

# 2005 Development Report

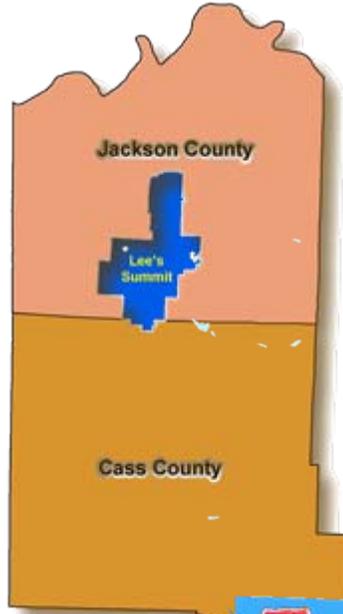
City of Lee's Summit, Missouri



## QUICK STATS

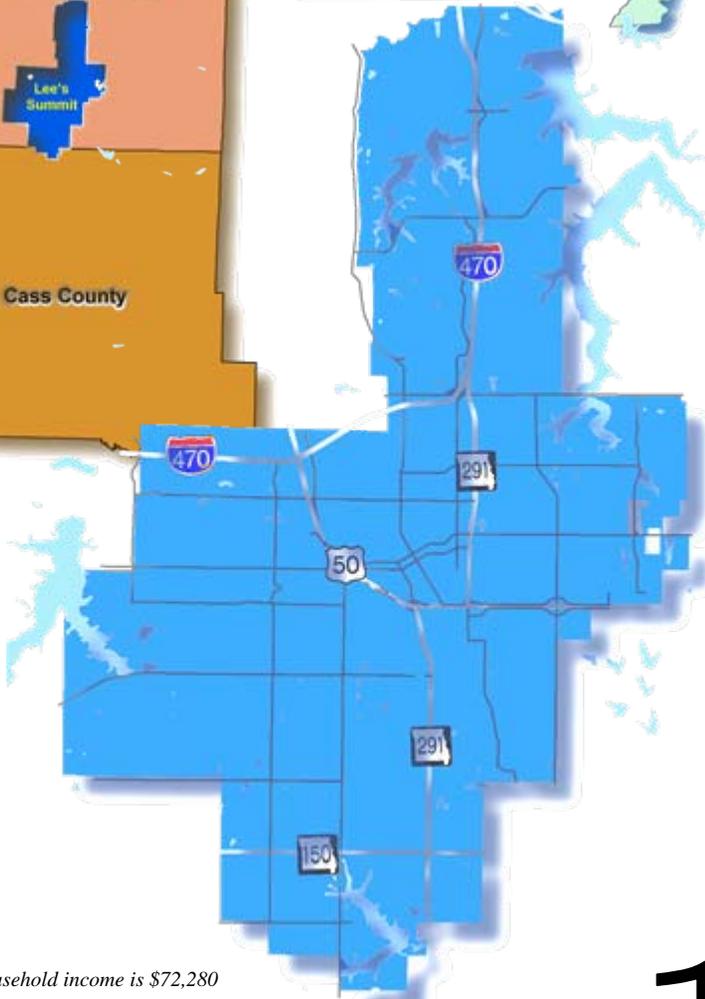
### Lee's Summit is located ---

- In western Missouri
- In the Kansas City Metropolitan Area
- Primarily in Jackson County extending into Cass County



### Lee's Summit ---

- Covered an area totaling **63.63** square miles by the end of 2005
- Had an estimated population of **88,666** by January 1, 2006
- Is divided into **4** City Council Districts
- Is served by **6** School Districts, with Lee's Summit R-VII serving the majority of the city area



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 Long Range Planning Division, Planning &  
 Development Department

This development Report is prepared to facilitate a broader understanding of what happened in the City of Lee's Summit in the development arena during the previous year and what is expected in the current year and beyond.

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Average Household Size	2.65
Median Age	35.1
Median Family Income	\$70,702*
Per Capita Income	\$26,891
Median Value for Owner-Occupied Housing Units	\$131,500
Median Rent for Renter-occupied Housing Units	\$654

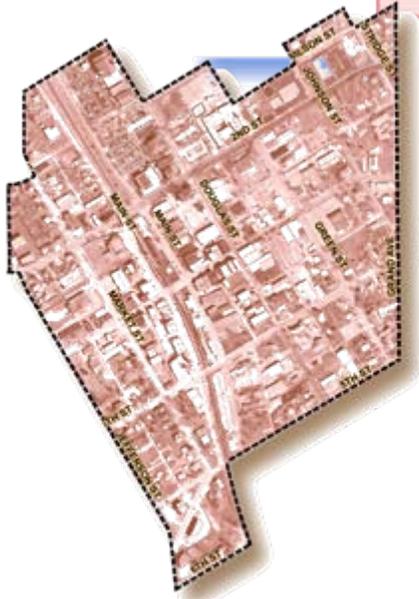
Source: 2000 US Census  
 \*Based on the current Claritas report, Lee's Summit median household income is \$72,280

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## 2005 IMPORTANT EVENTS...

2005 was an active year in City planning, growth management and development quality control. Some of the most important milestones reached last year include the following:

- ✓ 2005 Lee's Summit Comprehensive Plan Adopted by the Planning Commission, which also includes the Downtown Master Development Plan and Historic Preservation Plan
- ✓ The Adopted Downtown Master Plan Established the Downtown Core
- ✓ Downtown National Register Approved by the National Park Service
- ✓ Three City-initiated Rezoning for Primarily Downtown Properties Approved by the Council as Part of the Effort to Implement Downtown Master Development Plan
- ✓ Two Annexations Approved of Approximately 395 Acres Total
- ✓ The City's Thoroughfare Master Plan Update Process Started
- ✓ Upscale Retail Analysis Conducted by Canyon Research
- ✓ Completion and Implementation of Public Works Audit
- ✓ Reorganization of Planning & Development Department
- ✓ Creation of Stormwater Regulations by Citizens Task Force
- ✓ Common Property Ordinance Implemented by Planning & Development Department
- ✓ Implementation of New Schedule of Fees and Charges
- ✓ Groundbreaking – HCA Hospital
- ✓ Ribbon Cutting – St. Lukes East Medical Plaza
- ✓ Ribbon Cutting – New Longview Elementary School
- ✓ Ribbon Cutting – Early Childhood Center ...



### Lee's Summit City Council

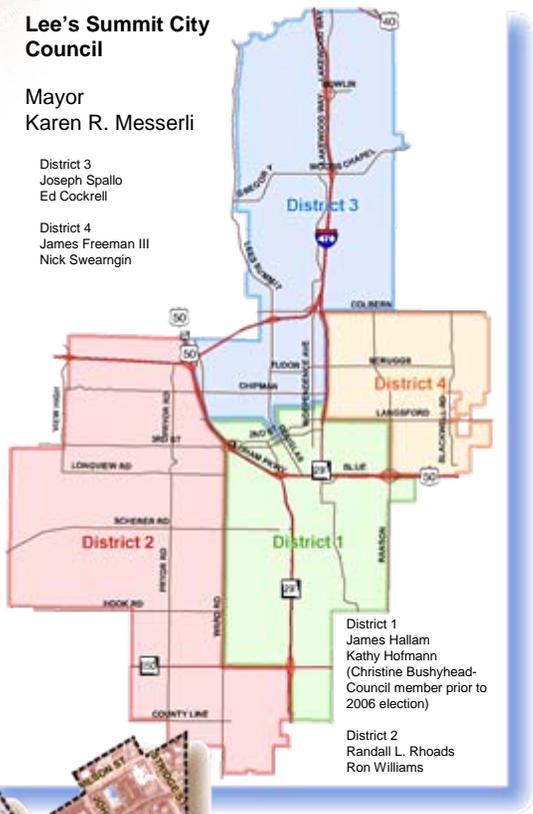
Mayor  
Karen R. Messerli

District 3  
Joseph Spallo  
Ed Cockrell

District 4  
James Freeman III  
Nick Swearingin

District 1  
James Hallam  
Kathy Hofmann  
(Christine Bushyhead-  
Council member prior to  
2006 election)

District 2  
Randall L. Rhoads  
Ron Williams



The City of Lee's Summit established its Downtown Core Boundary with the adoption of the Downtown Master Development Plan to assist the community in its efforts in downtown improvement, infill development, redevelopment, historic preservation, downtown design standards and downtown economic development. It also helps the City to ensure that the old town neighborhoods are protected from encroachment of incompatible uses.

## III. HELPFUL MAPS...

### School District Boundaries Map



Lee's Summit is served by six school districts. The following table summarizes coverage area of each school district within the City Limits.

School District	Sq Mile	% of Total
Lee's Summit R-VII	48.48	76.12%
Blue Springs R-IV	9.22	14.48%
Grandview C-4	3.39	5.32%
Raymore Peculiar R-II	1.41	2.21%
Hickman Mills C-1	1.17	1.83%
Independence 30	0.02	0.04%
<b>Totals</b>	<b>63.69</b>	<b>100.00%</b>

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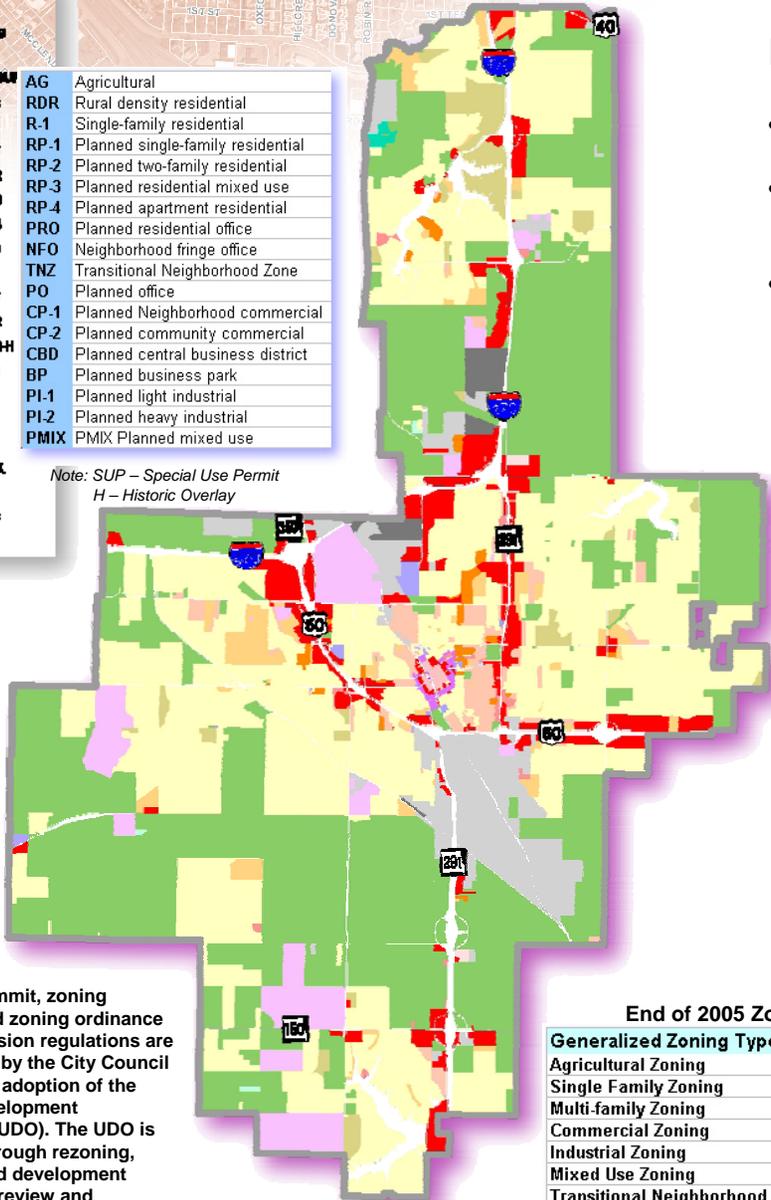
# IV. 2005 ZONING STATS...

**Zoning Classification**

**2005 Zoning**

AG	Agricultural
RDR	Rural density residential
R-1	Single-family residential
RP-1	Planned single-family residential
RP-2	Planned two-family residential
RP-3	Planned residential mixed use
RP-4	Planned apartment residential
PRO	Planned residential office
NFO	Neighborhood fringe office
PC	Transitional Neighborhood Zone
PO	Planned office
CP-1	Planned Neighborhood commercial
CP-2	Planned community commercial
CP-2H	Planned central business district
CBD	Planned central business district
BP	Planned business park
PI-1	Planned light industrial
PI-2	Planned heavy industrial
PMIX	Planned mixed use

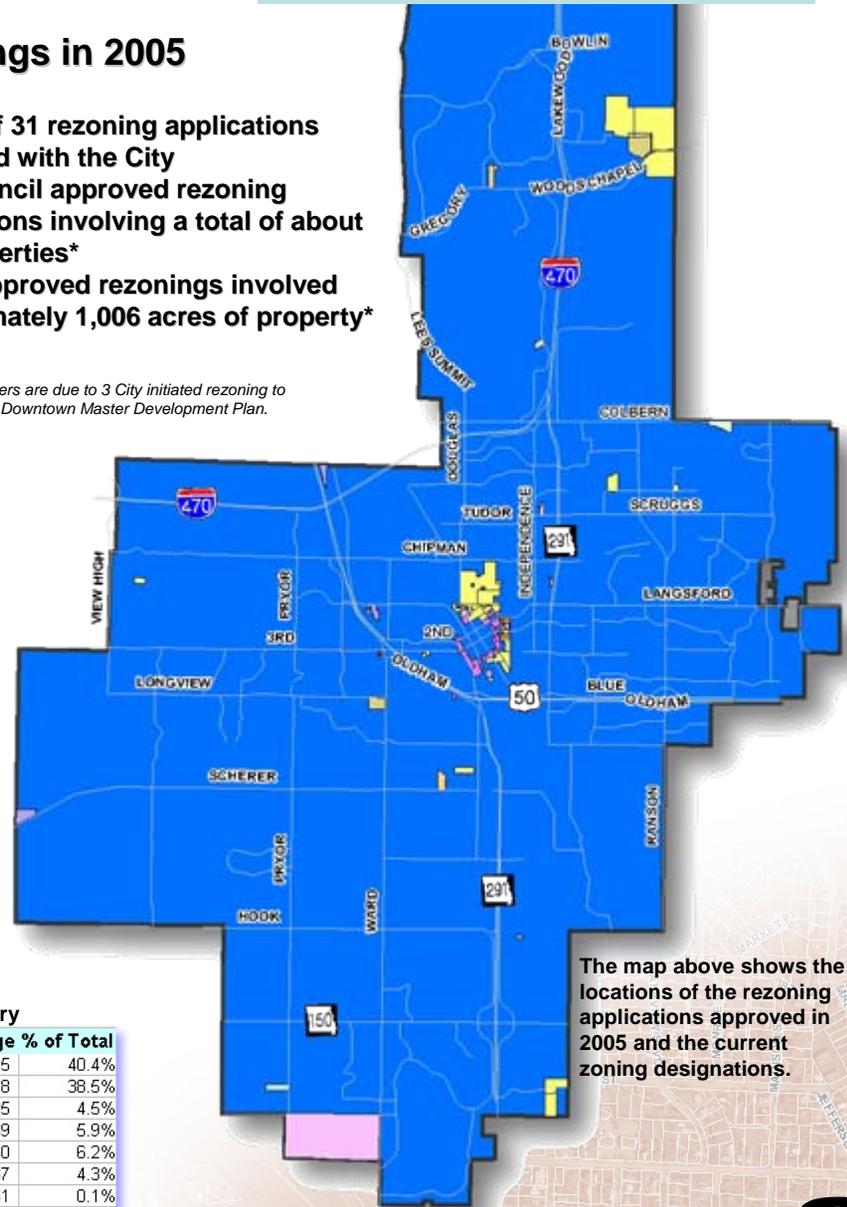
Note: SUP – Special Use Permit  
H – Historic Overlay



## Rezoning in 2005

- A total of 31 rezoning applications were filed with the City
- City Council approved rezoning applications involving a total of about 690 properties\*
- These approved rezonings involved approximately 1,006 acres of property\*

\* Higher numbers are due to 3 City initiated rezoning to implement the Downtown Master Development Plan.



