



# LEE'S SUMMIT MISSOURI

## SPECIAL USE PERMIT APPLICATION

1. PROPERTY LOCATION/ADDRESS: 600 NE Meadowview Drive
2. ZONING OF PROPERTY: RP-2 TIME PERIOD REQUESTED: Perpetual
3. DESCRIPTION OF USE: Assisted Living Care Facility
5. LEGAL DESCRIPTION (attach if description is metes and bounds description):  
Lakewood Care Center, Lot 1A
6. Size of Building(s) (sq. ft): 78,622 Lot Area (in acres): 10.3 +/-
7. APPLICANT (DEVELOPER) Wilshire Property LLC PHONE 816-753-9200  
CONTACT PERSON c/o Aaron G. March; Rouse Frets White Goss FAX 816-753-9201  
ADDRESS 4510 Belleview, Suite 300 CITY/STATE/ZIP Kansas City, MO 64111  
E-MAIL amarch@rousepc.com
8. PROPERTY OWNER Wilshire Property LLC PHONE (212) 796-8916  
CONTACT PERSON c/o Simcha D. Schonfeld FAX (212) 401-4757  
ADDRESS 311 Boulevard of the Americas, Suite 201 CITY/STATE/ZIP Lakewood, NJ 08701  
E-MAIL sds@kandsllp.com
9. ENGINEER/SURVEYOR Genesis Engineering & Survey PHONE (816) 525-0915  
CONTACT PERSON \_\_\_\_\_ FAX (816) 525-8116  
ADDRESS 401 S. Ward Road, Suite 200 CITY/STATE/ZIP \_\_\_\_\_  
E-MAIL \_\_\_\_\_
10. OTHER CONTACTS \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
E-MAIL \_\_\_\_\_

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

  
\_\_\_\_\_  
PROPERTY OWNER  
Print name: Wilshire Property LLC

  
\_\_\_\_\_  
APPLICANT  
Wilshire Property LLC

Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_



STATE OF MISSOURI )  
COUNTY OF JACKSON ) ss.

who being duly sworn upon his/her oath, does state that he/she is the owner of the property  
legally described as Lakewood Care Center, Lot 1A

Dated this 4<sup>th</sup> day of January, 2022

Subscribed and sworn to before me this 14<sup>th</sup> day of Jan, 2022

ESTHER WOLF  
Notary Public  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 10/3/2023

REVISÉD SEPTÉMBER 2020



In considering a special use permit application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. (See UDO Section 6.650.)

1. Character of the neighborhood.
2. Compatibility with adjacent property uses and zoning.
3. Suitability of the property for which the special use is being requested.
4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties.
5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property.
6. Impact on the street system to handle traffic and/or parking.
7. Impact of additional storm water runoff to the existing system or to the water shed area if no storm sewer is available.
8. Impact of noise pollution or other environmental harm.
9. Potential negative impact on neighborhood property values.
10. Extent to which there is need of the proposed use in the community.
11. Economic impact upon the community.
12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use.
13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied.
14. Conformance to the UDO and current city policies and ordinances.
15. Recommendation of professional staff.
16. Consistency with permitted uses in the area in which the special use is sought.



## SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 6 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

This is a request for reapproval of the Special Use Permit approved in 1997 by Ordinance 4406 for the existing Assisted Care Living Facility located at 600 NE Meadowview Drive. Over the past 20 plus years the Assisted Care Living Facility has been operating harmoniously with all of the surrounding properties. In fact, much of the development in the area occurred after the construction of the Assisted Care Living Facility some 23 years ago. In addition to satisfying all of the criteria and standards set out in Section 6.650.B, the renewal of the Special Use Permit also satisfies all of the special conditions set out in Section 6.830 – convalescent, nursing or retirement home:

- (A) The property has more than 40,000 square feet of lot area and has a minimum lot width of more than 200 feet.
- (B) Not less than 500 square feet of lot area is provided for each patient/resident.
- (C) Side yards more than satisfy a double side requirement.
- (D) The existing architecture of the facility maintains a residential character.

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