

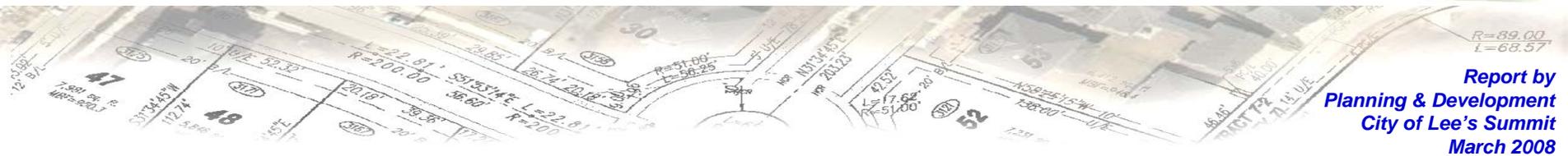


## CITY OF LEE'S SUMMIT

# 2007 DEVELOPMENT REPORT

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.

*Development Trends January - December 2007*



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City of Lee's Summit  
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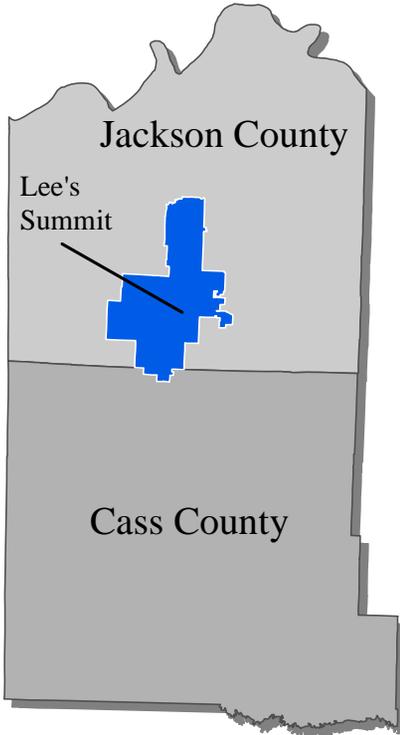
### Key Contacts:

- Heping Zhan, AICP, Manager,  
Long Range Planning Division,  
Planning &  
Development Department
- Jordan Zenger, Intern, Planning  
and Development Department

# 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 ---**

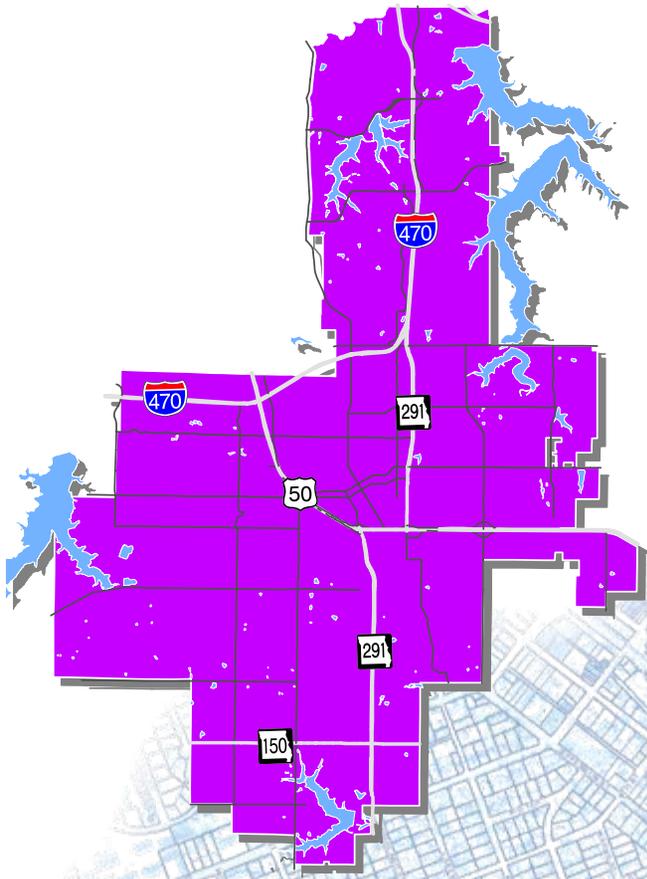
- Covered an area totaling **65.24** square miles by the end of 2007
- Had an estimated population of **91,586** by January 1, 2008
- Is divided into **4** City Council Districts
- Is served by **5** School Districts, with Lee's Summit R-VII serving the majority of the city area

**Latest US Census Demographic Report – 2006 American Community Survey ---**

- The latest report from the Bureau indicates a drop in average household size in Lee's Summit from 2.65 as of 2000 to 2.58. This drop demonstrates a national trend that the population is aging and more households have become empty nesters.
- The aging population is also reflected by the reported Median Age change from 35.1 in 2000 to 35.6 in 2006.
- According to the Census Bureau, although the American Community Survey produces demographic estimates, it is the Bureau's Population Estimates Program that produces and disseminates the official estimates. Due to these limitations, the ACS reported statistics must be used with caution.

Average Household Size	2.58
Median Age	35.6
Median Family Income	\$79,606*
Per Capita Income	\$31,590
Median Value for Owner-Occupied Housing Units	\$187,200
Median Rent for Renter-Occupied Housing Units	\$879

Source: US Census Bureau, 2006 American Community Survey

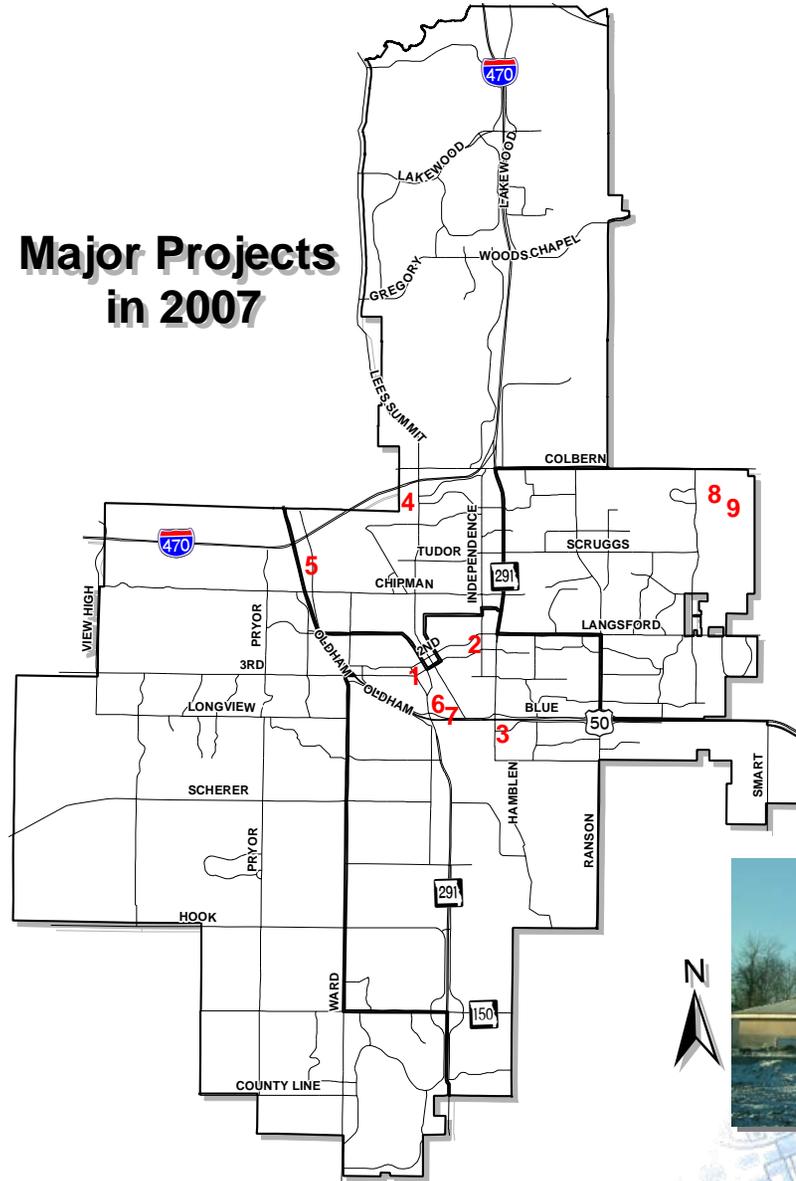


# 2007 Planning & Development Highlights



Harris Park Expansion

## Major Projects in 2007



## Major Planning-Related Projects for 2007

1. Demolition of the Old City Hall Annex
2. Gamber Center
3. Lee's Summit Animal Control Facility
4. St. Luke's East Hospital
5. Summit Fair
6. Harris Park Family Aquatics Center
7. Harris Park Community Center
8. Legacy Park Amphitheater
9. Legacy Park Youth Sports Venue Addition/Expansion

Demolition of the Old City Hall Annex



Gamber Center Construction



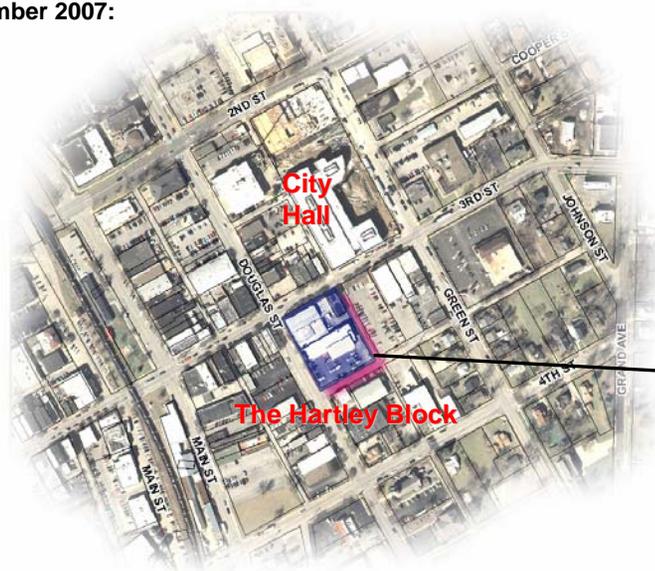
# Downtown Revitalization Update

Since April 1, 2006 the Downtown Central Business District has been under construction as new sidewalks, streets, sanitary sewer lines, water lines, stormwater systems, pedestrian lighting and other landscaping have all been relocated, updated or in some cases upgraded to modern day standards. The 44.8 million dollars of public investment is beginning to create private investment within the Downtown Central Business District. Since May 2007, twenty-two new businesses have opened within the Downtown Commercial Core, creating a wonderful “quality of life” for all the citizens of Lee’s Summit to enjoy, not to mention the new jobs, increased property taxes, sales taxes and enhanced shopping experiences.

## Recent/Current Downtown Improvements as of December 2007:

- Hartley Block Redevelopment \$8.0M
- Tustin Development-Browning Building \$3.0M
- NE corner of 3rd and Douglas, formally Darron Properties \$1.7M
- DDR Building at 224 SW Main Street \$1.5M
- Main Street Center located on West Main \$1.5M
- Grand Street Quarter located on 3rd Street \$1.5M
- Other miscellaneous 3rd Street façade improvements on FPC buildings \$715K
- Bank of Lee’s Summit renovation & façade Improvement \$690K
- PBI Industries renovations and façade Improvements \$400K
- First Community Bank Façade Improvements \$150K

**TOTAL PRIVATE INVESTMENT \$19.1M**



## Streetscape Improvements



During Construction



After Construction

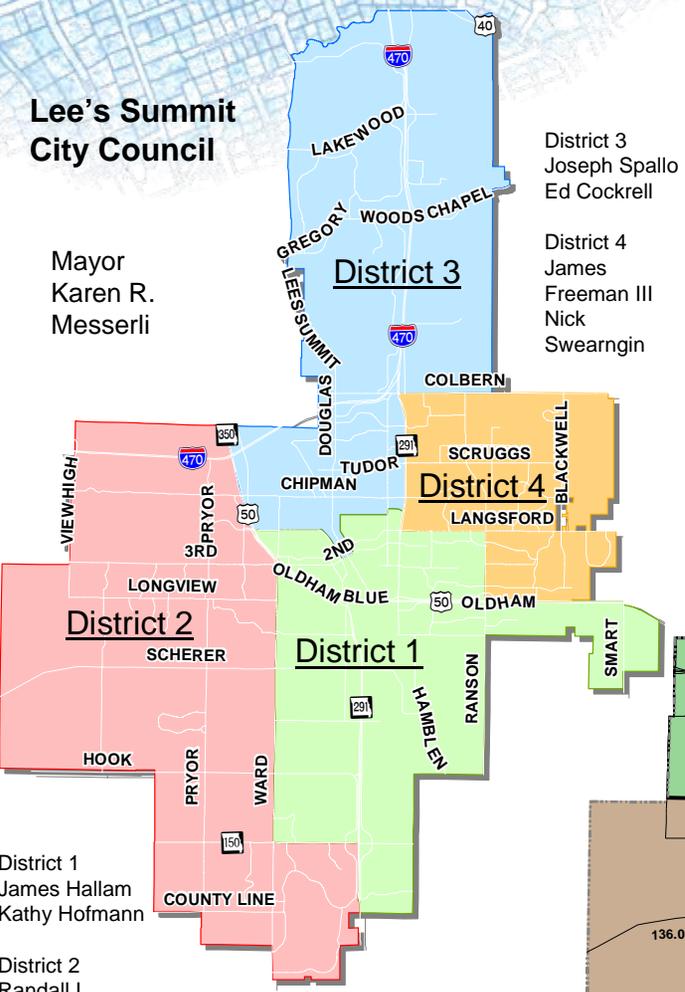
## Construction of the Vogue Condominiums



