

2006 Development Report

City of Lee's Summit, Missouri



Planning & Development
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 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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I. Quick Stats

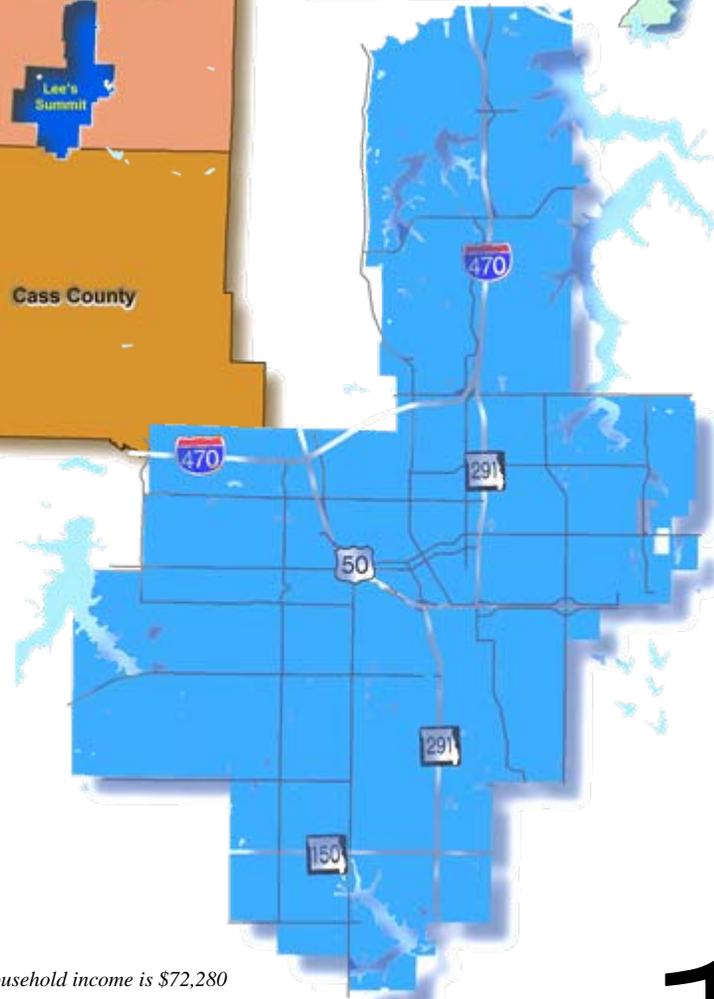
Lee's Summit is located ---

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



Lee's Summit ---

- Covered an area totaling **63.69** square miles by the end of 2006
- Had an estimated population of **90,785** by January 1, 2007
- Is divided into **4** City Council Districts
- Is served by **5** School Districts, with Lee's Summit R-VII serving the majority of the city area



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

II. 2006 Planning & Development Highlights

2006 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:

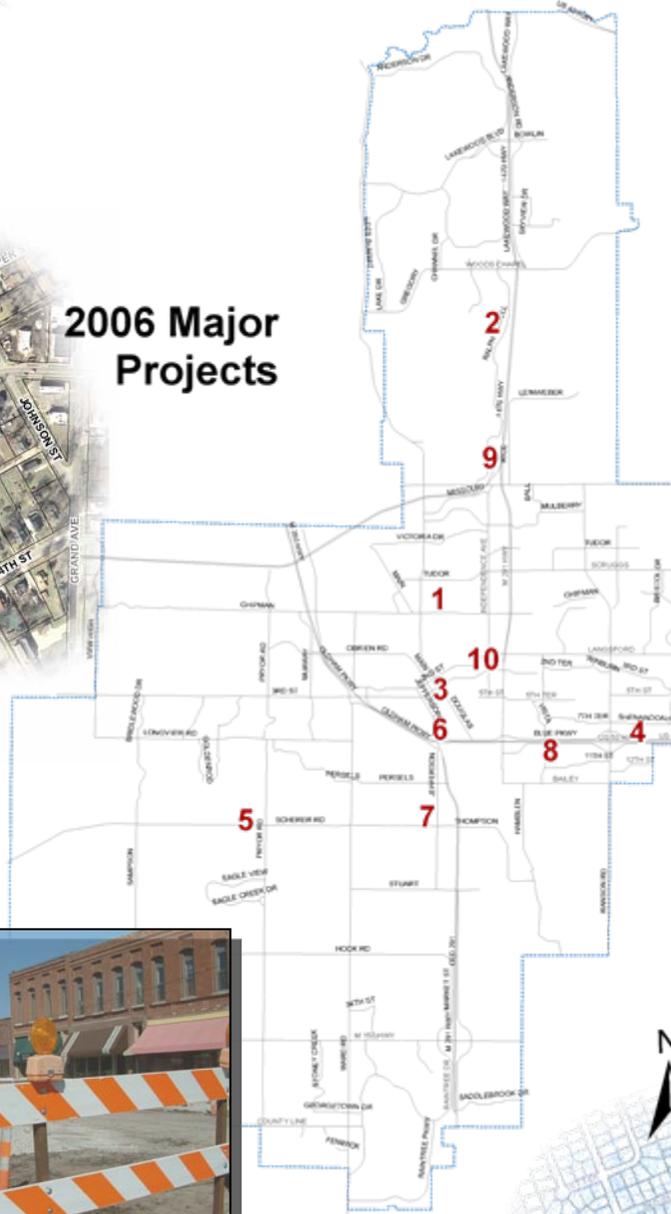
Major Events

- ☑ The Hartley Block, one of the largest private redevelopment projects in recent history in downtown Lee's Summit, was approved in 2006. This project is a mixed use concept that will include loft living units, office, retail, and a sit down restaurant.
- ☑ The City of Lee's Summit continued its downtown revitalization project which includes new streets, parking, landscaping, ornamental lighting and much more. The total City investment in downtown public projects will exceed \$30 million dollars including buildings, parking, streets and other related improvements.



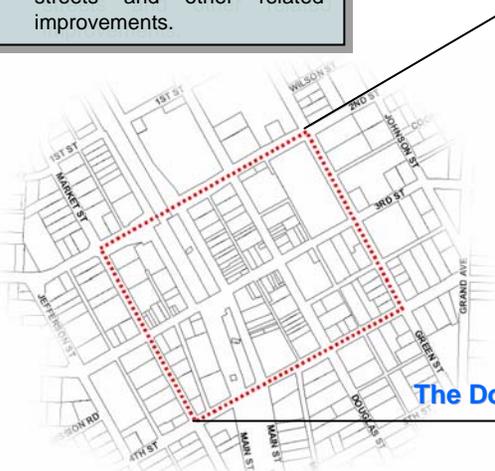
The Hartley Block

2006 Major Projects



Major Projects Approved by the City

1. R-7 School District Central Office
301 NE Tudor Rd
 2. Chapel Ridge West
I-470 & Woods Chapel Rd
 3. Hartley Block
301 S Douglas RD
 4. HCA Lee's Summit Hospital
2100 SE Blue Pkwy
 5. Lee's Summit Fire Station #7
2150 SW Scherer Rd
 6. Harris Park Renovation
108 SW Blue Pkwy
 7. Lee's Summit Community Christian High School
1500 SW Jefferson St
 8. Blue Ridge Mazda
975 SE Oldham Pkwy
 9. Lee's Summit Subaru
2101 NE Independence Ave
 10. Lee's Summit Senior Center
4 SE Independence Ave
- ☑ Thoroughfare Master Plan
 - ☑ Water Master Plan



The Downtown Revitalization Project

III. Helpful Maps

Lee's Summit City Council

Mayor
Karen R. Messerli

District 3
Joseph Spallo
Ed Cockrell

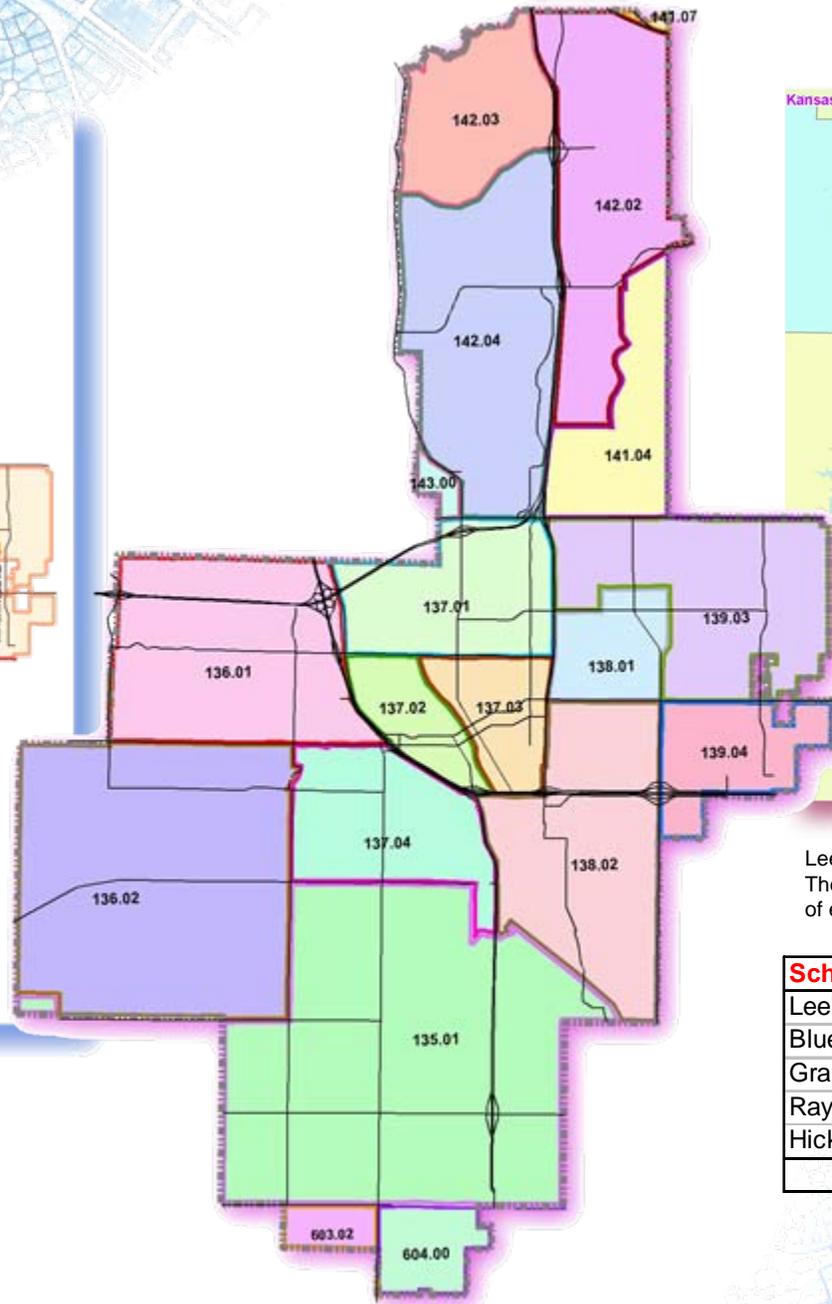
District 4
James Freeman III
Nick Swearngin



District 1
James Hallam
Kathy Hofmann

District 2
Randall L. Rhoads
Ron Williams

Lee's Summit City Council Districts



2000 Census Tracts

School District Boundaries Map



Lee's Summit is served by five 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	76.14%
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	1.84%
TOTAL:	69.69	100.00%

