

# City of Lee's Summit, Missouri

## 2010 Development Report

Development Trends:  
January-December 2010



Planning & Development  
City of Lee's Summit, Missouri

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## In This Edition:

This report provides a summary of major development activities in the City between January and December of 2010. Information gathered serves as a helpful planning tool for future development and gauges conditions, under which development occurs.

In addition, the report presents some commonly requested demographic and geographic information to help facilitate a better understanding of the way the community grows and changes over time.

Lee's Summit has witnessed a dramatic slowdown in construction over the last three years due to the economic crisis and housing market meltdown that hit the entire country. However, compared to other markets in the Kansas City Metropolitan area, Lee's Summit continues to be a relatively strong market for new construction. In the meantime, interest in redevelopment has been growing.

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# Community Profile

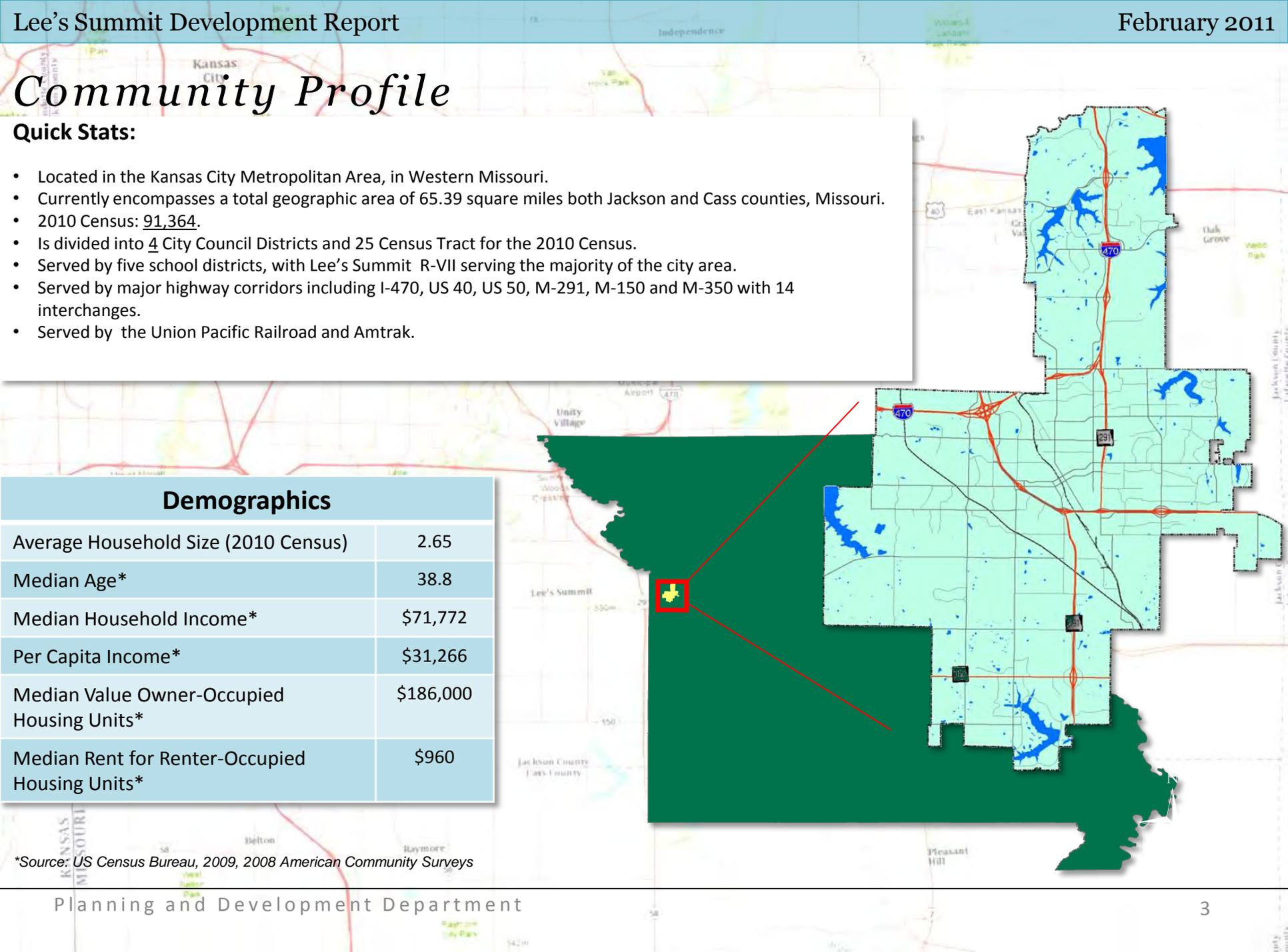
## Quick Stats:

- Located in the Kansas City Metropolitan Area, in Western Missouri.
- Currently encompasses a total geographic area of 65.39 square miles both Jackson and Cass counties, Missouri.
- 2010 Census: 91,364.
- Is divided into 4 City Council Districts and 25 Census Tract for the 2010 Census.
- Served by five school districts, with Lee's Summit R-VII serving the majority of the city area.
- Served by major highway corridors including I-470, US 40, US 50, M-291, M-150 and M-350 with 14 interchanges.
- Served by the Union Pacific Railroad and Amtrak.

## Demographics

Average Household Size (2010 Census)	2.65
Median Age*	38.8
Median Household Income*	\$71,772
Per Capita Income*	\$31,266
Median Value Owner-Occupied Housing Units*	\$186,000
Median Rent for Renter-Occupied Housing Units*	\$960

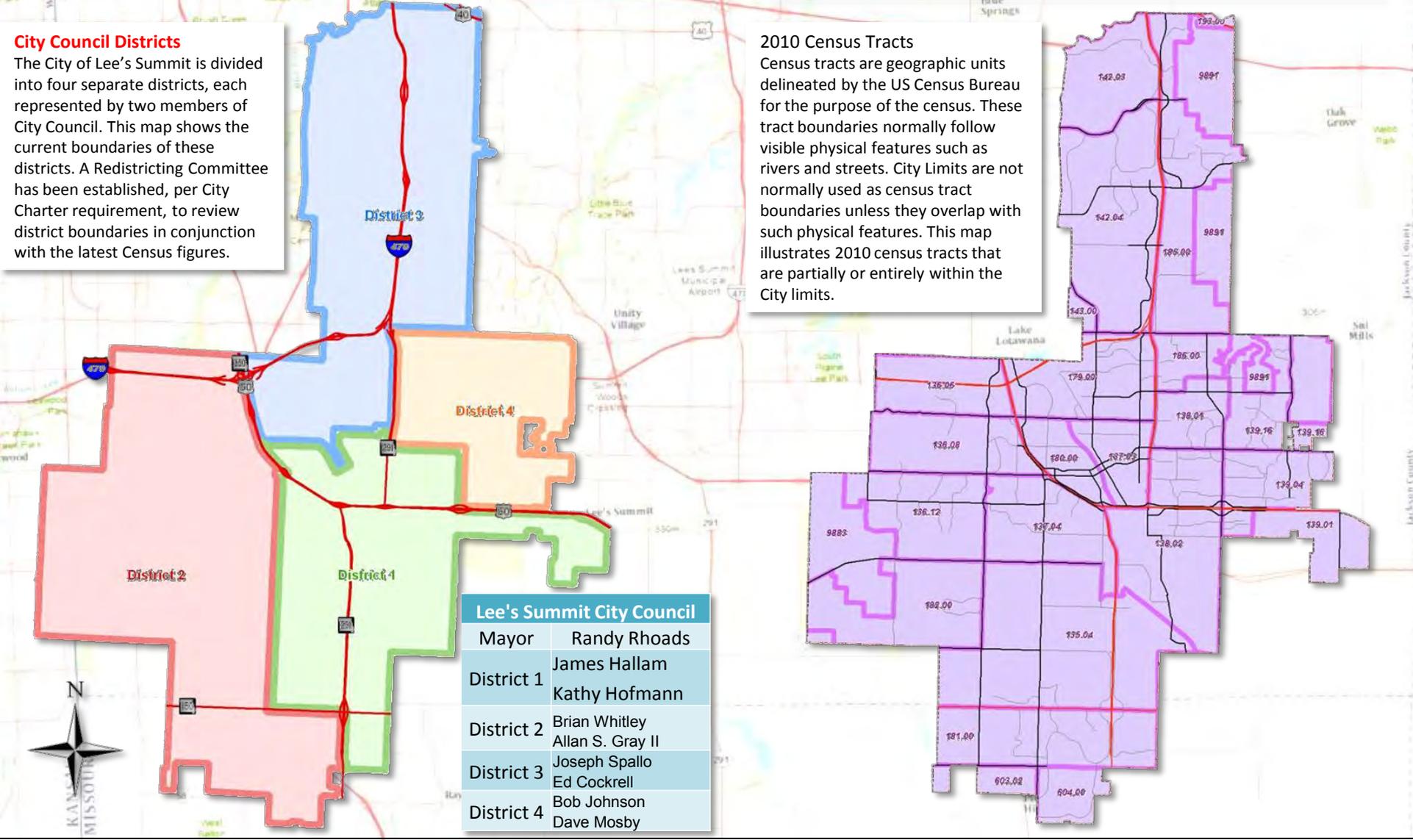
\*Source: US Census Bureau, 2009, 2008 American Community Surveys



# Political & Statistical Boundaries

**City Council Districts**  
 The City of Lee's Summit is divided into four separate districts, each represented by two members of City Council. This map shows the current boundaries of these districts. A Redistricting Committee has been established, per City Charter requirement, to review district boundaries in conjunction with the latest Census figures.