# Helpful Maps

## Lee's Summit City Council

Mayor  
Karen R. Messerli



District 1  
James Hallam  
Kathy Hofmann

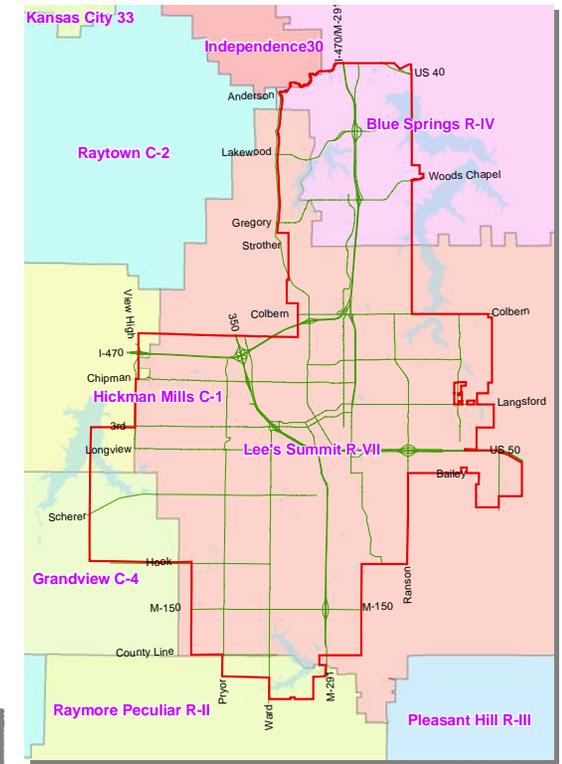
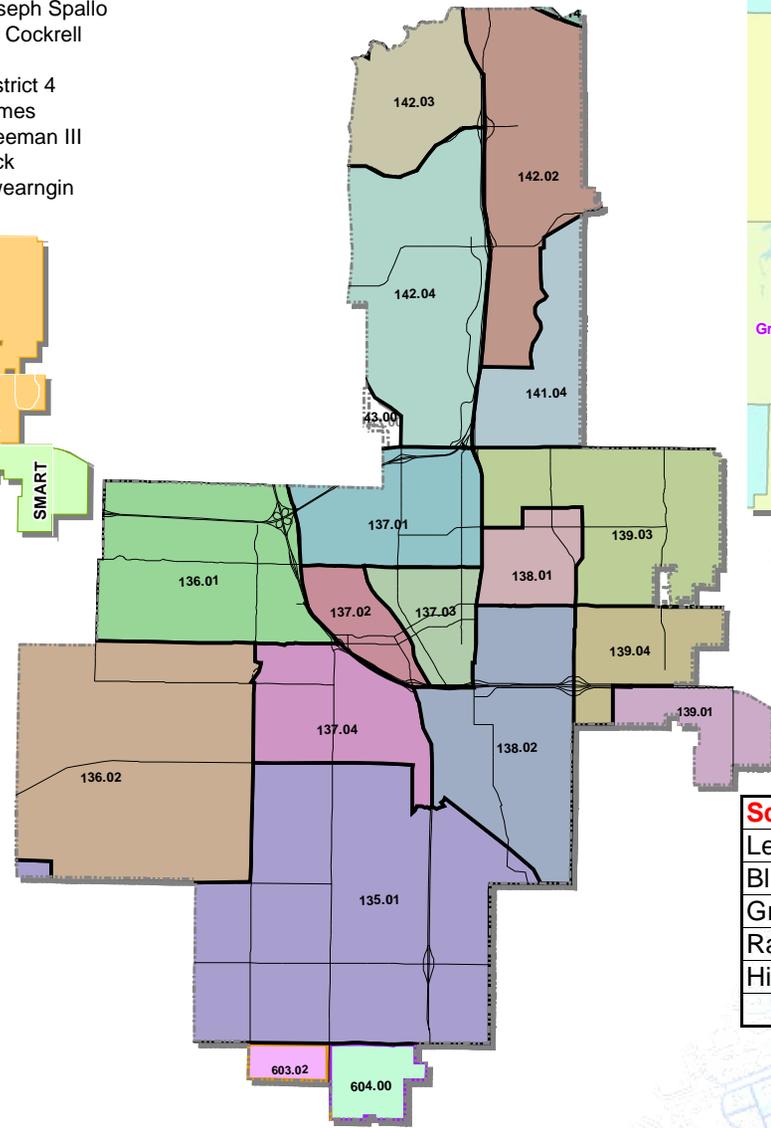
District 2  
Randall L. Rhoads  
Ron Williams

District 3  
Joseph Spallo  
Ed Cockrell

District 4  
James Freeman III  
Nick Swearngin

## Lee's Summit City Council Districts Map

## 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	50.03	76.71%
Blue Springs R-IV	9.22	14.14%
Grandview C-4	3.39	5.20%
Raymore Peculiar R-II	1.41	2.16%
Hickman Mills C-1	1.17	1.79%
<b>TOTAL:</b>	<b>65.22</b>	<b>100.00%</b>

# 2007 Annexations & Rezoning

## Rezoning in 2007

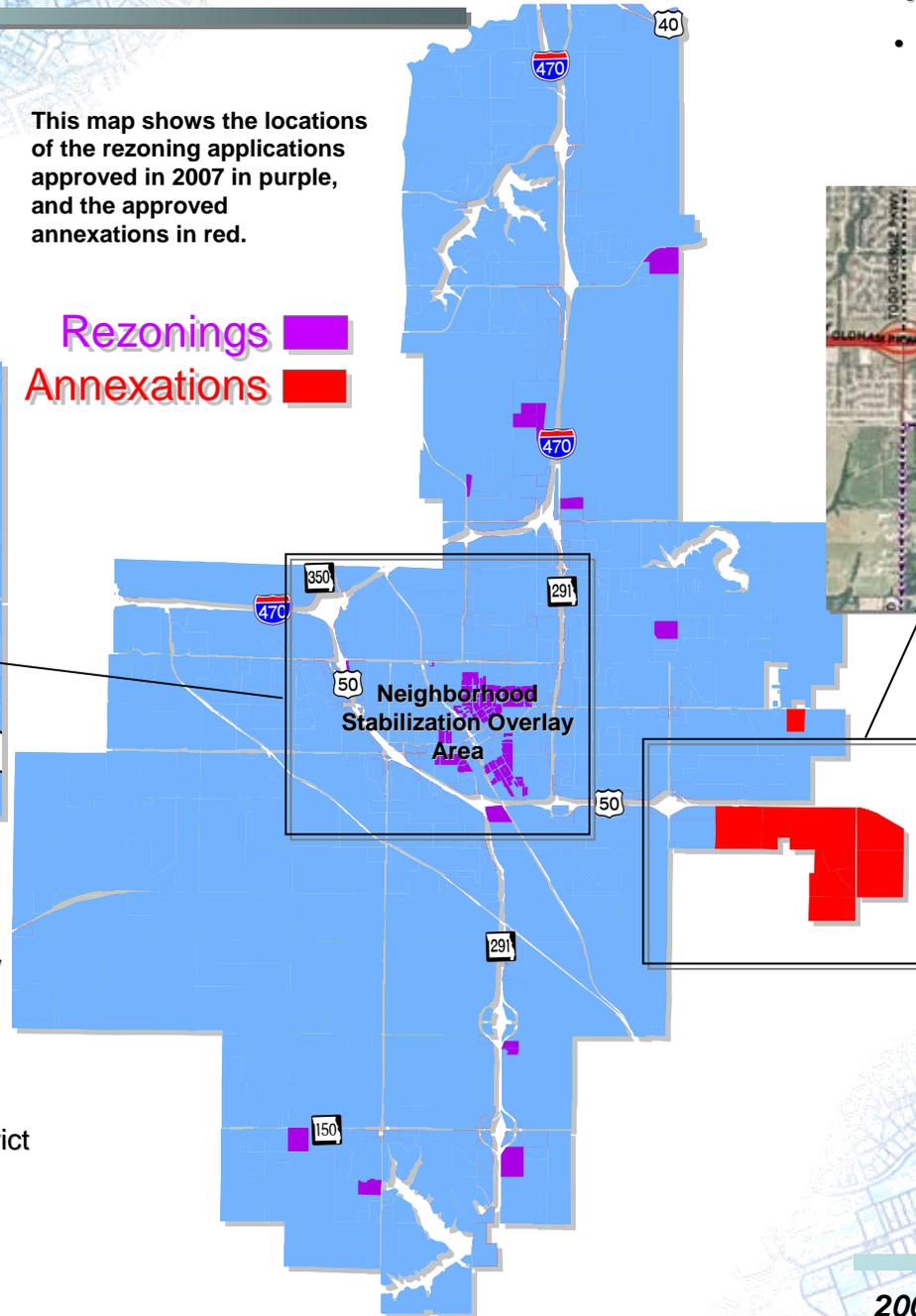
This map shows the locations of the rezoning applications approved in 2007 in purple, and the approved annexations in red.

Rezoning   
Annexations 

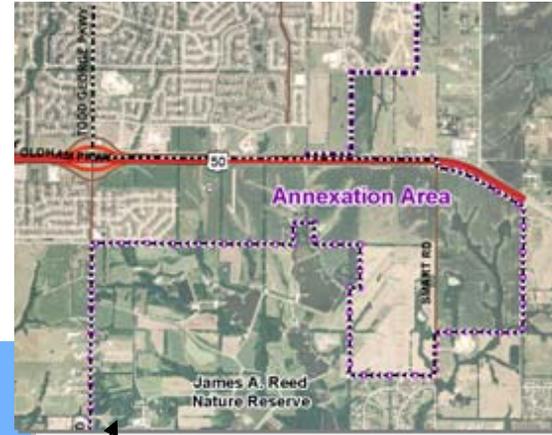
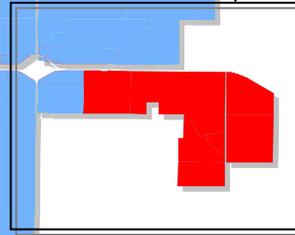
- A total of twelve rezoning applications were filed with the City, totaling 316 acres.



**Neighborhood Stabilization Overlay Closeup**



**Neighborhood Stabilization Overlay Area**



**Annexation Area**

James A. Reed Nature Reserve

## Annexations in 2007

- One annexation, as shown in red on the map, took place in 2007 through a general election. This annexation encompasses two general areas of land within Jackson

- County. One of the areas is located immediately south of Langford Road across from Legacy Wood Subdivision. At the time of the annexation, two single family residential subdivisions were being developed in this area with approximately 100 lots, approved by Jackson County. The other area annexed included about 930 acres of land south of US 50. The annexation request received a strong support from the citizens of Lee's Summit as well as the owners of properties being annexed during the election. With the properties annexed, the City has a better chance to ensure quality development at one of the most important gateways into the City.

- In addition to the rezonings, the City also initiated an application requesting that a Neighborhood Stabilization Overlay District be created around the perimeter of the Downtown Core. This Overlay District totals 432 acres.

# 2007 Zoning Statistics

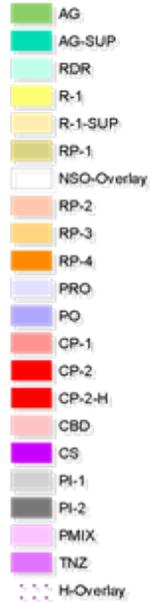
## About Zoning ---

The Lee's Summit zoning ordinance and subdivision regulations including zoning districts are established by the City Council through the adoption and amendment of the Unified Development Ordinance (UDO)

## End of 2007 Zoning Summary

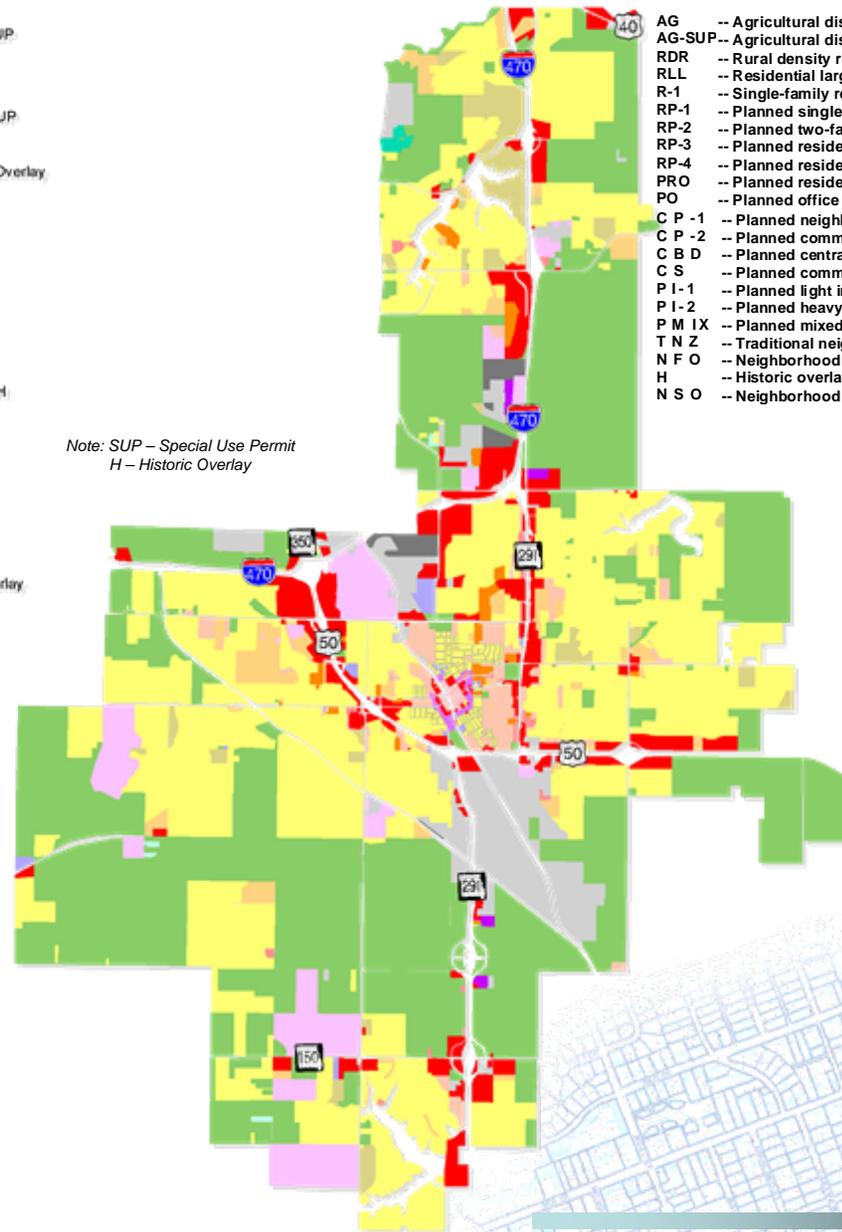
Generalized Zoning Type	Acreage	% of Total
Agricultural Zoning	15,973	41%
Single Family Zoning	14,989	38%
Multi-Family Zoning	1,841	5%
Commercial Zoning	2,472	6%
Industrial Zoning	2,312	6%
Mixed Use Zoning	1,637	4%
Transitional Neighborhood Zoning	51	0.1%

### ZONING DISTRICT



Note: SUP – Special Use Permit  
H – Historic Overlay

- AG -- Agricultural district
- AG-SUP -- Agricultural district with special use permit
- RDR -- Rural density residential district
- RLL -- Residential large lot district
- R-1 -- Single-family residential district
- RP-1 -- Planned single-family residential district
- RP-2 -- Planned two-family residential district
- RP-3 -- Planned residential mixed use district
- RP-4 -- Planned residential apartment district
- PRO -- Planned residential office district
- PO -- Planned office district
- C P -1 -- Planned neighborhood commercial district
- C P -2 -- Planned community commercial district
- C B D -- Planned central business district
- C S -- Planned commercial services district
- P I -1 -- Planned light industrial district
- P I -2 -- Planned heavy industrial district
- P M IX -- Planned mixed use district
- T N Z -- Traditional neighborhood zone
- N F O -- Neighborhood fringe office district
- H -- Historic overlay district
- N S O -- Neighborhood Stabilization Overlay district



# Existing Land Use

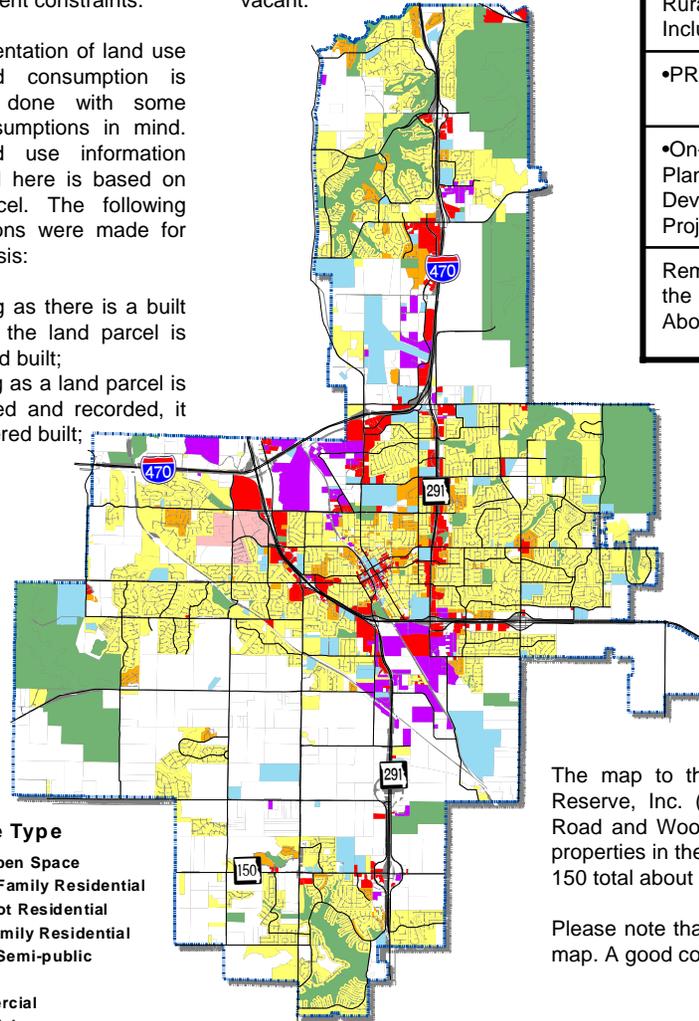
An analysis of the existing land use in the City helps us understand how much land area within the Corporate Limits has been consumed as of today, and identifies remaining growth opportunities and existing development constraints.