The map above shows the locations of the rezoning applications approved in 2005 and the current zoning designations.

In Lee's Summit, zoning districts and zoning ordinance and subdivision regulations are established by the City Council through the adoption of the Unified Development Ordinance (UDO). The UDO is enforced through rezoning, land use and development application review and approval process.

**End of 2005 Zoning Summary**

Generalized Zoning Type	Acres	% of Total
Agricultural Zoning	15,345	40.4%
Single Family Zoning	14,648	38.5%
Multi-family Zoning	1,725	4.5%
Commercial Zoning	2,239	5.9%
Industrial Zoning	2,360	6.2%
Mixed Use Zoning	1,637	4.3%
Transitional Neighborhood Zoning	51	0.1%
<b>Totals</b>	<b>38,004</b>	<b>100.0%</b>

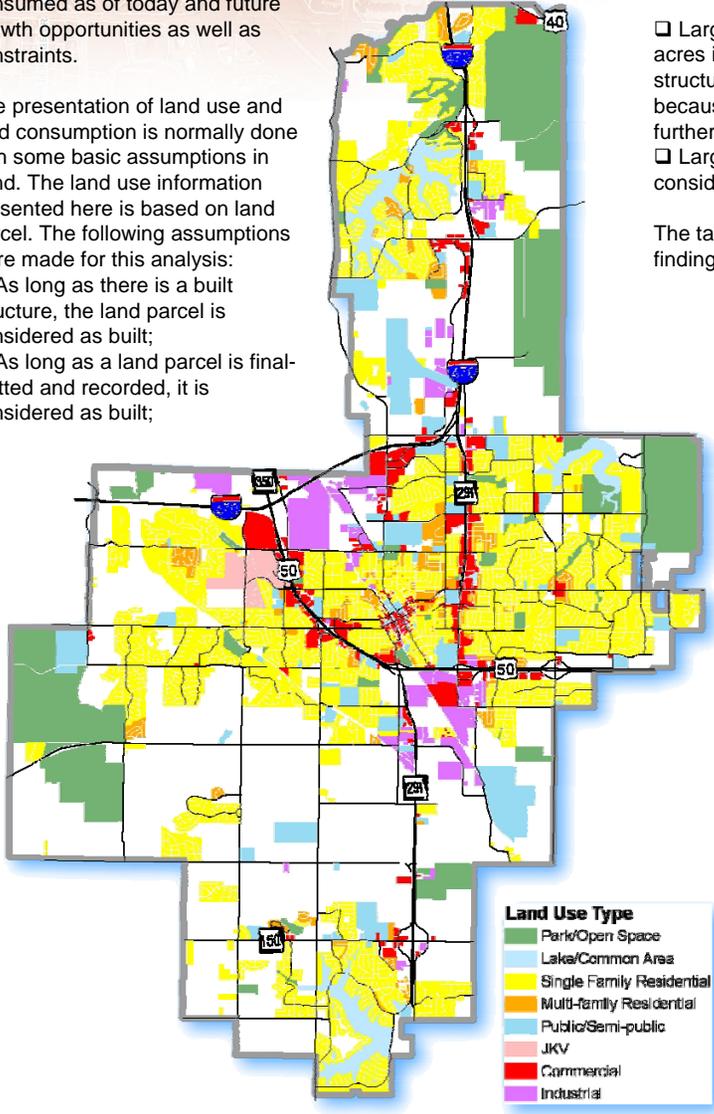
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## EXISTING LAND USE

An analysis of the existing land use in the City helps us understand how much land area within the Corporate Limits has been consumed as of today and future growth opportunities as well as constraints.

The presentation of land use and land consumption is normally done with some basic assumptions in mind. The land use information presented here is based on land parcel. The following assumptions were made for this analysis:

- As long as there is a built structure, the land parcel is considered as built;
- As long as a land parcel is final-platted and recorded, it is considered as built;

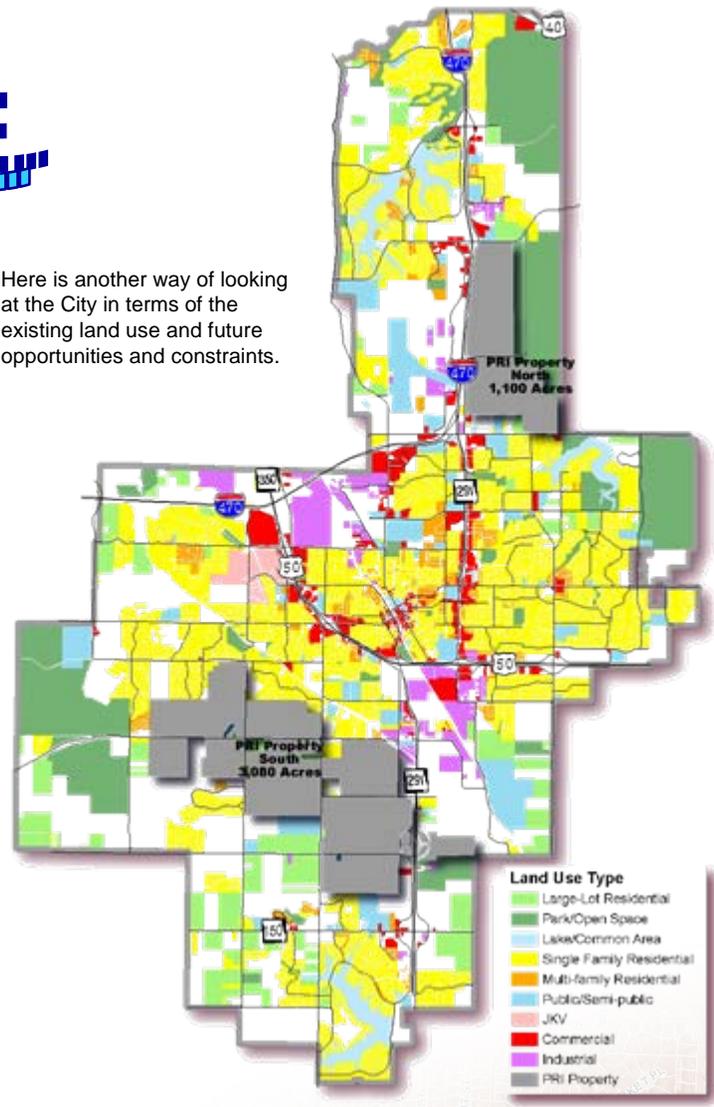


- Large rural residential lot 5-20 acres in size that has a residential structure is identified separately because it has the potential to be further subdivided for development;
- Larger rural parcels are considered undeveloped or vacant.

The table below summarizes the findings.

City Area (2005)	63.63 Sq Mi.
Consumed Land Area (Large Lot Rural Residential Not Included)	<b>60.9%</b> (As shown in the map to the left)
•Consumed Land Area (Large Lot Rural Residential Included)	<b>67.6%</b> (As shown in the map to the right)
•PRI Properties	<b>10.3%</b> (As shown in the map to the right)
•On-going and Planned Development Projects	<b>8.9%</b>
Remaining (Using the Bulleted Above)	<b>13.2%</b>

Here is another way of looking at the City in terms of the existing land use and future opportunities and constraints.



The map above highlights the properties owned by Property Reserve, Inc. (PRI). The properties east of I-477 between Colbern Road and Woods Chapel Road total approximately 1,100 acres. The properties in the south area of the City between Longview Road and M-150 total about 3,080 acres.

Please notice that large rural residential properties are also shown on this map. A good contrast can be made with the map opposite.

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## VI. 2005 HISTORIC PRESERVATION ACTIVITIES...

### 1. (May 7) Cemetery Walking Tour

On May 7, 2005, the Historic Preservation Commission hosted the Cemetery Tour during National Preservation Month. Approximately 200 citizens attended the event. A Lee's Summit high school debating group and history class participated as docents for the tour.

### 2. (May 15) Strawberry Lawn Fete

On May 15, 2005, Mayor Messerli presented the Graves/Hale Award for Excellence in Historic Preservation to John Wisniewski and Annette Braam. The Historic Preservation Commission presented building plaques to Peggy Brown of the Blue Heron, located at 11 SE Third Street, and to David Gale of the Longview Mansion.

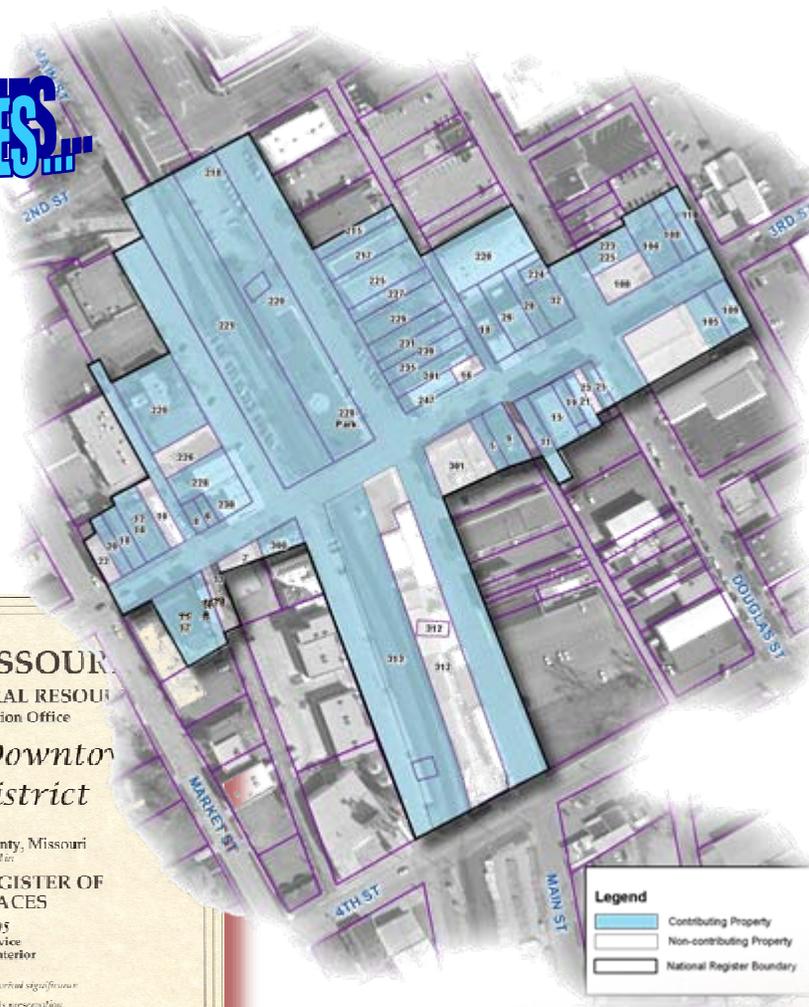
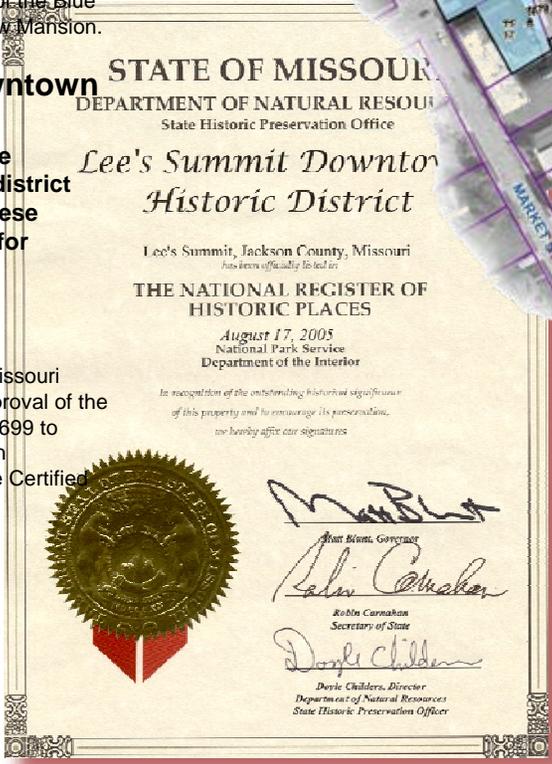
### 3. (August 17) National Register District in Downtown

On August 17, 2005, The National Park Service approved the Downtown National Register District in Lee's Summit. The district includes 42 contributing buildings, sites and structures. These properties are now eligible for federal and state tax credits for building rehabilitation.

### 4. (December 27) FY 2006 Historic Preservation Fund Grant

On December 27, 2005, the City of Lee's Summit was notified by the Missouri Department of Natural Resources that the City received preliminary approval of the Fiscal Year 2006 Historic Preservation Fund Grant in the amount of \$3,699 to complete a National Register Nomination for the Howard's First Addition Neighborhood District. The City provided the 40% match required of the Certified Local Government (CLG) grant.

For additional information, please contact Michael Gorecki, Senior Planner, Long Range Planning Division, Planning & Development Department.



## National Register District Boundaries Map

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# VII. POPULATION GROWTH & PROJECTION...

