



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-005
File Name	SPECIAL USE PERMIT renewal for assisted living care facility – Wilshire at Lakewood
Applicant	Wilshire Properties, LLC
Property Address	600 NE Meadowview Dr
Planning Commission Date	February 24, 2022
Heard by	Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: January 24, 2022
Newspaper notification published on: February 5, 2022
Radius notices mailed to properties within 300 feet on: January 25, 2022
Site posted notice on: February 7, 2022

Table of Contents

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

Attachments

SUP application, site plan and supporting documents – 5 pages
Original SUP Approval Ordinance No. 4406 – 3 pages

Photos of surrounding area – 12 pages

Neighborhood Meeting Mailing – 1 page

Neighborhood Meeting Summary – 1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Wilshire Property, LLC/Owner
Applicant's Representative	Aaron G. March/Rouse Frets White Goss
Location of Property	600 NE Meadowview Dr
Size of Property	±10.54 Acres
Number of Lots	1
Zoning	RP-2 (Planned 2-family residential)
Comprehensive Plan Designation	Residential 3
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed special use permit. 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 if so stated in the permit.</p>

Current Land Use
The property is approximately 10.54 acres in size and is a developed lot existing of one building housing the Wilshire at Lakewood assisted living facility.

Description of Applicant's Request
<p>The applicant seeks renewal of a special use permit for a period of perpetuity to allow the continuation of the use of an assisted living facility/convalescent, nursing and/or retirement home, on the subject property. The property is located at 600 NE Meadowview Dr. and was built around 1997.</p> <p>The requested perpetual time period isn't a time period staff can support or recommends for this use at this property; it is not the City's practice to grant special use permits in perpetuity. Staff recommends a period of 25 years dating back to the expiration date of February 18, 2017, to allow for the new expiration date of 2042</p>

2. Land Use

Description and Character of Surrounding Area
The property is located north of NE Meadowview Dr., west of I-470 Hwy/NE Ralph Powell Rd and north of NE Strother Rd. The property is surrounded by other Wilshire assisted living developments to the west and south; to the east is an apartment complex. The property to the north is zoned Agricultural and is City owned property that is partially wooded with a city park.

Adjacent Land Uses and Zoning

North:	City park / AG (Agricultural)
South (across NE Meadowview Dr):	Assisted living facility (Wilshire) / PMIX (Planned Mixed Use District)
East:	Apartments / RP-4 (Planned Residential Apartments)
West:	Assisted living facility (Wilshire) / PMIX

Site Characteristics
The site is located on a large acreage lot, approximately 10.54 acres in size. To the north is a wooded area/city park and to the west is an open drainageway that flows south to north towards Lakewood Lake. The site is accessed from NE Meadowview Dr. which is just west of NE Ralph Powell Rd. and I -470 Hwy.

Special Considerations
N/A

3. Project Proposal

Structure(s) Design

Number and Proposed Use of Buildings
1 existing assisted living facility
Number of Stories
1



4. Unified Development Ordinance (UDO)

Section	Description
4.110	Zoning Districts
6.620,6.630,6.640,6.650,6.830	Special Use Permit

Convalescent, nursing or retirement homes are allowed in the RP-2 zoning district with approval of a special use permit, subject to the following conditions:

- The property shall have a minimum lot area of 40,000 square feet and shall have a minimum lot width of 200 feet. **The lot area for this site is approximately 10.54 acres and the lot width fronting NE Meadowview Dr. is approximately 471 feet.**
- Side yards shall be increased to double the side yard required in the district. **The side yard setback for the RP-2 zoning district is 5 feet/10 feet to meet SUP requirement; the existing development is approximately 153 feet from the east property line and approximately 93 feet from the west property line.**
- The architecture of the facility shall maintain a residential character. **The existing building is a single-story structure with pitched roofs and a red/brick exterior. The building is residential in character.**

The site is and has been suitable for a convalescent, nursing or retirement home use. It is a 3rd tier property surrounded by other assisted living facilities to the south and west, a parkland to the north and existing apartments to the east. The subject property has housed this type of use since 1997 when it was approved and built.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.

The property is located within the boundaries of the Residential 3 category, which is characterized by allowing for diversity across our growing population that will be crucial for our community to be resilient in the future. The Residential 3 land use category is primarily for accommodating multifamily residential housing of densities ranging from mid-rise mixed-use to apartments, within which the existing residential facility falls.

Renewal of the special use permit is not expected to impede the normal and orderly development and improvement of the surrounding property. Approval of the requested special use permit renewal does not in and of itself hinder the ability to redevelop the subject or surrounding properties.

6. Analysis

Background and History

- February 18, 1997 – City Council approved a special use permit (Appl.#1996-061) to operate a group home for the elderly at 600 NE Strother Road (Currently addressed as 600 NE Meadowview Dr), for a period of 20 years, by Ordinance No. 4406.
- November 19, 1998 – A minor plat was approved administratively (Appl. #1997-248), for Lakewood Care Center, Lot 1. The Plat was recorded in the Jackson County Recorder’s Office by Instrument #98-I-3785.
- March 8, 2012 – A minor plat was approved administratively approved (Appl. #PL2012-008), for Lakewood Care Center, Lot 1A. The Plat was recorded in the Jackson County Recorder’s Office by Instrument #2012E0024431.

Compatibility

The character of the surrounding properties is similar with the existing use of the subject property. Both properties to the west and south are assisted living facilities. Parkland is located north and an apartment development is located immediately east of the property.

Adverse Impacts

No additional site improvements of any kind are proposed as part of the special use permit renewal. The facility will continue usage of the site under its existing conditions. The continued operation of an assisted living facility is not expected to injure the appropriate use of, or detrimentally affect, neighboring property.

Public Services

The special use permit renewal application does not propose any building expansion or any other site improvements. The facility will continue to operate under the existing site conditions and therefore will not increase any existing impact on existing public services and facilities.

The proposed continued operation of an assisted living facility at this location will not adversely affect the capacity or safety of the surrounding street network.

Time Period

The applicant requests the special use permit be renewed for a period to be perpetual. The original special use permit was granted for 20 years, expiring in 2017. The requested perpetual time period isn’t a time period staff can support or recommends for this use at this property; it is not the City’s practice to grant special use permits in perpetuity. Staff recommends a period of 25 years dating back to the expiration date of February 18, 2017, to allow for the new expiration date of 2042. This is consistent with other nursing home/assisted living facilities that have been approved in the past.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. The special use permit renewal shall be granted for a period of twenty-five (25) years from the current special use permit expiration date, to expire on February 18, 2042.