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:

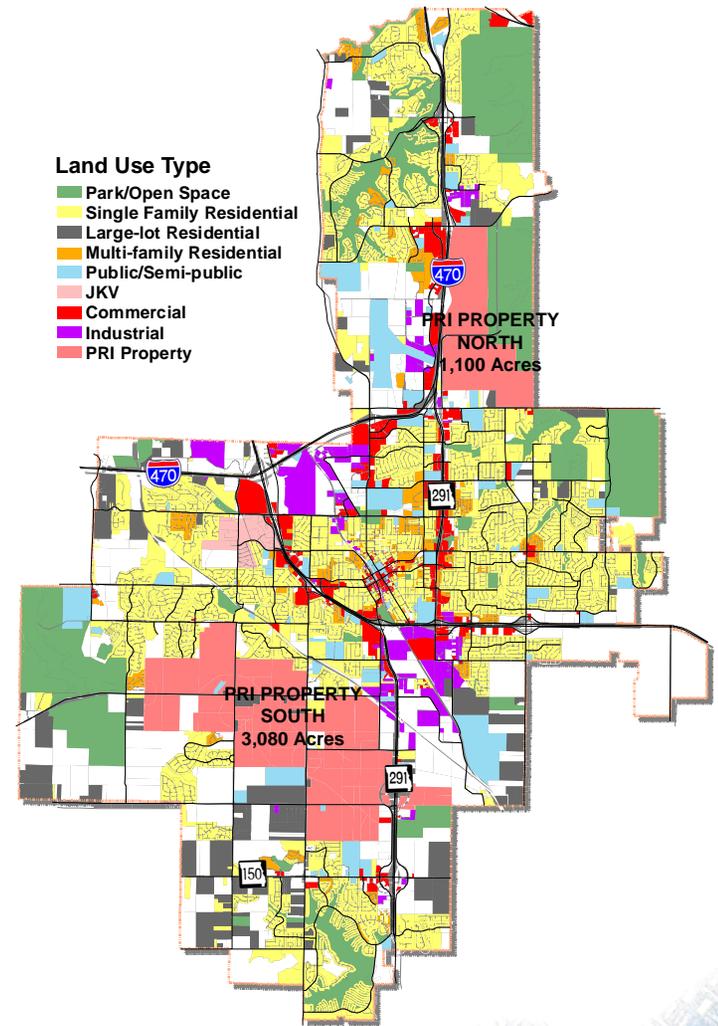
- ❑ As long as there is a built structure, the land parcel is considered built;
- ❑ As long as a land parcel is final-platted and recorded, it is considered built;

- ❑ 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 (2007)	<b>65.2 Sq Mi.</b>
Consumed Land Area (Large Lot Rural Residential Not Included)	<b>51.4%</b>
•Consumed Land Area (Large Lot Rural Residential Included)	<b>57.5%</b>
•PRI Properties	<b>10.1%</b>
•On-going and Planned Development Projects	<b>6.5%</b>
Remaining (Using the Bulleted Above)	<b>15.2%</b>



- Land Use Type**
- Park/Open Space
  - Single Family Residential
  - Large-lot Residential
  - Multi-family Residential
  - Public/Semi-public
  - JKV
  - Commercial
  - Industrial



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.

# 2007 Historic Preservation Activities

## 1. Historic Preservation Website

The Historic Preservation Commission (HPC) has provided the website for Lee's Summit citizens to be informed about ongoing preservation activities. Information is regularly updated regarding upcoming historic preservation activities. To reach the website, go to [www.lees-summit.mo.us/HPC/intro.htm](http://www.lees-summit.mo.us/HPC/intro.htm).

## 2. National Register Property Listed

On July 3, 2007, the National Park Service listed the Howard Neighborhood in the National Register of Historic Places.

## 3. Annual Work Program

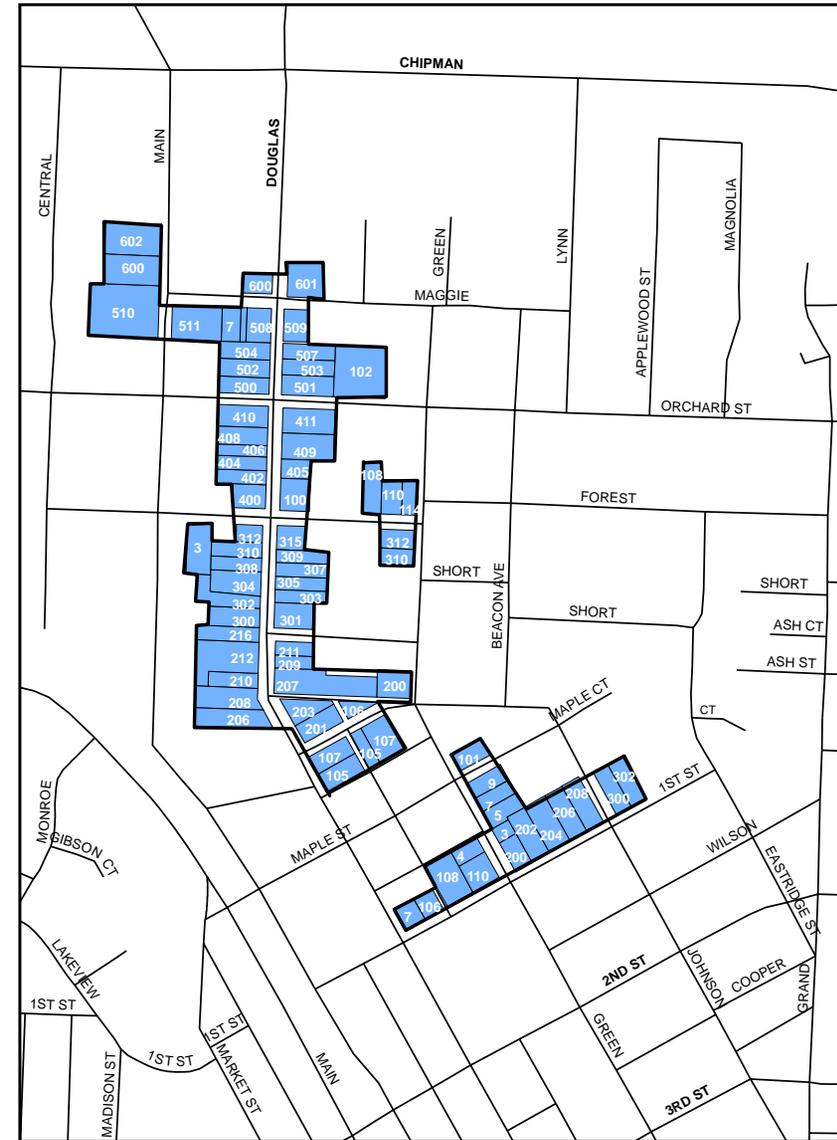
The Historic Preservation Commission held several workshop meetings to establish the Annual Work Program approved by the Commission on May 21, 2007. A total of 33 items were categorized under four main topics including administration, educational programs, objectives, and projects.

## 4. 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 \$6,432.85 on June 6, 2006. The third of three public meetings was held on April 16, 2007. The Missouri Advisory Council on Historic Preservation reviewed the nomination and submitted it to the National Park Service which listed the district in the National Register of Historic Places on July 3, 2007. This National Register district contains eighty-nine buildings located south of the Downtown National Register Historic District.

## 5. 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 of federal funds to 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). The City signed a contract with Sally Schwenk Associates to prepare National Register Nomination Reports for the Hearne's Neighborhood Area. On July 16, 2007, the City held the first public meeting regarding this project. This historic area is being nominated to include three historic districts: NE Forest Avenue & NE Green Street Residential Historic District; NE Douglas Street Residential Historic District; and the NE Green & 1st Street Residential Historic District.



Hearnes Addition Neighborhood

For additional information, please contact Michael Gorecki, Senior Planner, Long Range Planning Division, Planning & Development Department. (816) 969-1600

# 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%
2008	91,586	0.88%
<b>Percentage Growth 1960 - 2008</b>		<b>1007.86%</b>

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

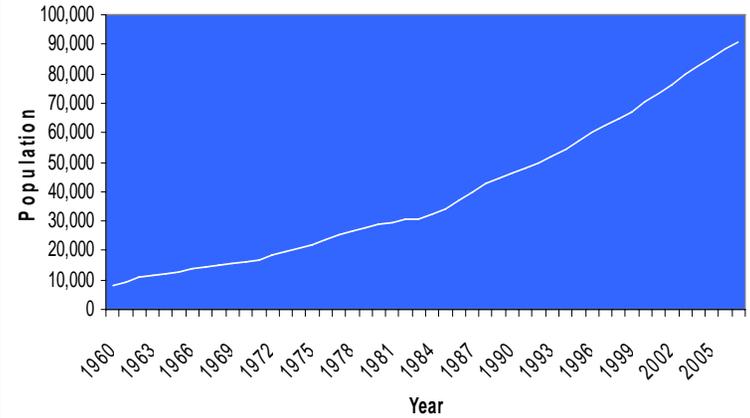
Lee's Summit has experienced steady population growth in the past decades, which has resulted in an increase of more than 80,000 people since 1960. Since 2000 Census, the City has estimated of a population increase of about 21,000 people over the seven year period. The table to the right provides the 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 the current population may be estimated. Up to 2006, all new housing units permitted in a given year were totaled and multiplied by Lee's Summit's average household size (2.65 per 2000 Census), following an exclusion of permitted housing units considered vacancy units (3.3% of the new units permitted). The final estimated population figure was added to the preceding year's census or estimated population.

Starting with this year's report, some adjustments to the assumptions and methods of calculation are being implemented to reflect several trend changes. One important change is that the household size has dropped from 2.65 persons per household to 2.58, according to the Census Bureau. Another significant change is the vacancy rate. Due to the recent housing market slump, more homes are vacant for a longer period of time. Thus the average vacancy rate is adjusted from 3.3% to 5%.

One critical change to the methodology of estimating population growth is to use the first six-month building permits of the year instead of the twelve-month permits as occupied housing units. That means that the building permits issued between July 1, 2007 and December 31, 2007 will not be counted as producing occupied units for this report, thus they are not treated as population producing units.

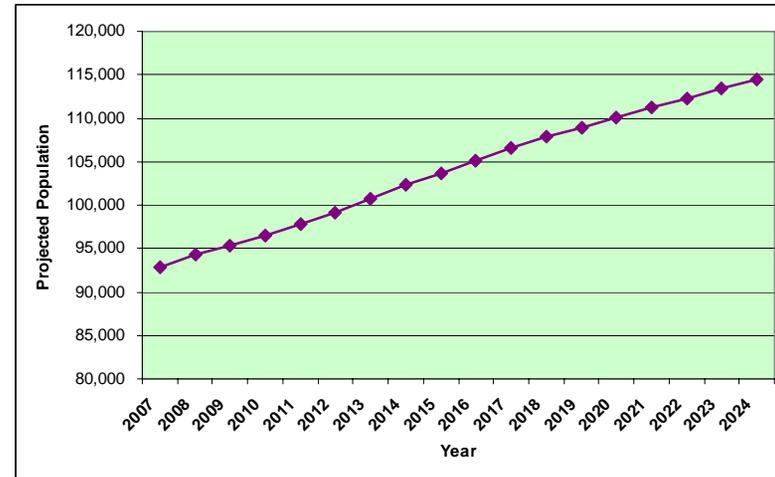
**Lee's Summit Population Growth 1960-2007**



With all the changes discussed above and accompanied by a slow housing market, our population increase from the previous year is minimal at 0.88%.

At the current level of uncertainty about the housing market and the overall economy, projecting future growth presents a real challenge. To be more realistic, the short-term growth forecasts have been adjusted to a slower growth pattern, as shown in the chart below.

**Lee's Summit Population Growth Projection (Short-term)**



# 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.

Because building permit activity is not tracked by either Council District or by Census Tract each month, the population estimates

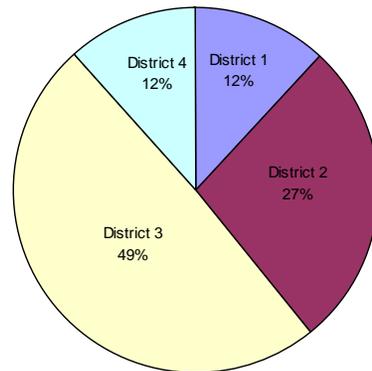
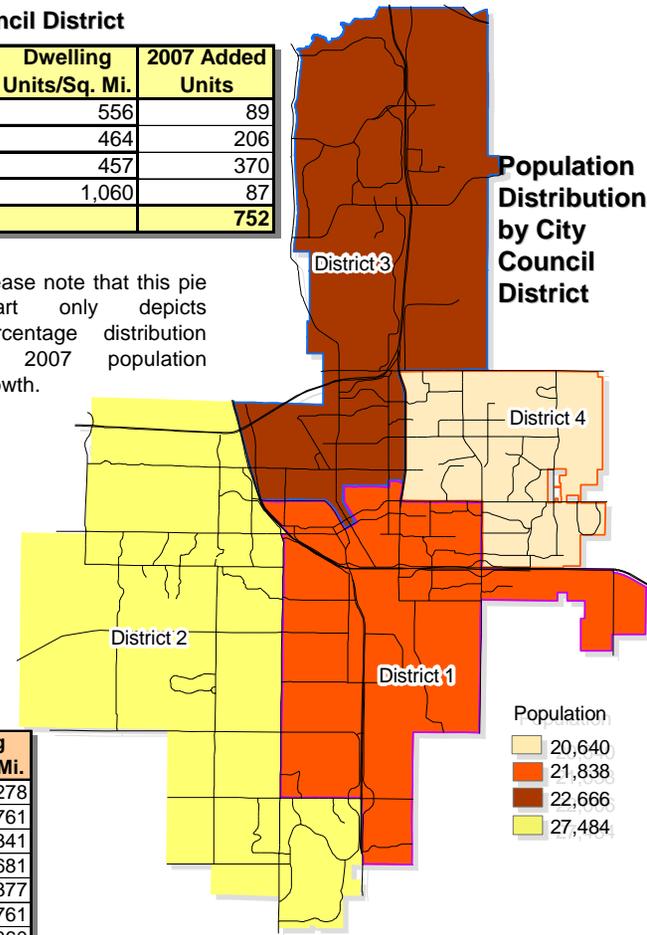
reported on this page assume that all the permitted housing units in 2007 are occupied units, with an exclusion of 5% vacancy.