IV. 2006 Zoning & Annexation Stats

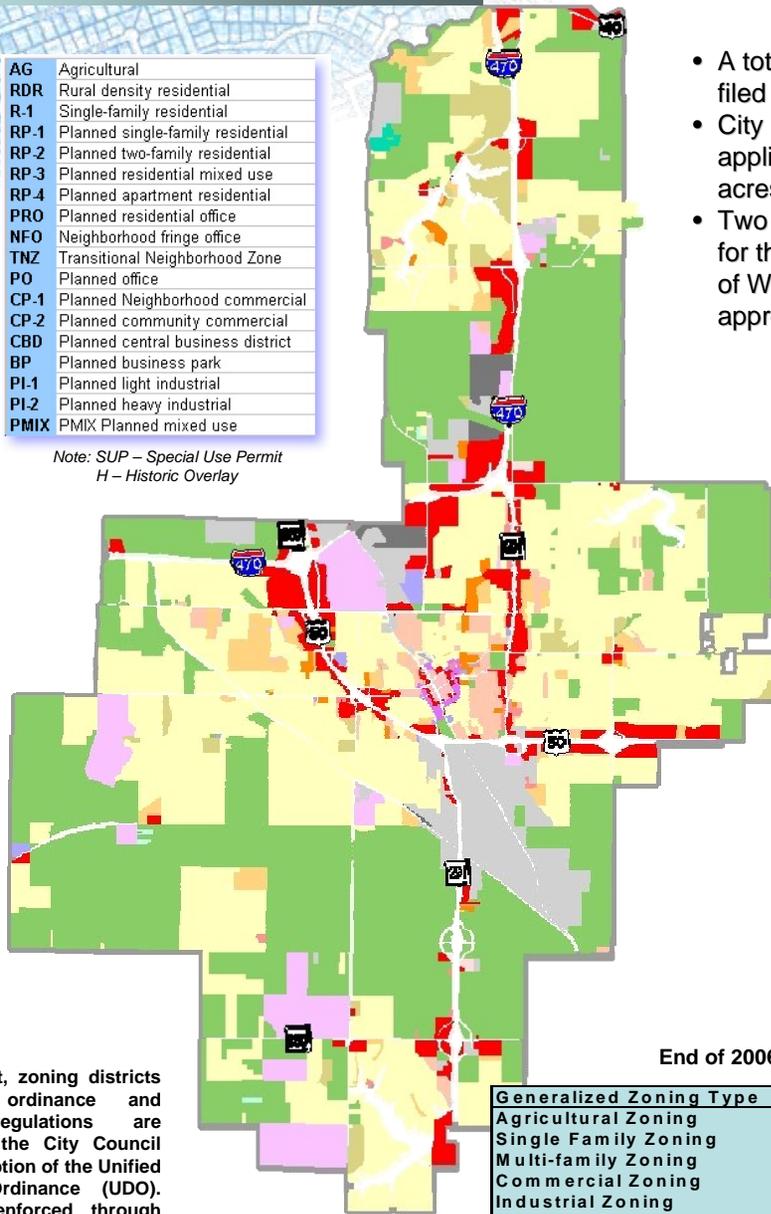
Zoning Classification

2006 Series

- AG
- AD-SUP
- HDH
- R-1
- RP-1
- RP-2
- RP-3
- RP-4
- PRO
- NFO
- TNZ
- PO
- CP-1
- CP-2
- CBD
- BP
- PI-1
- PI-2
- PMIX
- QA-2
- QA-4
- CB
- SP
- P-1
- P-2
- P&K
- W&K
- NFO
- H

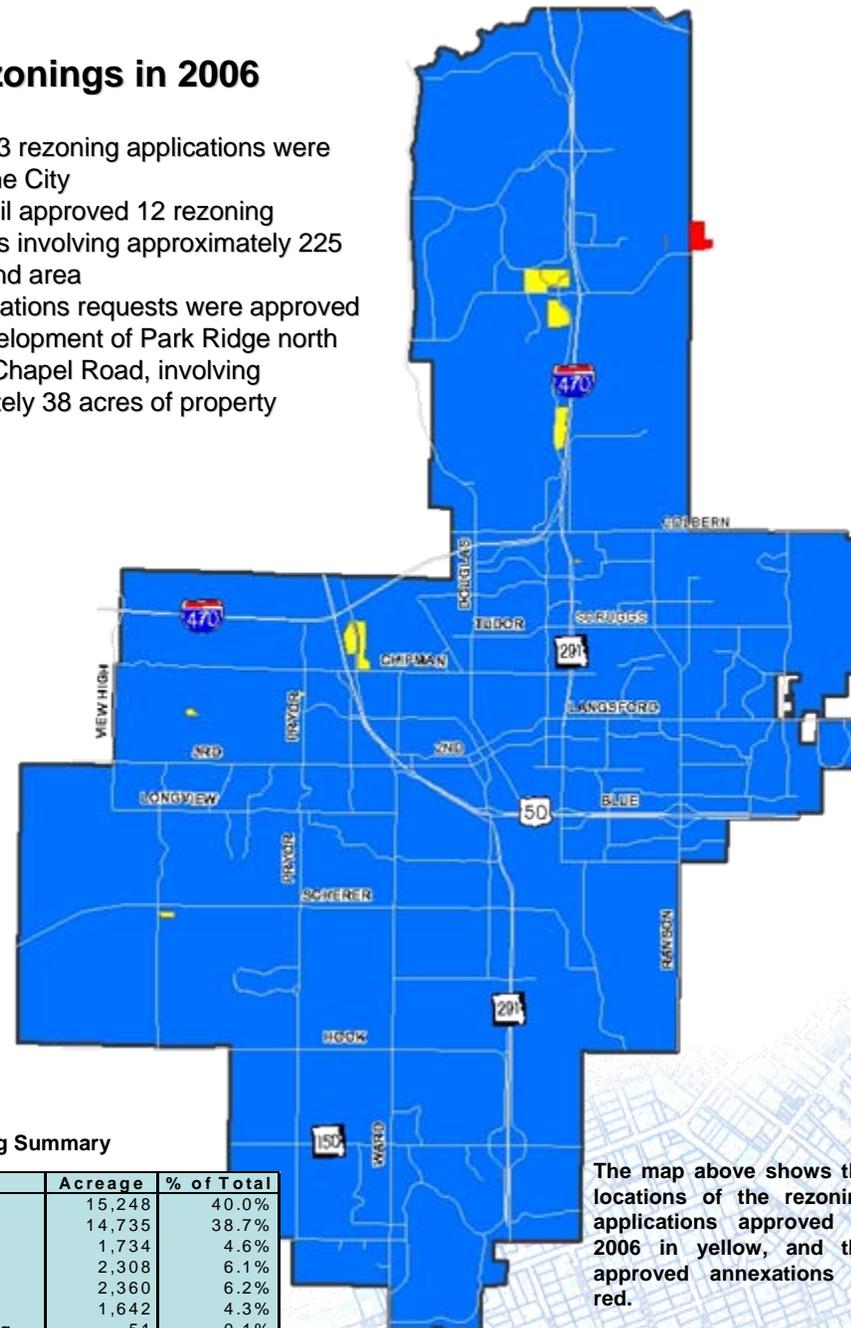
- AG Agricultural
- RDR Rural density residential
- R-1 Single-family residential
- RP-1 Planned single-family residential
- RP-2 Planned two-family residential
- RP-3 Planned residential mixed use
- RP-4 Planned apartment residential
- PRO Planned residential office
- NFO Neighborhood fringe office
- TNZ Transitional Neighborhood Zone
- PO Planned office
- CP-1 Planned Neighborhood commercial
- CP-2 Planned community commercial
- 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 2006

- A total of 13 rezoning applications were filed with the City
- City Council approved 12 rezoning applications involving approximately 225 acres of land area
- Two annexation requests were approved for the development of Park Ridge north of Woods Chapel Road, involving approximately 38 acres of property



End of 2006 Zoning Summary

Generalized Zoning Type	Acreege	% of Total
Agricultural Zoning	15,248	40.0%
Single Family Zoning	14,735	38.7%
Multi-family Zoning	1,734	4.6%
Commercial Zoning	2,308	6.1%
Industrial Zoning	2,360	6.2%
Mixed Use Zoning	1,642	4.3%
Transitional Neighborhood Zoning	51	0.1%
Totals	38,076	100%

The map above shows the locations of the rezoning applications approved in yellow, and the approved annexations in red.

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.

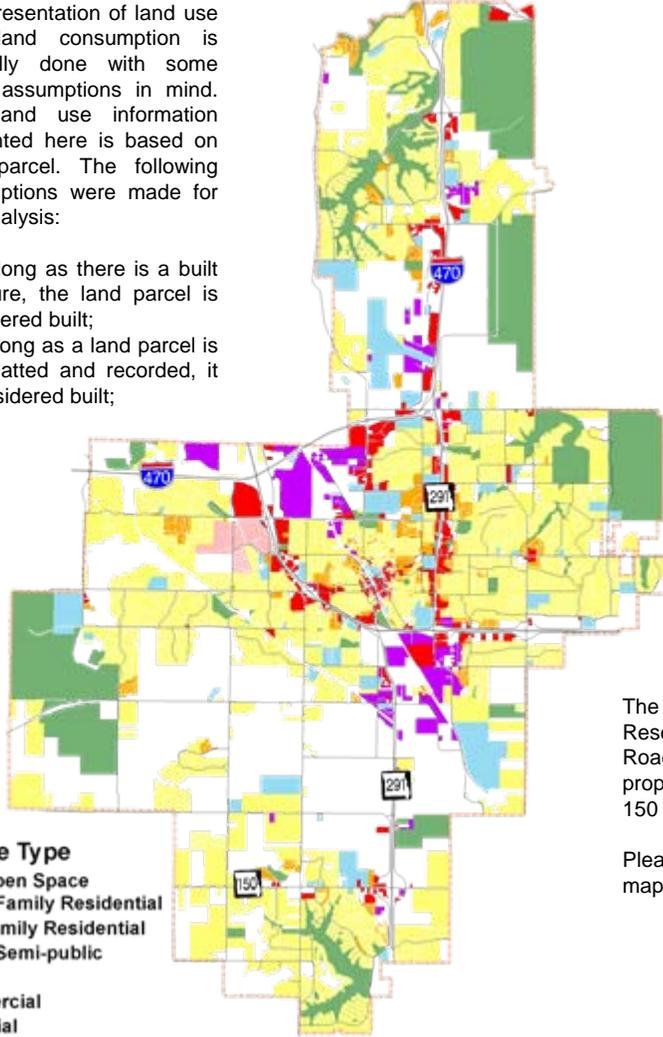
V. Existing Land Use

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.