**Lee's Summit Population Growth Since 1960**

Year	Population	Percentage Growth
1960	8,267	N.A.
1961	9,186	11.11%
1962	10,907	18.74%
1963	11,546	5.86%
1964	12,022	4.12%
1965	12,813	6.58%
1966	13,620	6.30%
1967	14,305	5.03%
1968	14,952	4.53%
1969	15,644	4.63%
1970	16,204	3.58%
1971	16,961	4.67%
1972	18,349	8.18%
1973	19,904	8.47%
1974	21,077	5.89%
1975	21,765	3.26%
1976	23,610	8.48%
1977	25,355	7.39%
1978	26,706	5.33%
1979	27,947	4.65%
1980	28,742	2.84%
1981	29,704	3.35%
1982	30,363	2.22%
1983	30,911	1.80%
1984	32,137	3.97%
1985	33,846	5.32%
1986	36,932	9.12%
1987	39,783	7.72%
1988	42,681	7.28%
1989	44,494	4.25%
1990	46,418	4.32%
1991	47,995	3.40%
1992	49,712	3.58%
1993	52,024	4.65%
1994	54,446	4.66%
1995	57,466	5.55%
1996	59,879	4.20%
1997	62,657	4.64%
1998	64,718	3.29%
1999	67,079	3.65%
2000	70,700	5.40%
2001	73,128	3.43%
2002	76,043	3.99%
2003	79,515	4.57%
2004	82,528	3.79%
2005	85,642	3.77%
2006	88,666	3.53%
<b>Percentage Growth 1960 - 2006</b>		<b>972.53%</b>

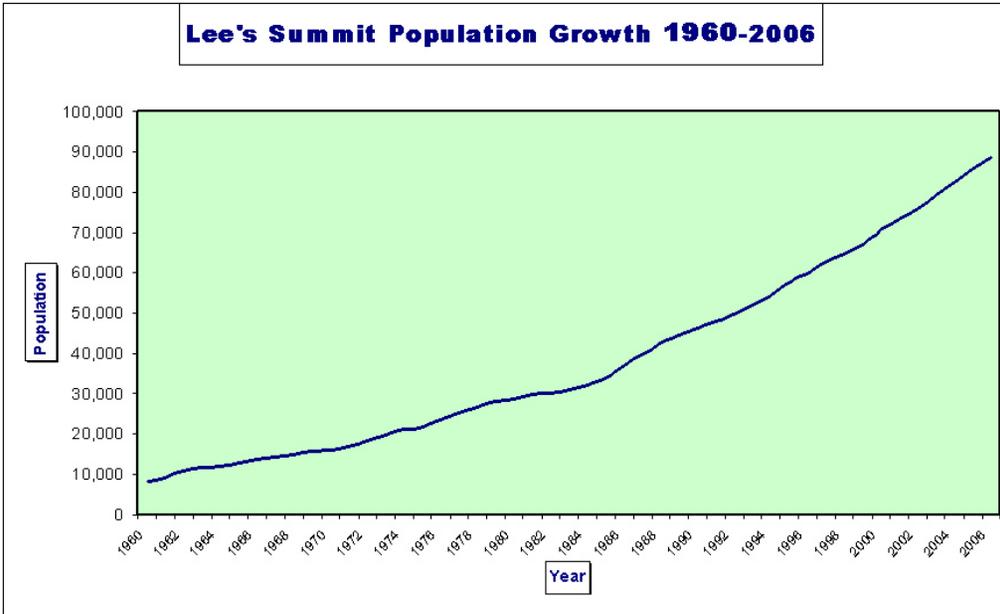
Note: Population as of January 1st except for 1960, 1970, 1980, 1990 and 2000.

Lee's Summit has experienced a steady population growth in the past 46 years, which has resulted in an increase of more than 80,000 people since 1960. Over the past 10 years there has been an increase of nearly 10,000 people. The following table provides the population and annual percentage growth from 1960 to 2006.

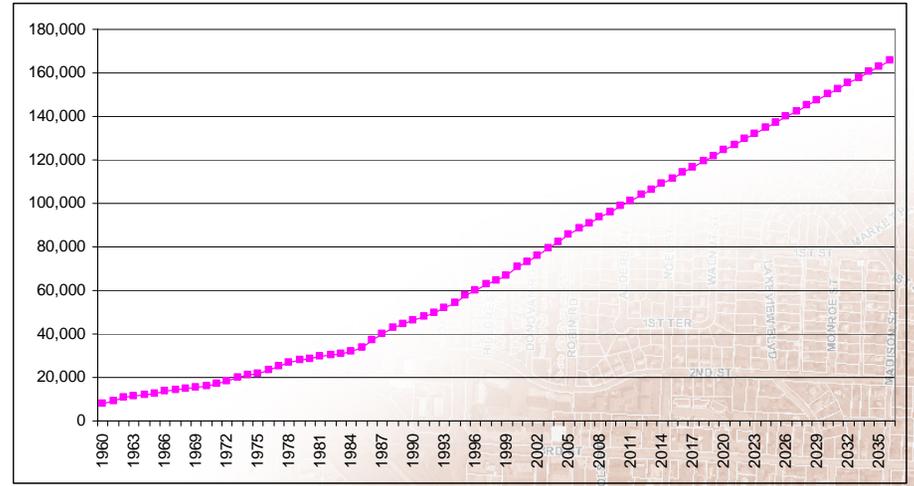
In general, decennial censuses from the US Census Bureau provide population counts every ten years. These counts have been used as base counts. Annual population is then estimated using the base and additional housing permits the City issued within that year. Other factors considered when annual estimates are made include the average household size (2.65 per 2000 Census) and vacancy rate (3.3% per 2000 Census).

Using the population growth trend in the past, the City was able to project future population growth through ultimate buildout. The bottom right chart depicts this projected trend. Please note that this projection is solely trend based and it only reflects the growth areas within the existing City Limits.

**Lee's Summit Population Growth 1960-2006**



**Lee's Summit Population Projection**



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# VIII. POPULATION DISTRIBUTION...

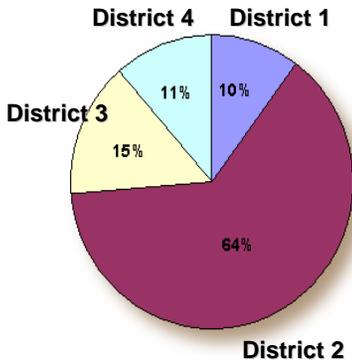
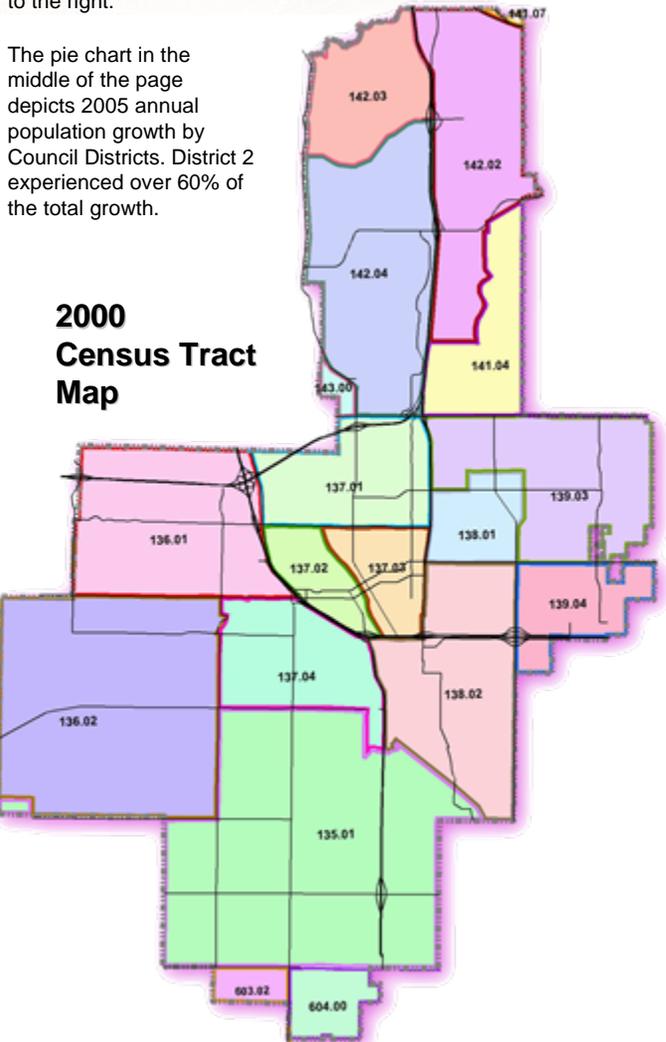
This page provides detailed population distribution statistics by Census Tract and City Council Districts. After the 2000 Census statistics were issued, the City Council District boundaries were redrawn to achieve an equal distribution of population. Since the Council redistricting, population continues to grow disproportionately across Council districts, as shown in the table to the right.

The pie chart in the middle of the page depicts 2005 annual population growth by Council Districts. District 2 experienced over 60% of the total growth.

Population Estimates by City Council District

City Council District	Population Estimate	Total Sq. Mi.	Dwelling Units	Housing Units per Sq. Mi.	2005 Added Units
District 1	21,364	13.84	3,310	800	121
District 2	25,508	23.06	3,961	432	769
District 3	21,400	19.31	3,067	433	170
District 4	20,209	7.48	7,861	1,061	134
<b>Totals</b>	<b>88,288</b>	<b>63.69</b>	<b>34,489</b>		<b>1180</b>

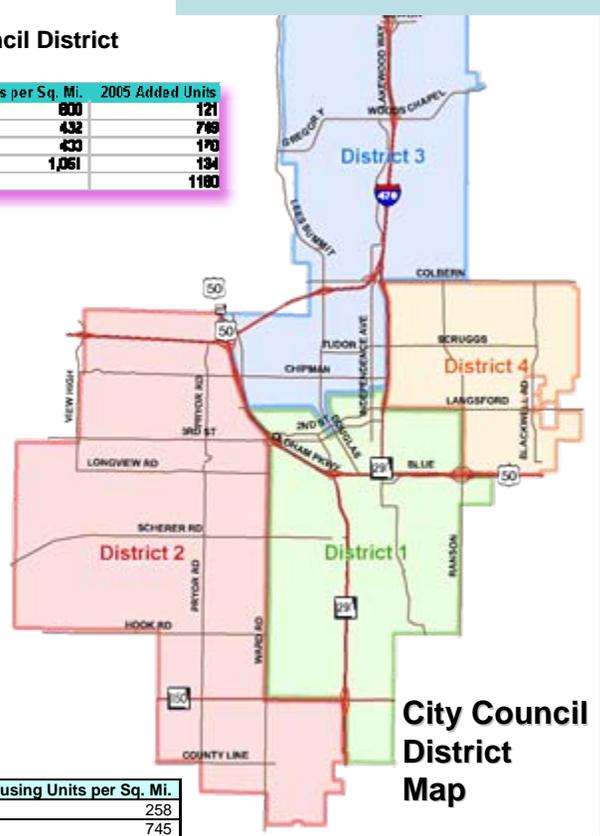
2000 Census Tract Map



Population Estimates by Census Tract

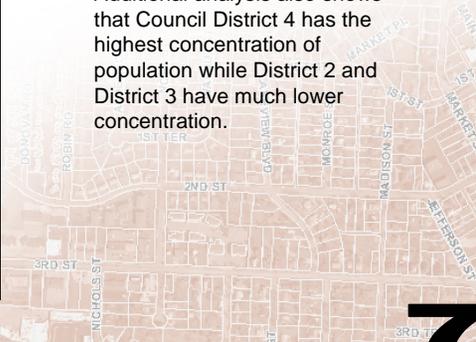
Census Tract	Population Estimate	Total Sq.Mi.	Housing Units	Housing Units per Sq. Mi.
135.01	7,764	11.7	3,020	258
136.01	9,957	5.2	3,873	745
136.02	6,630	8.7	2,579	296
137.01	5,170	3	2,011	670
137.02	4,332	1.2	1,685	1,404
137.03	6,687	1.5	2,601	1,734
137.04	6,226	3	2,422	807
138.01	5,558	1.4	2,162	1,544
138.02	7,951	4.8	3,093	644
139.03	6,807	4.4	2,648	602
139.04	5,645	1.9	2,196	1,156
141.04	41	2.3	16	7
141.07	4	0.1	-	-
142.02	2,805	4.7	1,091	232
142.03	3,872	2.5	1,506	602
142.04	7,692	5.5	2,992	544
143.00	21	0.2	8	40
604.00	1,506	1.03	586	569
603.02	-	0.49	-	-
<b>Totals</b>	<b>88,667</b>		<b>34,489</b>	

\* Discrepancy between the population total presented here and the population estimate on population report is due to calculation of historical data.



City Council District Map

Additional analysis also shows that Council District 4 has the highest concentration of population while District 2 and District 3 have much lower concentration.

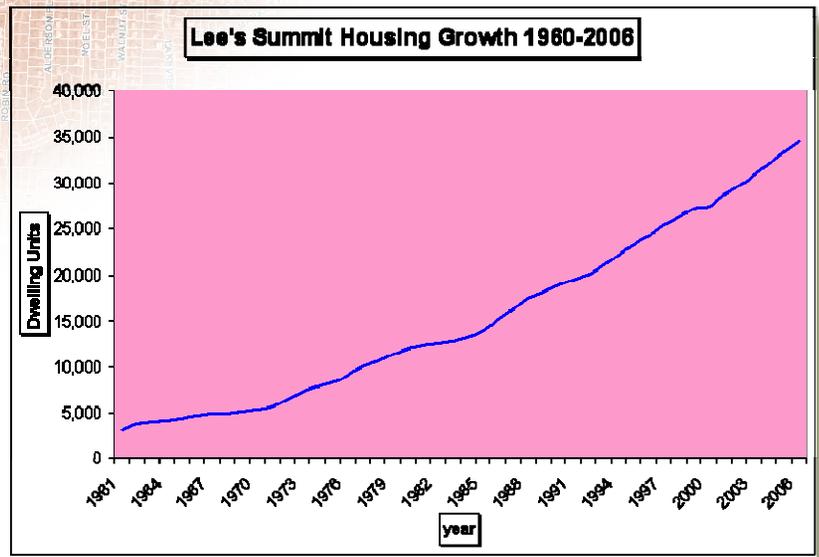


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## IX. HOUSING GROWTH...

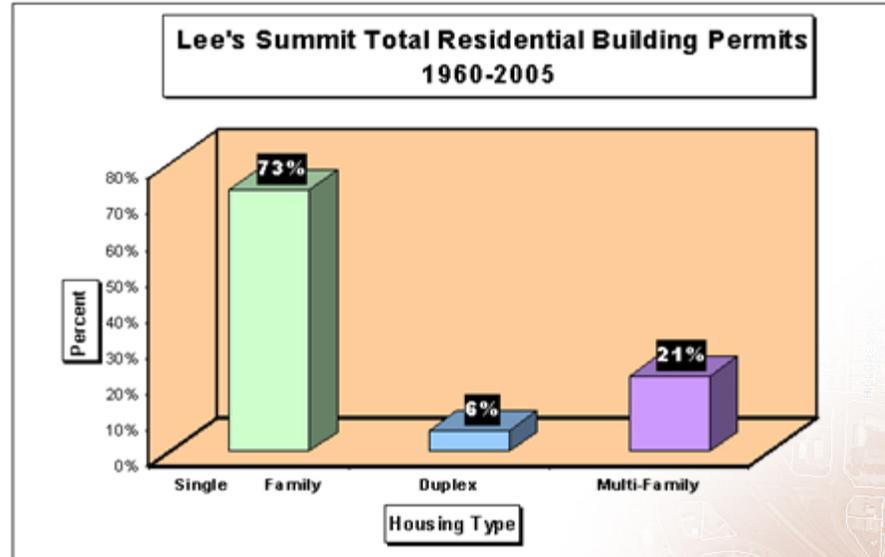
Year	Dwelling Units	Percentage Growth
1960	2,803	N.A.
1961	3,103	10.70%
1962	3,676	18.47%
1963	3,876	5.44%
1964	4,019	3.69%
1965	4,269	6.22%
1966	4,523	5.95%
1967	4,734	4.67%
1968	4,931	4.16%
1969	5,142	4.28%
1970	5,281	2.70%
1971	5,667	7.31%
1972	6,375	12.49%
1973	7,168	12.44%
1974	7,766	8.34%
1975	8,117	4.52%
1976	9,058	11.59%
1977	9,948	9.83%
1978	10,637	6.93%
1979	11,270	5.95%
1980	11,923	5.79%
1981	12,293	3.10%
1982	12,534	1.96%
1983	12,727	1.54%
1984	13,201	3.72%
1985	13,873	5.09%
1986	15,110	8.92%
1987	16,245	7.51%
1988	17,392	7.06%
1989	18,089	4.01%
1990	18,755	3.68%
1991	19,395	3.41%
1992	20,093	3.60%
1993	21,034	4.68%
1994	22,020	4.69%
1995	23,251	5.59%
1996	24,233	4.22%
1997	25,364	4.67%
1998	26,202	3.30%
1999	27,162	3.66%
2000	27,374	0.78%
2001	28,618	4.54%
2002	29,561	3.30%
2003	30,908	4.56%
2004	32,084	3.80%
2005	33,309	3.82%
2006	34,489	3.54%
<b>Percentage Growth 1960-2006</b>		<b>1130%</b>

Note: Dwelling units as of January 1st except for 1960, 1970, 1980, 1990 and 2000.