As a result, the population numbers are higher on this page than those reported on other pages. Please refer to Page 9 for the most recent population estimate.

Population Estimates by City Council District

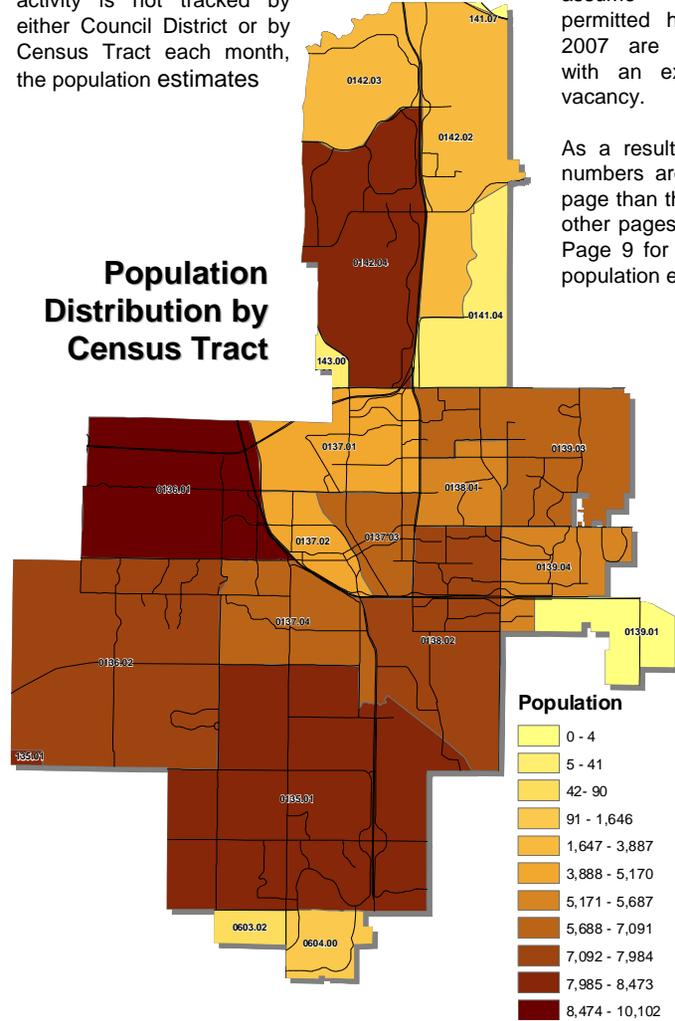
City Council District	Population Estimate	Total Sq. Mi.	Dwelling Units	Dwelling Units/Sq. Mi.	2007 Added Units
District 1	21,838	15.29	8499	556	89
District 2	27,484	23.06	10702	464	206
District 3	22,666	19.31	8834	457	370
District 4	20,640	7.58	8033	1,060	87
<b>Totals</b>	<b>92,628</b>	<b>65.24</b>	<b>36,068</b>		<b>752</b>

Population Distribution by City Council District



Please note that this pie chart only depicts percentage distribution of 2007 population growth.

Population Distribution by Census Tract



Population Estimates by Census Tract

Census Tract	Population Estimate	Total Sq. Mi.	Dwelling Units	Dwelling Units/Sq. Mi.
135.01	8,360	11.72	3256	278
136.01	10,102	5.16	3931	761
136.02	7,662	8.74	2985	341
137.01	5,170	2.95	2011	681
137.02	4,332	1.22	1685	1,377
137.03	6,689	1.48	2602	1,761
137.04	6,535	2.96	2546	860
138.01	5,663	1.39	2204	1,583
138.02	7,984	4.85	3106	641
139.01	0	1.55	0	0
139.03	7,091	4.41	2761	626
139.04	5,687	1.91	2213	1,157
141.04	41	2.32	16	7
141.07	4	0.06	0	0
142.02	3,190	4.68	1244	266
142.03	3,887	2.50	1512	604
142.04	8,473	5.51	3310	601
143.00	21	0.23	8	35
604.00	1,646	0.49	642	1,302
603.02	90	1.04	36	35
<b>TOTALS:</b>	<b>92,628</b>		<b>36,068</b>	

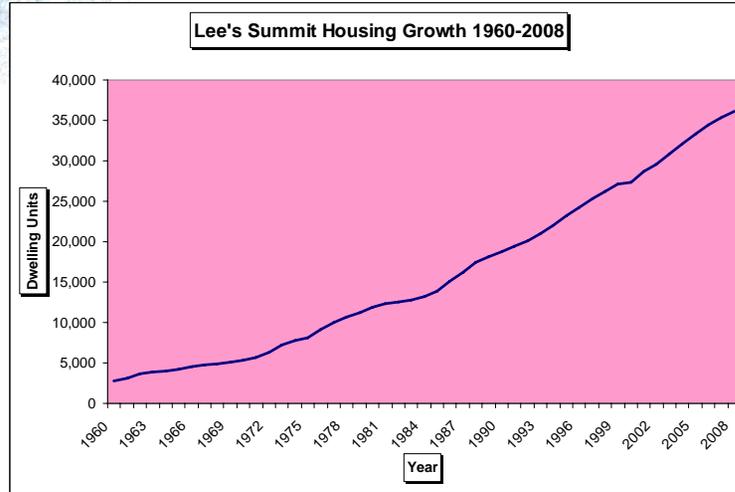
The map above depicts Lee's Summit's total population distribution by City Council Districts. Further analysis shows that Council District 4 has the highest concentration of population while District 2 and District 3 have much lower concentration.

# Housing Growth

**Lee's Summit Housing Growth  
1960 to 2008**

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%
2008	36,094	2.20%
<b>Percentage Growth 1960-2008</b>		<b>1188%</b>

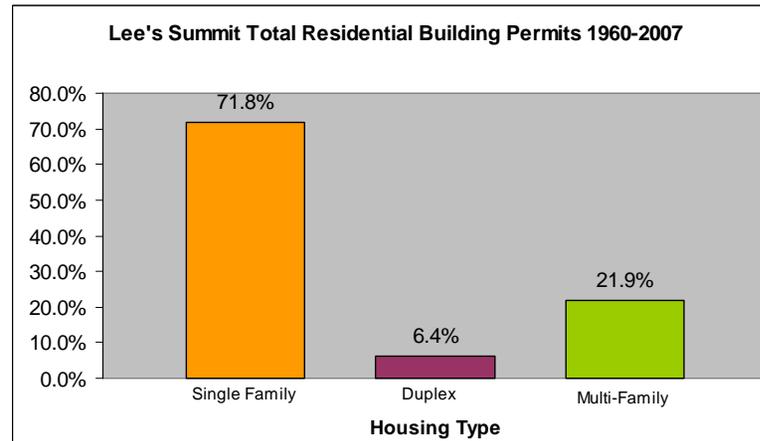
Note: Dwelling units as of January 1st except for 1960, 1970, 1980, 1990 and 2000.



Lee's Summit has grown tremendously since 1960 in terms of housing construction. There has been a 1,188% increase in dwelling units built in Lee's Summit in the past 48 years.

The increased market demand over the past decades has led to a dramatic increase in single family housing supply. 72% of the building permits issued since 1960 have been for single family units. Of the 34,789 permits granted since 1960, over 9,800 of them have been for single-family attached and 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 2007				
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	1276
1986	826	126	224	1176
1987	918	52	222	1192
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	1042
1994	1140	18	132	1290
1995	998	38	8	1044
1996	1114	42	40	1196
1997	727	114	64	905
1998	802	100	128	1030
1999	824	46	74	944
2000	680	40	524	1244
2001	748	32	163	943
2002	887	80	372	1339
2003	853	94	229	1176
2004	911	44	270	1225
2005	791	66	323	1180
2006	489	42	296	827
2007	380	56	343	779
<b>Total Units</b>	<b>24968</b>	<b>2216</b>	<b>7605</b>	<b>34789</b>
<b>% of Total</b>	<b>71.8%</b>	<b>6.4%</b>	<b>21.9%</b>	<b>100.0%</b>

# Housing Growth- Metro Comparison

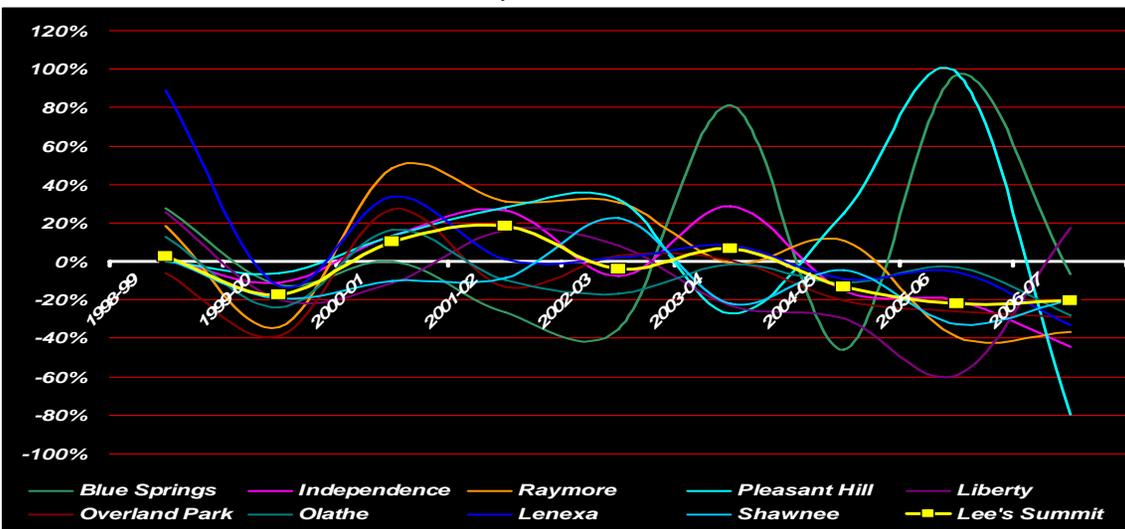
Single Family Residential Building Permits - Metro City Comparison (1998-2007)

City	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	Total
<b>Lee's Summit</b>	<b>490</b>	<b>616</b>	<b>791</b>	<b>911</b>	<b>853</b>	<b>887</b>	<b>748</b>	<b>680</b>	<b>824</b>	<b>802</b>	<b>7,602</b>
Blue Springs	265	284	144	266	147	226	307	307	349	274	2,569
Independence	167	300	376	443	345	373	295	260	292	288	3,139
Raymore	186	294	483	437	441	337	257	173	263	222	3,093
Pleasant Hill	42	208	105	84	115	87	68	60	64	64	897
Liberty	61	52	127	180	233	215	185	208	259	206	1,726
Overland Park	355	499	674	848	842	816	941	739	1,205	1,280	8,199
Olathe	609	849	875	987	1,000	1,200	1,325	1,140	1,501	1,330	10,816
Lenexa	218	325	345	379	350	343	340	254	291	154	2,999
Shawnee	217	270	402	422	542	442	485	541	669	663	4,653

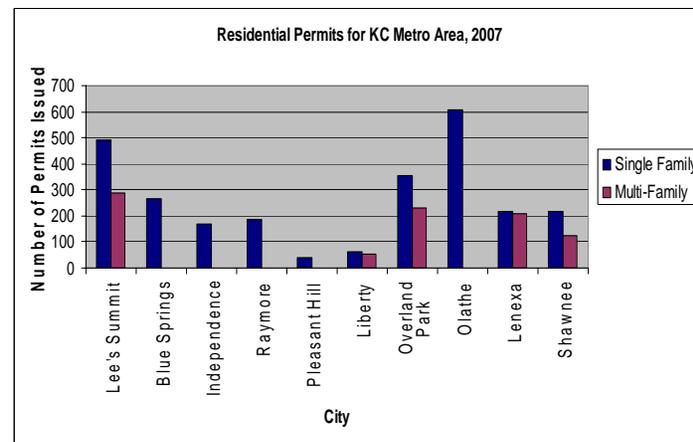
Multi-family Residential Building Permits - Metro City Comparison (1998-2007)

City	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	Total
<b>Lee's Summit</b>	<b>288</b>	<b>155</b>	<b>323</b>	<b>270</b>	<b>229</b>	<b>372</b>	<b>163</b>	<b>524</b>	<b>74</b>	<b>128</b>	<b>2,526</b>
Blue Springs	-	216	122	266	185	58	46	112	34	4	1,043
Independence	-	240	4	-	35	325	89	113	22	70	898
Raymore	-	51	8	-	-	4	90	68	52	26	299
Pleasant Hill	-	-	28	4	34	16	35	2	26	4	149
Liberty	54	-	-	-	-	-	2	2	43	50	151
Overland Park	231	599	348	184	596	-	1,447	1,430	1,481	320	6,636
Olathe	0	530	425	213	361	311	596	114	859	104	3,513
Lenexa	208	150	-	-	-	8	8	16	282	728	1,400
Shawnee	124	-	288	224	455	173	426	534	128	-	2,352

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. Of the peer group, Olathe and Overland Park in Johnson County, Kansas have been the only cities to surpass Lee's Summit in the total number of permits issued.



The above chart shows the single-family and multi-family building permits issued in 2007 alone. Overall, Lee's Summit comes in as the third highest, behind Olathe and Overland Park, respectively.

Lee's Summit ranks third in the total number of multi-family building permits issued during the past ten years. However, in 2007, Lee's Summit ranked first in the metro for total number of multi-family permits issued.

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 Blue Springs, Pleasant Hill and Raymore have experienced a higher level of fluctuation (more dramatic up and down curves) over the years, Lee's Summit has stayed relatively consistent.

In general, the Kansas City housing market reflected a nationwide decline in new housing construction in 2007. Despite this, the past decade has seen a relatively strong housing market in the Metro on both sides of the state line. 2006 and particular 2007 have seen a dramatic shift in the housing market in the nation as well as in the region. There is a lot of uncertainty as to how long this housing market slump is going to continue.