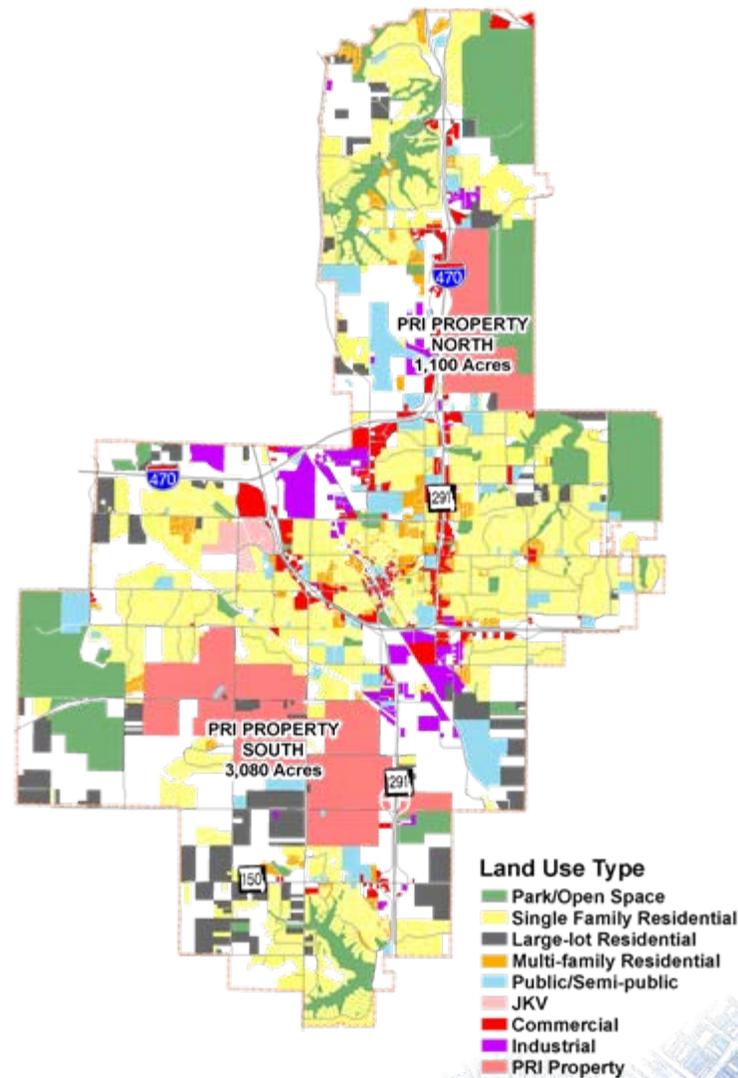
The presentation of land use and land consumption is normally done with some basic assumptions in mind. The land use information presented here is based on land parcel. The following assumptions were made for this analysis:

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

- A large rural residential lot 5-20 acres in size with 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.



City Area (2005)	63.69 Sq Mi.
Consumed Land Area (Large Lot Rural Residential Not Included)	63%
•Consumed Land Area (Large Lot Rural Residential Included)	71%
•PRI Properties	10.3%
•On-going and Planned Development Projects	8.7%
Remaining (Using the Bulleted Above)	12%



The map to the right highlights the properties owned by Property Reserve, Inc. (PRI). The properties east of I-470 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 note that large-lot residential properties are also shown on this map. A good contrast can be made with the map opposite.

VI. 2006 Historic Preservation Activities

1. Downtown Core Area Design Guidelines

The downtown core area design guidelines drafted by a consultant were presented to the Historic Preservation Commission for discussion. On June 26, 2006, the Historic Preservation Commission recommended approval of the City of Lee's Summit Downtown Core Area Design Guidelines Manual. The Manual is now pending City Council final approval.

2. FY 2006 Historic Preservation Fund Grant

On January 3, 2006, the city received preliminary approval of the FY 2006 Historic Preservation Fund Grant in the amount of \$3,699. The City signed a contract with Sally Schwenk Associates to prepare a National Register Nomination Report for the Howard's Neighborhood Historic District in the amount of \$6432.85 on June 6, 2006. Two public meetings were held in 2006 and a third is planned for the spring of 2007. The proposed district contains eighty-nine buildings located south of the Downtown National Register Historic District. The Missouri Advisory Council on Historic Preservation will review the nomination and submit it to the National Park Service in the spring of 2007.

3. May Historic Preservation Month Activities

On May 6, 2006, the Historic Preservation Commission (HPC) hosted the Lee's Summit Historic Cemetery Tour during National Historic Preservation Month. Approximately 200 citizens attended the event. A Lee's Summit High School debate group and history class participated as docents for the tour. On May 20, 2006, the Strawberry Lawn Fete was held at the William Howard residence located at 508 SE Douglas Street where Julie Grogan was presented the Graves/Hale Award for Excellence in Historic Preservation.

4. National Register Property Listed

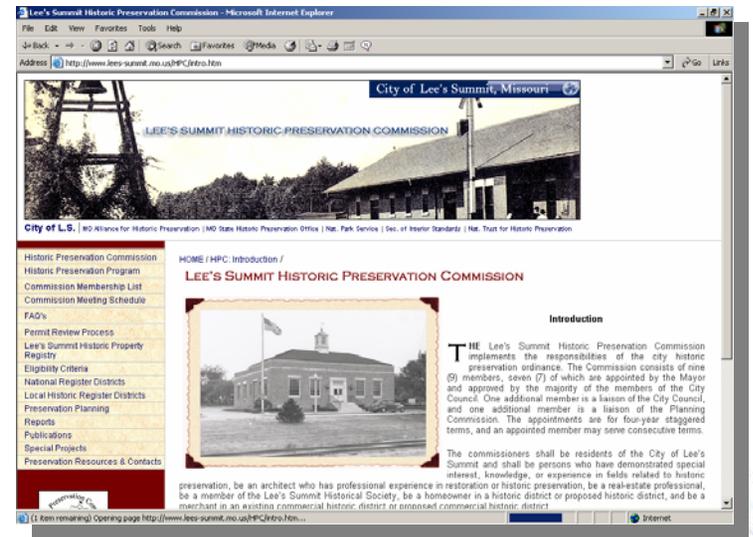
On July 3, 2006, the National Park Service listed the Bailey Family Farm in the National Register of Historic Places.

5. Historic Preservation Website

On November 20, 2006, the City's ITS Department installed the new HPC website on the City's website. The HPC approved the new website for Lee's Summit citizens to be informed about ongoing preservation activities including HPC agendas. To visit the website, go to www.lee-summit.mo.us/HPC/intro.htm.



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



6. FY 2007 Historic Preservation Fund Grant

On December 15, 2006, 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 2007 Historic Preservation Fund Grant in the amount of \$4,774. These federal funds will help complete a National Register Nomination for the Hearne's Additions Neighborhood District located north of the commercial downtown area. The City provided the 40% match required of the Certified Local Government (CLG) grant (\$3,183).

VII. Population Growth and 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%
2007	90,785	2.39%
Percentage Growth 1960 - 2007		998.16%

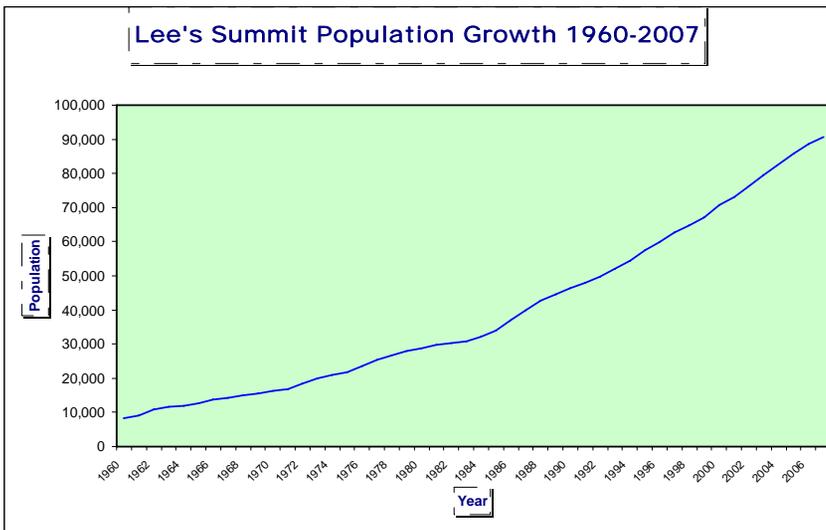
Note: Population as of January 1st except for 1960, 1970, 1980, 1990 and 2000.

Lee's Summit has experienced 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 over 25,000 people. The table to the right provides the population and annual percentage growth from 1960 to January 1, 2007.

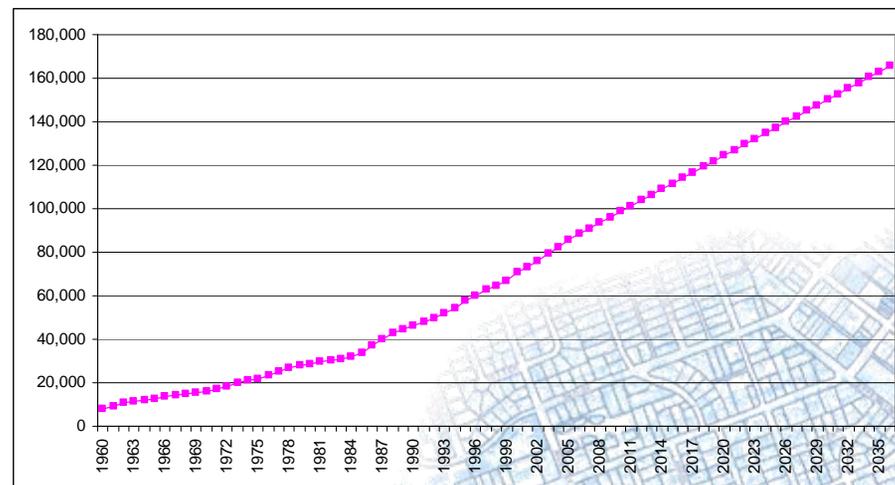
In general, decennial censuses from the U.S. Census Bureau provide population counts every ten years. This population data serves as a base count upon which current population can be estimated. All new housing units permitted in a given year are totaled and multiplied by Lee's Summit's average household size (2.65 per 2000 Census). This figure is added to the preceding year's census or estimated population.

Using Lee's Summit's population growth history data, a trend-based population projection was calculated. The bottom-right chart provides population projections through 2036. Please note that this projection is solely trend-based and only reflects the growth areas within the existing City limits.

Lee's Summit Population Growth 1960-2007



Lee's Summit Population Projection



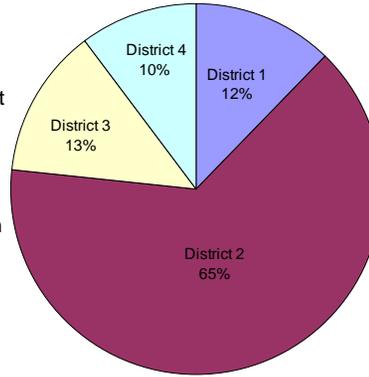
VIII. Population Distribution

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 2006 annual population growth by Council Districts. District 2 experienced over 60% of the total growth.