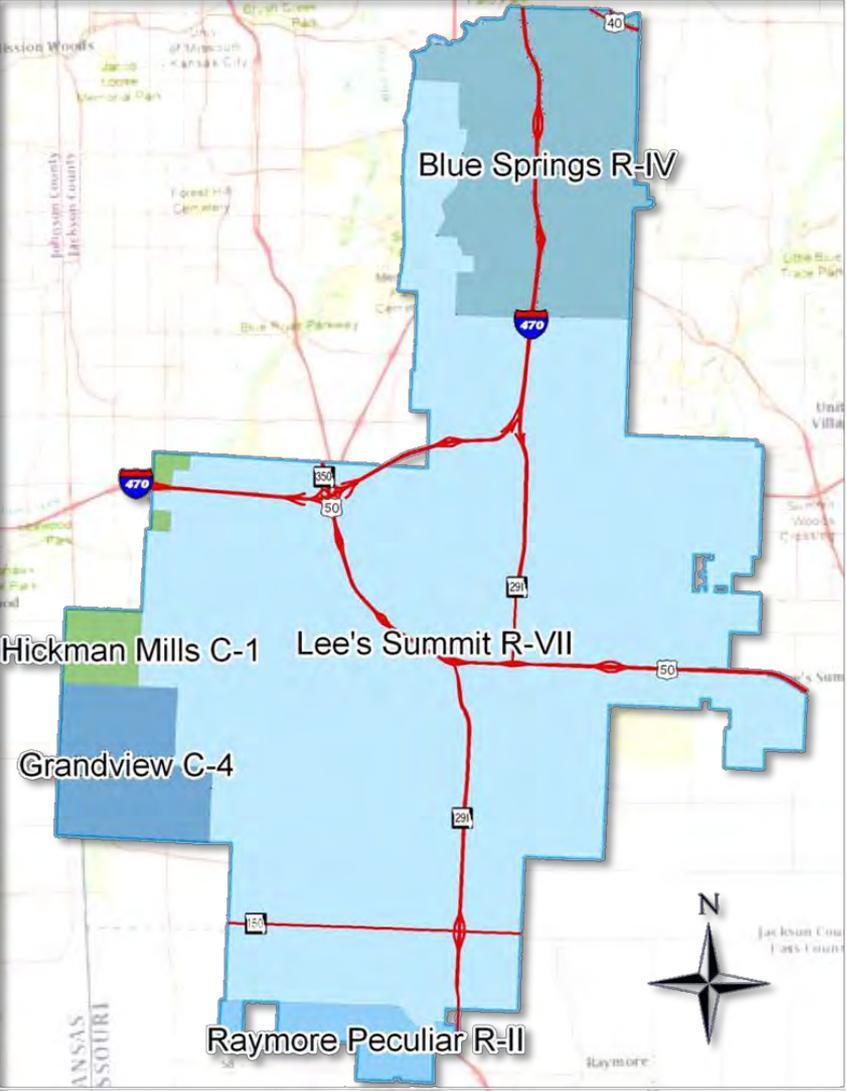
**2010 Census Tracts**  
 Census tracts are geographic units delineated by the US Census Bureau for the purpose of the census. These tract boundaries normally follow visible physical features such as rivers and streets. City Limits are not normally used as census tract boundaries unless they overlap with such physical features. This map illustrates 2010 census tracts that are partially or entirely within the City limits.



Lee's Summit City Council	
Mayor	Randy Rhoads
District 1	James Hallam Kathy Hofmann
District 2	Brian Whitley Allan S. Gray II
District 3	Joseph Spallo Ed Cockrell
District 4	Bob Johnson Dave Mosby

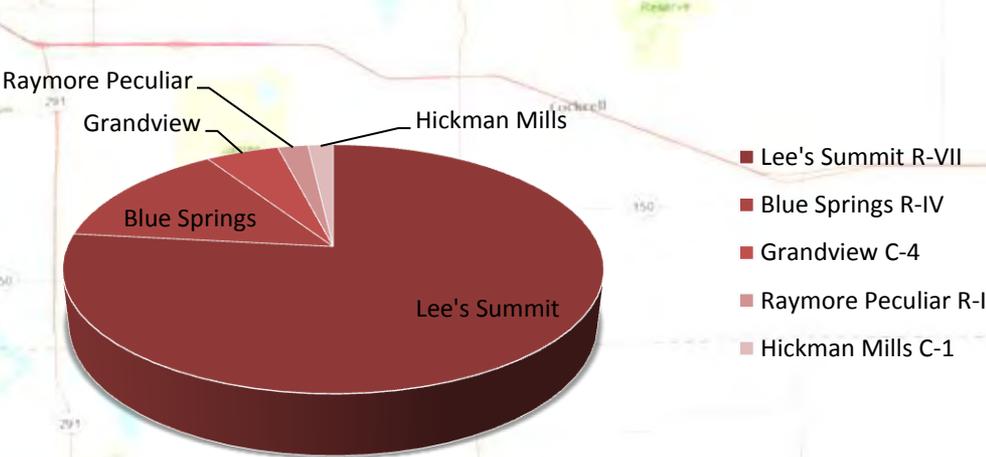
# School Districts

Lee's Summit is generally served by five public school systems. Lee's Summit R-VII School District has the largest service area in Lee's Summit, as shown in the accompanying map and charts here. The table and graph below summarize the coverage area of each school district within the City Limits as well as its relative percentage share.



School District	Square Miles	Percentage of Total
Lee's Summit R-VII	50	76.6%
Blue Springs R-IV	9	14.0%
Grandview C-4	3	5.2%
Raymore Peculiar R-II	2	2.4%
Hickman Mills C-1	1.17	1.8%
<b>Total</b>	<b>65.39</b>	<b>100.00%</b>

Percentage of School District Area within Lee's Summit

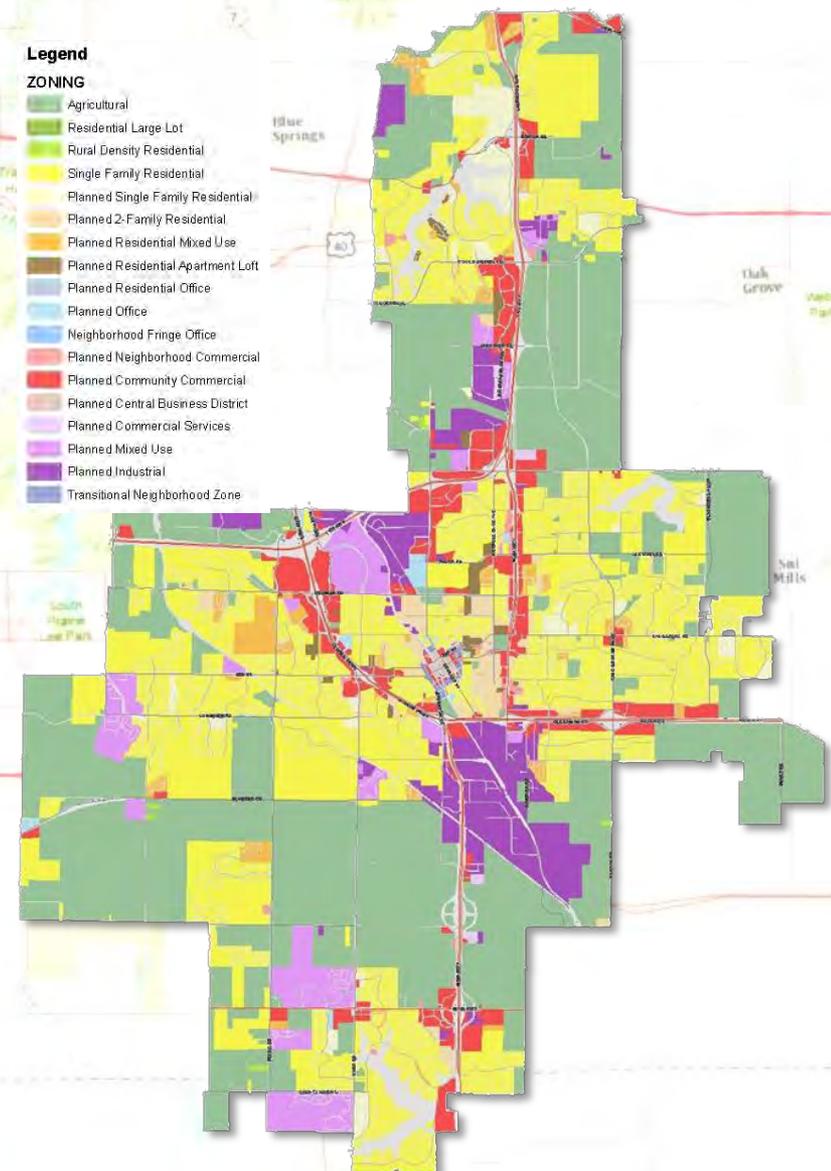


# 2010 Zoning Statistics

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). The provisions of the Unified Development Ordinance are designed to promote:

- A. A strong and positive civic image and identity, based on a high quality living and working environment, an attractive physical setting, safety from fire, flood, crime and other dangers and responsive City services and programs; (Amend. #33)
- B. A living environment that supports the local population, is adaptable to market demands for diverse types and styles of residential living, accommodates future growth, is affordable for all segments of the population, and maintains and improves the overall quality and character of the City;
- C. A system of quality retail and commercial development that provides local residents with needed goods and services and enhances the City's tax base;
- D. Quality employment opportunities for all segments of the population;
- E. A physical relationship between employment opportunities, residential living and goods and services that allow for reduced dependence on the automobile;
- F. A balanced transportation system that provides for safe and efficient movement of vehicles and pedestrians while re-enforcing surrounding land development patterns and that enhances and complements regional transportation facilities;
- G. A park and open space system that satisfies the recreational and leisure needs of local residents, preserves the natural environment and enhances the quality and character of the City;
- H. A balance between the natural and man-made environments that preserves and protects natural features while promoting development and redevelopment;
- I. The protection and preservation of existing properties and values from adverse or non-harmonious adjacent property uses;
- J. Public facilities and services adequate to meet the needs generated for such facilities and services by development; and
- K. The protection and preservation of historic properties, structures, landmarks and districts.

**It is important to note that although Agricultural-zoned land accounts for 44% of the City total, Property Reserve, Inc. (PRI) owns over 4,000 acres of land zoned as such, or roughly 1/4 of Agriculturally zoned land. Other major uses of Agriculturally-zoned land in Lee's Summit are State, County and City parks and natural conservation areas. (See next page for more information about PRI Properties).**



Generalized Zoning Type	Acreage*	Percentage of Total*
Agricultural	15,791	43.8%
Single family	12,688	35.2%
Multi-family	1,473	4.1%
Commercial	2,329	6.5%
Industrial	2,129	5.9%
Mixed Use	1,593	4.4%
Transitional Neighborhood	38	0.1%

*\* As a result of a newly reconfigured GIS zoning layer, the number of acreages and percentages of total changed significantly as compared to previous reports. These changes are not caused by rezoning of land, but rather by a newly adopted method of not identifying specific types of zoning for land that has been designated as public rights-of-way.*