Lee's Summit has grown tremendously since 1960 in terms of housing construction. There has been more than a 1,100% increase in dwelling units built in Lee's Summit in the past 46 years.

The increased population in the past 46 years has led to an increase in single family housing, therefore 73% of the Building permits since 1960 have been for single family units. Of the 33,066 permits granted since 1960, just under 9,000 of them have been for multi-family structures.



Lee's Summit Residential Building Permits 1960 to 2005				
Year	Single Family	Duplex	Multi-Family	Total Units
1960	286	10	4	300
1961	503	62	8	573
1962	130	70	0	200
1963	129	14	0	143
1964	168	50	32	250
1965	164	90	0	254
1966	163	48	0	211
1967	177	20	0	197
1968	171	20	20	211
1969	131	4	4	139
1970	149	20	217	386
1971	155	58	495	708
1972	177	4	612	793
1973	201	30	367	598
1974	219	32	100	351
1975	276	26	639	941
1976	486	72	332	890
1977	628	18	43	689
1978	555	26	52	633
1979	471	30	6	507
1980	265	44	92	401
1981	154	44	75	273
1982	182	20	24	226
1983	377	104	27	508
1984	444	84	179	707
1985	555	118	603	1,276
1986	826	126	224	1,176
1987	918	52	222	1,192
1988	633	38	72	743
1989	651	10	54	715
1990	604	8	78	690
1991	717	12	20	749
1992	965	26	4	995
1993	994	14	34	1,042
1994	1,140	18	132	1,290
1995	998	38	8	1,044
1996	1,114	42	40	1,196
1997	727	114	64	905
1998	802	100	128	1,030
1999	824	46	74	944
2000	680	40	524	1,244
2001	748	32	163	943
2002	887	80	372	1,339
2003	853	94	229	1,176
2004	911	44	270	1,225
2005	791	66	323	1,180
<b>Total Units</b>	<b>24,099</b>	<b>2,118</b>	<b>6,966</b>	<b>33,183</b>
<b>Percentage of Total</b>	<b>73%</b>	<b>6%</b>	<b>21%</b>	<b>100%</b>

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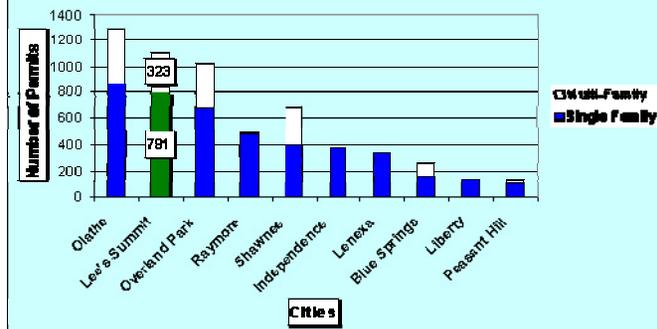
# X HOUSING GROWTH! METRO CITY COMPARISON...

Single Family Residential Building Permits - Metro City Comparison (1996-2005)

City	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
Lee's Summit	791	911	853	887	748	680	824	802	727	1,114	8,337
Blue Springs	444	288	147	226	307	307	348	274	289	302	2,520
Independence	378	443	345	375	295	280	292	288	298	212	3,187
Raymore	489	437	441	337	287	173	283	272	339	223	3,176
Peasant Hill	185	84	115	87	88	80	84	84	81	71	779
Liberty	127	180	233	216	186	208	268	208	184	227	1,984
Overland Park	874	848	842	816	841	738	1,206	1,280	1,183	1,147	9,676
Olathe	875	987	1,080	1,206	1,325	1,148	1,501	1,330	984	1,003	11,322
Lenexa	343	370	360	343	340	264	201	164	114	81	2,881
Shawnee	482	422	542	442	485	541	888	883	537	551	5,254

Lee's Summit has ranked the third among the selected KC Metro cities comparable to Lee's Summit in issuing single-family building permits in the last ten years. Olathe and Overland Park in Johnson County have been the only cities to surpass Lee's Summit in the total numbers of permits issued.

Building Permits 2005 Metro-City Comparison



The chart above shows the single-family and multi-family building permits issued in 2005 alone. Overall Lee's Summit comes in as the second highest, right behind Olathe.

Lee's Summit ranks third in the total number of multi-family building permits issued in the past ten years. Once again, only Olathe and Overland Park out number Lee's Summit.

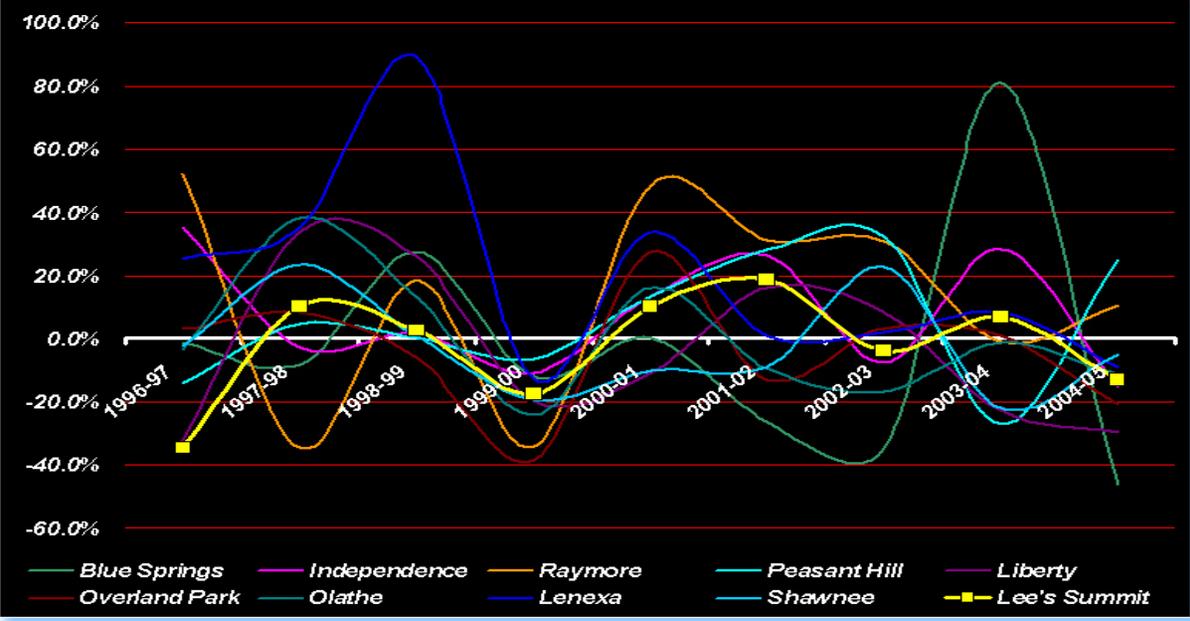
The line chart to the left depicts annual percentage increase/decrease of single family residential building permits for these selected KC Metro cities. Every city shows a clear pattern of fluctuation. While some cities such as Lenexa, Blue Springs and Raymore have experienced a higher level of fluctuation over the years, Lee's Summit has stayed relatively stable. During the past three years, the single family residential permit activities have been more stable in Lee's Summit.

Overall, the past decade has seen a very strong housing market in the Metro on both sides of the state line. Whether or not this vibrant housing market will continue or not remains to be seen.

Multi-family Residential Building Permits - Metro City Comparison (1996-2005)

City	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
Lee's Summit	323	270	229	372	163	524	74	128	64	40	2,187
Blue Springs	122	265	186	68	46	112	34	4	4	12	843
Independence	4	-	36	326	89	113	22	70	68	240	966
Raymore	8	-	-	2	90	88	62	26	24	14	288
Peasant Hill	28	4	34	18	36	2	26	4	22	-	171
Liberty	-	-	-	-	2	2	43	60	100	48	246
Overland Park	348	184	698	-	1,447	1,330	1,481	320	1,281	816	7,882
Olathe	426	213	381	311	688	114	369	104	237	307	3,627
Lenexa	-	-	-	8	8	18	282	728	398	8	1,448
Shawnee	288	224	495	173	428	534	128	-	-	4	2,232

Source: Home Builders Association of Greater Kansas City.



# 2005 Development Report

# XI. MAJOR SINGLE FAMILY SUBDIVISIONS

Subdivision	Council District	Precinct	Census Tracts	Total Lots Platted		Number of Permits Issued						Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory				
				Prelim	Final	Before 1990	1990 thru 1999	2000	2001	2002	2003				2004	2005	Prelim	Final	
Amber Hills	4	66	139.03	194	194	0	194	0	0	0	0	0	0	194	100%	100%	0	0	
Amber Hills East	4	66	139.03	118	118	0	118	0	0	0	0	0	0	118	100%	100%	0	0	
<b>Arbores</b>	<b>3</b>	<b>30B</b>	<b>142.02</b>	<b>119</b>	<b>119</b>	<b>23</b>	<b>75</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>106</b>	<b>89%</b>	<b>89%</b>	<b>13</b>	<b>13</b>	
<b>Arborwalk</b>	<b>2</b>	<b>24/24A</b>	<b>135.01</b>	<b>669</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>18</b>	<b>27</b>	<b>4%</b>	<b>36%</b>	<b>642</b>	<b>49</b>
Asbury Park	4	50B	139.04	56	56	0	56	0	0	0	0	0	0	56	100%	100%	0	0	
<b>Ash Grove</b>	<b>3</b>	<b>30A</b>	<b>142.03</b>	<b>103</b>	<b>38</b>	<b>11</b>	<b>22</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>37%</b>	<b>100%</b>	<b>65</b>	<b>0</b>	
Ashton @ Charleston Park	4	50A/50B	139.04	428	428	0	428	0	0	0	0	0	0	428	100%	100%	0	0	
Banner Ridge	4	50	139.04	18	18	18	0	0	0	0	0	0	0	18	100%	100%	0	0	
Banner View	4	47	138.01	36	36	36	0	0	0	0	0	0	0	36	100%	100%	0	0	
<b>Belmont Farms</b>	<b>1</b>	<b>25A</b>	<b>135.01</b>	<b>147</b>	<b>139</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>33</b>	<b>34</b>	<b>79</b>	<b>54%</b>	<b>57%</b>	<b>68</b>	<b>60</b>	
Bent Tree Bluffs	2	12	136.01	327	327	232	95	0	0	0	0	0	0	327	100%	100%	0	0	
Beverly Village	3	40	137.01	88	88	88	0	0	0	0	0	0	0	88	100%	100%	0	0	
Blackwell Valley	1	5	138.02	17	17	0	17	0	0	0	0	0	0	17	100%	100%	0	0	
Bordner East	1	48	138.01	21	21	0	21	0	0	0	0	0	0	21	100%	100%	0	0	
Bordner Estates	4	48	138.01	235	235	168	67	0	0	0	0	0	0	235	100%	100%	0	0	
Bordner Estates North	4	48/69	138.01	156	156	0	156	0	0	0	0	0	0	156	100%	100%	0	0	
Bordner South	1	5	138.02	36	36	36	0	0	0	0	0	0	0	36	100%	100%	0	0	
Brandywine	1	49	139.03	36	36	36	0	0	0	0	0	0	0	36	100%	100%	0	0	
Brentwood Estates	1	4/5	138.02	35	35	35	0	0	0	0	0	0	0	35	100%	100%	0	0	
Briarcroft	1	5	138.02	168	168	168	0	0	0	0	0	0	0	168	100%	100%	0	0	
Briarcroft East	1	5	138.02	45	45	45	0	0	0	0	0	0	0	45	100%	100%	0	0	
Bridgehampton	1	8/8A	138.02	79	79	27	50	1	1	0	0	0	0	79	100%	100%	0	0	
Bridgeport	4	70	139.03	245	245	0	245	0	0	0	0	0	0	245	100%	100%	0	0	
Bridlewood	2	20A	136.02	261	261	0	42	28	58	60	53	20	42	261	100%	100%	0	0	
<b>Brookfield</b>	<b>4</b>	<b>69</b>	<b>138.01</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>92</b>	<b>0</b>	
Brookridge Estates	2	13A	136.01	84	84	52	32	0	0	0	0	0	0	84	100%	100%	0	0	
<b>Brooks Farm</b>	<b>1</b>	<b>24</b>	<b>137.04</b>	<b>120</b>	<b>120</b>	<b>15</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>37%</b>	<b>37%</b>	<b>76</b>	<b>76</b>	
Brookshire Estates	4	49	139.03	61	61	61	0	0	0	0	0	0	0	61	100%	100%	0	0	
Cambridge Heights	3	39A	137.01	168	168	158	10	0	0	0	0	0	0	168	100%	100%	0	0	
Canterbury	4	50B	139.04	194	194	0	194	0	0	0	0	0	0	194	100%	100%	0	0	
<b>Canyon Estates</b>	<b>3</b>	<b>27</b>	<b>142.03</b>	<b>29</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3%</b>	<b>0%</b>	<b>28</b>	<b>28</b>		
Carriage Point @ Richardson Ranch	4	70	139.03	126	126	0	21	40	30	32	3	0	0	126	100%	100%	0	0	
Castle Rock Estates	4	47	138.01	98	98	98	0	0	0	0	0	0	0	98	100%	100%	0	0	
<b>Cedar Creek</b>	<b>2</b>	<b>12</b>	<b>136.01</b>	<b>25</b>	<b>25</b>	<b>18</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>96%</b>	<b>96%</b>	<b>1</b>	<b>1</b>	
<b>Cedar Creek Estates</b>	<b>2</b>	<b>22</b>	<b>137.04</b>	<b>49</b>	<b>49</b>	<b>9</b>	<b>30</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>92%</b>	<b>92%</b>	<b>4</b>	<b>4</b>	
Cedar Creek Village	2	22	137.04	29	29	20	8	1	0	0	0	0	0	29	100%	100%	0	0	
<b>Cheddington</b>	<b>2</b>	<b>25</b>	<b>135.01</b>	<b>140</b>	<b>140</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>10</b>	<b>21</b>	<b>38</b>	<b>27</b>	<b>0</b>	<b>111</b>	<b>79%</b>	<b>79%</b>	<b>29</b>	<b>29</b>	
Chipman Heights	2	13A	136.01	18	18	8	10	0	0	0	0	0	0	18	100%	100%	0	0	
Clubhouse Cottages of Lakewood	3	27	142.03	46	46	0	0	0	0	0	0	0	9	2	11	24%	24%	35	35
Cly-Mar Gardens	3	40	137.01	36	36	24	12	0	0	0	0	0	0	36	100%	100%	0	0	
Colony Garden	1	5	138.02	66	66	65	1	0	0	0	0	0	0	66	100%	100%	0	0	
<b>Cottages at Cedar Creek</b>	<b>2</b>	<b>22</b>	<b>137.04</b>	<b>63</b>	<b>63</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>43</b>	<b>68%</b>	<b>68%</b>	<b>20</b>	<b>20</b>	
Cottonwood Estates	4	69	138.01	26	26	26	0	0	0	0	0	0	0	26	100%	100%	0	0	
<b>Country Glen</b>	<b>2</b>	<b>24</b>	<b>137.04</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>14</b>	<b>47%</b>	<b>47%</b>	<b>16</b>	<b>16</b>	
Countryside	2	21	137.04	51	51	51	0	0	0	0	0	0	0	51	100%	100%	0	0	
<b>Craigmont Addition</b>	<b>2</b>	<b>13/17</b>	<b>136.01</b>	<b>275</b>	<b>275</b>	<b>274</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>274</b>	<b>100%</b>	<b>100%</b>	<b>1</b>	<b>1</b>	