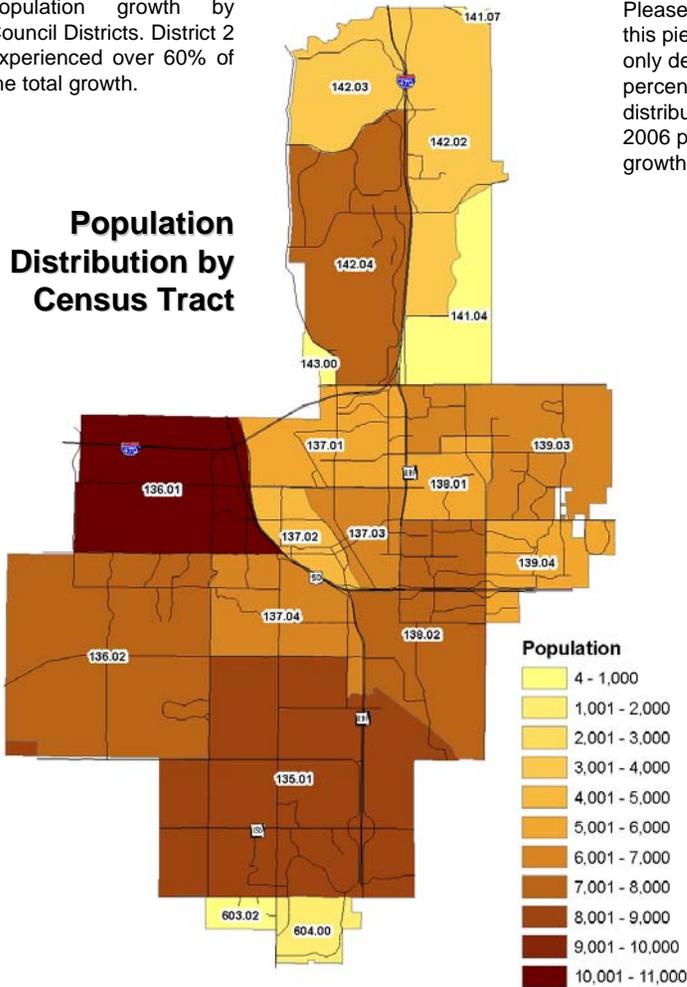
Population Estimates by City Council District

City Council District	Population Estimate	Total Sq. Mi.	Dwelling Units	Dwelling Units/Sq. Mi.	2006 Added Units
District 1	21,620	13.84	8410	608	100
District 2	26,979	23.06	10496	455	535
District 3	21,759	19.31	8464	438	107
District 4	20,427	7.48	7946	1,062	85
Totals	90,785	63.69	35,316	2,563.44	827

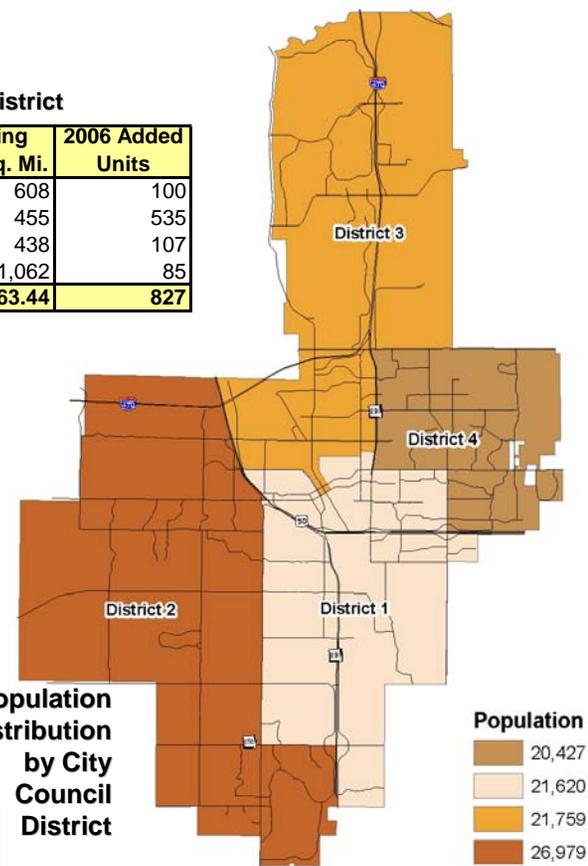


Please note that this pie chart only depicts percentage distribution of 2006 population growth.

Population Distribution by Census Tract



Population Distribution by City Council District



Population Estimates by Census Tract

Census Tract	Population Estimate	Total Sq. Mi.	Dwelling Units	Dwelling Units/Sq. Mi.
135.01	8,184	11.70	3184	272
136.01	10,039	5.20	3905	751
136.02	7,506	8.70	2921	336
137.01	5,170	3.00	2011	670
137.02	4,332	1.20	1685	1,404
137.03	6,687	1.50	2601	1,734
137.04	6,346	3.00	2469	823
138.01	5,612	1.40	2183	1,559
138.02	7,969	4.80	3100	646
139.03	6,958	4.40	2707	615
139.04	5,658	1.90	2201	1,158
141.04	41	2.30	16	7
141.07	4	0.10	0	0
142.02	3,041	4.70	1183	252
142.03	3,885	2.50	1511	604
142.04	7,720	5.50	3003	546
143.00	21	0.20	8	40
604.00	1,570	1.03	611	593
603.02	44	0.49	17	35
TOTALS:	90,787		35,316	

The map above depicts Lee's Summit's total population distribution by City Council Districts. Further analysis shows that Council District 4 has the highest concentration of population while District 2 and District 3 have much lower concentration.

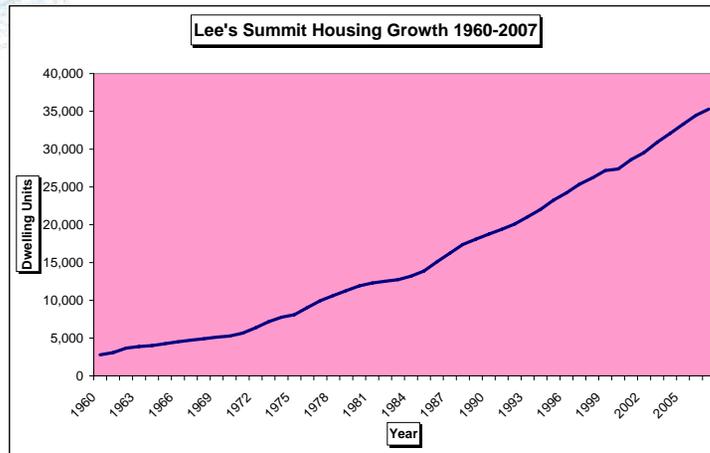
* Discrepancy between the total presented here and the population estimate on population report is due to calculation of historical data.

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%
2007	35,316	2.40%

Percentage Growth 1960-2007 **1160%**

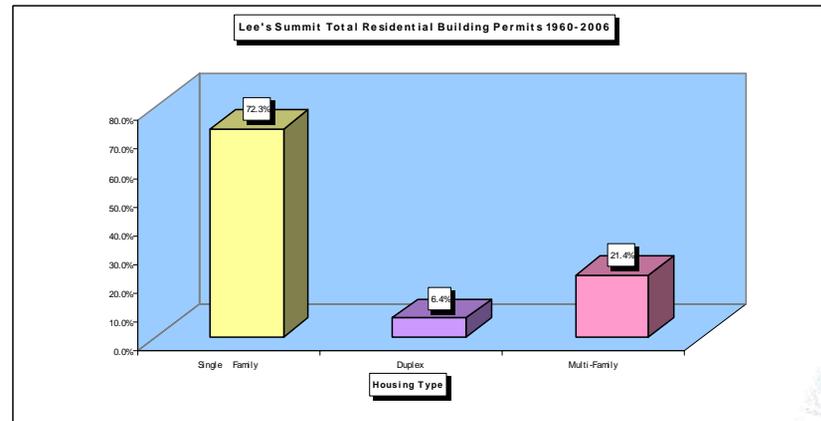
Note: Dwelling units as of January 1st except for 1960, 1970, 1980, 1990 and 2000.



Lee's Summit has grown tremendously since 1960 in terms of housing construction. There has been a 1,160% increase in dwelling units built in Lee's Summit in the past 47 years.

The increased market demand over the past 47 years has led to an increase in single family housing. 72% of the building permits issued since 1960 have been for single family units. Of the 34,010 permits granted since 1960, nearly 9,500 of them have been for multi-family structures, about 28% of the residential permits.

Statistics on the next page provide a comparison between Lee's Summit and selected KC Metro cities.



Lee's Summit Residential Building Permits 1960 to 2006				
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
2006	489	42	296	827
Total Units	24,588	2,160	7,262	
Percentage of Total	72.3%	6.4%	21.4%	100%

X. Housing Growth - Metro City Comparison

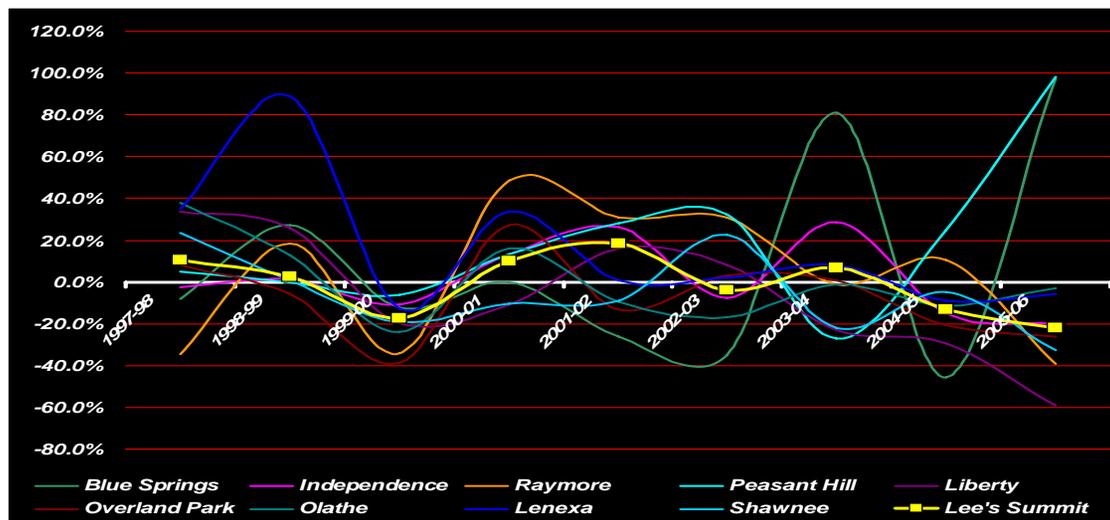
Single Family Residential Building Permits - Metro City Comparison (1997-2006)

City	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	Total
Lee's Summit	616	791	911	853	887	748	680	824	802	727	7,839
Blue Springs	284	144	266	147	226	307	307	349	274	298	2,602
Independence	300	376	443	345	373	295	260	292	288	296	3,268
Raymore	294	483	437	441	337	257	173	263	222	339	3,246
Peasant Hill	208	105	84	115	87	68	60	64	64	61	916
Liberty	52	127	180	233	215	185	208	259	206	154	1,819
Overland Park	499	674	848	842	816	941	739	1,205	1,280	1,183	9,027
Olathe	849	875	987	1,000	1,200	1,325	1,140	1,501	1,330	964	11,171
Lenexa	325	345	379	350	343	340	254	291	154	114	2,895
Shawnee	270	402	422	542	442	485	541	669	663	537	4,973

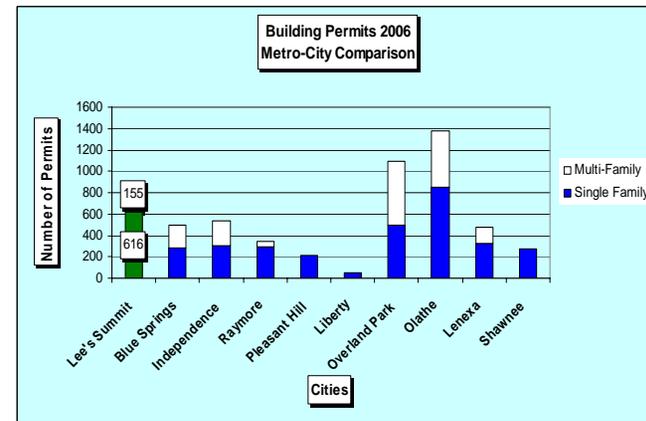
Multi-family Residential Building Permits - Metro City Comparison (1997-2006)

City	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	Total
Lee's Summit	155	323	270	229	372	163	524	74	128	64	2,302
Blue Springs	216	122	266	185	58	46	112	34	4	4	1,047
Independence	240	4	-	35	325	89	113	22	70	68	966
Raymore	51	8	-	-	4	90	68	52	26	24	323
Peasant Hill	-	28	4	34	16	35	2	26	4	22	171
Liberty	-	-	-	-	-	2	2	43	50	100	197
Overland Park	599	348	184	596	-	1,447	1,430	1,481	320	1,261	7,666
Olathe	530	425	213	361	311	596	114	859	104	237	3,750
Lenexa	150	-	-	-	8	8	16	282	728	398	1,590
Shawnee	-	288	224	455	173	426	534	128	-	-	2,228

Source: Home Builders Association of Greater Kansas City.