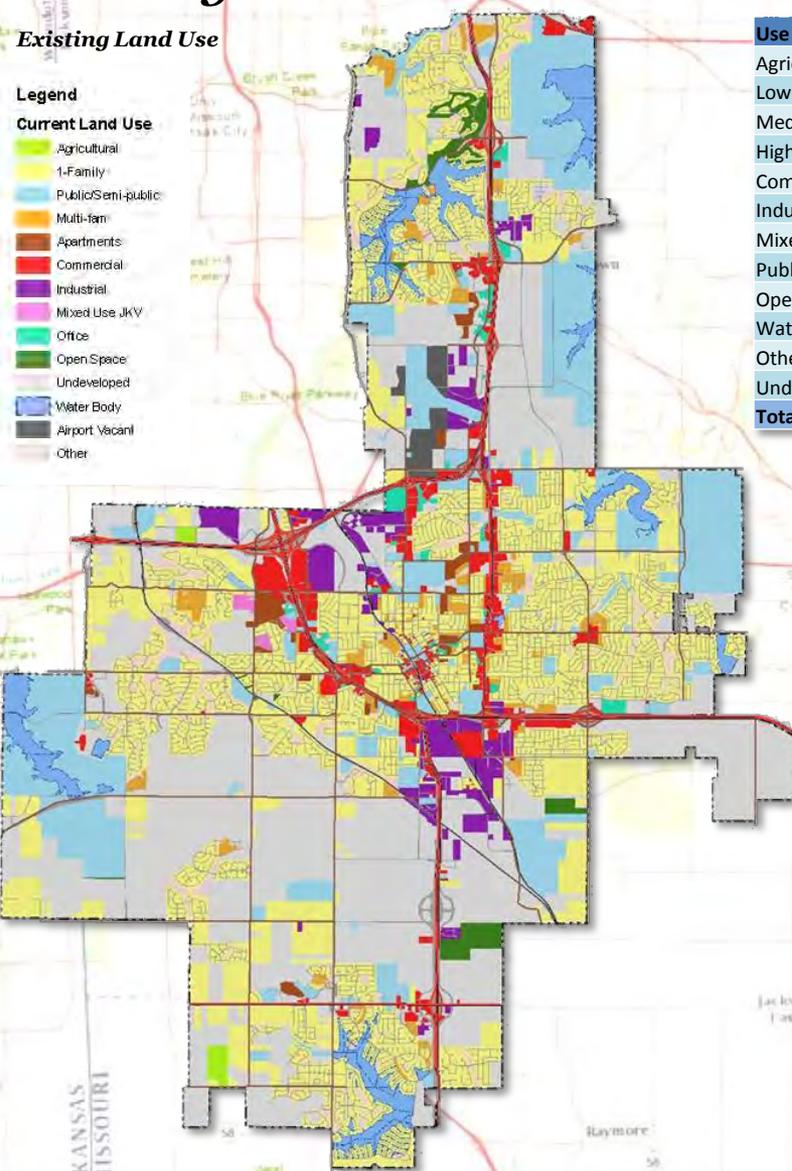
# Existing Land Use

## Existing Land Use

### Legend

#### Current Land Use

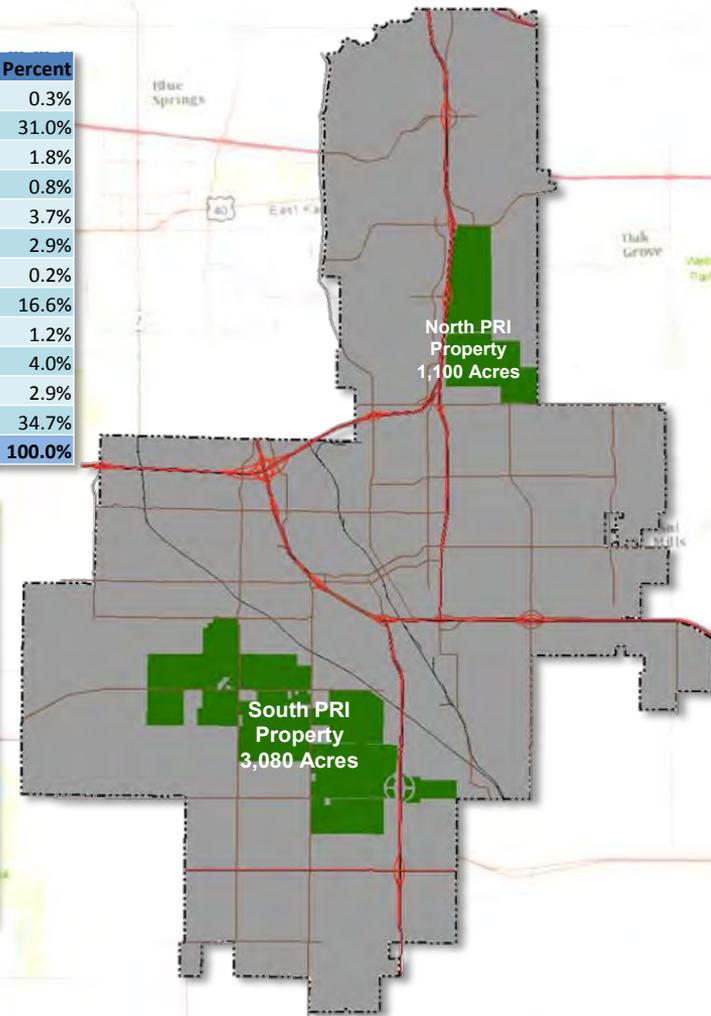
- Agricultural
- 1-Family
- Public/Semi-public
- Multi-fam
- Apartments
- Commercial
- Industrial
- Mixed Use JKV
- Office
- Open Space
- Undeveloped
- Water Body
- Airport/Vacant
- Other



## Existing Land Use By Type

Use Type	Percent
Agricultural	0.3%
Low-density Residential	31.0%
Med-density Residential	1.8%
High-density Residential	0.8%
Commercial	3.7%
Industrial	2.9%
Mixed Use	0.2%
Public/Semi-public	16.6%
Open Space	1.2%
Water	4.0%
Other (Common Tracts)	2.9%
Undeveloped	34.7%
<b>Total</b>	<b>100.0%</b>

The Existing Land Use Map is prepared to show the type of land use on each property as of today. This parcel level information maps a general pattern of development. It should be pointed out that some properties are fully utilized for the type of land use identified while other may not, meaning that these properties have a potential for additional development in the future. The properties identified as "vacant" or "undeveloped" are not currently used for non-agricultural purposes.



## Land Development

City Area	65.39 Sq Mi
Consumed Land Area	65.3%
Undeveloped Land (Including PRI and large rural lots)	34.7%
PRI Properties	10.03%

# Population Growth and Projection

Lee's Summit has experienced steady growth in recent decades until the national economic downturn and housing crisis hit.

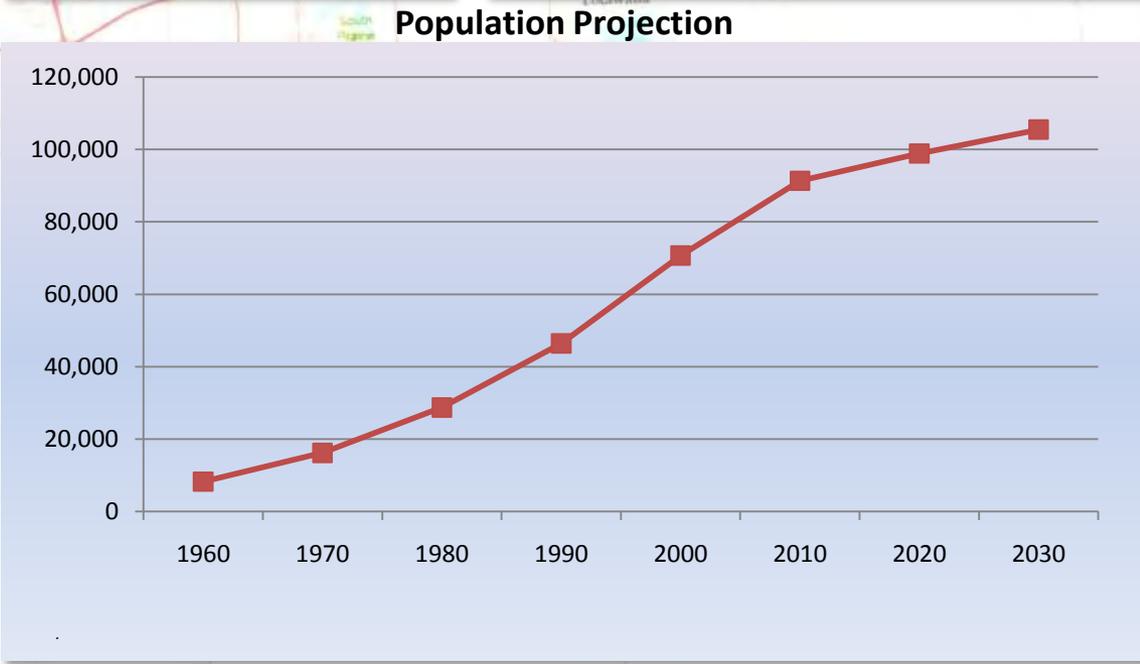
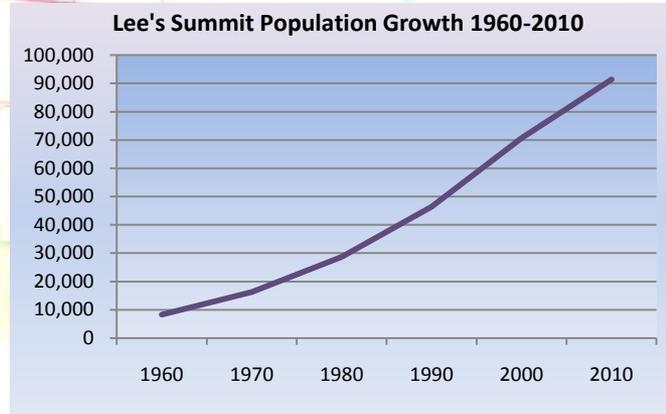
The U.S. Census Bureau's decennial census counts are normally used to track local growth trends and to estimate housing and population changes annually. The Census Bureau conducted its 2010 decennial census based on geography and Lee's Summit population was reported to have reached 91,364, lower than City Staff's original estimate based on housing permits.

The difference between the official Census population counts and Staff's estimates can be explained by a series of factors but most notably by the number of foreclosures that have occurred during the recent recession and the actual versus estimated housing vacancy rates. The table to the right lists decennial census counts for Lee's Summit between 1960 and 2010.

Each year, the City adjusts its population projections for the upcoming decades by closely examining the growth trends. The recent slowdown in growth has prompted a significant cutback of the City's growth projections. At this point, it is unclear how the trend is going to progress. This uncertainty adds to the difficulty in projecting for the future. The projections provided on this page should represent a "best guess" and will be adjusted according to market performance.

At the peak of Lee's Summit growth, housing permits reached between 800 and 1,100 units annually. A growth of this magnitude will not be seen again any time soon. For the next decade or two, the City is estimating an average of around 300 to 350 housing units per year. The accuracy of this estimate is still yet to be tested.