# Major Single-Family Subdivisions



Subdivision	Council District	Precinct	Census Tracts	Proposed/Planned	Final Platted	Number of Permits Issued										Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
						Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005	2006	2007				Proposed/Planned	Final Plat
Amber Hills	4	66	139.03	194	194	0	194	0	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	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>0</b>	<b>1</b>	<b>107</b>	<b>90%</b>	<b>90%</b>	<b>12</b>	<b>12</b>
Arborwalk	2	24/24A	135.01	669	191	0	0	0	0	0	0	9	18	6	14	47	7%	25%	622	144
Asbury Park	4	50B	139.04	56	56	0	56	0	0	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>32</b>	<b>5</b>	<b>22</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>31%</b>	<b>100%</b>	<b>71</b>	<b>0</b>
Ashton @ Charleston Park	4	50A/50B	139.04	428	428	0	428	0	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	0	18	100%	100%	0	0
Banner View	4	47	138.01	36	36	36	0	0	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>176</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>32</b>	<b>2</b>	<b>113</b>	<b>77%</b>	<b>64%</b>	<b>34</b>	<b>63</b>
Bent Tree Bluffs	2	12	136.01	327	327	232	95	0	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	0	88	100%	100%	0	0
Blackwell Valley	1	5	138.02	17	17	0	17	0	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	0	21	100%	100%	0	0
Bordner Estates	4	48	138.01	235	235	168	67	0	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	0	156	100%	100%	0	0
Bordner South	1	5	138.02	36	36	36	0	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	0	36	100%	100%	0	0
Brentwood Estates	1	4/5	138.02	35	35	35	0	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	0	168	100%	100%	0	0
Briarcroft East	1	5	138.02	45	45	45	0	0	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	0	0	79	100%	100%	0	0
Bridgeport	4	70	139.03	245	245	0	245	0	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	0	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>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	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>5</b>	<b>9</b>	<b>58</b>	<b>48%</b>	<b>48%</b>	<b>62</b>	<b>62</b>
Brookshire Estates	4	49	139.03	61	61	61	0	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	0	168	100%	100%	0	0
Canterbury	4	50B	139.04	194	194	0	194	0	0	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>1</b>	<b>0</b>	<b>2</b>	<b>7%</b>	<b>0%</b>	<b>27</b>	<b>27</b>
Carriage Point @ Richardson Ranch	4	70	139.03	126	126	0	21	40	30	32	3	0	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	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>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>0</b>	<b>0</b>	<b>45</b>	<b>92%</b>	<b>92%</b>	<b>4</b>	<b>4</b>
<b>Cedar Creek Village</b>	<b>2</b>	<b>22</b>	<b>137.04</b>	<b>44</b>	<b>44</b>	<b>20</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>33</b>	<b>75%</b>	<b>75%</b>	<b>11</b>	<b>11</b>
<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>0</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	0	0	18	100%	100%	0	0
<b>Clubhouse Cottages of Lakewood</b>	<b>3</b>	<b>27</b>	<b>142.03</b>	<b>46</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>15</b>	<b>33%</b>	<b>33%</b>	<b>31</b>	<b>31</b>
Cly-Mar Gardens	3	40	137.01	36	36	24	12	0	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	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>5</b>	<b>0</b>	<b>48</b>	<b>76%</b>	<b>76%</b>	<b>15</b>	<b>15</b>
Cottonwood Estates	4	69	138.01	26	26	26	0	0	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>0</b>	<b>0</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	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	0	274	100%	100%	1	1

\*Bold type indicates that building permits have been issued for less than 50% of the approved preliminary-platted lots in the subdivision

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

# Major Single-Family Subdivisions, continued

Subdivision	Council District	Precinct	Census Tracts	Number of Permits Issued													Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
				Proposed/Planned	Final Platted	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005	2006	2007	Proposed/Planned				Final Plat	
Crestwood South	1	5	138.02	66	66	66	0	0	0	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	0	0	0	187	100%	100%	0	0
Crystal View Estates	4	50/50A	139.04	206	206	103	102	0	1	0	0	0	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>32</b>	<b>37</b>	<b>69</b>	<b>39%</b>	<b>39%</b>	<b>107</b>	<b>107</b>	
Deer Valley Estates	4	67	138.01	13	13	0	6	2	0	3	1	0	0	0	1	13	100%	100%	0	0	
Deerbrook	4	44/66A	139.03	257	257	231	25	0	0	0	0	0	0	0	1	257	100%	100%	0	0	
Deerbrook North	4	66	139.03	82	82	0	82	0	0	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	0	0	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>0</b>	<b>0</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>509</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>28</b>	<b>31</b>	<b>480</b>	<b>65%</b>	<b>94%</b>	<b>263</b>	<b>29</b>	
East Lake Village	3	30/31	142.04	331	331	154	169	4	3	0	1	0	0	0	0	331	100%	100%	0	0	
Edgewood Trail	2	13A	136.01	54	54	0	43	6	4	0	1	0	0	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>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>1</b>	<b>1</b>	<b>7%</b>	<b>0%</b>	<b>13</b>	<b>12</b>	
Emerald View	4	67	138.01	148	148	145	3	0	0	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	0	0	61	100%	100%	0	0	
<b>Estates of Chapel Ridge</b>	<b>3</b>	<b>31</b>	<b>142.04</b>	<b>23</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>0</b>	<b>0</b>	<b>7</b>	<b>7</b>	<b>30%</b>	<b>30%</b>	<b>16</b>	<b>16</b>	
Estates of Saddlebrook	1	25A	135.01	21	21	0	17	1	1	1	0	1	0	0	0	21	100%	100%	0	0	
Fairfield Green	3	31	142.04	55	55	0	53	1	1	0	0	0	0	0	0	55	100%	100%	0	0	
<b>Fairfield Woods</b>	<b>3</b>	<b>31</b>	<b>142.04</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>3</b>	<b>6</b>	<b>9</b>	<b>24%</b>	<b>0%</b>	<b>28</b>	<b>28</b>	
<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>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>2</b>	<b>0</b>	<b>27</b>	<b>75%</b>	<b>75%</b>	<b>9</b>	<b>9</b>	
<b>Fields of Highland Park</b>	<b>4</b>	<b>58</b>	<b>139.04</b>	<b>70</b>	<b>70</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>30</b>	<b>43%</b>	<b>43%</b>	<b>67</b>	<b>67</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>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	0	0	6	100%	100%	0	0	
<b>Fountains @ Raintree</b>	<b>2</b>	<b>CASS</b>	<b>604</b>	<b>176</b>	<b>106</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>15</b>	<b>22</b>	<b>86</b>	<b>49%</b>	<b>81%</b>	<b>90</b>	<b>20</b>	
Foxwood	4	69	138.01	56	56	0	56	0	0	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	0	0	129	100%	100%	0	0	
Foxwood Hills	4	69	138.01	56	56	0	49	3	2	1	1	0	0	0	0	56	100%	100%	0	0	
<b>Fritchie 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>3</b>	<b>3</b>	<b>8%</b>	<b>0%</b>	<b>34</b>	<b>34</b>	
Gatewood Hills	4	49	139.03	44	44	37	7	0	0	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	0	232	100%	100%	1	1	
<b>Golden Fields</b>	<b>4</b>	<b>58</b>	<b>139.04</b>	<b>31</b>	<b>31</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>12</b>	<b>12</b>	<b>39%</b>	<b>39%</b>	<b>19</b>	<b>19</b>	
Gordania Estates	1	4/5/6	138.02	218	218	217	0	0	0	0	0	0	1	0	0	218	100%	100%	0	0	
Gray Ridge Acres	1	1	137.02	27	27	0	0	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	0	0	62	100%	100%	0	0	
Greystone Park	4	50	139.04	68	68	68	0	0	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>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	0	0	29	100%	100%	0	0	
<b>Hawks Ridge East</b>	<b>1</b>	<b>8</b>	<b>138.02</b>	<b>296</b>	<b>296</b>	<b>0</b>	<b>229</b>	<b>24</b>	<b>35</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>294</b>	<b>99%</b>	<b>99%</b>	<b>2</b>	<b>2</b>	
<b>Heather Hill Farms</b>	<b>3</b>	<b>38</b>	<b>137.03</b>	<b>27</b>	<b>27</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>1</b>	<b>1</b>	<b>4%</b>	<b>4%</b>	<b>10</b>	<b>10</b>	
Hidden Creek	4	50A	139.04	14	14	0	14	0	0	0	0	0	0	0	0	14	100%	100%	0	0	
<b>Highland at the Meadows of Winterset</b>	<b>2</b>	<b>20</b>	<b>136.02</b>	<b>214</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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>214</b>	<b>50</b>	
Highway Lane	2	17	136.01	152	152	151	1	0	0	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	0	0	48	100%	100%	0	0	
Highway Manor	2	17	136.01	38	38	38	0	0	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	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>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	0	0	58	100%	100%	0	0	

\*Bold type indicates that building permits have been issued for less than 50% of the approved preliminary-platted lots in the subdivision

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

# Major Single-Family Subdivisions, continued

Subdivision	Council District	Precinct	Census Tracts	Number of Permits Issued												Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory		
				Proposed/Planned	Final Platted	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005	2006	2007				Proposed/Planned	Final Plat	
Indian Creek South	1	7	138.02	134	134	117	17	0	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	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>17</b>	<b>19</b>	<b>36</b>	<b>5%</b>	<b>0%</b>	<b>709</b>	<b>332</b>
Knollbrook	4	49	139.03	120	120	117	3	0	0	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	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	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	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>0</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</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	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	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>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>1</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>55%</b>	<b>88%</b>	<b>24</b>	<b>4</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>0</b>	<b>0</b>	<b>0</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	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>27</b>	<b>16</b>	<b>55</b>	<b>21%</b>	<b>80%</b>	<b>211</b>	<b>14</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>0</b>	<b>0</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	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	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>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>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	0	0	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>11</b>	<b>12</b>	<b>23</b>	<b>31%</b>	<b>32%</b>	<b>51</b>	<b>49</b>	
Maple Tree	3	39/39A	137.01	342	342	0	342	0	0	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>5</b>	<b>63%</b>	<b>63%</b>	<b>3</b>	<b>3</b>								
<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>19</b>	<b>8</b>	<b>183</b>	<b>95%</b>	<b>95%</b>	<b>9</b>	<b>9</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>0</b>	<b>0</b>	<b>180</b>	<b>98%</b>	<b>98%</b>	<b>3</b>	<b>3</b>	
Metheny Addition	1	3	137.03	20	20	20	0	0	0	0	0	0	0	0	0	20	100%	100%	0	0	
<b>Miesner</b>	<b>2</b>	<b>24</b>	<b>135.01</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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0%</b>	<b>4</b>	<b>4</b>	
<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>4</b>	<b>9</b>	<b>48</b>	<b>39%</b>	<b>56%</b>	<b>74</b>	<b>38</b>	
Mill Harbor	2	25	135.01	55	55	0	54	0	0	0	0	0	1	0	0	55	100%	100%	0	0	
Mission Ridge	1	8A	137.04	68	68	68	0	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	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>8</b>	<b>2</b>	<b>245</b>	<b>99%</b>	<b>99%</b>	<b>2</b>	<b>2</b>	
Morgan Acres	4	50	139.04	250	250	250	0	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	0	19	100%	100%	0	0	
Mulberry East	4	44	139.03	82	82	81	1	0	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	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>9</b>	<b>5</b>	<b>34</b>	<b>16%</b>	<b>39%</b>	<b>182</b>	<b>54</b>	
<b>Newberry</b>	<b>1</b>	<b>8</b>	<b>138.02</b>	<b>282</b>	<b>300</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>0</b>	<b>0</b>	<b>252</b>	<b>89%</b>	<b>84%</b>	<b>30</b>	<b>48</b>	
<b>Nine Oaks</b>	<b>4</b>	<b>69</b>	<b>138.01</b>	<b>22</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>1</b>	<b>6</b>	<b>6</b>	<b>27%</b>	<b>27%</b>	<b>16</b>	<b>16</b>	
Nolleen Acres	1	4	138.02	76	76	76	0	0	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>7</b>	<b>6</b>	<b>36</b>	<b>72%</b>	<b>72%</b>	<b>14</b>	<b>14</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>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	0	0	94	100%	100%	0	0	

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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

# Major Single-Family Subdivisions, continued

Subdivision	Council District	Precinct	Census Tracts	Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory		
				Proposed/Planned	Final Platted	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005	2006				2007	Proposed/Planned	Final Plat
Oak Hill South	1	8	138.02	147	147	0	95	23	22	7	0	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>0</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>14</b>	<b>9</b>	<b>183</b>	<b>66%</b>	<b>68%</b>	<b>95</b>	<b>86</b>
<b>Park Ridge</b>	<b>3</b>	<b>41</b>	<b>142.02</b>	<b>410</b>	<b>205</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>43</b>	<b>21</b>	<b>64</b>	<b>16%</b>	<b>0%</b>	<b>346</b>	<b>141</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>1</b>	<b>3</b>	<b>142</b>	<b>88%</b>	<b>88%</b>	<b>19</b>	<b>19</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>17</b>	<b>7</b>	<b>76</b>	<b>55%</b>	<b>94%</b>	<b>62</b>	<b>5</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	0	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>2</b>	<b>2</b>	<b>8%</b>	<b>0%</b>	<b>24</b>	<b>23</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>9</b>	<b>7</b>	<b>38</b>	<b>95%</b>	<b>95%</b>	<b>2</b>	<b>2</b>
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	1	193	100%	100%	0	0
<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>0</b>	<b>1</b>	<b>995</b>	<b>99%</b>	<b>99%</b>	<b>15</b>	<b>15</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>10</b>	<b>9</b>	<b>223</b>	<b>78%</b>	<b>100%</b>	<b>64</b>	<b>1</b>
Raintree Reserve	2	24	135.01	30	30	0	0	0	0	0	0	0	0	0	0	0	0%	0%	30	30
<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>1</b>	<b>0</b>	<b>34</b>	<b>64%</b>	<b>64%</b>	<b>19</b>	<b>19</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>0</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>0</b>	<b>0</b>	<b>16</b>	<b>84%</b>	<b>84%</b>	<b>3</b>	<b>3</b>
<b>Savannah 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>2</b>	<b>0</b>	<b>110</b>	<b>97%</b>	<b>97%</b>	<b>3</b>	<b>3</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	272	272	0	248	6	7	3	3	2	2	1	0	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		
<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>0</b>	<b>15</b>	<b>11</b>	<b>16</b>	<b>5</b>	<b>1</b>	<b>48</b>	<b>83%</b>	<b>83%</b>	<b>10</b>	<b>10</b>

\*Bold type indicates that building permits have been issued for less than 50% of the approved preliminary-platted lots in the subdivision