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## XI. MAJOR SINGLE FAMILY SUBDIVISIONS...continued

Subdivision	Council District	Precinct	Census Tracts	Total Lots Platted		Number of Permits Issued								Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
				Prelim	Final	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005				Prelim	Final
Crestwood South	1	5	138.02	66	66	66	0	0	0	0	0	0	0	66	100%	100%	0	0
Crossings (The)	2	22	137.04	187	187	0	181	1	1	0	0	2	2	187	100%	100%	0	0
Crystal View Estates	4	50/50A	139.04	206	206	103	102	0	1	0	0	0	0	206	100%	100%	0	0
<b>Dalton's Ridge</b>	<b>3</b>	<b>41</b>	<b>142.02</b>	<b>176</b>	<b>176</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>176</b>	<b>176</b>
<b>Deer Valley Estates</b>	<b>4</b>	<b>67</b>	<b>138.01</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>92%</b>	<b>92%</b>	<b>1</b>	<b>1</b>
Deerbrook	4	44/66A	139.03	257	257	232	25	0	0	0	0	0	0	257	100%	100%	0	0
Deerbrook North	4	66	139.03	82	82	0	82	0	0	0	0	0	0	82	100%	100%	0	0
Dell @ White Ridge	2	21	137.04	11	11	0	0	0	0	1	3	6	1	11	100%	100%	0	0
<b>Duck Pond @ Raintree Lake</b>	<b>2</b>	<b>25</b>	<b>135.01</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>16</b>	<b>2</b>	<b>26</b>	<b>93%</b>	<b>93%</b>	<b>2</b>	<b>2</b>
<b>Eagle Creek</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>743</b>	<b>453</b>	<b>0</b>	<b>20</b>	<b>48</b>	<b>52</b>	<b>79</b>	<b>80</b>	<b>86</b>	<b>56</b>	<b>421</b>	<b>57%</b>	<b>93%</b>	<b>322</b>	<b>32</b>
East Lake Village	3	30/31	142.04	331	331	154	169	4	3	0	1	0	0	331	100%	100%	0	0
Edgewood Trail	2	13A	136.01	54	54	0	43	6	4	0	1	0	0	54	100%	100%	0	0
<b>Enclave At Lakewood Pointe</b>	<b>3</b>	<b>31</b>	<b>142.04</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>14</b>	<b>0</b>
Emerald View	4	67	138.01	148	148	145	3	0	0	0	0	0	0	148	100%	100%	0	0
Emerald View East	4	67	138.01	61	61	0	61	0	0	0	0	0	0	61	100%	100%	0	0
Estates of Saddlebrook	1	25A	135.01	21	21	0	17	1	1	1	0	1	0	21	100%	100%	0	0
Fairfield Green	3	31	142.04	55	55	0	53	1	1	0	0	0	0	55	100%	100%	0	0
Fairfield Woods	3	31	142.04	37	0	0	0	0	0	0	0	0	0	0	0%	0%	37	0
<b>Fairway Homes Village</b>	<b>3</b>	<b>30/30A</b>	<b>142.04</b>	<b>273</b>	<b>273</b>	<b>227</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>266</b>	<b>97%</b>	<b>97%</b>	<b>7</b>	<b>7</b>
<b>Falls at Lakewood</b>	<b>3</b>	<b>30</b>	<b>142.04</b>	<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>25</b>	<b>69%</b>	<b>69%</b>	<b>11</b>	<b>11</b>
<b>Forest @ Brookridge</b>	<b>2</b>	<b>13A</b>	<b>136.01</b>	<b>49</b>	<b>49</b>	<b>0</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>98%</b>	<b>98%</b>	<b>1</b>	<b>1</b>
Forest @ St. Andrews	3	30A	142.03	6	6	0	5	1	0	0	0	0	0	6	100%	100%	0	0
<b>Fountains @ Raintree</b>	<b>2</b>	<b>CASS</b>	<b>604</b>	<b>176</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>17</b>	<b>16</b>	<b>49</b>	<b>28%</b>	<b>72%</b>	<b>127</b>	<b>19</b>
Foxwood	4	69	138.01	56	56	0	56	0	0	0	0	0	0	56	100%	100%	0	0
Foxwood East	4	69	138.01	129	129	0	129	0	0	0	0	0	0	129	100%	100%	0	0
Foxwood Hills	4	69	138.01	56	56	0	49	3	2	1	1	0	0	56	100%	100%	0	0
<b>Fritchie's Bluff</b>	<b>4</b>	<b>66A</b>	<b>139.03</b>	<b>37</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>37</b>	<b>37</b>
Gateway Hills	4	49	139.03	44	44	37	7	0	0	0	0	0	0	44	100%	100%	0	0
<b>Glen @ The Meadows of Winterset</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>233</b>	<b>233</b>	<b>0</b>	<b>71</b>	<b>11</b>	<b>10</b>	<b>16</b>	<b>5</b>	<b>47</b>	<b>55</b>	<b>215</b>	<b>92%</b>	<b>92%</b>	<b>18</b>	<b>18</b>
Gordania Estates	1	4/5/6	138.02	218	218	217	0	0	0	0	0	0	1	218	100%	100%	0	0
Gray Ridge Acres	1	1	137.02	27	27	27	0	0	0	0	0	0	0	27	100%	100%	0	0
Greenridge One	1	7	138.02	62	62	62	0	0	0	0	0	0	0	62	100%	100%	0	0
Greystone Park	4	50	139.04	68	68	68	0	0	0	0	0	0	0	68	100%	100%	0	0
<b>Harbor Cove</b>	<b>2</b>	<b>25</b>	<b>135.01</b>	<b>52</b>	<b>52</b>	<b>0</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>98%</b>	<b>98%</b>	<b>1</b>	<b>1</b>
Harris Highlands	1	1	137.02	29	29	29	0	0	0	0	0	0	0	29	100%	100%	0	0
Hawks Ridge East	1	8	138.02	296	296	0	229	24	35	6	0	0	0	294	99%	99%	2	2
Hidden Creek	4	50A	139.04	14	14	0	14	0	0	0	0	0	0	14	100%	100%	0	0
Highway Lane	2	17	136.01	152	152	151	1	0	0	0	0	0	0	152	100%	100%	0	0
Highway Manor Annex	2	17	136.01	48	48	48	0	0	0	0	0	0	0	48	100%	100%	0	0
Highway Manor	2	17	136.01	38	38	38	0	0	0	0	0	0	0	38	100%	100%	0	0
Hinsdale	1	8A/23	137.04	234	234	230	2	1	0	1	0	0	0	234	100%	100%	0	0
<b>Hook Farm</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>333</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>333</b>	<b>0</b>
Indian Creek	1	7	138.02	58	58	58	0	0	0	0	0	0	0	58	100%	100%	0	0

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## XI. MAJOR SINGLE FAMILY SUBDIVISIONS...continued

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				Prelim	Final	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005				Prelim	Final	
Indian Creek South	1	7	138.02	134	134	117	17	0	0	0	0	0	0	0	134	100%	100%	0	0
Indian Valley	1	7	138.02	12	12	12	0	0	0	0	0	0	0	0	12	100%	100%	0	0
<b>Kensington Farms</b>	<b>2</b>	<b>CASS</b>	<b>603.02</b>	<b>745</b>	<b>368</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>745</b>	<b>368</b>
Knollbrook	4	49	139.03	120	120	117	3	0	0	0	0	0	0	120	100%	100%	0	0	
Knollbrook East	4	49	139.03	61	61	61	0	0	0	0	0	0	0	61	100%	100%	0	0	
Knollbrook North	4	49/70	139.03	51	51	17	34	0	0	0	0	0	0	51	100%	100%	0	0	
Lake Lee's Summit	3	27/35/78	142.04	730	730	722	8	0	0	0	0	0	0	730	100%	100%	0	0	
<b>Lake Pointe</b>	<b>3</b>	<b>30A</b>	<b>142.03</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>73%</b>	<b>73%</b>	<b>3</b>	<b>3</b>	
Lake Ridge Meadows	3	41	142.02	291	291	0	291	0	0	0	0	0	0	291	100%	100%	0	0	
Lakewood Forest	3	79	142.04	63	63	0	63	0	0	0	0	0	0	63	100%	100%	0	0	
<b>Lakewood Oaks</b>	<b>3</b>	<b>30A</b>	<b>142.03</b>	<b>163</b>	<b>163</b>	<b>0</b>	<b>154</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>159</b>	<b>98%</b>	<b>98%</b>	<b>4</b>	<b>4</b>	
<b>Lakewood Point Villas</b>	<b>3</b>	<b>31</b>	<b>142.04</b>	<b>53</b>	<b>33</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>28</b>	<b>53%</b>	<b>85%</b>	<b>25</b>	<b>5</b>	
<b>Lakewood Shores</b>	<b>3</b>	<b>30/31</b>	<b>142.04</b>	<b>141</b>	<b>141</b>	<b>0</b>	<b>75</b>	<b>10</b>	<b>12</b>	<b>7</b>	<b>6</b>	<b>12</b>	<b>2</b>	<b>124</b>	<b>88%</b>	<b>88%</b>	<b>17</b>	<b>17</b>	
Landings @ Lakewood	3	30	142.03	73	73	67	5	1	0	0	0	0	0	73	100%	100%	0	0	
<b>Legacy Wood</b>	<b>4</b>	<b>66A</b>	<b>139.03</b>	<b>266</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>	<b>5%</b>	<b>17%</b>	<b>254</b>	<b>57</b>	
<b>Longview Falls</b>	<b>1</b>	<b>23</b>	<b>137.04</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>75%</b>	<b>75%</b>	<b>1</b>	<b>1</b>	
Longview Farm	2	20	136.02	110	110	40	63	5	2	0	0	0	0	110	100%	100%	0	0	
Longview Farm Estates	2	20	136.02	62	62	0	45	10	4	3	0	0	0	62	100%	100%	0	0	
<b>Longview Farm Highlands</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>67</b>	<b>67</b>	<b>0</b>	<b>48</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>62</b>	<b>93%</b>	<b>93%</b>	<b>5</b>	<b>5</b>	
<b>Longview Farm Manor</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>52</b>	<b>52</b>	<b>0</b>	<b>45</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>98%</b>	<b>98%</b>	<b>1</b>	<b>1</b>	
Longview Farm Villas	2	20	136.02	36	36	0	23	3	2	1	4	2	1	36	100%	100%	0	0	
<b>Madison Park</b>	<b>2</b>	<b>19</b>	<b>136.02</b>	<b>74</b>	<b>72</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>74</b>	<b>72</b>	
Maple Tree	3	39/39A	137.01	342	342	0	342	0	0	0	0	0	0	342	100%	100%	0	0	
<b>Meadowbrook</b>	<b>4</b>	<b>70</b>	<b>139.03</b>	<b>8</b>	<b>8</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>63%</b>	<b>63%</b>	<b>3</b>	<b>3</b>	
Meadows of Parkwood	2	24	135.01	77	45	0	0	0	0	0	0	2	13	15	19%	33%	62	30	
<b>Meadows of Summit Ridge</b>	<b>1</b>	<b>24</b>	<b>135.01</b>	<b>192</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>24</b>	<b>45</b>	<b>42</b>	<b>26</b>	<b>156</b>	<b>81%</b>	<b>81%</b>	<b>36</b>	<b>36</b>	
<b>Meadows of Winterset</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>183</b>	<b>183</b>	<b>0</b>	<b>97</b>	<b>7</b>	<b>12</b>	<b>22</b>	<b>37</b>	<b>4</b>	<b>1</b>	<b>180</b>	<b>98%</b>	<b>98%</b>	<b>3</b>	<b>3</b>	
Methery Addition	1	3	137.03	20	20	20	0	0	0	0	0	0	0	20	100%	100%	0	0	
<b>Mill Creek of Summit Mill</b>	<b>4</b>	<b>50B</b>	<b>139.04</b>	<b>122</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>32</b>	<b>35</b>	<b>29%</b>	<b>41%</b>	<b>87</b>	<b>51</b>	
<b>Mill Harbor</b>	<b>2</b>	<b>25</b>	<b>135.01</b>	<b>55</b>	<b>55</b>	<b>0</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>98%</b>	<b>98%</b>	<b>1</b>	<b>1</b>	
Mission Ridge	1	8A	137.04	68	68	68	0	0	0	0	0	0	0	68	100%	100%	0	0	
Mission Woods	1	8A	137.04	70	70	70	0	0	0	0	0	0	0	70	100%	100%	0	0	
<b>Monarch View</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>247</b>	<b>247</b>	<b>0</b>	<b>22</b>	<b>37</b>	<b>40</b>	<b>37</b>	<b>39</b>	<b>36</b>	<b>24</b>	<b>235</b>	<b>95%</b>	<b>95%</b>	<b>12</b>	<b>12</b>	
Morgan Acres	4	50	139.04	250	250	250	0	0	0	0	0	0	0	250	100%	100%	0	0	
Morningside Acres	1	3	137.03	19	19	19	0	0	0	0	0	0	0	19	100%	100%	0	0	
Mulberry East	4	44	139.03	82	82	81	1	0	0	0	0	0	0	82	100%	100%	0	0	
Mulberry III	4	44/66	139.03	189	189	186	3	0	0	0	0	0	0	189	100%	100%	0	0	
<b>Napa Valley</b>	<b>2</b>	<b>24</b>	<b>135.01</b>	<b>216</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>9%</b>	<b>23%</b>	<b>196</b>	<b>68</b>	
<b>Newberry</b>	<b>1</b>	<b>8</b>	<b>138.02</b>	<b>282</b>	<b>282</b>	<b>0</b>	<b>55</b>	<b>33</b>	<b>19</b>	<b>66</b>	<b>54</b>	<b>24</b>	<b>1</b>	<b>252</b>	<b>89%</b>	<b>89%</b>	<b>30</b>	<b>30</b>	
Nine Oaks	4	69	138.01	22	0	0	0	0	0	0	0	0	0	0	0%	0%	22	0	
Nolleen Acres	1	4	138.02	76	76	76	0	0	0	0	0	0	0	76	100%	100%	0	0	
<b>North Shore at Raintree Lake</b>	<b>2</b>	<b>25</b>	<b>135.01</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>23</b>	<b>46%</b>	<b>46%</b>	<b>27</b>	<b>27</b>	
<b>Oak Cliff</b>	<b>2</b>	<b>12</b>	<b>136.01</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>67%</b>	<b>67%</b>	<b>1</b>	<b>1</b>	
Oak Hill Estates	1	8A	137.04	94	94	71	23	0	0	0	0	0	0	94	100%	100%	0	0	