Census Year	Total Population	Percent Growth
1960	8,267	-
1970	16,204	96%
1980	28,742	77%
1990	46,418	61%
2000	70,700	52%
2010	91,364	29%



# Population by Council District

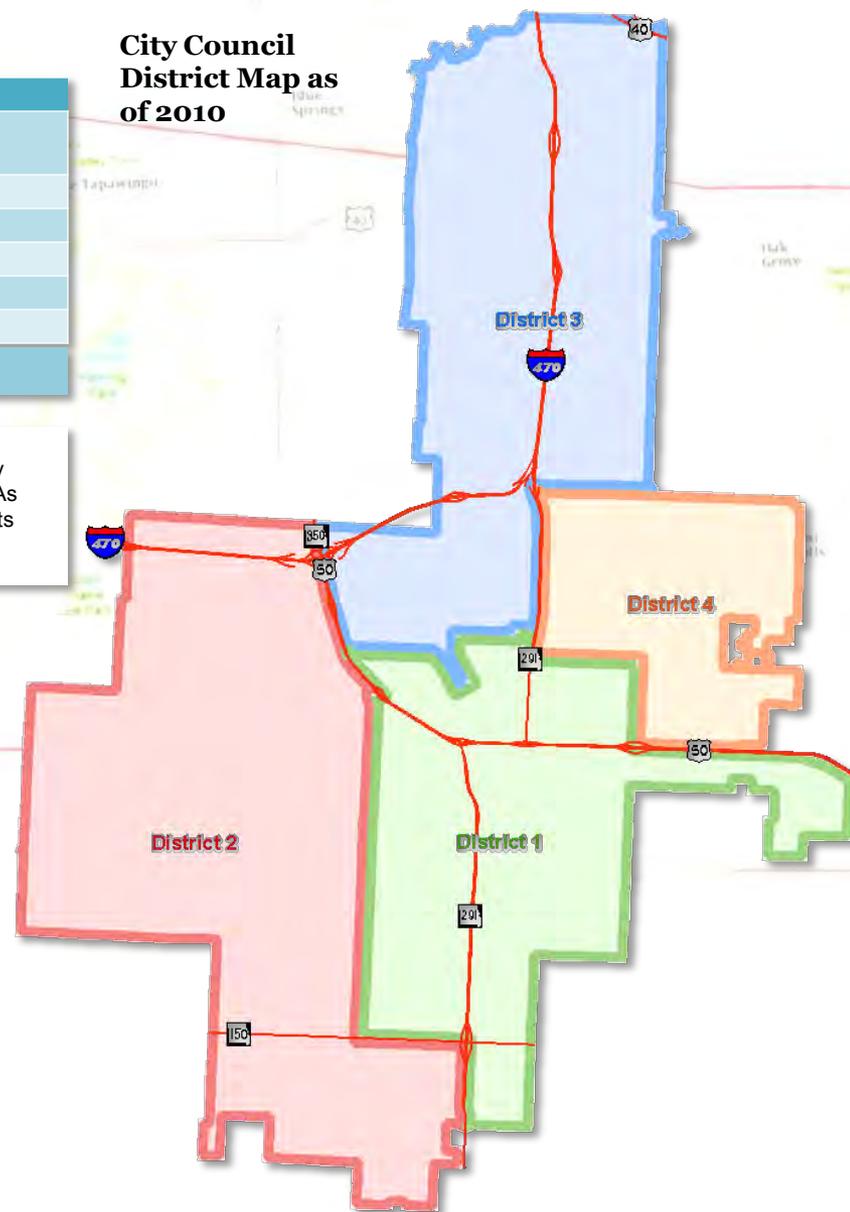
2010 Census Population Distribution by City Council District

Council District	Population*	Total Sq. Mi
District 1	20,283	15.38
District 2	28,766	23.21
District 3	22,985	19.31
District 4	19,324	7.49
<b>Total</b>	<b>91,358</b>	<b>65.39</b>

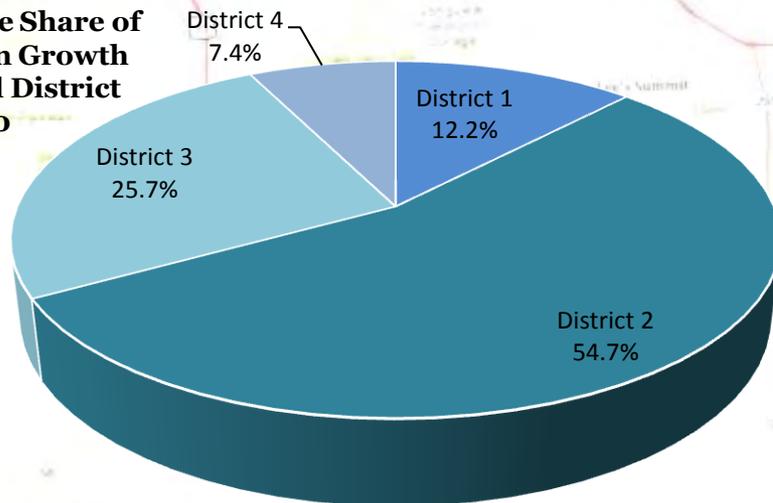
\*The official census population count for Lee's Summit is 91,364. However the mapping data for redistricting as released by the Census contains some level of inconsistencies, which resulted in number differences.

This page provides a breakdown of population by City Council Districts within the City. Following the City Council redistricting after the 2000 Census release, district population was relatively evenly distributed. As can be seen, after a decade of growth, population increase is very dramatic in District 2, which represents majority of the City's western region that has experienced tremendous growth during the decade.

City Council District Map as of 2010



Percentage Share of Population Growth by Council District 2000-2010



# History of Lee's Summit Housing Growth

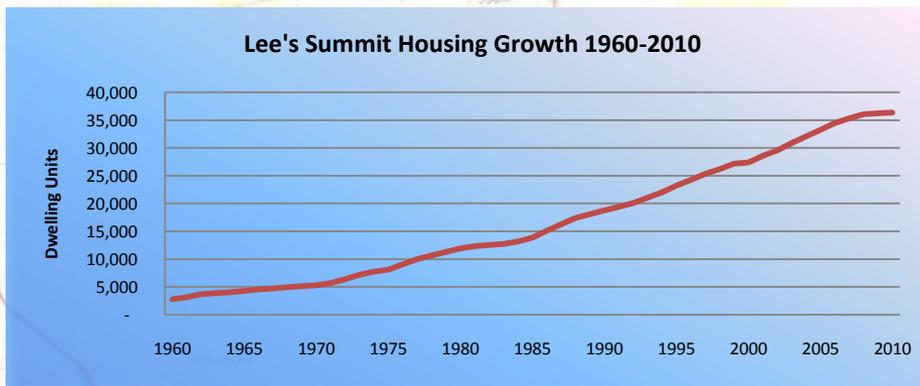
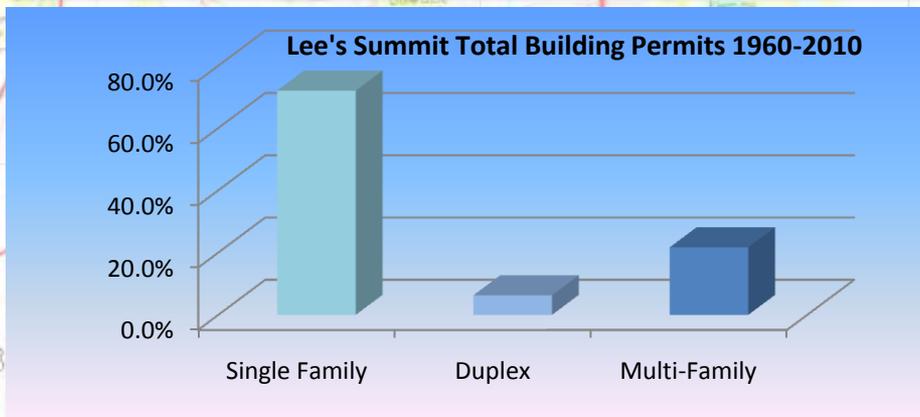
## Growth History of Housing Stock

Year	Dwelling Units	Percentage Growth
1960	2,803	N.A.
1961	3,103	10.7%
1962	3,676	18.5%
1963	3,876	5.4%
1964	4,019	3.7%
1965	4,269	6.2%
1966	4,523	5.9%
1967	4,734	4.7%
1968	4,931	4.2%
1969	5,142	4.3%
1970	5,281	2.7%
1971	5,667	7.3%
1972	6,375	12.5%
1973	7,168	12.4%
1974	7,766	8.3%
1975	8,117	4.5%
1976	9,058	11.6%
1977	9,948	9.8%
1978	10,637	6.9%
1979	11,270	6.0%
1980	11,923	5.8%
1981	12,293	3.1%
1982	12,534	2.0%
1983	12,727	1.5%
1984	13,201	3.7%
1985	13,873	5.1%
1986	15,110	8.9%
1987	16,245	7.5%
1988	17,392	7.1%
1989	18,089	4.0%
1990	18,755	3.7%
1991	19,395	3.4%
1992	20,093	3.6%
1993	21,034	4.7%
1994	22,020	4.7%
1995	23,251	5.6%
1996	24,233	4.2%
1997	25,364	4.7%
1998	26,202	3.3%
1999	27,162	3.7%
2000	27,374	0.8%
2001	28,618	4.5%
2002	29,561	3.3%
2003	30,908	4.6%
2004	32,084	3.8%
2005	33,309	3.8%
2006	34,489	3.5%
2007	35,316	2.4%
2008	36,094	2.2%
2009	36,243	0.4%
2010	36,413	0.5%
<b>Percentage Growth 1960-2010</b>		<b>1,193.0%</b>

Lee's Summit has been one of the fastest growing suburban communities in the Midwest for several decades. Since 1960, the City of Lee's Summit has seen exponential growth of nearly 1,200% in housing units built. The steady rate of growth lasted until about three years ago when the housing market collapsed at the national level as well as the local level due to the fall of the mortgage lending industry. The housing industry is still struggling due to bad economy to this day.

The table to the left provides estimated numbers of housing units in the City's housing stock by year from 1960. The table to the right, on the other hand, provides annual building permit history by residential type. Building permits are issued prior to structures being constructed and occupied, so the number of housing units permitted does not represent the number of housing units added to the existing housing stock.

A dramatic drop in housing permits issued in Lee's Summit is noted between 2007 and 2008. Between 2009 and 2010, the percentage growth set an all-time low for the City, at only 0.4%-.0.5% As the chart below indicates, the vast majority of residential building permits have been issued for single-family dwelling units.



## Housing Permits Breakdown by Type of Structure

Year	Single Family	Duplex	Multi-Family	Total Units
1960	286	10	4	300
1961	503	62	8	573
1962	130	70	-	200
1963	129	14	-	143
1964	168	50	32	250
1965	164	90	-	254
1966	163	48	-	211
1967	177	20	-	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
2007	380	56	343	779
2008	129	10	12	151
2009	91	4	-	95
2010	170	-	-	170
<b>Total Units</b>	<b>25,358</b>	<b>2,226</b>	<b>7,617</b>	<b>35,201</b>
<b>Percentage of Total</b>	<b>72.0%</b>	<b>6.3%</b>	<b>21.6%</b>	<b>100.0%</b>

# Residential Permits – Metro City Comparison

Single Family Residential Building Permits - Metro City Comparison (1999-2010)

City	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	Total
Lee's Summit	170	110	151	490	616	791	911	853	887	748	680	824	7,231
Blue Springs	45	52	97	265	284	144	266	147	226	307	307	349	2,489
Independence	59	48	87	67	300	376	443	345	373	295	260	292	2,945
Raymore	48	51	91	186	294	483	437	441	337	257	173	263	3,061
Pleasant Hill	11	10	16	42	208	105	84	115	87	68	60	64	870
Liberty	16	11	49	61	52	127	180	233	215	185	208	259	1,596
Overland Park	220	132	186	355	499	674	848	842	816	941	739	1,205	7,457
Olathe	374	305	376	609	849	875	987	1,000	1,200	1,325	1,140	1,501	10,541
Lenexa	63	38	79	218	325	345	379	350	343	340	254	291	3,025
Shawnee	66	52	102	217	270	402	422	542	442	485	541	669	4,210

Although 2010 was a slow year for residential development, Lee's Summit issued more residential building permits than most comparable cities in the Kansas City metro area. Lee's Summit has ranked third overall in building permits issued over the past twelve years, behind Overland Park and Olathe.

