type:	Public Hearing - Sworn	Status:	Agenda Ready
File created:	3/8/2019	In control:	City Council - Regular Session
On agenda:	4/2/2019	Final action:	
Title:	Public Hearing: Application #PL2019-017 - Preliminary Development Plan and Application #PL2019-018 - Special Use Permit for assisted living facility - Lee's Summit Senior Living Facility, generally located at the southeast corner of SE Ranson Road and SE Oldham Parkway; O'Reilly Development Co., applicant.		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. Planning Commission Minutes, 2. Applicant Presentation, 3. Staff Letter, 4. Transportation Impact Analysis, 5. Traffic Study, 6. Preliminary Development Plan and Elevations, 7. Plat, 8. Project narrative, 9. Preliminary Development Plan Criteria, 10. SUP narrative, 11. Photo of adjacent property, 12. Photo of adjacent property, 13. Photo of adjacent property, 14. Photo of adjacent property, 15. Photo of adjacent property, 16. Sign in Sheet for Neighborhood Meeting, 17. Location Map		

Date	Ver.	Action By	Action	Result
3/14/2019	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2019-017 - Preliminary Development Plan and Application #PL2019-018 - Special Use Permit for assisted living facility - Lee's Summit Senior Living Facility, generally located at the southeast corner of SE Ranson Road and SE Oldham Parkway; O'Reilly Development Co., applicant.

Issue/Request:

The applicant proposes a preliminary development plan and special use permit for a senior living community consisting of a 3-story independent living facility, 1-story memory care facility, and 1-story assisted living facility, located on the south side of SE Oldham Pkwy and east of SE Ranson Rd. The project includes SE Princeton Rd extending to the north through the site to SE Oldham Pkwy. The property is zoned CP-2 (Planned Community Commercial District), which requires special use permit approval for a convalescent, nursing or retirement home use.

The proposed development consists of a parcel of land that is to be platted into two lots, the remaining tract to the west will remain unplatted. The senior living community is proposed on Lot 1 and is comprised of three (3) interconnected buildings, totaling approximately 159,645 sq. ft. The color palette and materials for the proposed facility includes dark brown brick and stone veneer, vertical and horizontal cement board siding in browns/tans, and architectural asphalt shingles. The senior living community is intended to function as a full continuum care facility.

Modifications are requested for the eastern boundary high impact buffer and building height. Staff supports the requested modifications.

The applicant requests a 99+ year time period. Staff recommends a 40-year time period.

-159,645 square feet - three (3) interconnected buildings

-48% proposed overall impervious coverage - 80% maximum recommended impervious coverage

-52% proposed overall open area - 20% minimum recommended open area

-0.35 proposed overall FAR - 0.55 maximum allowed FAR in the CP-2 district

-154 parking spaces required - 156 parking spaces provided

Josh Johnson, AICP, Assistant Director of Plan Services

Scott Auman, Applicant

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan and special use permit, subject to the following:

1. A modification to the high impact buffer along the eastern boundary, to allow the existing tree mass to serve as a buffer.
2. A modification to the maximum building height of 40 feet in the CP-2 zoning district, to allow a total building height of approximately 41.6 feet.
3. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, any required offsite water, sanitary and road improvements. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder's Office.
4. Development shall be in accordance with the preliminary development plan date stamped February 19, 2019, inclusive of the road improvements along SE Oldham Pkwy and extension of SE Princeton Drive.
5. The special use permit shall be granted for a period of 40 years.

Committee Recommendation: At the March 14, 2019 Planning Commission meeting a motion was made by Commissioner Sims, seconded by Commissioner Dial, that **Appl. #PL2019-017 - PRELIMINARY DEVELOPMENT PLAN and Appl. #PL2019-018 -#SPECIAL USE PERMIT for assisted living facility - Lee's Summit Senior Living Facility, generally located at the southeast corner of SE Ranson Rd and SE Oldham Pkwy; O'Reilly Development Co., applicant**, be recommended for approval to the City Council-Regular Session, due back on 4/2/2019. The motion carried unanimously.