# 2005 Development Report

## XI. MAJOR SINGLE FAMILY SUBDIVISIONS...continued

Subdivision	Council District	Precinct	Census Tracts	Total Lots Platted		Number of Permits Issued						Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory			
				Prelim	Final	Before 1990	1990 thru 1999	2000	2001	2002	2003				2004	2005	Prelim	Final
Oak Hill South	1	8	138.02	147	147	0	95	23	22	7	0	0	0	147	100%	100%	0	0
Oak Tree Farms	4	47/48	138.01	353	353	315	37	0	1	0	0	0	0	353	100%	100%	0	0
<b>Oaks Ridge</b>	<b>3</b>	<b>30A</b>	<b>142.03</b>	<b>112</b>	<b>112</b>	<b>0</b>	<b>69</b>	<b>3</b>	<b>30</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>98%</b>	<b>98%</b>	<b>2</b>	<b>2</b>
Oaks Ridge Estates	3	30A	142.03	20	20	0	18	2	0	0	0	0	0	20	100%	100%	0	0
<b>Oaks Ridge Meadows</b>	<b>3</b>	<b>30A</b>	<b>142.03</b>	<b>599</b>	<b>599</b>	<b>0</b>	<b>258</b>	<b>100</b>	<b>72</b>	<b>99</b>	<b>41</b>	<b>15</b>	<b>1</b>	<b>586</b>	<b>98%</b>	<b>98%</b>	<b>13</b>	<b>13</b>
<b>Orchard Hills</b>	<b>3</b>	<b>40</b>	<b>137.01</b>	<b>88</b>	<b>88</b>	<b>87</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>87</b>	<b>99%</b>	<b>99%</b>	<b>1</b>	<b>1</b>
Orchard Manor	3	38	137.01	59	59	59	0	0	0	0	0	0	0	59	100%	100%	0	0
<b>Orchard View</b>	<b>1</b>	<b>40/45</b>	<b>137.03</b>	<b>26</b>	<b>26</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>88%</b>	<b>88%</b>	<b>3</b>	<b>3</b>
Orchards of Lakewood	3	27	142.03/142.04	6	6	0	6	0	0	0	0	0	0	6	100%	100%	0	0
Oxford Hills	1	8	138.02	18	18	0	18	0	0	0	0	0	0	18	100%	100%	0	0
Oxford Meadows	1	8	138.02	79	79	25	54	0	0	0	0	0	0	79	100%	100%	0	0
Oxford Pointe	1	8	138.02	30	30	0	30	0	0	0	0	0	0	30	100%	100%	0	0
<b>Paddock @ Richardson Ranch</b>	<b>4</b>	<b>49</b>	<b>139.03</b>	<b>278</b>	<b>269</b>	<b>0</b>	<b>6</b>	<b>19</b>	<b>17</b>	<b>18</b>	<b>27</b>	<b>40</b>	<b>33</b>	<b>160</b>	<b>58%</b>	<b>59%</b>	<b>118</b>	<b>109</b>
<b>Park Ridge</b>	<b>3</b>	<b>41</b>	<b>142.02</b>	<b>347</b>	<b>132</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>347</b>	<b>132</b>
Parker Place	2	13A	136.01	11	11	1	9	1	0	0	0	0	0	11	100%	100%	0	0
<b>Parkwood @ Stoney Creek</b>	<b>2</b>	<b>24</b>	<b>135.01</b>	<b>161</b>	<b>161</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>41</b>	<b>25</b>	<b>30</b>	<b>23</b>	<b>138</b>	<b>86%</b>	<b>86%</b>	<b>23</b>	<b>23</b>
<b>Pergola Park (New Longview)</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>138</b>	<b>81</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>39</b>	<b>52</b>	<b>38%</b>	<b>64%</b>	<b>86</b>	<b>29</b>
Pine Meadows	1	8A	137.04	89	89	0	89	0	0	0	0	0	0	89	100%	100%	0	0
Pine Ridge	2	21	137.04	113	113	113	0	0	0	0	0	0	0	113	100%	100%	0	0
Prairie Hills	4	66A	139.03	5	5	4	1	0	0	0	0	0	0	5	100%	100%	0	0
Prairie Ridge Estates	4	66A	139.03	18	18	0	0	0	0	0	6	6	6	18	100%	100%	0	0
<b>Prairie Valley</b>	<b>2</b>	<b>24A</b>	<b>135.01</b>	<b>26</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>26</b>	<b>25</b>
Prairie View	4	66A	139.03	8	8	8	0	0	0	0	0	0	0	8	100%	100%	0	0
<b>Preston Meadows</b>	<b>4</b>	<b>69</b>	<b>138.01</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>16</b>	<b>22</b>	<b>55%</b>	<b>55%</b>	<b>18</b>	<b>18</b>
Princeton Heights	1	9	139.04	306	306	0	306	0	0	0	0	0	0	306	100%	100%	0	0
<b>Pryor Meadows</b>	<b>2</b>	<b>24</b>	<b>135.01</b>	<b>193</b>	<b>193</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>5</b>	<b>24</b>	<b>11</b>	<b>61</b>	<b>53</b>	<b>167</b>	<b>87%</b>	<b>87%</b>	<b>26</b>	<b>26</b>
<b>Raintree Lake</b>	<b>2</b>	<b>25/25A</b>	<b>135.01</b>	<b>1,010</b>	<b>1,010</b>	<b>627</b>	<b>295</b>	<b>8</b>	<b>30</b>	<b>17</b>	<b>13</b>	<b>0</b>	<b>4</b>	<b>994</b>	<b>98%</b>	<b>98%</b>	<b>16</b>	<b>16</b>
<b>Raintree Lake Estates</b>	<b>2</b>	<b>CASS</b>	<b>604</b>	<b>287</b>	<b>224</b>	<b>0</b>	<b>65</b>	<b>26</b>	<b>22</b>	<b>16</b>	<b>27</b>	<b>16</b>	<b>32</b>	<b>204</b>	<b>71%</b>	<b>91%</b>	<b>83</b>	<b>20</b>
<b>Raintree Villas</b>	<b>2</b>	<b>25</b>	<b>135.01</b>	<b>53</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>4</b>	<b>14</b>	<b>10</b>	<b>33</b>	<b>62%</b>	<b>62%</b>	<b>20</b>	<b>20</b>
Ravencrest	2	20A	136.02	24	24	24	0	0	0	0	0	0	0	24	100%	100%	0	0
Remington by the Park	4	70	139.03	11	11	8	3	0	0	0	0	0	0	11	100%	100%	0	0
Remington Woods	2	12	136.01	49	49	34	15	0	0	0	0	0	0	49	100%	100%	0	0
Ridgewood Hills	3	30B	142.02	222	222	0	222	0	0	0	0	0	0	222	100%	100%	0	0
Roseland Height	1	3	137.03	85	85	85	0	0	0	0	0	0	0	85	100%	100%	0	0
<b>Saddlebrook</b>	<b>1</b>	<b>25A</b>	<b>135.01</b>	<b>75</b>	<b>49</b>	<b>4</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>48</b>	<b>64%</b>	<b>98%</b>	<b>27</b>	<b>1</b>
Saddlebrook East	1	25A	135.01	78	78	0	54	7	4	12	1	0	0	78	100%	100%	0	0
<b>Saddlebrook Farm</b>	<b>1</b>	<b>25A</b>	<b>135.01</b>	<b>19</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>16</b>	<b>84%</b>	<b>84%</b>	<b>3</b>	<b>3</b>
<b>Savanna Ridge</b>	<b>3</b>	<b>41</b>	<b>134.02</b>	<b>113</b>	<b>113</b>	<b>0</b>	<b>40</b>	<b>6</b>	<b>27</b>	<b>11</b>	<b>12</b>	<b>10</b>	<b>2</b>	<b>108</b>	<b>96%</b>	<b>96%</b>	<b>5</b>	<b>5</b>
<b>Savanna Woods</b>	<b>3</b>	<b>81</b>	<b>142.02</b>	<b>86</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>86</b>	<b>44</b>
Silkwood Estates	1	7	138.02	197	197	81	104	11	0	0	1	0	0	197	100%	100%	0	0
Silver Pointe	1	23	137.04	41	41	0	41	0	0	0	0	0	0	41	100%	100%	0	0
Somerset @ Charleston Park	4	50A	139.04	271	271	0	248	6	7	3	3	2	2	271	100%	100%	0	0
South Crossing	2	22	137.04	50	50	0	50	0	0	0	0	0	0	50	100%	100%	0	0
South Lea Addition	1	23	137.04	186	186	186	0	0	0	0	0	0	0	186	100%	100%	0	0
<b>South Pointe @ East Lake Village</b>	<b>3</b>	<b>31</b>	<b>142.04</b>	<b>58</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>11</b>	<b>16</b>	<b>5</b>	<b>47</b>	<b>81%</b>	<b>81%</b>	<b>11</b>	<b>11</b>

# 2005 Development Report

## XI. MAJOR SINGLE FAMILY SUBDIVISIONS...continued

Subdivision	Council District	Precinct	Census Tracts	Total Lots Platted		Number of Permits Issued								Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
				Prelim	Final	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005				Prelim	Final
Southgate	1	24	135.01	73	73	72	1	0	0	0	0	0	0	73	100%	100%	0	0
Spring Meadow	3	35/79	142.04/143	11	11	10	1	0	0	0	0	0	0	11	100%	100%	0	0
Sterling Hills	2	13	136.01	256	256	0	251	0	0	0	5	0	0	256	100%	100%	0	0
<b>Stoney Creek Estates</b>	<b>2</b>	<b>24</b>	<b>135.01</b>	<b>500</b>	<b>268</b>	<b>0</b>	<b>23</b>	<b>10</b>	<b>28</b>	<b>43</b>	<b>39</b>	<b>53</b>	<b>18</b>	<b>214</b>	<b>43%</b>	<b>80%</b>	<b>286</b>	<b>54</b>
Strother East	4	49	139.03	29	29	29	0	0	0	0	0	0	0	29	100%	100%	0	0
Summerfield	2	12	136.01	96	96	41	55	0	0	0	0	0	0	96	100%	100%	0	0
Summit Crossings	2	22	137.04	132	132	0	41	7	5	17	22	32	8	132	100%	100%	0	0
<b>Summit Falls</b>	<b>2</b>	<b>22</b>	<b>137.04</b>	<b>76</b>	<b>76</b>	<b>0</b>	<b>53</b>	<b>4</b>	<b>5</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>71</b>	<b>93%</b>	<b>93%</b>	<b>5</b>	<b>5</b>
<b>Summit Mill</b>	<b>4</b>	<b>50B</b>	<b>139.04</b>	<b>96</b>	<b>96</b>	<b>0</b>	<b>37</b>	<b>13</b>	<b>6</b>	<b>16</b>	<b>19</b>	<b>3</b>	<b>1</b>	<b>95</b>	<b>99%</b>	<b>99%</b>	<b>1</b>	<b>1</b>
Summit Station	3	39	137.01	171	171	161	10	0	0	0	0	0	0	171	100%	100%	0	0
<b>Summit View Farms</b>	<b>2</b>	<b>24A</b>	<b>135.01</b>	<b>122</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>122</b>	<b>43</b>
Sunnybrook	4	70	139.03	133	133	117	16	0	0	0	0	0	0	133	100%	100%	0	0
Sunnybrook East	4	70	139.03	13	13	8	5	0	0	0	0	0	0	13	100%	100%	0	0
Sunset Cove	2	24	135.01	46	46	0	46	0	0	0	0	0	0	46	100%	100%	0	0
Sunset Hills	2	21	137.04	101	101	101	0	0	0	0	0	0	0	101	100%	100%	0	0
Sunset Ridge	2	24	135.01	38	38	0	38	0	0	0	0	0	0	38	100%	100%	0	0
<b>The Mist</b>	<b>4</b>	<b>66A</b>	<b>139.03</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>9</b>	<b>36%</b>	<b>36%</b>	<b>16</b>	<b>16</b>
<b>Tiffany Woods</b>	<b>3</b>	<b>30A</b>	<b>142.03</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>13</b>	<b>13</b>
<b>Timber Hills</b>	<b>3</b>	<b>30B</b>	<b>142.02</b>	<b>83</b>	<b>83</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>32</b>	<b>65</b>	<b>78%</b>	<b>78%</b>	<b>18</b>	<b>18</b>
<b>Timber's Edge</b>	<b>1</b>	<b>5</b>	<b>138.02</b>	<b>23</b>	<b>23</b>	<b>0</b>	<b>21</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>96%</b>	<b>96%</b>	<b>1</b>	<b>1</b>
<b>Tower Park (New Longview)</b>	<b>2</b>	<b>20A</b>	<b>136.02</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>30</b>	<b>0</b>
Tudor Heights	4	67	138.01	17	17	17	0	0	0	0	0	0	0	17	100%	100%	0	0
Tudor Place	4	67	138.01	18	18	12	6	0	0	0	0	0	0	18	100%	100%	0	0
Twin Creek	2	22	137.04	45	45	25	20	0	0	0	0	0	0	45	100%	100%	0	0
Valle Vista	3	40/45	137.03	66	66	66	0	0	0	0	0	0	0	66	100%	100%	0	0
Valley Forge	4	67	138.01	22	22	0	11	2	2	2	0	3	2	22	100%	100%	0	0
Victoria Station	3	39/39A	137.01	53	53	31	22	0	0	0	0	0	0	53	100%	100%	0	0
<b>Villas of Parkwood</b>	<b>2</b>	<b>24</b>	<b>135.01</b>	<b>79</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>79</b>	<b>79</b>
<b>Village Fair</b>	<b>1</b>	<b>1</b>	<b>137.02</b>	<b>249</b>	<b>249</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>241</b>	<b>97%</b>	<b>97%</b>	<b>8</b>	<b>8</b>
Villas @ Lake Ridge Meadows	3	41	142.02	30	30	0	30	0	0	0	0	0	0	30	100%	100%	0	0
<b>Villas @ Meadows of Summit Ridge</b>	<b>1</b>	<b>24</b>	<b>135.01</b>	<b>37</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>7</b>	<b>19%</b>	<b>19%</b>	<b>30</b>	<b>30</b>
<b>Villas @ Meadows of Winterset</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>8</b>	<b>19</b>	<b>12</b>	<b>9</b>	<b>53</b>	<b>88%</b>	<b>88%</b>	<b>7</b>	<b>7</b>
<b>Villas of Mill Creek</b>	<b>4</b>	<b>50B</b>	<b>139.04</b>	<b>65</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>65</b>	<b>65</b>
Vista del Verde	1	5/7	138.02	464	464	462	2	0	0	0	0	0	0	464	100%	100%	0	0
Waters Edge	3	30	142.04	18	18	18	0	0	0	0	0	0	0	18	100%	100%	0	0
Weather Ridge	2	13	136.01	9	9	9	0	0	0	0	0	0	0	9	100%	100%	0	0
West Lake Village	3	31	142.04	209	209	209	0	0	0	0	0	0	0	209	100%	100%	0	0
West Woods Estates	3	31	142.04	16	16	16	0	0	0	0	0	0	0	16	100%	100%	0	0
Westwind Estates	4	47	138.01	39	39	39	0	0	0	0	0	0	0	39	100%	100%	0	0
White Ridge Farm	2	22	137.04	317	317	315	2	0	0	0	0	0	0	317	100%	100%	0	0
<b>Whiteridge Villas Addition</b>	<b>2</b>	<b>21</b>	<b>137.04</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>3</b>	<b>3</b>
<b>Windemere</b>	<b>2</b>	<b>25</b>	<b>135.01</b>	<b>244</b>	<b>244</b>	<b>78</b>	<b>78</b>	<b>0</b>	<b>9</b>	<b>29</b>	<b>40</b>	<b>6</b>	<b>1</b>	<b>241</b>	<b>99%</b>	<b>99%</b>	<b>3</b>	<b>3</b>
Windridge	2	13	136.01	33	33	13	20	0	0	0	0	0	0	33	100%	100%	0	0
<b>Windsboro @ Charleston Park</b>	<b>4</b>	<b>50B</b>	<b>139.04</b>	<b>220</b>	<b>220</b>	<b>0</b>	<b>216</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>218</b>	<b>99%</b>	<b>99%</b>	<b>2</b>	<b>2</b>
Windsor Station	3	40	137.01	47	47	0	47	0	0	0	0	0	0	47	100%	100%	0	0
<b>Winterset Garden</b>	<b>2</b>	<b>20A</b>	<b>136.02</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>16</b>	<b>13</b>	<b>3</b>	<b>8</b>	<b>45</b>	<b>75%</b>	<b>75%</b>	<b>15</b>	<b>15</b>