In general, the recent housing market decline has an adverse effect on the greater Kansas City region and despite these conditions, the housing market in this area appears more resilient than other parts of the country. All data on this page is provided by the Home Builders Association of Greater Kansas City.

Multi-family Residential Building Permits - Metro City Comparison (1999-2010)

City	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	Total
Lee's Summit	0	54	0	288	155	323	270	229	372	163	524	74	2,526
Blue Springs	0	0	0	0	216	122	266	185	58	46	112	34	1,043
Independence	0	0	54	0	240	4	0	35	325	89	113	22	952
Raymore	0	0	269	0	51	8	0	0	4	90	68	52	568
Pleasant Hill	0	0	0	0	0	28	4	34	16	35	2	26	149
Liberty	0	0	0	54	0	0	0	0	0	2	2	43	151
Overland Park	0	808	283	231	599	348	184	596	0	1,447	1,430	1,481	6,919
Olathe	0	0	0	0	530	425	213	361	311	596	114	859	3,513
Lenexa	0	0	309	208	150	0	0	0	8	8	16	282	1,709
Shawnee	0	0	0	124	0	288	224	455	173	426	534	128	2,352

City	Ranking	12-year Total
Overland Park	1	14,376
Olathe	2	14,054
Lee's Summit	3	9,720
Shawnee	4	6,562
Lenexa	5	4,734
Independence	6	3,897
Raymore	7	3,629
Blue Springs	8	3,532
Liberty	9	1,747
Pleasant Hill	10	1,019

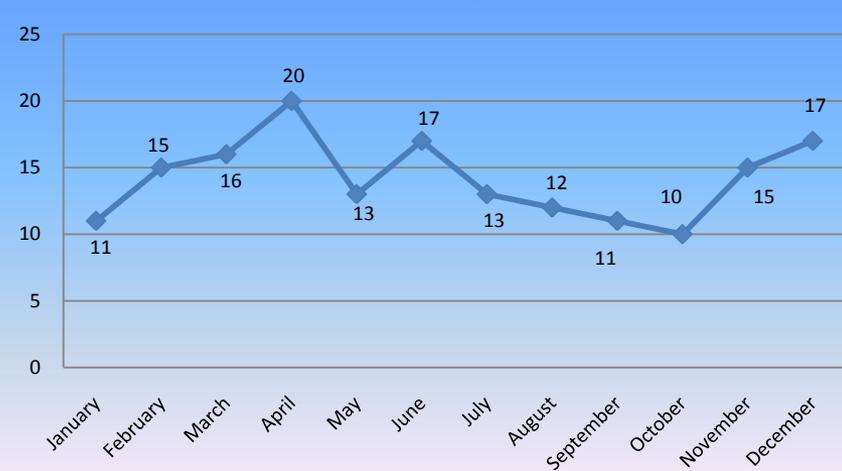


# Recent Housing Market Conditions

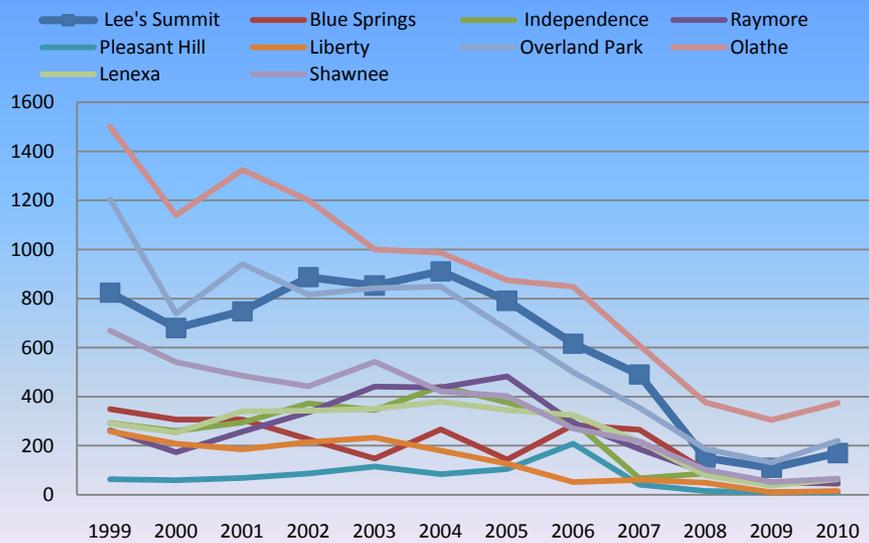
While the trend has continued downward for most cities, the rate of decline is less than recent years, indicating the slowdown might have hit the bottom. The chart below illustrates the housing market decline for Lee's Summit and comparable cities in the Kansas City metro area. Lee's Summit is beginning to show signs of slow recovery in residential building permits issued over the course of a year. The graph to the right depicts monthly history of residential building permits issued in 2010. Typically, more permits are issued during summer and fall than during winter and early spring. The huge jump in December was unexpected, yet it may suggest a short term market improvement.

It should be pointed out that housing market is still hard to predict and whether any market improvement we are seeing will continue is yet to be seen.

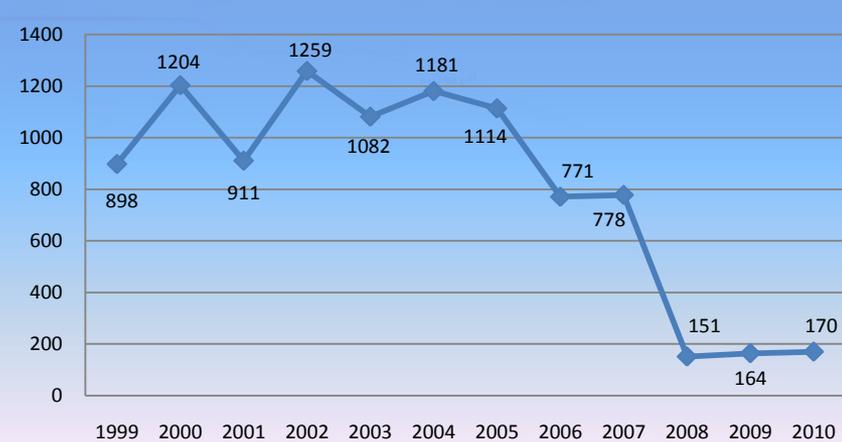
Lee's Summit Residential Building Permits by Month: 2010



Residential Building Permits KC Metro, 1999-2010



Lee's Summit Total Residential Permits by Year



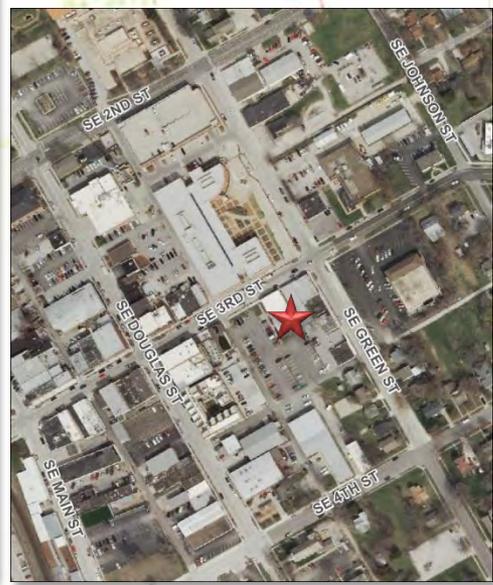
# Historic Preservation and Redevelopment

While a growing community, Lee's Summit has a rich history. It is an important task for the community to manage new growth and an equally important task to preserve its history and invaluable historic assets. Lee's Summit Historic Preservation Commission is charged with the tasks of help facilitate the preservation of the community's history. In recent years, the historic downtown, listed on the National Register, has spurred a lot of interest for reinvestment and redevelopment following an unprecedented public improvement project in the downtown. Arnold Hall received its historical recognition when it was also placed on the National Register.



## Arnold Hall (123 SE 3rd St.)

The redevelopment and reuse of the Arnold all building located at 123 SE 3<sup>rd</sup> Street continues to be a focus of the City and the Lee's Summit Municipal Building Authority (LSMBA). The building was constructed in 1946 and was originally occupied by the Sherwood Manufacturing Company who manufactured pipe nipples. The company outgrew the space and in 1950 Joseph Arnold purchased the property and donated it to the City to be utilized as a community center. The vision for the redevelopment of the historic landmark is for the space to be renovated into a performing arts theater which would include a large multi-purpose space suitable for live performances, exhibitions and other events as well as a building addition that would provide for visual art exhibitions, concessions and front office functions. The project has received approval for Historic Preservation Tax credits to assist with the renovation of the historic structure and additional State incentives are being pursued through the Missouri Development Finance Board through the tax credit for contribution incentive program. The redevelopment of the structure is being pursued through a public/private partnership and will accommodate the Martin City Melodrama & Vaudeville Company as the primary tenant with the intent of the venue hosting various other performance groups, public art shows and community events. The redevelopment project is considered the first phase of a creative and performing arts district and will continue the revitalization efforts of the downtown Lee's Summit business district.



## National Register of Historic Places Nominations and Listing

The City of Lee's Summit Historic Preservation Commission continues its effort to pursue listing of areas of historic significance in and around the Downtown Core to the National Register of Historic Places. The most recent nominations are five residential areas and one single property on the east side of the Downtown Core. The five residential areas are notable in their layout, architectural movement, and reflection of the history of development of the City. Perhaps most notable is that two of these areas are the first "Ranch House" districts in the state of Missouri. The single property nomination is prominent for its unique architecture and location. The City anticipates the listing of all of these nominations in the National Register of Historic Places by fall of 2011. These nominations have been funded through a partnership between the state of Missouri and the City.

Specifically these include:

- Southeast Third Street Residential Historic District
- Southeast Green Street Historic Cottage District
- Southeast Grand Avenue and Fifth Street Residential Historic District
- First Christian Church a.k.a. Disciples of Christ (single property nomination)
- Southeast Third Street and Southeast Corder Ave Ranch House District
- Morningside Acres Historic Ranch House District

# Major Development/Redevelopment Activities

In 2010, a new industrial building of over 50,000 square feet was constructed in the Lakewood Business Center on I-470, near the Lee's Summit Municipal Airport.

St Luke's had an addition of about 36,800 square feet to the hospital on Douglas Street.