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



The above chart shows the single-family and multi-family building permits issued in 2006 alone. Overall, Lee's Summit comes in as the third highest, behind Overland Park and Olathe, respectively.

Lee's Summit ranks third in the total number of multi-family building permits issued during the past ten years. Once again, only Olathe and Overland Park issued more multi-family permits than 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 than in other municipalities. Peasant Hill and Blue Springs, for example, experienced a sharp increase in 2006 after a down year in 2005. The sharp rise in 2006 was largely due to the newly annexed areas in those cities starting to see residential development.

In general, the Kansas City housing market reflected a nationwide decline in new housing construction in 2006. Despite this, the past decade has seen a relatively strong housing market in the Metro on both sides of the state line.

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	2006	Prelim				Final	
Amber Hills	4	66	139.03	194	194	0	194	0	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	0	118	100%	100%	0	0	
Arbores	3	30B	142.02	119	119	23	75	2	1	1	1	1	2	0	106	89%	89%	13	13	
Arborwalk	2	24/24A	135.01	669	191	0	0	0	0	0	0	9	18	6	33	5%	17%	636	158	
Asbury Park	4	50B	139.04	56	56	0	56	0	0	0	0	0	0	0	56	100%	100%	0	0	
Ash Grove	3	30A	142.03	103	38	11	22	1	2	2	0	0	0	0	38	37%	100%	65	0	
Ashton @ Charleston Park	4	50A/50B	139.04	428	428	0	428	0	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	0	18	100%	100%	0	0	
Banner View	4	47	138.01	36	36	36	0	0	0	0	0	0	0	0	36	100%	100%	0	0	
Belmont Farms	1	25A	135.01	147	176	0	0	0	0	0	12	33	34	32	111	76%	63%	36	65	
Bent Tree Bluffs	2	12	136.01	327	327	232	95	0	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	0	88	100%	100%	0	0	
Blackwell Valley	1	5	138.02	17	17	0	17	0	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	0	21	100%	100%	0	0	
Bordner Estates	4	48	138.01	235	235	168	67	0	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	0	156	100%	100%	0	0	
Bordner South	1	5	138.02	36	36	36	0	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	0	36	100%	100%	0	0	
Brentwood Estates	1	4/5	138.02	35	35	35	0	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	0	168	100%	100%	0	0	
Briarcroft East	1	5	138.02	45	45	45	0	0	0	0	0	0	0	0	45	100%	100%	0	0	
Bridgelyampton	1	8/8A	138.02	79	79	27	50	1	1	0	0	0	0	0	79	100%	100%	0	0	
Bridgeport	4	70	139.03	245	245	0	245	0	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	0	0	261	100%	100%	0	0	
Brookfield	4	69	138.01	92	0	0	0	0	0	0	0	0	0	0	0	0%	0%	92	0	
Brookridge Estates	2	13A	136.01	84	84	52	32	0	0	0	0	0	0	0	84	100%	100%	0	0	
Brooks Farm	1	24	137.04	120	120	15	29	0	0	0	0	0	0	5	49	41%	41%	71	71	
Brookshire Estates	4	49	139.03	61	61	61	0	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	0	168	100%	100%	0	0	
Canterbury	4	50B	139.04	194	194	0	194	0	0	0	0	0	0	0	194	100%	100%	0	0	
Canyon Estates	3	27	142.03	29	29	0	0	0	0	0	0	0	1	1	2	7%	0%	27	27	
Carriage Point @ Richardson Ranch	4	70	139.03	126	126	0	21	40	30	32	3	0	0	0	126	100%	100%	0	0	
Castle Rock Estates	4	47	138.01	98	98	98	0	0	0	0	0	0	0	0	98	100%	100%	0	0	
Cedar Creek	2	12	136.01	25	25	18	4	1	1	0	0	0	0	0	24	96%	96%	1	1	
Cedar Creek Estates	2	22	137.04	49	49	9	30	2	2	1	1	0	0	0	45	92%	92%	4	4	
Cedar Creek Village	2	22	137.04	44	44	20	8	1	0	0	0	0	0	0	29	66%	66%	15	15	
Cheddington	2	25	135.01	140	140	0	0	15	10	21	38	27	0	0	111	79%	79%	29	29	
Chipman Heights	2	13A	136.01	18	18	8	10	0	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	9	2	3	14	30%	30%	32	32	
City-Mar Gardens	3	40	137.01	36	36	24	12	0	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	0	66	100%	100%	0	0	
Cottages at Cedar Creek	2	22	137.04	63	63	0	38	0	0	0	0	0	5	5	48	76%	76%	15	15	
Cottonwood Estates	4	69	138.01	26	26	26	0	0	0	0	0	0	0	0	26	100%	100%	0	0	
Country Glen	2	24	137.04	30	30	0	0	0	0	0	0	0	0	0	14	0	0	16	16	
Countryside	2	21	137.04	51	51	51	0	0	0	0	0	0	0	0	51	100%	100%	0	0	
Craigmont Addition	2	13/17	136.01	275	275	274	0	0	0	0	0	0	0	0	274	100%	100%	1	1	

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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	2006	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	
Dalton's Ridge	3	41	142.02	176	176	0	0	0	0	0	0	0	32	32	18%	0%	144	144	
Deer Valley Estates	4	67	138.01	13	13	0	6	2	0	3	1	0	0	12	92%	92%	1	1	
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	
Duck Pond @ Raintree Lake	2	25	135.01	28	28	0	0	0	0	0	8	16	2	26	93%	93%	2	2	
Eagle Creek	2	20	136.02	743	509	0	20	48	52	79	80	86	56	28	449	60%	88%	294	60
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	
Enclave At Lakewood Pointe	3	31	142.04	14	13	0	0	0	0	0	0	0	0	0	0%	0%	14	13	
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 Chapel Ridge	3	31	142.04	23	23	0	0	0	0	0	0	0	0	0	0%	0%	23	23	
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	37	0	0	0	0	0	0	0	3	3	8%	0%	34	34	
Fairway Homes Village	3	30/30A	142.04	273	273	227	38	0	0	1	0	0	0	266	97%	97%	7	7	
Falls at Lakewood	3	30	142.04	36	36	0	0	5	7	4	1	3	5	2	27	75%	75%	9	9
Forest @ Brookridge	2	13A	136.01	49	49	0	47	0	0	0	1	0	0	48	98%	98%	1	1	
Forest @ St. Andrews	3	30A	142.03	6	6	0	5	1	0	0	0	0	0	6	100%	100%	0	0	
Fountains @ Raintree	2	CASS	604	176	68	0	0	0	0	0	16	17	16	15	64	36%	94%	112	4
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	
Fritchie's Bluff	4	66A	139.03	37	37	0	0	0	0	0	0	0	0	0	0%	0%	37	37	
Gateway Hills	4	49	139.03	44	44	37	7	0	0	0	0	0	0	44	100%	100%	0	0	
Glen @ The Meadows of Winterset	2	20	136.02	233	233	0	71	11	10	16	5	47	55	17	232	100%	100%	1	1
Gordian 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	0	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	
Harbor Cove	2	25	135.01	52	52	0	51	0	0	0	0	0	0	51	98%	98%	1	1	
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 Mannor 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	
Hook Farm	2	20	136.02	333	0	0	0	0	0	0	0	0	0	0	0%	0%	333	0	
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

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	2006	Prelim				Final	
Indian Creek South	1	7	138.02	134	134	117	17	0	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	0	12	100%	100%	0	0
Kensington Farms	2	CASS	603.02	745	368	0	0	0	0	0	0	0	0	0	17	17	2%	0%	728	351
Knollbrook	4	49	139.03	120	120	117	3	0	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	0	61	100%	100%	0	0	
Knollbrook North	4	49/70	139.03	51	51	17	34	0	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	0	730	100%	100%	0	0	
Lake Pointe	3	30A	142.03	11	11	0	0	0	0	0	1	4	3	0	8	73%	73%	3	3	
Lake Ridge Meadows	3	41	142.02	291	291	0	291	0	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	0	63	100%	100%	0	0	
Lakewood Oaks	3	30A	142.03	163	163	0	154	4	1	0	0	0	0	0	159	98%	98%	4	4	
Lakewood Point Villas	3	31	142.04	53	33	0	5	10	4	0	3	3	3	1	29	55%	88%	24	4	
Lakewood Shores	3	30/31	142.04	141	141	0	75	10	12	7	6	12	2	0	124	88%	88%	17	17	
Landings @ Lakewood	3	30	142.03	73	73	67	5	1	0	0	0	0	0	0	73	100%	100%	0	0	
Legacy Wood	4	66A	139.03	266	69	0	0	0	0	0	0	0	12	27	39	15%	57%	227	30	
Longview Falls	1	23	137.04	4	4	0	0	0	0	0	0	0	3	0	3	75%	75%	1	1	
Longview Farm	2	20	136.02	110	110	40	63	5	2	0	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	0	62	100%	100%	0	0	
Longview Farm Highlands	2	20	136.02	67	67	0	48	7	6	0	1	0	0	0	62	93%	93%	5	5	
Longview Farm Manor	2	20	136.02	52	52	0	45	4	1	0	1	0	0	0	51	98%	98%	1	1	
Longview Farm Villas	2	20	136.02	36	36	0	23	3	2	1	4	2	1	0	36	100%	100%	0	0	
Madison Park	2	19	136.02	74	72	0	0	0	0	0	0	0	0	11	11	15%	15%	63	61	
Maple Tree	3	39/39A	137.01	342	342	0	342	0	0	0	0	0	0	0	342	100%	100%	0	0	
Meadowbrook	4	70	139.03	8	8	4	1	0	5	63%	63%	3	3							
Meadows of Parkwood	2	24	135.01	77	45	0	0	0	0	0	0	2	13	0	15	19%	33%	62	30	
Meadows of Summit Ridge	1	24	135.01	192	192	0	0	0	19	24	45	42	26	19	175	91%	91%	17	17	
Meadows of Winterset	2	20	136.02	183	183	0	97	7	12	22	37	4	1	0	180	98%	98%	3	3	
Metheny Addition	1	3	137.03	20	20	20	0	0	0	0	0	0	0	0	20	100%	100%	0	0	
Mill Creek of Summit Mill	4	50B	139.04	122	86	0	0	0	0	0	0	3	32	4	39	32%	45%	83	47	
Mill Harbor	2	25	135.01	55	55	0	54	0	0	0	0	0	0	1	55	100%	100%	0	0	
Mission Ridge	1	8A	137.04	68	68	68	0	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	0	70	100%	100%	0	0	
Monarch View	2	20	136.02	247	247	0	22	37	40	37	39	36	24	8	243	98%	98%	4	4	
Morgan Acres	4	50	139.04	250	250	250	0	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	0	19	100%	100%	0	0	
Mulberry East	4	44	139.03	82	82	81	1	0	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	0	189	100%	100%	0	0	
Napa Valley	2	24	135.01	216	88	0	0	0	0	0	0	0	20	9	29	13%	33%	187	59	
Newberry	1	8	138.02	282	300	0	55	33	19	66	54	24	1	0	252	89%	84%	30	48	
Nine Oaks	4	69	138.01	22	22	0	0	0	0	0	0	0	0	5	5	23%	23%	17	17	
Nolleen Acres	1	4	138.02	76	76	76	0	0	0	0	0	0	0	0	76	100%	100%	0	0	
North Shore at Raintree Lake	2	25	135.01	50	50	0	0	0	0	0	0	0	23	7	30	60%	60%	20	20	
Oak Cliff	2	12	136.01	3	3	0	2	0	2	67%	67%	1	1							
Oak Hill Estates	1	8A	137.04	94	94	71	23	0	0	0	0	0	0	0	94	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				2006	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	
Oaks Ridge	3	30A	142.03	112	112	0	69	3	30	5	3	0	0	110	98%	98%	2	2	
Oaks Ridge Estates	3	30A	142.03	20	20	0	18	2	0	0	0	0	0	20	100%	100%	0	0	
Oaks Ridge Meadows	3	30A	142.03	599	599	0	258	100	72	99	41	15	1	0	586	98%	98%	13	13
Orchard Hills	3	40	137.01	88	88	87	0	0	0	0	0	0	0	87	99%	99%	1	1	
Orchard Manor	3	38	137.01	59	59	59	0	0	0	0	0	0	0	59	100%	100%	0	0	
Orchard View	1	40/45	137.03	26	26	23	0	0	0	0	0	0	0	23	88%	88%	3	3	
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	
Paddock @ Richardson Ranch	4	49	139.03	278	269	0	6	19	17	18	27	40	33	14	174	63%	65%	104	95
Park Ridge	3	41	142.02	410	205	0	0	0	0	0	0	0	0	43	43	10%	0%	367	162
Parker Place	2	13A	136.01	11	11	1	9	1	0	0	0	0	0	11	100%	100%	0	0	
Parkwood @ Stoney Creek	2	24	135.01	161	161	0	0	0	19	41	25	30	23	1	139	86%	86%	22	22
Pergola Park (New Longview)	2	20	136.02	138	81	0	0	0	0	0	0	13	39	17	69	50%	85%	69	12
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	0	18	100%	100%	0	0	
Prairie Valley	2	24A	135.01	26	25	0	0	0	0	0	0	0	0	0	0	0%	0%	26	25
Prairie View	4	66A	139.03	8	8	8	0	0	0	0	0	0	0	8	100%	100%	0	0	
Preston Meadows	4	69	138.01	40	40	0	0	0	0	0	0	6	16	9	31	78%	78%	9	9
Princeton Heights	1	9	139.04	306	306	0	306	0	0	0	0	0	0	306	100%	100%	0	0	
Pryor Meadows	2	24	135.01	193	193	0	13	0	5	24	11	61	53	25	192	99%	99%	1	1
Raintree Lake	2	25/25A	135.01	1,010	1,010	627	295	8	30	17	13	0	4	0	994	98%	98%	16	16
Raintree Lake Estates	2	CASS	604	287	224	0	65	26	22	16	27	16	32	10	214	75%	96%	73	10
Raintree Villas	2	25	135.01	53	53	0	0	0	0	5	4	14	10	1	34	64%	64%	19	19
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	
Saddlebrook	1	25A	135.01	75	49	4	42	0	0	0	0	2	0	0	48	64%	98%	27	1
Saddlebrook East	1	25A	135.01	78	78	0	54	7	4	12	1	0	0	78	100%	100%	0	0	
Saddlebrook Farm	1	25A	135.01	19	19	0	0	1	1	7	3	3	1	0	16	84%	84%	3	3
Savanna Ridge	3	41	134.02	113	113	0	40	6	27	11	12	10	2	2	110	97%	97%	3	3
Savanna Woods	3	81	142.02	86	44	0	0	0	0	0	0	0	0	0	0	0%	0%	86	44
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	272	272	0	248	6	7	3	3	2	2	1	272	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	
South Pointe @ East Lake Village	3	31	142.04	58	58	0	0	0	0	15	11	16	5	1	48	83%	83%	10	10