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

# Major Single-Family Subdivisions, continued

Subdivision	Council District	Precinct	Census Tracts	Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory		
				Proposed/Planned	Final Platted	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005	2006				2007	Proposed/Planned	Final Plat
Southgate	1	24	135.01	73	73	72	1	0	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	0	11	100%	100%	0	0
Sterling Hills	2	13	136.01	256	256	0	251	0	0	0	5	0	0	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>23</b>	<b>12</b>	<b>249</b>	<b>50%</b>	<b>93%</b>	<b>251</b>	<b>19</b>
Strother East	4	49	139.03	29	29	29	0	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	0	96	100%	100%	0	0
Summit Crossings	2	22	137.04	133	133	0	41	7	5	17	22	32	8	1	0	133	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>0</b>	<b>0</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>0</b>	<b>0</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	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>45</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>0%</b>	<b>122</b>	<b>45</b>
Sunnybrook	4	70	139.03	133	133	117	16	0	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	0	13	100%	100%	0	0
Sunset Cove	2	24	135.01	46	46	0	46	0	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	0	101	100%	100%	0	0
Sunset Ridge	2	24	135.01	38	38	0	38	0	0	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>4</b>	<b>1</b>	<b>14</b>	<b>56%</b>	<b>56%</b>	<b>11</b>	<b>11</b>
Tiffany Woods	3	30A	142.03	13	13	0	0	0	0	0	0	0	0	1	0	1	8%	8%	12	12
<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>10</b>	<b>2</b>	<b>77</b>	<b>93%</b>	<b>93%</b>	<b>6</b>	<b>6</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>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>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	0	0	17	100%	100%	0	0
Tudor Place	4	67	138.01	18	18	12	6	0	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	0	45	100%	100%	0	0
Valle Vista	3	40/45	137.03	66	66	66	0	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	0	22	100%	100%	0	0
Victoria Station	3	39/39A	137.01	53	53	31	22	0	0	0	0	0	0	0	0	53	100%	100%	0	0
<b>Villas of Chapel Ridge</b>	<b>3</b>	<b>31</b>	<b>142.04</b>	<b>42</b>	<b>42</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>4</b>	<b>8</b>	<b>12</b>	<b>29%</b>	<b>29%</b>	<b>30</b>	<b>30</b>
<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>1</b>	<b>0</b>	<b>1</b>	<b>1%</b>	<b>1%</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>0</b>	<b>0</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	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>0</b>	<b>0</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>7</b>	<b>13</b>	<b>12</b>	<b>9</b>	<b>6</b>	<b>7</b>	<b>59</b>	<b>98%</b>	<b>98%</b>	<b>1</b>	<b>1</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>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	0	0	464	100%	100%	0	0
Waters Edge	3	30	142.04	18	18	18	0	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	0	9	100%	100%	0	0
West Lake Village	3	31	142.04	209	209	209	0	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	0	16	100%	100%	0	0
Westwind Estates	4	47	138.01	39	39	39	0	0	0	0	0	0	0	0	0	39	100%	100%	0	0
Whispering Woods	2	20	136.02	On Hold	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0	0
White Ridge Farm	2	22	137.04	317	317	315	2	0	0	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>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>0</b>	<b>0</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	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>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	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>5</b>	<b>3</b>	<b>53</b>	<b>88%</b>	<b>88%</b>	<b>7</b>	<b>7</b>

\*Bold type indicates that building permits have been issued for less than 50% of the approved preliminary-platted lots in the subdivision

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

# Major Single-Family Subdivisions, continued

Subdivision	Council District	Precinct	Census Tracts	Number of Permits Issued												Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
				Proposed/Planned	Final Platted	Before 1990	1990 thru 1999	2000	2001	2002	2003	2004	2005	2006	2007				Proposed/Planned	Final Plat
Winterset Park	2	20A	136.02	576	576	0	432	43	38	41	20	2	0	0	0	576	100%	100%	0	0
<b>Winterset Valley</b>	2	<b>13A</b>	<b>136.01</b>	<b>182</b>	<b>182</b>	0	0	0	0	0	0	46	47	22	14	129	71%	71%	53	53
Whispering Woods	2	24A	135.01	203	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	203	0
<b>Winterset Woods</b>	2	<b>13A</b>	<b>136.01</b>	<b>90</b>	<b>90</b>	0	5	10	13	16	17	19	4	1	0	85	94%	94%	5	5
Wood Creek @ Richardson Ranch	4	49	139.03	50	50	0	0	26	13	3	7	1	0	0	0	50	100%	100%	0	0
Woodbury Park	3	39	137.01	108	108	0	108	0	0	0	0	0	0	0	0	108	100%	100%	0	0
<b>Woodland Glen</b>	1	<b>8A</b>	<b>138.02</b>	<b>143</b>	<b>86</b>	0	0	0	0	4	12	15	19	7	6	63	44%	73%	80	23
<b>Woodland Shores</b>	4	<b>66A</b>	<b>139.03</b>	<b>280</b>	<b>207</b>	0	0	0	0	0	24	30	15	14	24	107	38%	52%	173	100
Woodridge Manor	4	67	138.01	47	47	0	47	0	0	0	0	0	0	0	0	47	100%	100%	0	0
<b>Woodview Estates</b>	4	<b>69</b>	<b>138.01</b>	<b>29</b>	<b>29</b>	0	0	0	0	0	0	0	0	3	12	15	52%	52%	14	14
Woods Chapel Acres	3	33	142.04	337	337	337	0	0	0	0	0	0	0	0	0	337	100%	100%	0	0
<b>Total</b>				<b>29,738</b>	<b>26,549</b>	<b>9,793</b>	<b>8,747</b>	<b>661</b>	<b>730</b>	<b>877</b>	<b>839</b>	<b>899</b>	<b>768</b>	<b>484</b>	<b>410</b>	<b>24,208</b>	<b>81%</b>	<b>91%</b>	<b>5,542</b>	<b>2,353</b>

\*Bold type indicates that building permits have been issued for less than 50% of the approved preliminary-platted lots in the subdivision

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



# Multi-Family Subdivisions



Subdivision	Building Type & Number of Units for Each Type	Council District	Precinct	Census Tract	Number of Living Units Permitted to be Built										Subdivision Total	
					Pre - 1987	1987 - 2000	2001	2002	2003	2004	2005	2006	2007	Total Units Permitted	Planned	
					Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	
AMLI at New Longview	Apartment (206)	2	20A	136.02									206	206	206	
AMLI Summit Ridge	Apartment (432)	3	39	137.01		432								432	432	
Arborwalk	Apartment (280), Fourplex (32), Duplex (90)	2	24, 24A	135.01						170	193	27	10	400	400	
Arlington Park Estates	Duplex (18)	1	45	137.03	18									18	18	
Ash Court	Duplex (14)	1	45	137.03		14								14	14	
Ashbrooke	Apartment (75)	1	45	137.03	75									75	75	
Avanti East Apartments	Apartment (120)	4	45	137.03	120									120	120	
Banner Grove Estates	Duplex (56)	4	46, 67	138.01	56									56	56	
Bayberry	Sixplex (18)	1	6	138.02	16	2								18	18	
BC White House Addition	Duplex (2)	4	45	137.03	2									2	2	
Benton Heights	Duplex (18)	3	38	137.03	18									18	18	
Beverly Village	Duplex (22)	3	40	137.01	22									22	22	
Borders Addition	Apartment (14)	1	45	137.03	14									14	14	
Bordner Estates	Fourplex (84)	4	48	138.01	84									84	84	
Braeside Park	Mixed Density (98)	1	1	137.02	61	34	3							98	98	
Breckenridge Estates	Fourplex (40), Triplex (12), Duplex (108)	4	46, 67	138.01	150	10								160	160	
Briarcroft	Fourplex (24), Triplex (3), Duplex (24)	1	5	138.02	51									51	51	
Bridgehampton	Fourplex (32), Duplex (2)	1	8A	138.02		2				8				34	34	
Bridgehampton Townhomes	Fourplex (8)	1	8A	138.02		32								8	8	
Butterfields Addition	Duplex (4)	1	2	137.02	2	2								4	4	
By Metes and Bounds (Near Marketplace)	Duplex (2)				2									2	2	
Cedar Creek Estates	Duplex (24)	2	22	137.04		24								24	24	
Chapel Oaks	Fourplex (256)	3	32, 33	142.04	200	56								256	256	
Chapel Ridge Business Park	Apartment (274)	3	33	142.04								274		274	274	
Cheddington	Duplex (66)	2	25	135.01		18	6	12	30					66	66	
Cobblestone	Mixed Density (35)	2	25	135.01	29	6								35	35	
Condominiums Of Oaks Ridge Meadows	Fourplex (508)	3	30A	142.03		232	92	124	60					508	508	
Cottage Gate	Duplex (10)	1	3	137.03			10							10	10	
Country Meadow Estates	Apartment (16), Fourplex (152), Duplex (34)	4	46, 47	138.01	198						4			202	202	
Country Woods	Duplex (44)	2	13A	136.01		24	2	8		2	2	2		40	44	
Court Villas	Duplex (20)	1	45	137.03		20								20	20	
Craigmont	Duplex (6)	2	13/17	136.01	6									6	6	
Crossroads At Lees Summit	Apartment (160)	3	34, 35, 79	142.04				160						160	160	
Dogwood Springs	Apartment (52)	4	50	139.04		52								52	52	
Downing Heights	Apartment (10)	2	24	135.01	10									10	10	
Duncan Estates (LS Housing Authority)	Duplex (68)	1	23	137.04		68								68	68	
Eagle Creek Townhomes	Fourplex (140)	1	19, 20	136.02					32	52	20	36		140	412	
East Haven Acres	Duplex (16)	2	23	137.04		16								16	16	
East Ridge Addition	Duplex (2)	4	45	137.03	2									2	2	
Elgin Park	Sixplex (6), Fourplex (184)	4	49	139.03	170	20								190	190	
Elmwood Farm	Duplex (8)	2	11, 12	136.01	8									8	8	
English Manor	Fourplex (72)	3	39	137.01		72								72	72	
Foxhorn Addition	Fourplex (32)	3	34, 35, 79	142.04							32			32	32	
Fresh Woods Subdivision	Duplex (8)	1	2	137.02						2	6			8	8	

# Multi-Family Subdivisions, continued

Subdivision	Building Type & Number of Units for Each Type	Council District	Precinct	Census Tract	Number of Living Units Permitted to be Built										Subdivision Total Planned	
					Pre - 1987	1987 - 2000	2001	2002	2003	2004	2005	2006	2007	Total Units Permitted		
					Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	
Gambles Subdivision	Duplex (12)	1	3	137.03	12										12	12
Glendana Heights	2 Apartments (8 Each)	1	8	137.04	16										16	16
Gordanier Estates	Duplex (46)	1	4	138.02	44	2									46	46
Gover Addition	Duplex (2)	3	38	137.03	2										2	2
Greystone Park	Duplex (36)	4	50	139.04		36									36	36
Hamel Heights	Duplex (90)	3	40	137.03	90										90	90
Hearnas Addition	Apartment (16), Fourplex (4), Triplex (6), Duplex (32)	3	38	137.03	30		8	4	12		2	2			58	58
Heather Hill Farm	Duplex (12)	3	38	137.03	10				2						12	12
Higginbotham Acres	Duplex (4)	1	3	137.03	4										4	4
Higgins Addition	Duplex (8)	3	38	137.03	8										8	8
Higgins 2nd Addition	Fourplex (4)	1	3	137.03		4									4	4
Ironwood Addition	Fourplex (28), Duplex (2)	1	45	137.03			10	20							30	30
John Calvin Manor	Multi-Family Senior (100)	2	17	136.01	100										100	100
John Knox Retirement Village	JKV (1,654)	2	15	136.01	1601	36	2	8				7			1,654	1,654
Kingston Trails	Duplex (44)	1	3	137.03	44										44	44
Knoll Brook Townhomes	Fourplex (20)	4	49	139.03		20									20	20
Lacys Addition (Le Grand Estates)	Apartment (47)	1	3	137.01	47										47	47
Lacys Addition	Triplex (3)	1	3	137.01	3										3	3
Lakeshore Bay Townhomes	Mixed Density (16)	3	31	142.04	16										16	16
Lakeshore Townhouses	Mixed Density (10)	3	31	142.04	10										10	10
Lakewood Bay	Mixed Density (127)	3	31	142.04	109	18									127	127
Landings At Lakewood	Mixed Density (20)	3	30	142.04	20										20	20
Lea Manor Condominiums	Fourplex (8)	1	23	137.04	8										8	8
Lee Haven (LS Housing Authority)	Apartment (42), Duplex (8)	4	45	137.03	50										50	50
Lee Heights	Duplex (6)	3	38	137.03	6										6	6
Lees Summit Retirement	Multi-Family Senior (123)	3	39	137.01					123						123	123
Lodge Apartments, The	Apartment (64)	1	3	137.03	64										64	64
Lowes Addition	Duplex (12)	1	45	137.03		4			8						12	12
Maple Tree Manor	Duplex (74)	3	39	137.01		74									74	74
Marketplace	Duplex (104)	1	2	137.02	104		4	4							104	104
Michael Manor	Duplex (42)	3	38	137.03	42										42	42
Morningside Acres	Duplex (4)	1	3	137.03		4									4	4
Myrtle Park	Duplex (12)	3	38	137.03	10	2									12	12
Nancene Apartments	Apartment (103)	2	23	137.04	103										103	103
Newberry Commons	Fourplex (164)	1	8	138.02		96	28	40							164	164
Noel Richardson Addition	Duplex (2)	1	4	138.02	2										2	2
Onahome Addition	Apartment (12)	1	3	137.03	12										12	12
Orchard Hills	Duplex (36)	3	40	137.01	36										36	36
Oxford Place Townhouses	Fourplex (56)	1	8	137.04	56										56	56

# Multi-Family Subdivisions, continued

Subdivision	Building Type & Number of Units for Each Type	Council District	Precinct	Census Tract	Number of Living Units Permitted to be Built										Subdivision Total Planned	
					Pre - 1987	1987 - 2000	2001	2002	2003	2004	2005	2006	2007	Total Units Permitted		
					Units	Units	Units	Units	Units	Units	Units	Units	Units	Units		
Park Lane West Condominium	Apartment (60)	3	37	137.02	60										60	60
Peter's Resurvey	Triplex (6)	4	45	137.03	4										4	4
Pheasant Run Apartments	Apartment (160)	3	39	137.01	160										160	160
Pin Oak Estates	Duplex (48)	3	40	137.03	46										46	46
Pincrest	Fourplex (8), Duplex (2)	1	2	137.02		10									10	10
Pinetree Village	Fourplex (56)	1	2	137.02		56									56	56
Raintree Lake	Fourplex (12), Triplex (3), Duplex (6)	2	24, 24A	135.01		21									21	21
Raintree Villas	Duplex (78)	2	25	135.01			8	18	22	12	10	8			78	84
Ranville Corner	Duplex (2)	1	2	137.02							2				2	2
Ridgeview Manor	Mixed Density (140)	4	46, 67	138.01	64	76									140	140
Robin Hills	Apartment (61), Duplex (46)	3	1, 2	137.02	107										107	107
Sage Crossing	Apartment (152)	3	38	137.03	152										152	152
Scherer Crossing	Fourplex (68)	1	8	137.04					28	16	12	8			64	68
Scherer Ridge Villas	Fourplex (68), Duplex (12)	1	8	137.04							24	56			80	80
Second & Corder Place	Duplex (6)	1	45	137.03	6										6	6
Siena At Longview	Duplex (124)	2	19, 20	136.02			14	4		12	6	2			38	124
Somerset Villa Apartments	Apartment (48)	2	17	136.01	48										48	48
South Lea Addition	Triplex (9)	2	23	137.04	9										9	9
Southview Heights	Duplex (6)	1	3	137.03	6										6	6
Strasbourg Apartments	Apartment (71)	3	2	137.02	71										71	71
Summit Apartments	Apartment (12)	4	45	137.03	12										12	12
Summit Center	Fourplex (40)	2	17	136.01		40									40	40
Summit East Plaza Condominiums	Apartment (150)	1	45	137.03		150									150	150
Summit Point Condominium	Apartment (101)	3	39	137.01		101									101	101
Summit Ridge	Duplex (46)	1	4	138.02	8	38									46	46
Summit Village	Duplex (12)	1	4	138.02	10	2									12	12
Sunrise East	Duplex (26)	1	45	137.03	26										26	26
Todd George Historic House 5-Plex	Apartment (5)	4	45	137.03	5										5	5
Town of Strother	Fourplex (4), Duplex (2)	3	38	137.03	6										6	6
Townhomes Of Chapel Ridge	Triplex and Fourplex (60)	3	31	142.04									11		11	60
Trails of Park Ridge	Duplex (56) Fourplex (196)	3	81	142.02	0	0	0	0	0	0	0	0	0		-	252
Tudor Ridge	Duplex (18)	4	46, 67	138.01					8	10					18	18
Unnamed Douglas 8-Plex	Apartment (8)	1	3	137.03	8										8	8
Valle Vista	Duplex (14)	3	40	137.03	14										14	14
Villas At Summit Ridge	Fourplex (152)	3	30B	142.02		24	32	32	16	28	16	4			152	152
Vista Del Verde	Fourplex (72), Duplex (124)	1	7	138.02	196										196	196