Despite the recent economic recession, commercial development continues to occur in Lee's Summit. Perhaps the largest and most obvious development is the ongoing activity at Summit Fair Shopping Center, located at the southeast corner of I-470 and 50 Highway. This past year, several remaining pad sites were developed. With the completion and opening of the new interchanges and flyovers to the north of the shopping center, traffic circulation in and out of the shopping center has been significantly improved.

By the end of 2010, Summit Grove, a senior housing establishment, was near completion on Tudor Road north of Wal-Mart. This 54-unit facility will provide additional affordable housing opportunities for the community's senior population.

New commercial space continued to be added at other locations in Lee's Summit, including Chapel Ridge development area on Ralph Powell Road and Maple Tree on Douglas Street.



Summit Grove, a Senior Housing Establishment, was being constructed



Additions at St Luke's Hospital



New Construction in Lakewood Business Center at I-470.



Various New Services Built in the Summit Fair Shopping Center.

# Non-Residential Building Permits:2010

Map #	Name of Development	Location	Building Size (Sq Ft)	Lot size (Acres)	Land Use Type
1	Chapel Ridge Business Park Addition	3470 NE Ralph Powell Road	5,100	40.46	Office
2	Summit Fair Addition	691 NW Blue Parkway	7,612	1.74	Retail
3	Olive Garden Restaurant	650 NW Blue Parkway	7441	1.73	Retail
4	Campbell Middle School Gym Addition	1201 NE Colbern Road	7,665	48.1	Other
5	Rumors Restaurant Addition	4835 NE Lakewood Way	1,428	1.35	Retail
6	Crown Pointe Church Addition	5950 NE Lakewood Way	23,164	16.27	Other
7	Symtech Addition	524 SE Transport Drive	6,000	2.36	Industrial
8	Lee's Summit Fire Station No 2	2000 NE Rice Road	8,324	1.28	Other
9	Lee's Summit High School Addition	400 SE Blue Parkway	7,725	43.93	Other
10	Lakewood Business Center on I-470 Add	2810 NE Independence Avenue	50,124	5.31	Industrial
11	Associated Women's Care Addition	3410 NE Ralph Powell Road	8,319	2.06	Office
12	Red Lobster Restaurant	670 NW Blue Parkway	7,013	1.74	Retail
13	Le Grand Retirement Village Office Add	311 SE Grand Avenue	490	2.52	Office
14	Mini-Storage Building	953 SE Oldham Parkway	9,600		Industrial
15	St. Luke's Hospital Addition	110 NE St. Luke's Boulevard	36,771	41.18	Other
16	Maple Tree Plaza Addition	1225 NE Douglas Street	6,224	0.95	Office
17	Woods Chapel Church of God Addition	1150 NE Woods Chapel Road	16,421	11.32	Other
18	Living Hope Fellowship Addition	306 SE Wilson Street	288	0.65	Other
		Total	209,709	222.96	

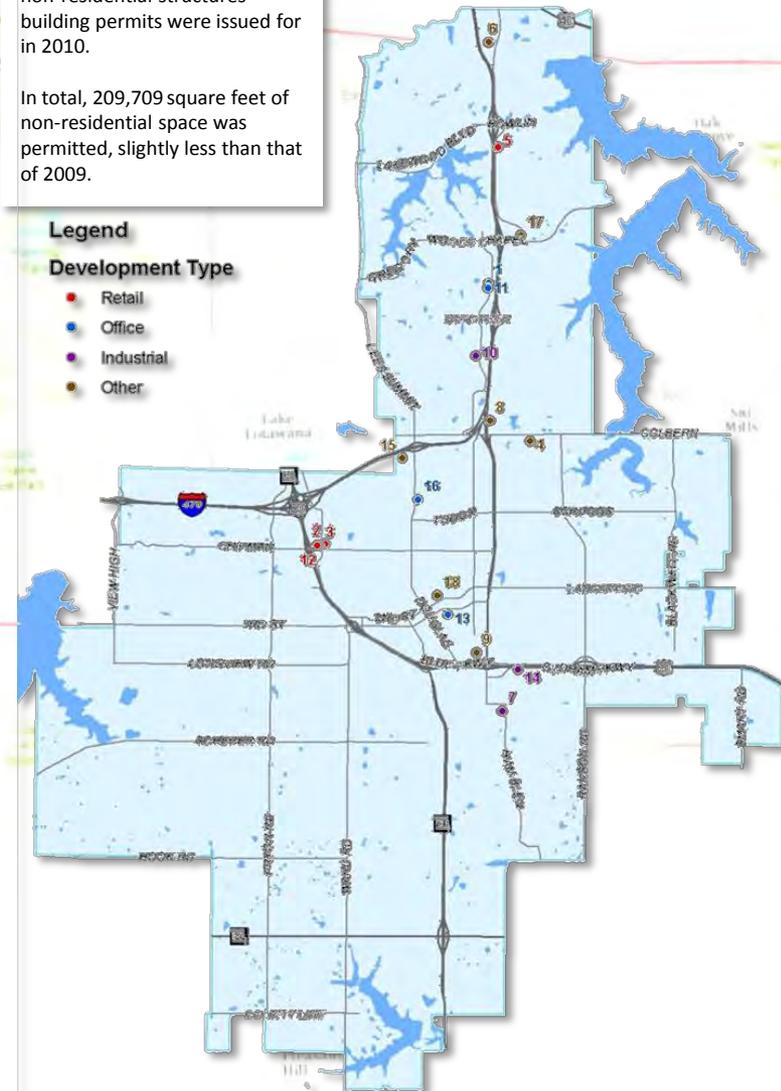
This map shows the locations of non-residential structures building permits were issued for in 2010.

In total, 209,709 square feet of non-residential space was permitted, slightly less than that of 2009.

**Legend**

**Development Type**

- Retail
- Office
- Industrial
- Other



# 2010 Non-Residential Building Permits by Council District

Map #	District 1	Address	Bldg Size (sqft)	
	Industrial	Symtech Addition	524 SE TRANSPORT DR	6,000
	Other	Lee's Summit High School Addition	400 SE BLUE PKWY	7,725
	Industrial	Mini-Storage Buildings F,G,P,Q	953 SE OLDHAM PKWY	2,400
	Office	Le Grand Retirement Village Office Addition	311 SE GRAND AVE, Unit:8	490
	Other	Living Hope Fellowship Addition	306 SE WILSON ST	288
	<b>Total</b>		<b>16,903</b>	

District 2	Address	Bldg Size (sqft)	
Retail	Olive Garden Restaurant	650 NW BLUE PKWY	7,441
Retail	Red Lobster Restaurant	670 NW BLUE PKWY	7,013
<b>Total</b>		<b>14,454</b>	

District 3	Address	Bldg Size (sqft)	
Office	Chapel Ridge Building Addition	3470 NE RALPH POWELL RD	5,100
Retail	Summit Fair Addition	691 NW BLUE PKWY	7,612
Other	Crown Pointe Church Addition	5950 NE LAKEWOOD WAY	23,164
Other	Lee's Summit Fire Station No. 2	2000 NE RICE RD	8,324
Industrial	Lakewood Business Center on I-470 Addition	2810 NE INDEPENDENCE AVE	50,124
Office	Associated Women's Care Addition	3410 NE RALPH POWELL RD	8,319
Office	St. Luke's Hospital Addition	110 NE SAINT LUKES BLVD	36,771
Office	Maple Tree Plaza Addition	1225 NE DOUGLAS ST	6,224
Other	Woods Chapel Church of God Addition	1150 NE WOODS CHAPEL RD	16,421
<b>Total</b>		<b>162,059</b>	

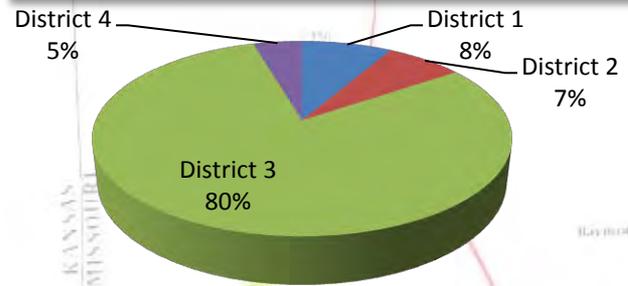
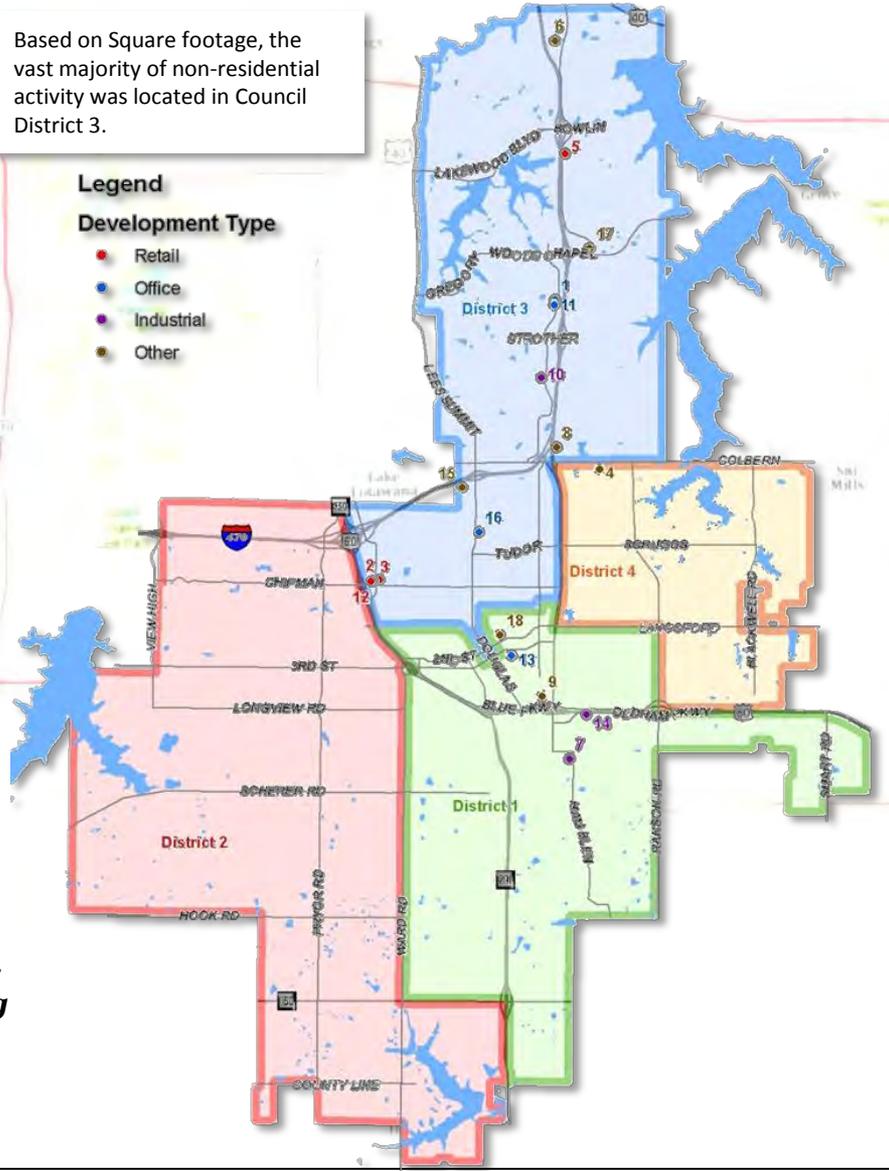
District 4	Address	Bldg Size (sqft)	
Other	Campbell Middle School Gym Addition	1201 NE COLBERN RD	7,665
Retail	Rumors Restaurant Addition	4835 NE LAKEWOOD WAY	1,428
<b>Total</b>		<b>9,093</b>	

Based on Square footage, the vast majority of non-residential activity was located in Council District 3.