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*Bold italic type indicates that permits have been issued for more than 50% but less than 100% of the approved preliminary-platted lots

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				2006	Prelim	Final
Southgate	1	24	135.01	73	73	72	1	0	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	0	11	100%	100%	0	0
Sterling Hills	2	13	136.01	256	256	0	251	0	0	0	5	0	0	0	256	100%	100%	0	0
Stoney Creek Estates	2	24	135.01	500	268	0	23	10	28	43	39	53	18	23	237	47%	88%	263	31
Strother East	4	49	139.03	29	29	29	0	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	0	96	100%	100%	0	0
Summit Crossings	2	22	137.04	133	133	0	41	7	5	17	22	32	8	1	133	100%	100%	0	0
Summit Falls	2	22	137.04	76	76	0	53	4	5	7	1	0	1	0	71	93%	93%	5	5
Summit Mill	4	50B	139.04	96	96	0	37	13	6	16	19	3	1	0	95	99%	99%	1	1
Summit Station	3	39	137.01	171	171	161	10	0	0	0	0	0	0	0	171	100%	100%	0	0
Summit View Farms	2	24A	135.01	122	45	0	0	0	0	0	0	0	0	0	0	0%	0%	122	45
Sunnybrook	4	70	139.03	133	133	117	16	0	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	0	13	100%	100%	0	0
Sunset Cove	2	24	135.01	46	46	0	46	0	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	0	101	100%	100%	0	0
Sunset Ridge	2	24	135.01	38	38	0	38	0	0	0	0	0	0	0	38	100%	100%	0	0
The Mist	4	66A	139.03	25	25	0	0	0	0	0	0	1	4	13	52%	52%	12	12	
Tiffany Woods	3	30A	142.03	13	13	0	0	0	0	0	0	0	1	1	8%	8%	12	12	
Timber Hills	3	30B	142.02	83	83	0	0	0	0	0	0	33	32	10	75	90%	90%	8	8
Timber's Edge	1	5	138.02	23	23	0	21	1	0	0	0	0	0	0	22	96%	96%	1	1
Tower Park (New Longview)	2	20A	136.02	30	0	0	0	0	0	0	0	0	0	0	0	0%	0%	30	0
Tudor Heights	4	67	138.01	17	17	17	0	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	0	18	100%	100%	0	0
Twin Creek	2	22	137.04	45	45	25	20	0	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	0	66	100%	100%	0	0
Valley Forge	4	67	138.01	22	22	0	11	2	2	2	0	3	2	0	22	100%	100%	0	0
Victoria Station	3	39/39A	137.01	53	53	31	22	0	0	0	0	0	0	0	53	100%	100%	0	0
Villas of Chapel Ridge	3	31	142.04	42	42	0	0	0	0	0	0	0	0	4	4	10%	10%	38	38
Villas of Parkwood	2	24	135.01	79	79	0	0	0	0	0	0	0	0	1	1	1%	1%	78	78
Village Fair	1	1	137.02	249	249	238	0	0	0	0	0	0	3	0	241	97%	97%	8	8
Villas @ Lake Ridge Meadows	3	41	142.02	30	30	0	30	0	0	0	0	0	0	0	30	100%	100%	0	0
Villas @ Meadows of Summit Ridge	1	24	135.01	37	37	0	0	0	0	0	0	0	7	0	7	19%	19%	30	30
Villas @ Meadows of Winterset	2	20	136.02	60	60	0	0	0	5	8	19	12	9	6	59	98%	98%	1	1
Villas of Mill Creek	4	50B	139.04	65	65	0	0	0	0	0	0	0	0	0	0	0%	0%	65	65
Vista del Verde	1	5/7	138.02	464	464	462	2	0	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	0	18	100%	100%	0	0
Weather Ridge	2	13	136.01	9	9	9	0	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	0	209	100%	100%	0	0
West Woods Estates	3	31	142.04	16	16	16	0	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	0	39	100%	100%	0	0
White Ridge Farm	2	22	137.04	317	317	315	2	0	0	0	0	0	0	0	317	100%	100%	0	0
Whiteridge Villas Addition	2	21	137.04	3	3	0	0	0	0	0	0	0	0	0	0	0%	0%	3	3
Windemere	2	25	135.01	244	244	78	78	0	9	29	40	6	1	0	241	99%	99%	3	3
Windridge	2	13	136.01	33	33	13	20	0	0	0	0	0	0	0	33	100%	100%	0	0
Windsboro @ Charleston Park	4	50B	139.04	220	220	0	216	2	0	0	0	0	0	0	218	99%	99%	2	2
Windsor Station	3	40	137.01	47	47	0	47	0	0	0	0	0	0	0	47	100%	100%	0	0
Winterset Garden	2	20A	136.02	60	60	0	0	0	5	16	13	3	8	5	50	83%	83%	10	10

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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	2006	Prelim	Final
Winterset Park	2	20A	136.02	576	576	0	432	43	38	41	20	2	0	0	576	100%	100%	0	0
Winterset Valley	2	13A	136.01	200	137	0	0	0	0	0	0	46	47	22	115	58%	84%	85	22
Whispering Woods	2	24A	135.01	202	0	0	0	0	0	0	0	0	0	0	0	0%	0%	202	0
Winterset Woods	2	13A	136.01	90	90	0	5	10	13	16	17	19	4	1	85	94%	94%	5	5
Wood Creek @ Richardson Ranch	4	49	139.03	50	50	0	0	26	13	3	7	1	0	0	50	100%	100%	0	0
Woodbury Park	3	39	137.01	108	108	0	108	0	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	7	57	40%	66%	86	29
Woodland Shores	4	66A	139.03	280	207	0	0	0	0	0	24	30	15	14	83	30%	46%	197	124
Woodridge Manor	4	67	138.01	47	47	0	47	0	0	0	0	0	0	0	47	100%	100%	0	0
Woodview Estates	4	69	138.01	29	29	0	0	0	0	0	0	0	0	3	3	10%	10%	26	26
Woods Chapel Acres	3	33	142.04	337	337	337	0	0	0	0	0	0	0	0	337	100%	100%	0	0
Total				29,542	26,349	9,800	8,747	661	730	878	845	901	781	484	23,827	81%	90%	5,715	2,522