# Multi-Family Subdivisions, continued

Subdivision	Building Type & Number of Units for Each Type	Council District	Precinct	Census Tract	Number of Living Units Permitted to be Built										Subdivision Total	
					Pre - 1987	1987 - 2000	2001	2002	2003	2004	2005	2006	2007	Total Units Permitted	Planned	
					Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	
Walnut Grove	Duplex (2)	1	2	137.02	2										2	2
Waters Edge	Duplex (18)	3	30	142.04		18									18	18
WB Howards	Apartment (16), Triplex (9), Duplex (6)	4	45	137.03	31										31	31
Westbrooke	Duplex (132)	2	13A	136.01		110	4	6	2				10		132	132
Westvale	Duplex (104)	2	13A	136.01	92				10	2					104	104
Westwind Estates	Duplex (40)	4	46, 47, 67	138.01	40										40	40
Whispering Winds At Lake Ridge Meadows	Fourplex (84)	3	41, 80, 81	142.02		84									84	84
White Ridge Farm (The Oaks Apartments)	Apartment (126)	2	22	137.04	126										126	126
White Ridge Villas Addition	Duplex (2)	2	21	137.04						2					2	2
Whiting and Cooper's Addition	Apartment (12)	4	45	137.03	12										12	12
Wilshire Hills	Mixed Density (Retirement) (192)	3	32, 33	142.04							66				66	192
Wilshire at Lakewood-Care Center	Multi-family Senior (160)	3	34	142.04											160	160
Windsong At Raintree Lake	Fourplex (68)	2	24, 24A	135.01		68									68	68
Wind Ridge	Fourplex (4), Duplex (4)	2	13	136.01		8									8	8
Woods Chapel Acres	Fourplex (8), Duplex (70)	3	32, 33	142.04	78										78	78
Woods Chapel Park	Fourplex (20)	3	32, 33	142.04	20										20	20
Woodway Pines	Duplex (16)	1	6	138.02	16										16	16
<b>TOTAL:</b>					<b>5,424</b>	<b>2,230</b>	<b>197</b>	<b>450</b>	<b>311</b>	<b>316</b>	<b>389</b>	<b>338</b>	<b>381</b>	<b>10,188</b>	<b>10,987</b>	



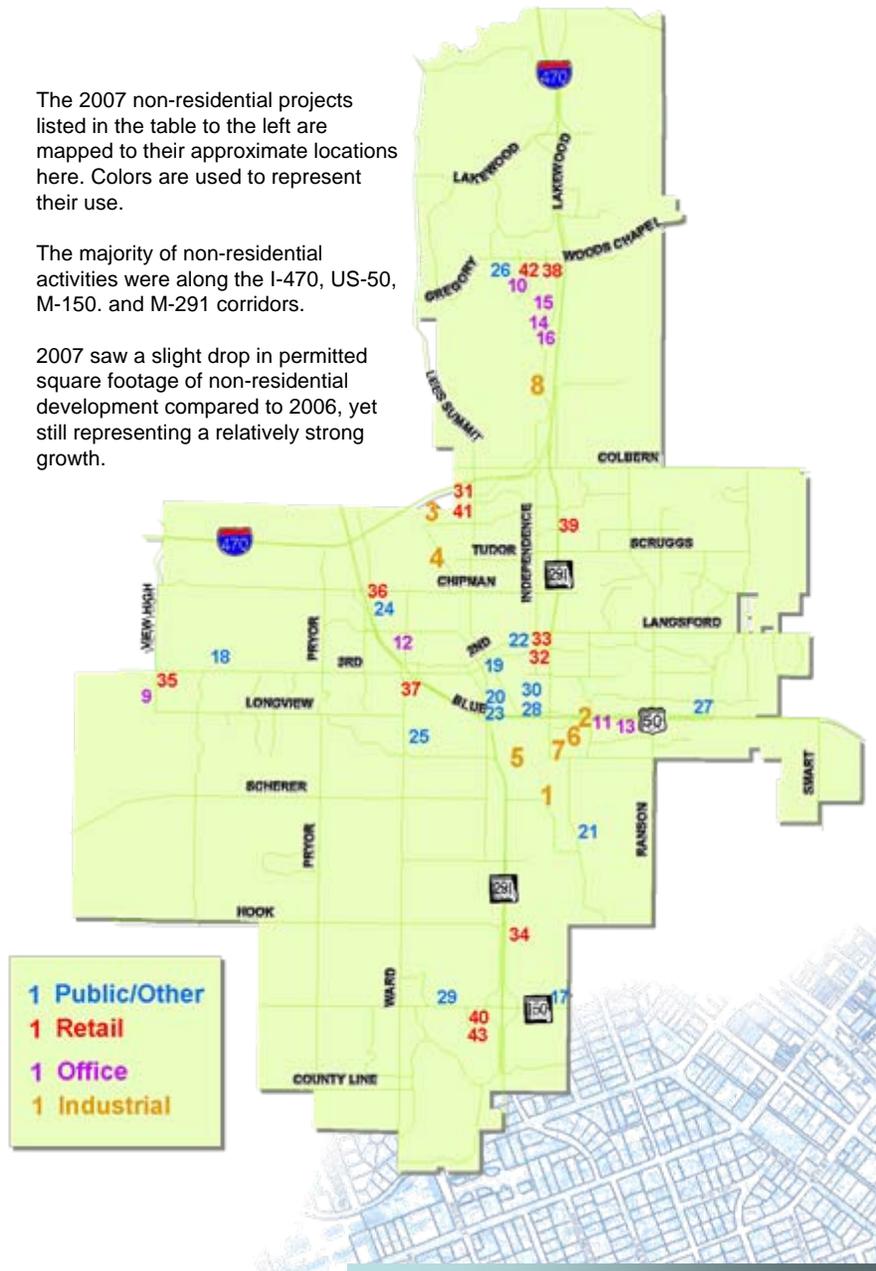
# 2007 Non-Residential Permits

Address	Development	Square Ft	Acreage	Land Use	Map #
401 SE Thompson Dr	Plastic Enterprises	110,335	10	Industrial	1
953 SE Oldham Pkwy	50 Hwy Self Storage	8,160	4	Industrial	2
310 NW Capital Dr	Ewing Irrigation Products	8,400	1.03	Industrial	3
220 NW Commerce Ct	Bright Plumbing	7,500	2.51	Industrial	4
1 SE Pfizer Way	Pfizer	1,221	51.8	Industrial	5
1170 SE Century Dr	Eastside Building #3	20,020	3	Industrial	6
1224 SE Century Dr	Eastside Business Park Lot 16B	11,600	1.26	Industrial	7
2700 NE Independence Ave	LBP, IIIA Office/Warehouse Building	38,616	6.25	Industrial	8
500 SW Longview Rd	MCC FEMA Longview Shelter	20,990	1	Office	9
3720 NE Troon Dr	Holland Office Building	5,941	0.51	Office	10
975 SE Oldham Pkwy	Blue Ridge Mazda	13,285	5.92	Office	11
209 NW Blue Pkwy	John Flucke DDS	4,092	1.22	Office	12
1025 SE Oldham Pkwy	Lee's Summit Nissan	21,650	5.09	Office	13
3300 NE Ralph Powell Rd	Ralph Powell Properties Building	9,600	0.91	Office	14
3521 NE Ralph Powell Rd	Winters Building Shell	9,228	0.96	Office	15
800 NE Vanderbilt Ln	Chinnery Evans and Nail	7,611	1.1	Office	16
180 SE M-150 Hwy	Sonic Exterior Alterations	56	0.97	Other	17
2890 SW Lewis Dr	Winterset Valley Pool House	622	1.18	Other	18
319 SE Douglas St	Hartley Block Parking Garage	16,102	0.95	Other	19
110 SW Blue Pkwy	Harris Park Renovation	5,674	17.5	Public	20
1991 SE Hamblen Rd	Lee's Summit Animal Control Facility	10,687	5	Public	21
4 SE Independence Ave	Lee's Summit Senior Center	16,410	3.54	Public	22
605 SW Jefferson St	Summit Waves	5,901	17.5	Public	23
601 NW Libby Ln	New Beginnings Church	26,811	3.9	Public	24
1025 SW Ward Rd	Gethsamane Lutheran Church	1,350	4.2	Public	25
500 NE Woods Chapel Rd	Woods Chapel Community of Christ	5,492	4.19	Public	26
850 SE Church St	Lee's Summit Stake Center-LDS	24,119	4.57	Public	27
400 SE Blue Pkwy	R-7 District Warehouse Facility	5,283	17.5	Public	28
3651 SW Windemere Dr	Trailridge Elementary	1,440	69.27	Public	29
400 SE Blue Pkwy	Lee's Summit H.S. Concession Stand	1,680	17.5	Public	30
20 NE Saint Lukes Blvd	Saint Lukes East Hospital Expansion	127,707	41.3	Retail	31
815 SE 3rd St	54th Grill and Bar	703	1.55	Retail	32
801 SE 3rd St	Santa Fe Glass Expansion	1,680	0.76	Retail	33
20 SE 29th Ter	Bledsoe Rentals	10,926	2.49	Retail	34
3351 SW 3rd St	CVS Pharmacy	14,391	1.67	Retail	35
607 NW Blue Pkwy	Bob Sight Ford Dealership	42,773	7.31	Retail	36
821 SW Oldham Pkwy	Four Seasons Sun Room Building	8,789	1.6	Retail	37
3740 NE Ralph Powell Rd	Sonic Restaurant	1,803	1.03	Retail	38
900 NE Deerbrook St	24 Hour Fitness Building	36,454	3.53	Retail	39
3701 SW Hollywood Dr	Starbucks at Raintree North	1,800	0.55	Retail	40
1130 NE Douglas St	Douglas Station Commercial	7,050	1.28	Retail	41
3680 NE Akin Dr	Chapel Ridge Retail	34,538	4.18	Retail	42
3731 SW Hollywood Dr	Raintree North Shopping Center	7,620	2	Retail	43
<b>Total</b>		<b>716,110</b>	<b>333.58</b>		

The 2007 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.

2007 saw a slight drop in permitted square footage of non-residential development compared to 2006, yet still representing a relatively strong growth.



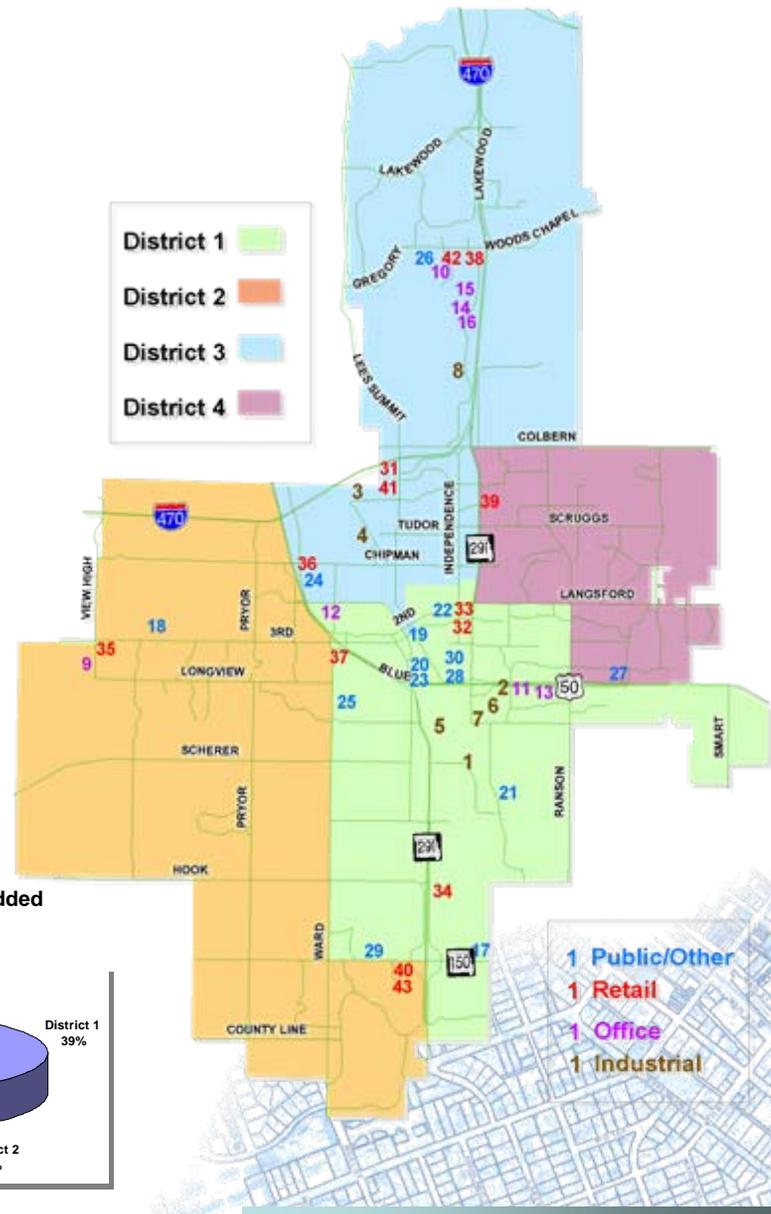
# 2007 Non-Residential Totals By Council District