# 2005 Development Report

## XI. MAJOR SINGLE FAMILY SUBDIVISIONS...continued

Subdivision	Council District	Precinct	Census Tracts	Total Lots Platted		Number of Permits Issued								Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
				Prelim	Final	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005				Prelim	Final
Winterset Park	2	20A	136.02	576	576	0	432	43	38	41	20	2	0	576	100%	100%	0	0
Winterset Valley	2	13A	136.01	200	137	0	0	0	0	0	0	46	47	93	47%	68%	107	44
Whispering Woods	2	24A	135.01	203		0	0	0	0	0	0	0	0	0	0%	0%	203	0
Winterset Woods	2	13A	136.01	90	90	0	5	10	13	16	17	19	4	84	93%	93%	6	6
Wood Creek @ Richardson Ranch	4	49	139.03	50	50	0	0	26	13	3	7	1	0	50	100%	100%	0	0
Woodbury Park	3	39	137.01	108	108	0	108	0	0	0	0	0	0	108	100%	100%	0	0
Woodland Glen	1	8A	138.02	143	86	0	0	0	0	4	12	15	19	50	35%	58%	93	36
Woodland Shores	4	66A	139.03	280	117	0	0	0	0	0	24	30	15	69	25%	59%	211	48
Woodridge Manor	4	67	138.01	47	47	0	47	0	0	0	0	0	0	47	100%	100%	0	0
Woods Chapel Acres	3	33	142.04	337	337	337	0	0	0	0	0	0	0	337	100%	100%	0	0
<b>Total</b>				<b>29,369</b>	<b>25,775</b>	<b>9,800</b>	<b>8,747</b>	<b>661</b>	<b>730</b>	<b>878</b>	<b>845</b>	<b>901</b>	<b>781</b>	<b>23,343</b>	<b>79%</b>	<b>91%</b>	<b>6,026</b>	<b>2,432</b>

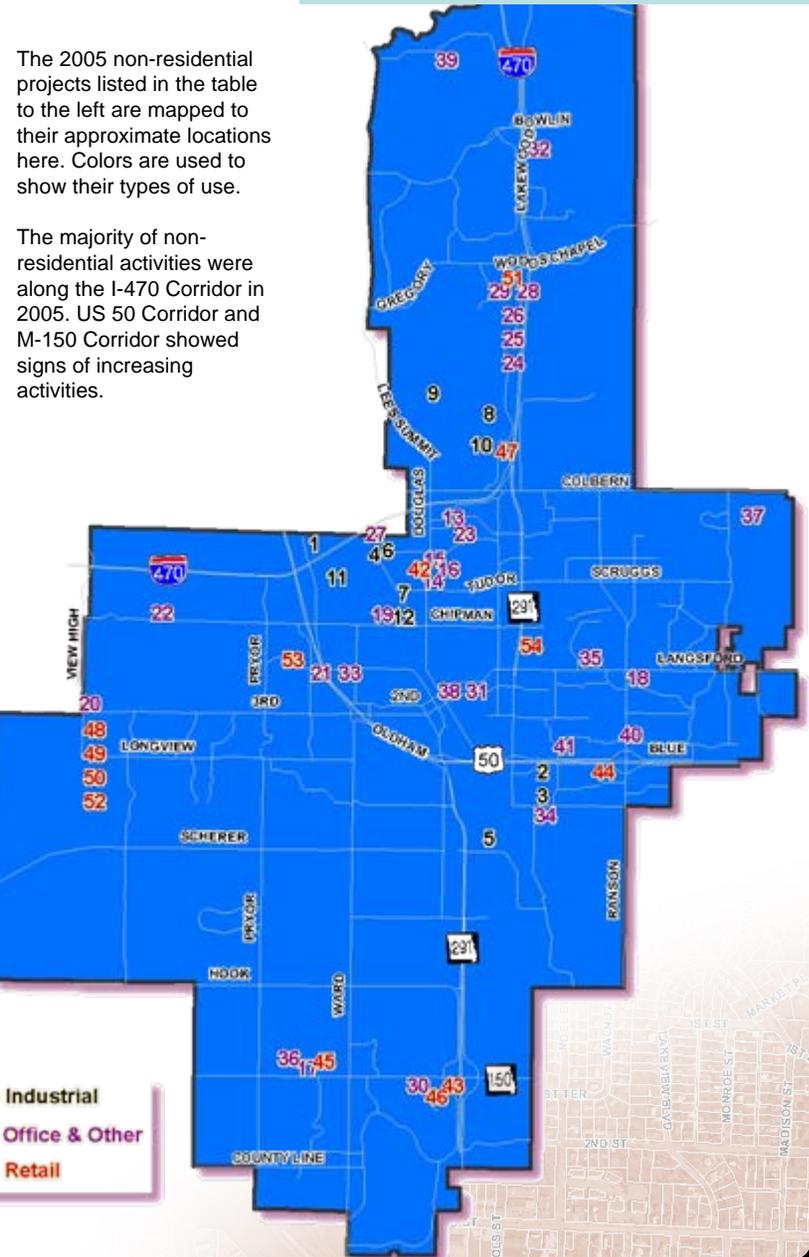


# 2005 Development Report

# XII-2005 NON-RESIDENTIAL PERMITS

Address	Development	Square Footage	Acreage	Land Use	Map #
1001 NW Technology Dr	Technology Center Building	32,000	7.41	Industrial	1
1120 SE Broadway Dr	Office/Warehouse Addition	4,500	0.7449	Industrial	2
1132 SE Broadway Dr	Office/Warehouse Addition	3,000	---	Industrial	3
1250 NW Main St	Diteq Addition	625	---	Industrial	4
1621 SE Summit St	Mid America Golf Building Addition	5,000	2.69	Industrial	5
200 NW Victoria Dr	Zerega Pasta Building Addition	4,230	19.54	Industrial	6
221 NW Commerce Ct	Signature Custom Homes	10,465	---	Industrial	7
2632 2642 NE Hagan Rd	LBPI Shell	29,236	---	Industrial	8
2751 NE Douglas St	EAA Hanger	6,400	---	Industrial	9
580 NE Pavestone Dr	Pavestone Administrative Office	4,000	8.2	Industrial	10
777 NW Blue Py	Fabtec Storage Building	448	---	Industrial	11
825 829 NW Commerce Dr	Summit Tech Office/Warehouse	11,250	---	Industrial	12
100 NE Missouri Rd	Douglas Square Medical Office II	14,658	1.8	Office	13
100 NE Tudor Rd	Fischer Development Phase II	8,900	4.97	Office	14
1155 NE Douglas St	Mazuma Credit Union	6,180	1.78	Office	15
1205 NE Douglas St	Bank Midwest	3,406	53.74	Office	16
1301 SW Arborwalk Bv	Arborwalk Office Building	9,600	0.33	Office	17
1905 SE Langford Rd	Ivy League Preschool	5,404	1.37	Office	18
221 NW McNary Ct	Eyecare Associates	8,332	0.89	Office	19
251 SW View High Dr	Gale Communities Office	4,431	1.16	Office	20
255 NW Blue Py	Midwestern General Agency Building Addition	16,250	1.45	Office	21
2618 A NW Chipman Rd	Lee's Summit Baptist Office	2,500	1.00	Office	22
301 NE Mulberry St	Legacy Ridge	43,062	15.75	Office	23
3171 NE Carnegie Dr	King's Common	14,880	---	Office	24
3215 NE Carnegie Dr	CEAH Realtors	18,480	0.84	Office	25
3350 NE Ralph Powell Rd	MJB	18,260	2.1	Office	26
340 NW Capital Dr	Office/Warehouse	13,650	1.52	Office	27
3540 NE Ralph Powell Rd	Chapel Ridge II Building D	12,925	1.38	Office	28
3550 NE Ralph Powell Rd	HSM & Co. Building	17,167	1.73	Office	29
3700 SW Cheddington DR	Union Bank @ Cheddington	3,081	---	Office	30
410 D SE 3rd St	Moehle Office Park Building 4	5,440	2.03	Office	31
4880 NE Goodview Cr	Executive Lakes II	8,525	---	Office	32
601 NW Obrien Rd	Reed Health Care Building	4,327	1.24	Office	33
651 661 SE Bailey Rd	Bailey Center Building	7,855	1.07	Office	34
1650 NE Langford Rd	Life Christian Center Building Addition	1,390	---	Other	35
1800 SW M-150 Hy	Holy Spirit Catholic Church	46,067	20.97	Other	36
1801 NE Coneflower Dr	Legacy Park Maintenance Building	5,400	7.4	Other	37
200 SE Green St	City Hall Parking Garage	110,227	2.87	Other	38
201 NE Anderson Dr	Voy Spears Elementary School Addition	8,193	12.00	Other	39
615 SE Todd George Rd	Beautiful Savior Church Addition	14,618	6.6	Other	40
820 SE Vista Dr	American Legion Post # 189	3,234	0.89	Other	41
1135 NE Douglas St	Sonic	1,526	1.32	Retail	42
125 SW M-150 Hy	McDonald's	3,886	1.3	Retail	43
1253 SE Oldham Py	Tractor Supply	22,778	0.19	Retail	44
1299 SW Arborwalk Bv	Meiner's Market & Car Wash	7,608	1.8	Retail	45
210 SW Greenwich Dr	Paddy O'Quigley's	8,347	1.88	Retail	46
2225 NE Independence Av	Sportsman's Outfitter Building Addition	4,560	10.25	Retail	47
3360 3390 SW Fascination Dr	New Longview - Tower Park Building	5,138	0.96*	Retail	48
3361 3389 SW Fascination Dr	New Longview - Tower Park Building	5,211	0.174**	Retail	49
340 350 SW Longview Bv	New Longview - Tower Park Building	5,125	0.96	Retail	50
3751 NE Ralph Powell Rd	Tunnel Town	13,703	1.79	Retail	51
400 SW Longview Bv	New Longview - Tower Park Building	34,629	0.174	Retail	52
510 NW Murray Rd	John Knox Dinning Facility Building Addition	5,696	---	Retail	53
605 NE M-291 Hy	Taco Bell	2,340	0.46	Retail	54
<b>Total</b>		<b>668,143</b>	<b>205.59</b>		

\*shares acreage with 340 350 SW Longview  
 \*\*shares acreage with 400 SW Longview



The 2005 non-residential projects listed in the table to the left are mapped to their approximate locations here. Colors are used to show their types of use.

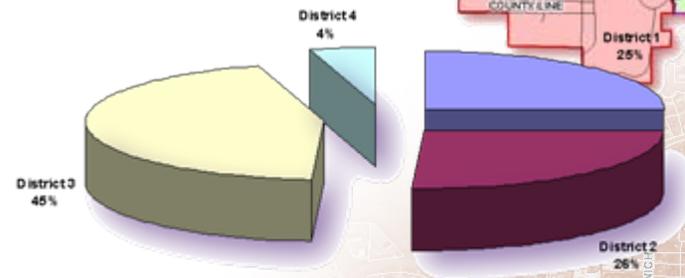
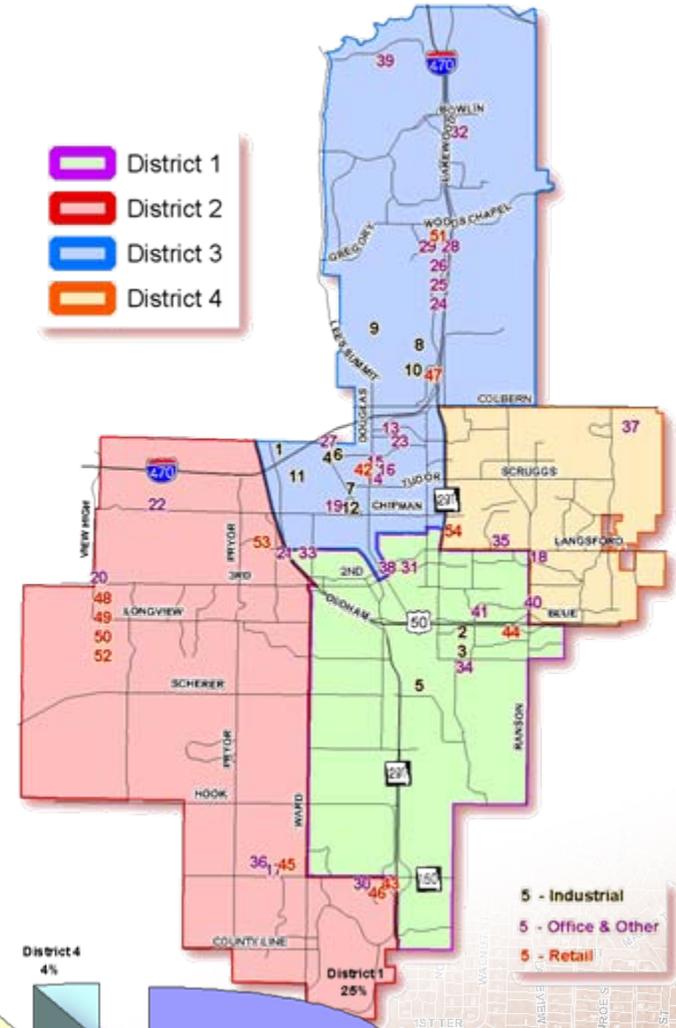
The majority of non-residential activities were along the I-470 Corridor in 2005. US 50 Corridor and M-150 Corridor showed signs of increasing activities.