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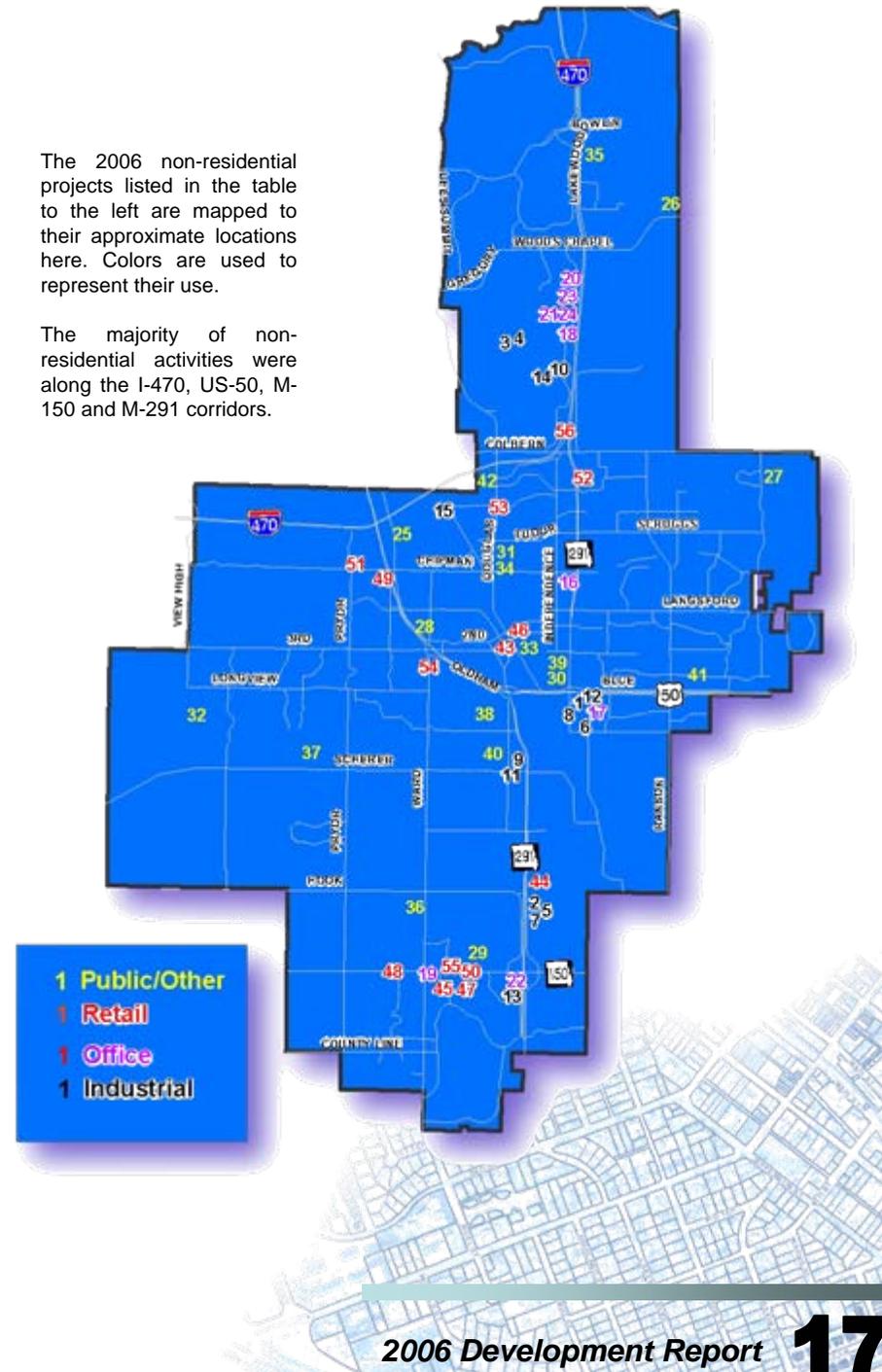


XII. 2006 Non-Residential Permits

Address	Development	Square Footage	Acreage	Land Use	Map #
953 A SE Oldham Pwy	50 Hwy Self Storage Office	1,368	4.00	Industrial	1
50 SE 30th St	Shamrock Shell Building	5,166	0.56	Industrial	2
2751 NE Douglas St	Lee's Summit Airport	6,400	0.23	Industrial	3
2751 NE Douglas St	Strobel Hanger	6,400	0.23	Industrial	4
100 SE 30th St	U.S. Building Products Inc.	6,600	0.57	Industrial	5
1260 SE Century Dr	Eastside Business Park	8,000	0.85	Industrial	6
120 SE 30th St	S&P Building	10,772	0.73	Industrial	7
1161 SE Hamblen Rd	JCI Industries	18,000	4.75	Industrial	8
1603 SW Jefferson St	Jefferson Street Mini Storage (2 units/premits)	19,050	1.69	Industrial	9
2650 NE Hagan Rd	LBP II Office/Warehouse	29,310	---	Industrial	10
5 SW Industrial Dr	Jefferson Street Mini Storage (6 units/premits)	29,550	2.34	Industrial	11
953 SE Oldham Pwy	50 Hwy Self Storage (12 units/premits)	29,580	4.00	Industrial	12
3920 SW M-291 Hwy	South M-291 Safety Mini Storage (3 units/premits)	30,800	3.00	Industrial	13
2655 NE Hagan Rd	Subtechnologies	39,635	4.58	Industrial	14
1250 NW Main St	Diteq Expansion	969	1.28	Industrial	15
821 NE Columbus St	RMJC Office Building	3,636	0.28	Office	16
1110 SE Broadway Dr	Kastle Grinding Building Addition	5,400	0.77	Office	17
3151 NE Carnegie Dr	Plastic Surgery Center	8,913	1.15	Office	18
915 SW Lemans Ln	Macnamara Office Building	8,970	1.05	Office	19
3570 NE Ralph Powell Rd	Chapel Ridge Corporate Center	12,050	1.54	Office	20
3200 NE Ralph Powell Rd	Kansas City Cardiology Clinic	12,327	2.56	Office	21
3735 SW Raintree Dr	Shops of Raintree Building	20,067	2.44	Office	22
3265 NE Ralph Powell Rd	Dermatology and Skin Cancer Center	21,316	3.53	Office	23
3170 NE Carnegie Dr	Chapel Ridge Corporate Center 5	9,000	3.09	Office	24
777 NW Blue Pwy	Fabtec Hydrogen Generator	280	---	Other	25
4309 Park Ridge Blvd	Park Ridge Clubhouse	15,167	---	Other	26
1501 NE Legacy Park Dr	Legacy Park	144	---	Public	27
200 NW Ward Rd	Westview Elementary School	1,440	---	Public	28
3651 SW Windemere Dr	Lee's Summit R-7 Schools	1,440	---	Public	29
400 SE Blue Pwy	Lee's Summit High School	1,440	0.17	Public	30
901 NE Douglas St	Lee's Summit North High School	2,880	4.90	Public	31
3361 SW Longview Rd	Longview Mansion Pavillion	3,928	---	Public	32
108 SE 4th St	Lee's Summit Social Services	4,680	0.45	Public	33
901 NE Douglas St	Lees Summit North Multi Purpose	4,710	4.90	Public	34
4729 NE Lakewood Wy	Woods Chapel Church Youth Center	7,590	20.00	Public	35
1121 SW Hook Rd	South Summit Christian Church	7,652	9.89	Public	36
2150 SW Scherer Rd	Lee's Summit Fire Station #7	14,005	5.39	Public	37
414 S Persels Rd	Abundant Life Educational Wing	17,439	---	Public	38
301 NE Tudor Rd	Lee's Summit High School	39,043	3.67	Public	39
1500 SW Jefferson St	Lee's Summit Community Christian Church	44,095	118.51	Public	40
2100 SE Blue Pwy	Lee's Summit Hospital	175,248	39.00	Public	41
120 NE Saint Lukes Blvd	Saint Lukes Building E	18,682	---	Public	42
301 SE Douglas St	Hartley Building Shell Rehab	520	0.97	Retail	43
3161 SE M-291 Hwy	Shamrock Hills Golf Club	740	---	Retail	44
813 S Lemans Ln	Raintree Village Coffee Shop	955	---	Retail	45
300 SE 3rd St	Sonic	1,526	0.52	Retail	46
809 SW Lemans Ln	Commerce Bank Building	3,838	---	Retail	47
1305 SW Arborwalk Blvd	First National Bank	3,961	0.78	Retail	48
625 NW Murray Rd	Houlihans	5,805	0.99	Retail	49
817 S Lemans Ln	Raintree Village Shell Building	6,850	---	Retail	50
1808 NW Chipman Rd	Summitwoods Crossing Shell Building	7,500	1.60	Retail	51
1695 NE Rice Rd	McIntyre-Mann Carpet	10,000	1.29	Retail	52
1405 NE Douglas St	Douglas Square Center Retail	12,000	1.54	Retail	53
330 S Ward Rd	Walgreens	12,998	---	Retail	54
837 S Lemans Ln	Raintree Village Shell Building	25,827	---	Retail	55
2101 NE Independence Ave	Lees Summit Subaru	18,298	3.00	Retail	56
TOTAL:		813,960	262.79		

The 2006 non-residential projects listed in the table to the left are mapped to their approximate locations here. Colors are used to represent their use.

The majority of non-residential activities were along the I-470, US-50, M-150 and M-291 corridors.

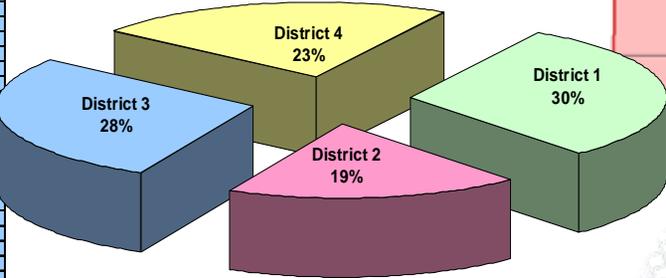
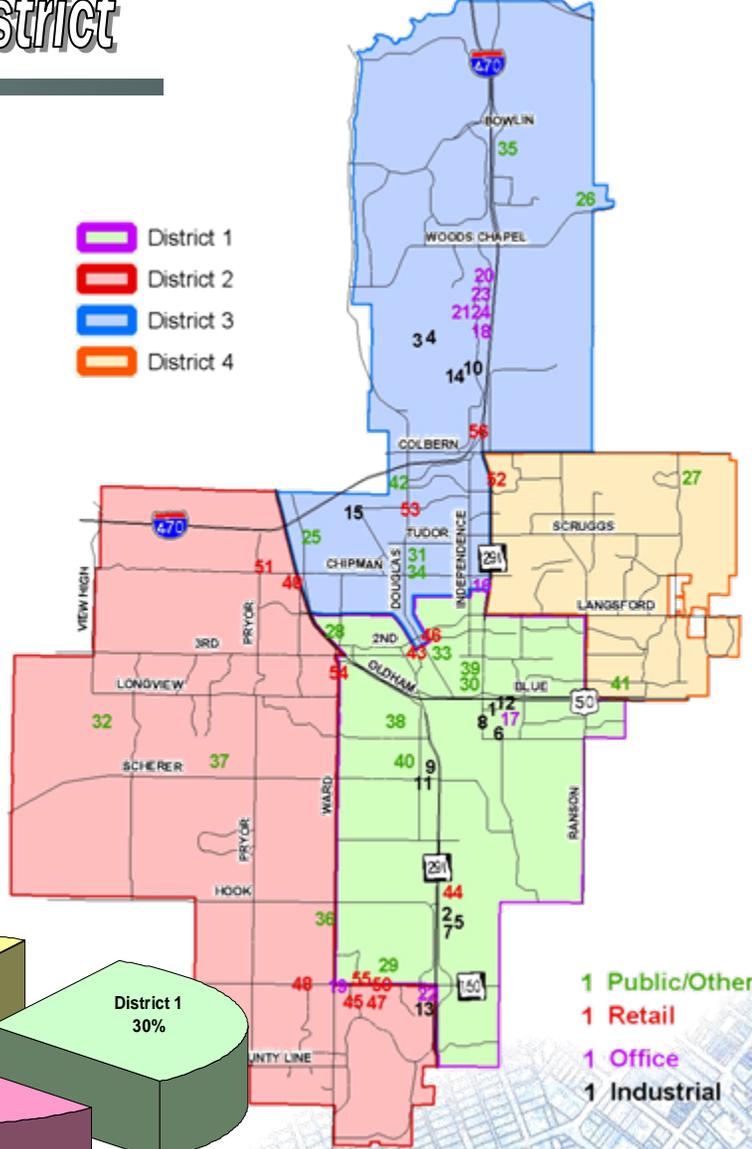