	Address	Development	Square Footage	Map #	
District 1	Industrial	401 SE Thompson Dr	Plastic Enterprises	110,335	1
		953 SE Oldham Pkwy	50 Hwy Self Storage	8,160	2
		1 SE Pfizer Way	Pfizer	1,221	5
		1170 SE Century Dr	Eastside Building #3	20,020	6
		1224 SE Century Dr	Eastside Business Park Lot 16B	11,600	7
		<b>Total:</b>	<b>151,336</b>		
	Office	975 SE Oldham Pkwy	Blue Ridge Mazda	13,285	11
		1025 SE Oldham Pkwy	Lee's Summit Nissan	21,650	13
		209 NW Blue Pkwy	John Flucke DDS	4,092	12
		<b>Total:</b>	<b>39,027</b>		
	Public	180 SE M-150 Hwy	Sonic Exterior Alterations	56	17
		3651 SW Windemere Dr	Trailridge Elementary	1,440	29
		1991 SE Hamblen Rd	Lee's Summit Animal Control Facility	10,687	21
		1025 SW Ward Rd	Getsamane Lutheran Church	1,350	25
		319 SE Douglas St	Hartley Block Parking Garage	16,102	19
110 SW Blue Pkwy		Harris Park Renovation	5,674	20	
4 SE Independence Ave		Lee's Summit Senior Center	16,410	22	
605 SW Jefferson St		Summit Waves	5,901	23	
400 SE Blue Pkwy		R-7 District Warehouse Facility	5,283	28	
400 SE Blue Pkwy		Lee's Summit H.S. Concession Stand	1,680	30	
	<b>Total:</b>	<b>64,583</b>			
Retail	20 SE 29th Ter	Bledsoe Rentals	10,926	34	
	815 SE 3rd St	54th Grill and Bar	703	32	
	801 SE 3rd St	Santa Fe Glass Expansion	1,680	33	
	821 SW Oldham Pkwy	Four Seasons Sun Room Building	8,789	37	
	<b>Total:</b>	<b>22,098</b>			
<b>District 1 Total</b>			<b>277,044</b>		
District 2	Public Office	500 SW Longview Rd	MCC FEMA Longview Shelter	20,990	9
			<b>Total:</b>	<b>20,990</b>	
	Retail	2890 SW Lewis Dr	Winterset Valley Pool House	622	18
			<b>Total:</b>	<b>622</b>	
		3351 SW 3rd St	CVS Pharmacy	14,391	35
3701 SW Hollywood Dr	Starbucks at Raintree North	1,800	40		
3731 SW Hollywood Dr	Raintree North Shopping Center	7,620	43		
	<b>Total:</b>	<b>23,811</b>			
<b>District 2 Total</b>			<b>45,423</b>		
District 3	Industrial	310 NW Capital Dr	Ewing Irrigation Products	8,400	3
		220 NW Commerce Ct	Bright Plumbing	7,500	4
		2700 NE Independence Ave	LBP, IIIA Office/Warehouse Building	38,616	8
		<b>Total:</b>	<b>54,516</b>		
	Office	3720 NE Troon Dr	Holland Office Building	5,941	10
		3300 NE Ralph Powell Rd	Ralph Powell Properties Building	9,600	14
		3521 NE Ralph Powell Rd	Winters Building Shell	9,228	15
		800 NE Vanderbilt Ln	Chinnery Evans and Nail	7,611	16
		<b>Total:</b>	<b>32,380</b>		
	Public	601 NW Libby Ln	New Beginnings Church	26,811	24
		500 NE Woods Chapel Rd	Woods Chapel Community of Christ	5,492	26
		<b>Total:</b>	<b>32,303</b>		
	Retail	607 NW Blue Pkwy	Bob Sight Ford Dealership	42,773	36
		20 NE Saint Lukes Blvd	Saint Lukes East Hospital Expansion	127,707	31
		1130 NE Douglas St	Douglas Station Commercial	7,050	41
3740 NE Ralph Powell Rd		Sonic Restaurant	1,803	38	
3680 NE Akin Dr		Chapel Ridge Retail	34,538	42	
	<b>Total:</b>	<b>213,871</b>			
<b>District 3 Total</b>			<b>333,070</b>		
District 4	Public	850 SE Church St	Lee's Summit Stake Center-LDS	24,119	27
		<b>Total:</b>	<b>24,119</b>		
Retail	900 NE Deerbrook St	24 Hour Fitness Building	36,454	39	
	<b>Total:</b>	<b>36,454</b>			
<b>District 4 Total</b>			<b>60,573</b>		
<b>CITY TOTAL:</b>			<b>716,110</b>		

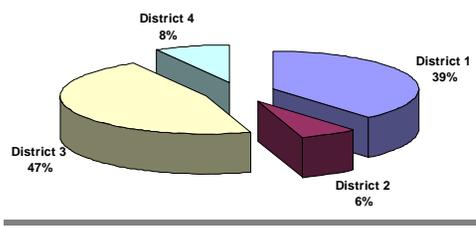
In 2007, the non-residential activities were primarily concentrated in Council District 1 and District 3. The permitted square footage for both districts combined accounted for more than 85% of the total square footage permitted citywide.

District 3 experienced the highest retail square footage growth with 64% of the district's total square footage. District 1, however, gained more industrial square footage with 55% of the district's total square footage.

Office square footage are relatively evenly distributed among District 1, District 2 and District 3.



Percent of Square Footage Added by Council District



# Non-Residential Yearly Totals By Land Use

**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
<b>Total</b>	<b>1,832,958</b>	<b>193.24</b>

**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
<b>Total</b>	<b>875,184</b>	<b>131.00</b>

**1998**

LAND USE	SQUARE FEET	ACREAGE
Office	207,821	19.77
Retail	348,603	54.05
Industrial	363,132	35.51
Other*	183,155	75.41
<b>Total</b>	<b>1,102,711</b>	<b>184.74</b>

**1999**

LAND USE	SQUARE FEET	ACREAGE
Office	225,384	27.00
Retail	246,137	32.87
Industrial	169,317	14.55
Other*	832,774	98.53
<b>Total</b>	<b>1,473,612</b>	<b>172.95</b>

**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
<b>Total</b>	<b>1,885,571</b>	<b>196.26</b>

**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
<b>Total</b>	<b>851,383</b>	<b>98.99</b>

**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
<b>Total</b>	<b>439,024</b>	<b>78.70</b>

**2003**

LAND USE	SQUARE FEET	ACREAGE
Office	218,643	26.34
Retail	251,582	34.62
Industrial	115,849	18.88
Other*	665,443	159.77
<b>Total</b>	<b>1,251,517</b>	<b>239.61</b>

**2004**

LAND USE	SQUARE FEET	ACREAGE
Office	170,353	19.95
Retail	70,575	20.41
Industrial	337,014	27.15
Other*	631,147	30.10
<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>

**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
<b>Total</b>	<b>813,960</b>	<b>262.79</b>

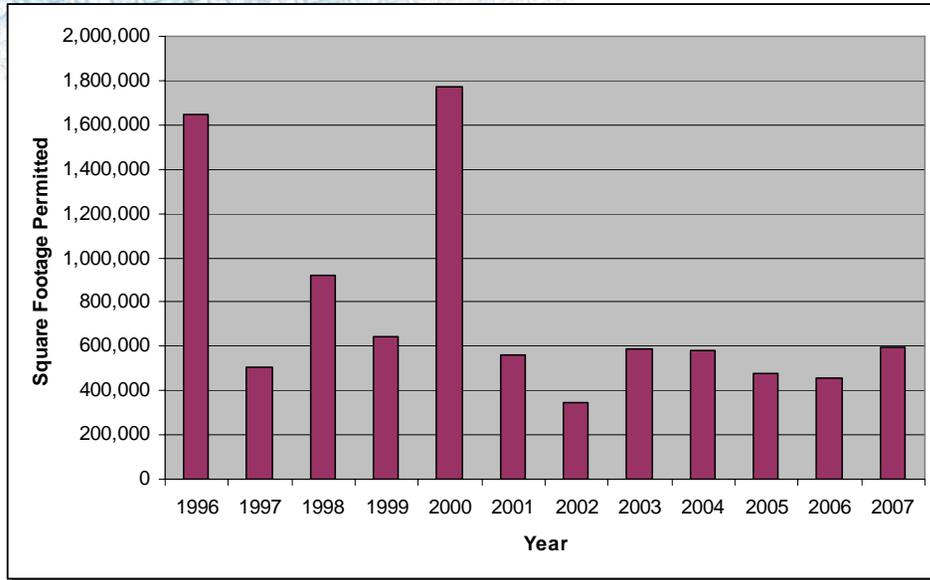
**2007**

LAND USE	SQUARE FEET	ACREAGE
Office	92,397	16.71
Retail	296,234	69.25
Industrial	205,852	79.85
Other*	121,627	167.77
<b>Total</b>	<b>716,110</b>	<b>333.58</b>

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

# Non-Residential Yearly Totals By Land Use

Annual Aggregate Square Footage for Office, Retail and Industrial Permits



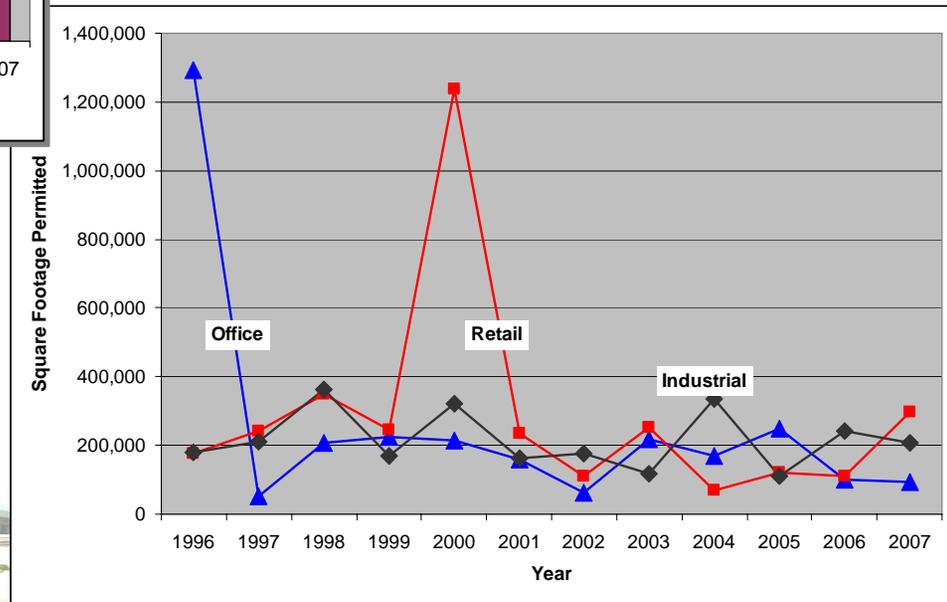
or so, planning related activities both by the development community and public sector have been overwhelming. This clearly demonstrates that Lee's Summit has been an attractive place to locate businesses.

It is important to point out that major commercial developments normally require major public infrastructure improvements that can be extremely costly. Planning, financing and construction of these improvements can take years. To address these challenges, the City and the development community have been working together to develop financing strategies for the identified public infrastructure improvement needs to support future growth along some of the City's major commercial corridors.

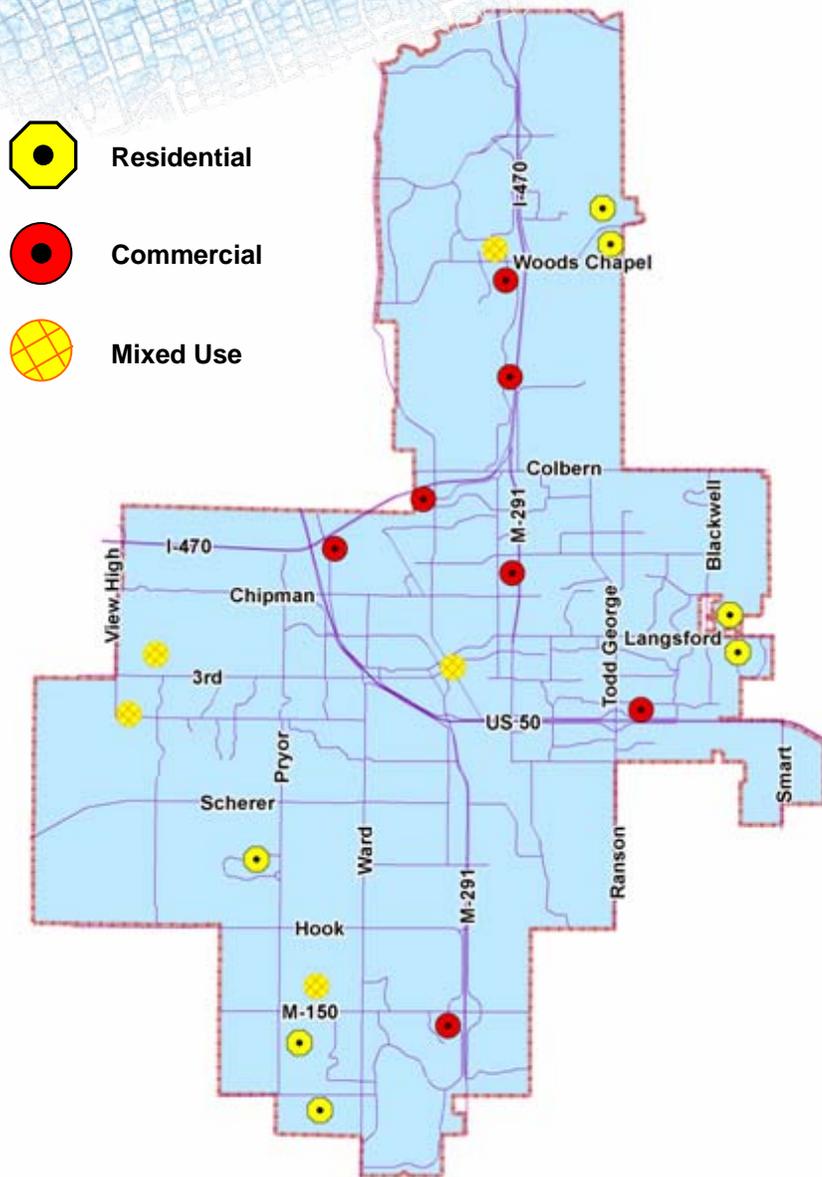
Between 1996 and 2007, the non-residential permit activities have been relatively steady. During this period, industrial permits as shown in the chart to the right are more evenly distributed annually. Retail and office have seen spikes occasionally due to the construction of a major shopping center or office complex.

In recent years, retail, office and industrial activities have remained relatively strong despite the recent housing market slowdown. Even though the City has not seen any significant spikes in the past six years

Annual Totals for Office, Retail and Industrial Permits by Land Use Type



# 2008 Development Outlook



The year 2008 is expected to be a slow year in both residential construction and commercial development. As discussed previously, the national housing market and the regional housing conditions have caused a significant slowdown in housing construction and housing growth will continue to struggle through 2008 regionally. Although it is not clear at this point whether the housing slowdown will have a significant impact on the commercial development at least in Lee's Summit, commercial construction is expected to see a slowdown. Yet there is no evidence that indicates that this slowdown will be the result of the current housing slump.

Most of the existing major commercial developments approved over the years are close to reaching full buildout. The commercial developments currently going through various phases of planning will take longer to come to fruition due to lack of adequate public infrastructure.

The City and the development community have been and will continue to work together in the effort to assess the needs for public infrastructure improvement to support these developments and financing strategies to pay for these needed improvements.

Some of the major public improvements include Strother Interchange at I-470, Woods Chapel Road widening, Pryor Road Interchange, Blackwell Interchange at US 50, Todd George Interchange improvement, M-150 widening, to name a few.

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- ❖ Heping Zhan, Planning & Development
- ❖ Various City departments
- ❖ Home Builder Association of Greater Kansas City
- ❖ US Census Bureau
- ❖ Jordan Zenger, Intern, City of Lee's Summit Planning & Development

## ***For More Information:***

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To submit your comments or direct your questions to:

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