# 2005 Development Report

## XIII 2005 NON-RESIDENTIAL TOTALS BY LAND USE BY COUNCIL DISTRICT

Address	Development	Sq Ft	Acreage	Use	Map #	Council District
1120 SE Broadway Dr	Office/Warehouse Addition	4,500	0.7449	Industrial	2	1
1132 SE Broadway Dr	Office/Warehouse Addition	3,000		Industrial	3	1
1621 SE Summit St	Mid America Golf Building Addition	5,000	2.69	Industrial	5	1
		<b>12,500</b>		<b>Industrial Total</b>		
410 D SE 3rd St	Moehle Office Park Building 4	5,440	2.03	Office	31	1
601 NW Obrian Rd	Reed Health Care Building	4,327	1.24	Office	33	1
651 SE Bailey Rd	Bailey Center Building	7,855	1.07	Office	34	1
		<b>17,622</b>		<b>Office Total</b>		
200 SE Green St	City Hall Parking Garage	110,227	2.87	Other	38	1
820 SE Vista Dr	American Legion Post # 189	3,234	0.89	Other	41	1
		<b>113,461</b>		<b>Other Total</b>		
1253 SE Oldham Py	Tractor Supply	22,778	0.19	Retail	44	1
		<b>22,778</b>		<b>Retail Total</b>		
						<b>District 1 Grand Total</b>
		<b>166,361</b>				
1001 NW Technology Dr	Technology Center Building	32,000	7.41	Industrial	1	2
		<b>32,000</b>		<b>Industrial Total</b>		
1301 SW Arborwalk Bv	Arborwalk Office Building	9,600	0.33	Office	17	2
251 SW View High Dr	Gale Communities Office	4,431	1.16	Office	20	2
2618 NW Chipman Rd	Lee's Summit Baptist Office	2,500	1.00	Office	22	2
3700 SW Cheddington DR	Union Bank @ Cheddington	3,081		Office	30	2
		<b>19,612</b>		<b>Office Total</b>		
1800 SW M-150 Hy	Holy Spirit Catholic Church	46,067	20.97	Other	36	2
		<b>46,067</b>		<b>Other Total</b>		
125 SW M-150 Hy	McDonald's	3,886	1.3	Retail	43	2
1299 SW Arborwalk Bv	Meiner's Market & Car Wash	7,608	1.8	Retail	45	2
210 SW Greenwch Dr	Paddy O'Quigley's	8,347	1.88	Retail	46	2
3360 SW Fascination Dr	New Longview - Tower Park Building	5,138	0.96	Retail	48	2
3361 SW Fascination Dr	New Longview - Tower Park Building	5,211	0.174	Retail	49	2
340 SW Longview Bv	New Longview - Tower Park Building	5,125	0.96	Retail	50	2
400 SW Longview Bv	New Longview - Tower Park Building	34,629	0.174	Retail	52	2
510 NW Murray Rd	John Knox Dinning Facility Building Addition	5,696		Retail	53	2
		<b>75,640</b>		<b>Retail Total</b>		
						<b>District 2 Grand Total</b>
		<b>173,319</b>				
1250 NW Main St	Diteq Addition	625		Industrial	4	3
200 NW Victoria Dr	Zerega Pasta Building Addition	4,230	19.54	Industrial	6	3
221 NW Commerce Ct	Signature Custom Homes	10,465		Industrial	7	3
2632 NE Hagan Rd	LBPI Shell	29,236		Industrial	8	3
2751 NE Douglas St	EAA Hanger	6,400		Industrial	9	3
580 NE Pavestone Dr	Pavestone Administrative Office	4,000	8.2	Industrial	10	3
777 NW Blue Py	Fabtec Storage Building	448		Industrial	11	3
825 NW Commerce Dr	Summit Tech Office/Warehouse	11,250		Industrial	12	3
		<b>66,654</b>		<b>Industrial Total</b>		
100 NE Missouri Rd	Douglas Square Medical Office II	14,658	1.8	Office	13	3
100 NE Tudor Rd	Fischer Development Phase II	8,900	4.97	Office	14	3
1155 NE Douglas St	Mazuma Credit Union	6,180	1.78	Office	15	3
1205 NE Douglas St	Bank Midwest	3,406	53.74	Office	16	3
221 NW McNary Ct	Evecare Associates	8,332	0.89	Office	19	3
255 NW Blue Py	Midwestern General Agency Building Addition	16,250	1.45	Office	21	3
301 NE Mulberry St	Legacy Ridge	43,062	15.75	Office	23	3
3171 NE Carnegie Dr	King's Common	14,800		Office	24	3
3215 NE Carnegie Dr	CEAH Realtors	18,480	0.84	Office	25	3
3350 NE Ralph Powell Rd	MJB	18,260		Office	26	3
340 NW Capital Dr	Office/Warehouse	13,650	1.52	Office	27	3
3540 NE Ralph Powell Rd	Chapel Ridge II Building D	12,925	1.38	Office	28	3
3550 NE Ralph Powell Rd	HSM & Co. Building	17,167	1.73	Office	29	3
4880 NE Goodview Cr	Executive Lakes II	8,525		Office	32	3
		<b>204,675</b>		<b>Office Total</b>		
201 NE Anderson Dr	Voy Spears Elementary School Addition	8,193	12.00	Other	39	3
		<b>8,193</b>		<b>Other Total</b>		
1135 NE Douglas St	Sonic	1,526	1.32	Retail	42	3
2225 NE Independence Av	Sportsman's Outfitter Building Addition	4,560	10.25	Retail	47	3
3751 NE Ralph Powell Rd	Tunnel Town	13,703	1.79	Retail	51	3
		<b>19,789</b>		<b>Retail Total</b>		
						<b>District 3 Grand Total</b>
		<b>299,311</b>				
1905 SE Langsford Rd	Ivy League Preschool	5,404	1.37	Office	18	4
		<b>5,404</b>		<b>Office Total</b>		
1650 NE Langsford Rd	Life Christian Center Building Addition	1,390		Other	35	4
1801 NE Conewolver Dr	Legacy Park Maintenance Building	5,400	7.4	Other	37	4
615 SE Todd George Rd	Beautiful Savior Church Addition	14,618	6.6	Other	40	4
		<b>21,408</b>		<b>Other Total</b>		
605 NE M-291 Hy	Taco Bell	2,340	0.46	Retail	54	4
		<b>2,340</b>		<b>Retail Total</b>		
						<b>District 4 Grand Total</b>
		<b>29,152</b>				
		<b>668,143</b>				<b>Grand Total</b>

The map and the pie chart clearly show that in 2005 the majority of the non-residential development activities occurred in Council District 3, about 45% of the total square feet of the approved construction citywide. Council Districts 1 and 2 shared about equal amount of the non-residential growth at around 25%. Council District 4, with the least opportunities for non-residential growth due to its physical constraints and land use characteristics, picked up about 4% of the city's total growth in 2005. With HCA under construction, District 4 will experience a big lump in 2006 and the years to come.



# 2005 Development Report

## XIV. NON-RESIDENTIAL - YEARLY TOTALS BY LAND USE

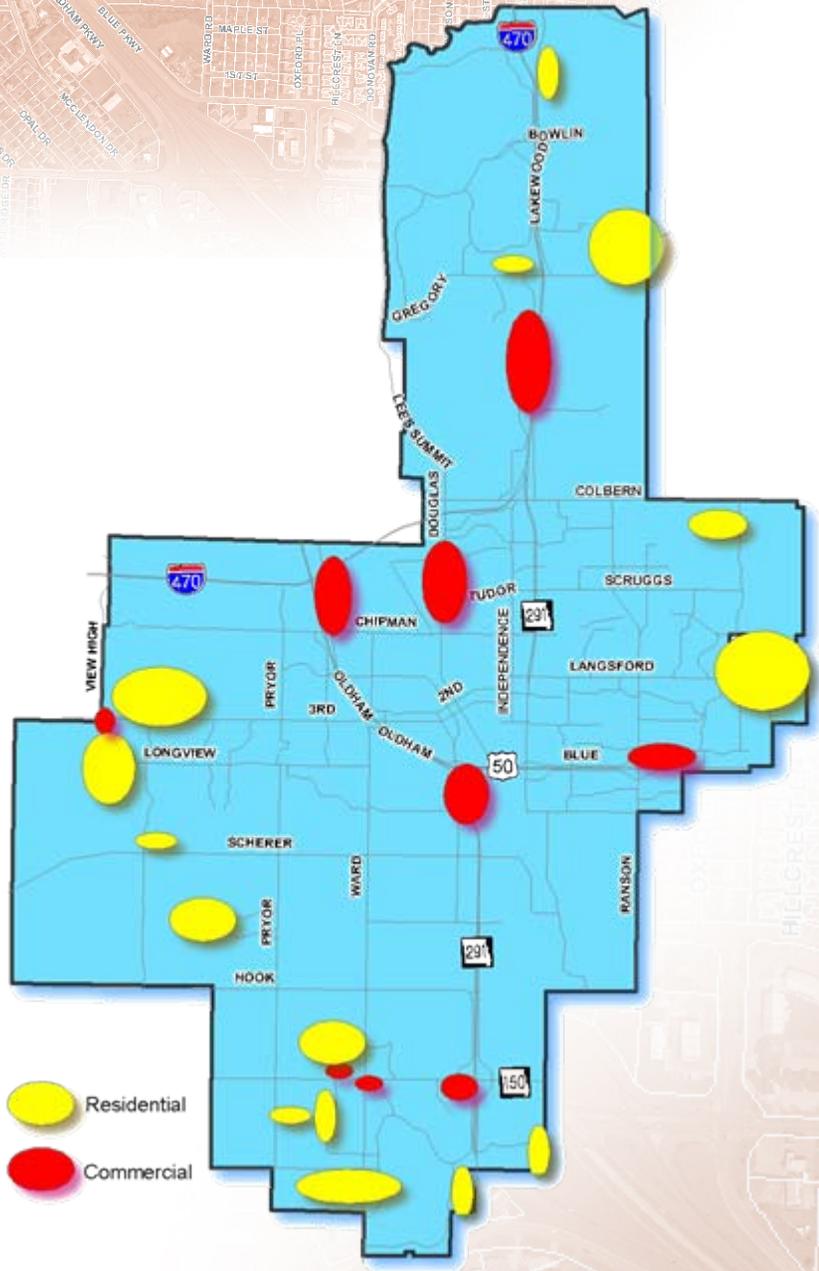
1995			1996			1997			1998			1999		
LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE
Office	7,000	0.83	Office	1,291,914	87.90	Office	53,307	10.58	Office	207,821	19.77	Office	225,384	27.00
Retail	293,964	48.06	Retail	174,723	14.67	Retail	242,132	40.13	Retail	348,603	54.05	Retail	246,137	32.87
Industrial	136,460	6.95	Industrial	179,725	23.44	Industrial	211,559	18.34	Industrial	363,132	35.51	Industrial	169,317	14.55
Other*	10,025	12.39	Other*	186,596	67.23	Other*	368,186	61.95	Other*	183,155	75.41	Other*	832,774	98.53
<b>Total</b>	<b>447,449</b>	<b>68.23</b>	<b>Total</b>	<b>1,832,958</b>	<b>193.24</b>	<b>Total</b>	<b>875,184</b>	<b>131.00</b>	<b>Total</b>	<b>1,102,711</b>	<b>184.74</b>	<b>Total</b>	<b>1,473,612</b>	<b>172.95</b>
2000			2001			2002			2003			2004		
LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE
Office	215,668	24.73	Office	158,830	15.28	Office	63,092	9.02	Office	218,643	26.34	Office	170,353	19.95
Retail	1,237,538	129.23	Retail	236,205	38.78	Retail	110,730	7.58	Retail	251,582	34.62	Retail	70,575	20.41
Industrial	320,405	23.60	Industrial	163,247	19.43	Industrial	175,468	38.46	Industrial	115,849	18.88	Industrial	337,014	27.15
Other*	111,960	18.70	Other*	293,101	25.50	Other*	89,734	23.64	Other*	665,443	159.77	Other*	631,147	30.10
<b>Total</b>	<b>1,885,571</b>	<b>196.26</b>	<b>Total</b>	<b>851,383</b>	<b>98.99</b>	<b>Total</b>	<b>439,024</b>	<b>78.70</b>	<b>Total</b>	<b>1,251,517</b>	<b>239.61</b>	<b>Total</b>	<b>1,209,089</b>	<b>97.61</b>
2005														
LAND USE	SQUARE FEET	ACREAGE												
Office	247,313	96.15												
Retail	120,547	20.12												
Industrial	111,154	38.58												
Other*	189,129	50.73												
<b>Total</b>	<b>668,143</b>	<b>205.58</b>												

\* "Other" includes public/semi-public and multi-family developments



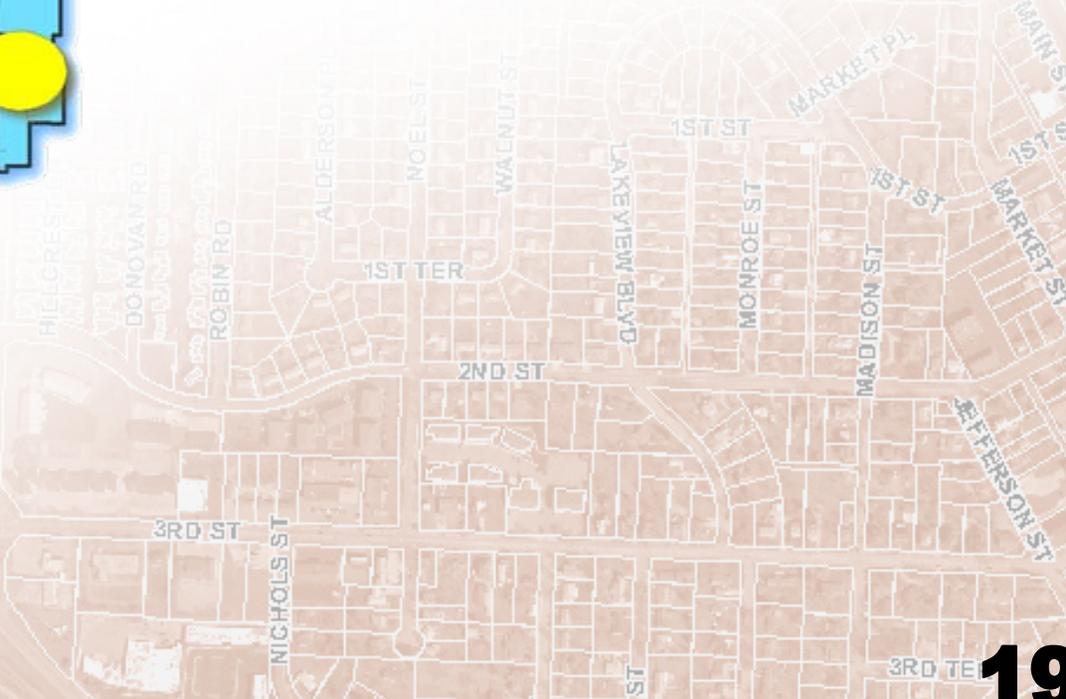
# 2005 Development Report

# XV. 2006 DEVELOPMENT OUTLOOK



Lee's Summit will see majority of its housing growth around the fringe areas of the city, as shown on the map to the left. Some of these development projects have recently been approved by the City and are going to start construction soon while most of the projects are active residential subdivisions that continue to be built.

Commercial activities are expected to continue along the I-470, US 50 and M-291 and M-150 highway corridors. The major activities include Chapel Ridge Business Park, Chapel Ridge PMIX (Golf Course Redevelopment), Lee's Summit East, HCA Hospital and City Walk. Douglas Corridor has several commercial projects under construction or at planning stage.



# 2005 Development Report

## XVI. CONTRIBUTORS

- ❖ Various City departments.
- ❖ Home Builder Association of Greater Kansas City.
- ❖ US Census Bureau.
- ❖ Michelle Coy, Intern at City of Lee's Summit Administration Department.

**For more information...**

To submit your comments or direct your questions to:

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