XIII. 2006 Non-Residential Totals By Council District

	Address	Development	Square Footage	Map #		
District 1	Industrial	953 SE Oldham Pwy	50 Hwy Self Storage (12 units/permits)	29,580	12	
		953 A SE Oldham Pwy	50 Hwy Self Storage Office	1,368	1	
		1280 SE Century Dr	Eastside Business Park	8,000	6	
		1161 SE Hamblen Rd	JCI Industries	18,000	8	
		1603 SW Jefferson St	Jefferson Street Mini Storage (2 units/permits)	19,050	9	
		5 SW Industrial Dr	Jefferson Street Mini Storage (6 units/permits)	29,550	11	
	Office	120 SE 30th St	S&P Building	10,772	7	
		50 SE 30th St	Shamrock Shell Building	5,166	2	
		100 SE 30th St	U.S. Building Products Inc.	6,600	5	
		TOTAL:			128,086	
		1110 SE Broadway Dr	Kastle Grinding Building Addition	5,400	17	
		TOTAL:			5,400	
Public	414 S Persels Rd	Abundant Life Educational Wing	17,439	38		
	1500 SW Jefferson St	Lee's Summit Community Christian Church	44,095	40		
	400 SE Blue Pwy	Lee's Summit High School	1,440	30		
	301 NE Tudor Rd	Lee's Summit High School	39,043	39		
	3651 SW Windemere Dr	Lee's Summit R-7 Schools	1,440	29		
	108 SE 4th St	Lee's Summit Social Services	4,680	33		
	200 NW Ward Rd	Westview Elementary School	1,440	28		
TOTAL:			109,577			
Retail	301 SE Douglas St	Hartley Building Shell Rehab	520	43		
	3161 SE M-291 Hwy	Shamrock Hills Golf Club	740	44		
	300 SE 3rd St	Sonic	1,526	46		
TOTAL:			2,786			
DISTRICT 1 TOTAL:			245,849			
District 2	Industrial	3920 SW M-291 Hwy	South M-291 Safety Mini Storage (3 units/permits)	30,800	13	
		TOTAL:			30,800	
	Office	915 SW Lemans Ln	Macnamara Office Building	8,970	19	
		3735 SW Raintree Dr	Shops of Raintree Building	20,067	22	
		TOTAL:			29,037	
	Public	2150 SW Scherer Rd	Lee's Summit Fire Station #7	14,005	37	
		3361 SW Longview Rd	Longview Mansion Pavilion	3,928	32	
		1121 SW Hook Rd	South Summit Christian Church	7,652	36	
		TOTAL:			25,585	
	Retail	809 SW Lemans Ln	Commerce Bank Building	3,338	47	
		1305 SW Arbonwalk Blvd	First National Bank	3,361	48	
		825 NW Murray Rd	Houlihans	5,805	49	
813 S Lemans Ln		Raintree Village Coffee Shop	955	45		
837 S Lemans Ln		Raintree Village Shell Building	25,827	55		
817 S Lemans Ln		Raintree Village Shell Building	6,850	50		
1808 NW Chipman Rd		Summitwoods Crossing Shell Building	7,500	51		
330 S Ward Rd		Walgreens	12,998	54		
TOTAL:			67,734			
DISTRICT 2 TOTAL:			153,156			
District 3	Industrial	1250 NW Main St	Diteq Expansion	969	15	
		2650 NE Hagan Rd	LBP II Office/Warehouse	29,310	10	
		2751 NE Douglas St	Lee's Summit Airport	6,400	3	
		2751 NE Douglas St	Strobel Hanger	6,400	4	
		2655 NE Hagan Rd	Subtechnologies	39,535	14	
	TOTAL:			82,714		
	Office	3570 NE Ralph Powell Rd	Chapel Ridge Corporate Center	12,050	20	
		3170 NE Carnegie Dr	Chapel Ridge Corporate Center 5	9,000	24	
		3265 NE Ralph Powell Rd	Dermatology and Skin Cancer Center	21,316	23	
		3200 NE Ralph Powell Rd	Kansas City Cardiology Clinic	12,327	21	
		3151 NE Carnegie Dr	Plastic Surgery Center	8,913	18	
		821 NE Columbus St	RMJC Office Building	3,636	16	
TOTAL:			67,242			
Other	777 NW Blue Pwy	Fabtec Hydrogen Generator	280	25		
	4309 Park Ridge Blvd	Park Ridge Clubhouse	15,167	26		
TOTAL:			15,447			
Public	901 NE Douglas St	Lee's Summit North High School	2,880	31		
	901 NE Douglas St	Lees Summit North Multi Purpose	4,710	34		
	120 NE Saint Lukes Blvd	Saint Lukes Building E	18,682	42		
	4729 NE Lakewood Wy	Woods Chapel Church Youth Center	7,590	35		
	TOTAL:			33,862		
Retail	1405 NE Douglas St	Douglas Square Center Retail	12,000	53		
	2101 NE Independence Ave	Lees Summit Subaru	18,238	56		
TOTAL:			30,238			
DISTRICT 3 TOTAL:			229,563			
District 4	Public	1501 NE Legacy Park Dr	Legacy Park	144	27	
		2100 SE Blue Pwy	Lee's Summit Hospital	175,248	41	
	TOTAL:			175,392		
Retail	1695 NE Rice Rd	McIntyre-Mann Carpet	10,000	52		
TOTAL:			10,000			
DISTRICT 4 TOTAL:			185,392			
CITY TOTAL:			813,960			

Overall, non-residential construction was fairly evenly distributed across the four City Council districts. Districts 1 and 2 led in terms of total square footage added in 2006, with 30% and 28%, respectively. While District 4 had significantly fewer construction projects than the other three districts, the Lee's Summit Hospital project allowed the district to compete in terms of square footage, as that project alone accounts for nearly 22% of the total non-residential square footage in 2006.

- District 1
- District 2
- District 3
- District 4



XIV. Non-Residential Yearly Totals By Land Use

1995

LAND USE	SQUARE FEET	ACREAGE
Office	7,000	0.83
Retail	293,964	48.06
Industrial	136,460	6.95
Other*	10,025	12.39
Total	447,449	68.23

1996

LAND USE	SQUARE FEET	ACREAGE
Office	1,291,914	87.90
Retail	174,723	14.67
Industrial	179,725	23.44
Other*	186,596	67.23
Total	1,832,958	193.24

1997

LAND USE	SQUARE FEET	ACREAGE
Office	53,307	10.58
Retail	242,132	40.13
Industrial	211,559	18.34
Other*	368,186	61.95
Total	875,184	131.00

1998

LAND USE	SQUARE FEET
Office	207,821
Retail	348,603
Industrial	363,132
Other*	183,155
Total	1,102,711

2000

LAND USE	SQUARE FEET	ACREAGE
Office	215,668	24.73
Retail	1,237,538	129.23
Industrial	320,405	23.60
Other*	111,960	18.70
Total	1,885,571	196.26

2001

LAND USE	SQUARE FEET	ACREAGE
Office	158,830	15.28
Retail	236,205	38.78
Industrial	163,247	19.43
Other*	293,101	25.50
Total	851,383	98.99

2002

LAND USE	SQUARE FEET	ACREAGE
Office	63,092	9.02
Retail	110,730	7.58
Industrial	175,468	38.46
Other*	89,734	23.64
Total	439,024	78.70

2003

LAND USE	SQUARE FEET
Office	218,643
Retail	251,582
Industrial	115,849
Other*	665,443
Total	1,251,517

2005

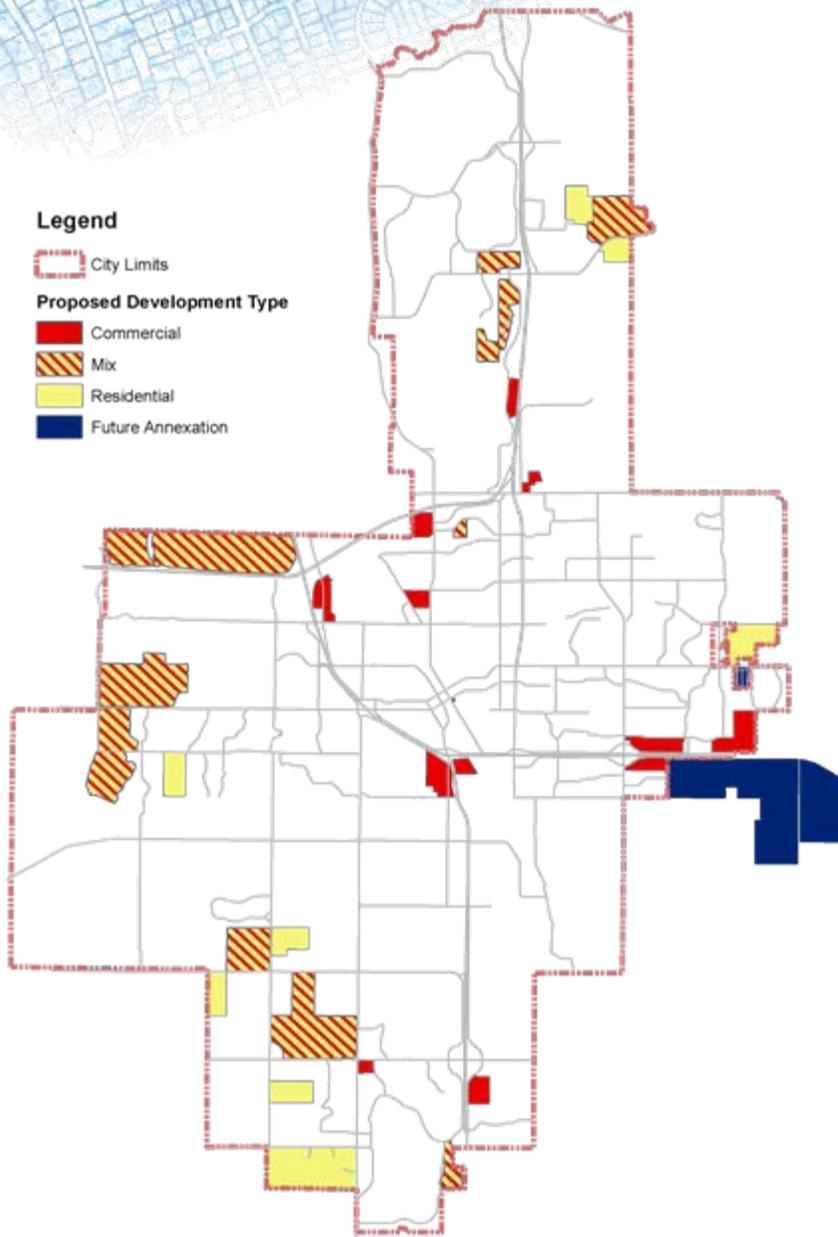
LAND USE	SQUARE FEET	ACREAGE
Office	247,313	96.15
Retail	120,547	20.12
Industrial	111,154	38.58
Other*	189,129	50.73
Total	668,143	205.58

2006

LAND USE	SQUARE FEET	ACREAGE
Office	101,679	16.41
Retail	110,818	10.69
Industrial	241,600	28.81
Other*	359,863	206.88
Total	813,960	263

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





As we look to 2007, much of the new housing growth in Lee's Summit will occur along the periphery of the City. While many new subdivisions are planned as exclusively residential, some, as shown in the map to the left, will be mixed-use developments with varied housing densities and/or commercial uses spread throughout.

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), I-470 Business and Technology Center, Summit Fair, and HCA Hospital.

The City Walk plan as shown in the map at the intersection of US 50 and M-291 South underwent several revisions and its financing proposal was turned down by the City Council in 2006. It is likely that the project will be scaled back in the near future to make it financially possible.

Finally, several large parcels of land along US 50 to the east of Lee's Summit are slated for annexation proceedings as soon as litigation is finalized. Current proposals for the future acquisition include commercial office uses along Highway 50 and mixed-density residential to the south.

XVI. Contributors

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- ❖ Various City departments.
- ❖ Home Builder Association of Greater Kansas City.
- ❖ US Census Bureau.
- ❖ Dan Nelson, Intern, City of Lee's Summit Planning and Development Department.

For More Information:

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