**Legend**

**Development Type**

- Retail
- Office
- Industrial
- Other

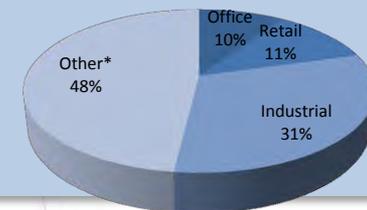


**Percentage Distribution of Non-Residential Building Permits by Council District**

# Non-Residential Yearly Totals by Land Use

1997			1998			1999		
LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE
Office	53,307	10.58	Office	207,821	19.77	Office	225,384	27.00
Retail	242,132	40.13	Retail	348,603	54.05	Retail	246,137	32.87
Industrial	211,559	18.34	Industrial	363,132	35.51	Industrial	169,317	14.55
Other*	368,186	61.95	Other*	183,155	75.41	Other*	832,774	98.53
<b>Total</b>	<b>875,184</b>	<b>131.00</b>	<b>Total</b>	<b>1,102,711</b>	<b>184.74</b>	<b>Total</b>	<b>1,473,612</b>	<b>172.95</b>
2000			2001			2002		
LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE
Office	215,668	24.73	Office	158,830	15.28	Office	63,092	9.02
Retail	1,237,538	129.23	Retail	236,205	38.78	Retail	110,730	7.58
Industrial	320,405	23.60	Industrial	163,247	19.43	Industrial	175,468	38.46
Other*	111,960	18.70	Other*	293,101	25.50	Other*	89,734	23.64
<b>Total</b>	<b>1,885,571</b>	<b>196.26</b>	<b>Total</b>	<b>851,383</b>	<b>98.99</b>	<b>Total</b>	<b>439,024</b>	<b>78.70</b>
2003			2004			2005		
LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE
Office	218,643	26.34	Office	170,353	19.95	Office	247,313	96.15
Retail	251,582	34.62	Retail	70,575	20.41	Retail	120,547	20.12
Industrial	115,849	18.88	Industrial	337,014	27.15	Industrial	111,154	38.58
Other*	665,443	159.77	Other*	631,147	30.10	Other*	189,129	50.73
<b>Total</b>	<b>1,251,517</b>	<b>239.61</b>	<b>Total</b>	<b>1,209,089</b>	<b>97.61</b>	<b>Total</b>	<b>668,143</b>	<b>205.58</b>
2006			2007			2008		
LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE
Office	101,679	16.41	Office	92,397	16.71	Office	27,626	4.39
Retail	110,818	10.69	Retail	296,234	69.25	Retail	274,509	22.91
Industrial	241,600	28.81	Industrial	205,852	79.85	Industrial	90,192	38.07
Other*	359,863	206.88	Other*	121,627	167.77	Other*	200,477	417.78
<b>Total</b>	<b>813,960</b>	<b>262.79</b>	<b>Total</b>	<b>716,110</b>	<b>333.58</b>	<b>Total</b>	<b>592,804</b>	<b>483.16</b>
2009			2010					
LAND USE	SQUARE FEET	ACREAGE	LAND USE	SQUARE FEET	ACREAGE			
Office	13,430	1.95	Office	19,643	46.00			
Retail	190,503	136.04	Retail	23,494	6.56			
Industrial	4,800	10.00	Industrial	65,724	7.67			
Other*	51,145	49.34	Other*	100,848	162.73			
<b>Total</b>	<b>259,878</b>	<b>197.33</b>	<b>Total</b>	<b>209,709</b>	<b>222.96</b>			

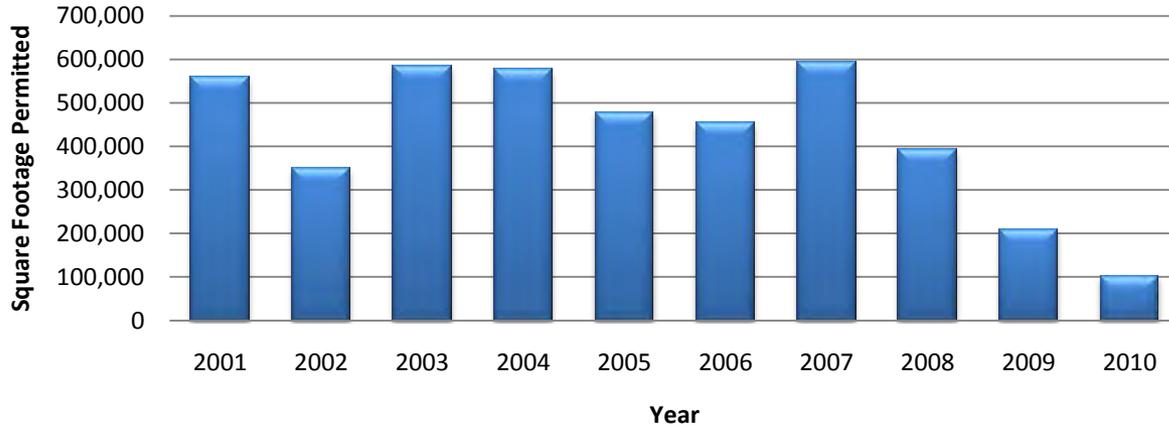
2010 Non-Residential Land Use Types



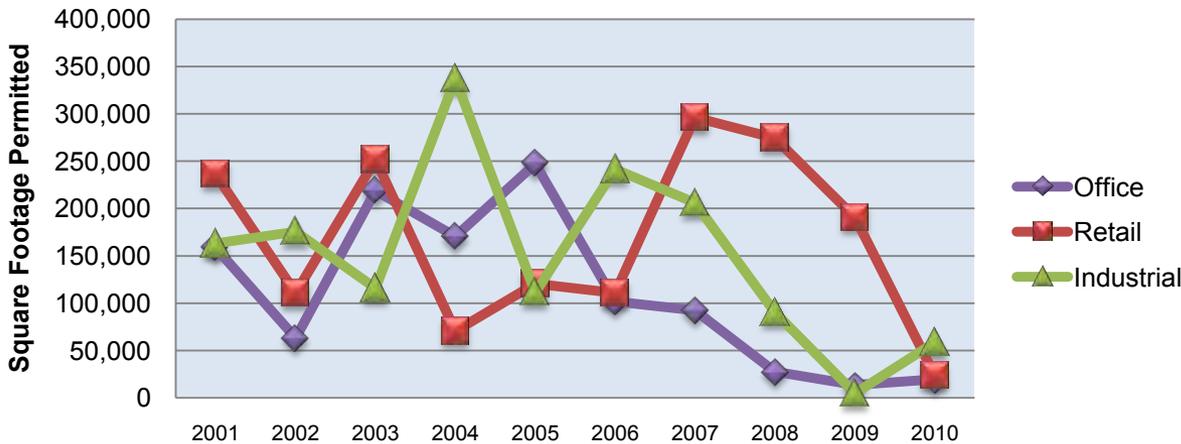
\*Other includes public and semi-public development projects.

# Non-Residential Yearly Totals by Land Use

**Annual Aggregate Square Footage for Retail, Office and Industrial Permits**



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



Over the last decade, non-residential development activities have been relatively steady. However, between 2008 and 2009 these activities dropped by nearly 50%. The recent development of a major shopping center has helped bolster these figures since then, and development continues to occur despite recent economic conditions, but at a much slower pace.

The year 2010, Lee's Summit saw retail permits dropped significantly, whereas industrial development picked up in terms of percentage share of development. The office sector remained fairly steady over the years and continued to grow modestly.

As discussed earlier, non-residential development has also been impacted by the economic downturn in recent years. The market demand for both existing space and new space has been declining.

As stated in previous development reports, public infrastructure is important to sustaining commercial development. The City of Lee's Summit continues to make these improvements along major corridors where development is expected to occur. In 2010, Strother Interchange was completed and open to traffic and the extension of Todd George is currently underway between Colbern Road and Woods Chapel Road. Woods Chapel Road widening was also completed, a major improvement in the northern part of the City. Improvements to M-150 also started in the southern part of the City. The City also started a planning effort for this corridor, to promote quality and sustainable development in the area.

Through proactive planning and financing strategies, the City is able to create and sustain conditions, under which this type of development may occur. The following page gives a detailed analysis of the short-term development outlook for the City.

# Short-Term Development Outlook

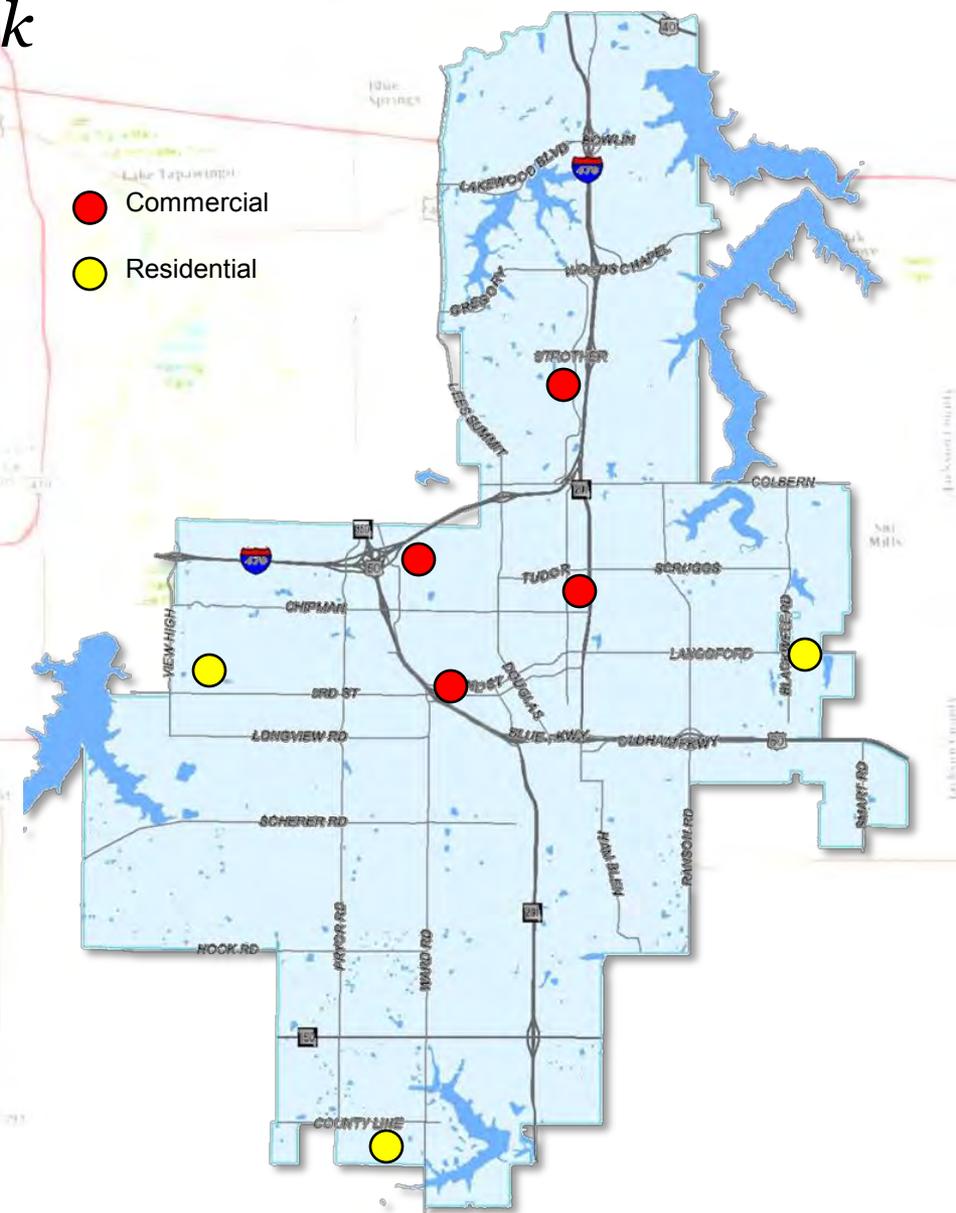
It is anticipated that the impact of the current economic conditions will continue to be felt in the building industry in 2011 and years to come. On the residential side, the City currently has a stock of over 5,000 preliminary platted single family lots yet to be built on, a supply that will take several years to be completely absorbed. It is reasonable to predict that, in the short term, majority of new single family residential construction will be concentrated in these already platted subdivisions, as symbolized in yellow on the map to the right. Multi-family residential, on the other hand, does not have as much of a stock of platted but unbuilt lots in Lee's Summit.

On the commercial side, new construction activities are anticipated to be limited primarily to a few development sites currently being completed, such as Chapel Ridge, I-470 Business Center, Summit Fair, New Longview and Ritter Plaza. Infill and redevelopment interest has been growing in recent months and is expected to continue for years to come.

In response to MODOT's project to widen M-150, in 2010, the City launched a corridor study for M-150 Highway to assess potential for future development opportunities and to formulate design standards for new development along the corridor. Once the highway improvement is completed, this corridor is expected to be a big draw for new development along the entire length.

Other road improvements, such as the interchange at I-470 and Stotter Road along with the completion of the planned Todd George Road extension north of Colbern Road are expected spur new interest for commercial and industrial development. Improvements such as these are crucial to providing necessary infrastructure to meet the City's development needs.

To identify areas of immediate and short-term development, this map displays the approximate locations of commercial, residential and mixed-use developments throughout the City.



# List of Major Single-Family Subdivisions

Subdivision	Council District	2000 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory		
			Prelim	Final	Before 2001	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010				Proposed/Planned	Final Plat	
			Amber Hills	4	139.03	194	194	194	0	0	0	0	0	0	0				0	0	0
Amber Hills East	4	139.03	118	118	118	0	0	0	0	0	0	0	0	0	0	0	118	100%	100%	0	0
Arbores	3	142.02	119	119	100	1	1	1	1	2	0	1	0	0	0	0	107	90%	90%	12	12
Arborwalk	2	135.01	669	191	0	0	0	0	9	18	6	14	4	4	5	60	9%	31%	609	131	
Asbury Park	4	139.04	56	56	56	0	0	0	0	0	0	0	0	0	0	56	100%	100%	0	0	
Ash Grove	3	142.03	103	32	28	2	2	0	0	0	0	0	0	0	0	32	31%	100%	71	0	
Ashton @ Charleston Park	4	139.04	428	428	428	0	0	0	0	0	0	0	0	0	0	428	100%	100%	0	0	
Banner Ridge	4	139.04	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0	
Banner View	4	138.01	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0	
Belmont Farms	1	135.01	147	176	0	0	0	12	33	34	32	2	0	1	3	117	80%	66%	30	59	
Bent Tree Bluffs	2	136.01	328	328	327	0	0	0	0	0	0	0	0	1	0	328	100%	100%	0	0	
Beverly Village	3	137.01	88	88	88	0	0	0	0	0	0	0	0	0	0	88	100%	100%	0	0	
Blackwell Valley	1	138.02	17	17	17	0	0	0	0	0	0	0	0	0	0	17	100%	100%	0	0	
Bordner East	1	138.01	21	21	21	0	0	0	0	0	0	0	0	0	0	21	100%	100%	0	0	
Bordner Estates	4	138.01	235	235	235	0	0	0	0	0	0	0	0	0	0	235	100%	100%	0	0	
Bordner Estates North	4	138.01	156	156	156	0	0	0	0	0	0	0	0	0	0	156	100%	100%	0	0	
Bordner South	1	138.02	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0	
Brandywine	1	139.03	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0	
Brentwood Estates	1	138.02	35	35	35	0	0	0	0	0	0	0	0	0	0	35	100%	100%	0	0	
Briarcroft	1	138.02	168	168	168	0	0	0	0	0	0	0	0	0	0	168	100%	100%	0	0	
Briarcroft East	1	138.02	45	45	45	0	0	0	0	0	0	0	0	0	0	45	100%	100%	0	0	
Bridgehampton	1	138.02	79	79	78	1	0	0	0	0	0	0	0	0	0	79	100%	100%	0	0	
Bridgeport	4	139.03	245	245	245	0	0	0	0	0	0	0	0	0	0	245	100%	100%	0	0	
Bridlewood	2	136.02	261	261	70	58	60	53	20	0	0	0	0	0	0	261	100%	100%	0	0	
Brookfield	4	138.01	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	92	0	
Brookridge Estates	2	136.01	84	84	84	0	0	0	0	0	0	0	0	0	0	84	100%	100%	0	0	
Brooks Farm	1	137.04	120	120	44	0	0	0	0	0	5	9	5	4	3	70	58%	58%	50	50	
Brookshire Estates	4	139.03	61	61	61	0	0	0	0	0	0	0	0	0	0	61	100%	100%	0	0	
Cambridge Heights	3	137.01	168	168	168	0	0	0	0	0	0	0	0	0	0	168	100%	100%	0	0	
Canterbury	4	139.04	194	194	194	0	0	0	0	0	0	0	0	0	0	194	100%	100%	0	0	
Canyon Estates	3	142.03	29	29	27	0	0	0	0	1	1	0	0	0	0	29	100%	100%	0	0	
Carriage Point @ Richardson Ranch	4	139.03	126	126	61	30	32	3	0	0	0	0	0	0	0	126	100%	100%	0	0	
Castle Rock Estates	4	138.01	98	98	98	0	0	0	0	0	0	0	0	0	0	98	100%	100%	0	0	
Cedar Creek	2	136.01	25	25	23	1	0	0	0	0	0	0	0	0	0	24	96%	96%	1	1	
Cedar Creek Estates	2	137.04	49	49	41	2	1	1	0	0	0	0	0	0	0	45	92%	92%	4	4	
Cedar Creek Village	2	137.04	44	44	29	0	0	0	0	0	0	4	1	3	0	34	77%	77%	10	10	
Cheddington	2	135.01	140	140	15	10	21	38	27	0	0	0	0	0	0	111	79%	79%	29	29	
Chipman Heights	2	136.01	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0	
Clubhouse Cottages of Lakewood	3	142.03	46	46	0	0	0	0	9	2	3	1	0	0	0	15	33%	33%	31	31	
Cly-Mar Gardens	3	137.01	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0	
Colony Garden	1	138.02	66	66	66	0	0	0	0	0	0	0	0	0	0	66	100%	100%	0	0	

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Subdivision	Council District	2000 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Before 2001	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010				Proposed/Planned	Final Plat
Cottages at Cedar Creek	2	137.04	63	63	38	0	0	0	0	5	5	0	3	1	2	54	86%	86%	9	9
Cottonwood Estates	4	138.01	26	26	26	0	0	0	0	0	0	0	0	0	0	26	100%	100%	0	0
Country Glen	2	137.04	30	30	0	0	0	0	0	14	0	0	0	0	0	14	47%	47%	16	16
Countryside	2	137.04	51	51	51	0	0	0	0	0	0	0	0	0	0	51	100%	100%	0	0
Craigmont Addition	2	136.01	275	275	274	0	0	0	0	0	0	0	0	0	0	274	100%	100%	1	1
Crestwood South	1	138.02	66	66	66	0	0	0	0	0	0	0	0	0	0	66	100%	100%	0	0
Crossings, The	2	137.04	187	187	182	1	0	0	2	2	0	0	0	0	0	187	100%	100%	0	0
Crystal View Estates	4	139.04	206	206	205	1	0	0	0	0	0	0	0	0	0	206	100%	100%	0	0
Dalton's Ridge	3	142.02	176	176	0	0	0	0	0	0	32	37	1	0	9	79	45%	45%	97	97
Deer Valley Estates	4	138.01	13	13	8	0	3	1	0	0	0	1	0	0	0	13	100%	100%	0	0
Deerbrook	4	139.03	257	257	256	0	0	0	0	0	0	1	0	0	0	257	100%	100%	0	0
Deerbrook North	4	139.03	82	82	82	0	0	0	0	0	0	0	0	0	0	82	100%	100%	0	0
Dell @ White Ridge	2	137.04	11	11	0	0	1	3	6	1	0	0	0	0	0	11	100%	100%	0	0
Duck Pond @ Raintree Lake	2	135.01	28	28	0	0	0	8	16	2	0	0	0	0	0	26	93%	93%	2	2
Eagle Creek	2	136.02	743	509	68	52	79	80	86	56	28	31	7	4	7	498	67%	98%	245	11
East Lake Village	3	142.04	331	331	327	3	0	1	0	0	0	0	0	0	0	331	100%	100%	0	0
Edgewood Trail	2	136.01	54	54	49	4	0	1	0	0	0	0	0	0	0	54	100%	100%	0	0
Enclave At Lakewood Pointe	3	142.04	14	13	0	0	0	0	0	0	0	1	2	0	0	3	21%	23%	11	10
Emerald View	4	138.01	148	148	148	0	0	0	0	0	0	0	0	0	0	148	100%	100%	0	0
Emerald View East	4	138.01	61	61	61	0	0	0	0	0	0	0	0	0	0	61	100%	100%	0	0
Estates of Chapel Ridge	3	142.04	23	23	0	0	0	0	0	0	0	7	0	1	1	9	39%	39%	14	14
Estates of Saddlebrook	1	135.01	21	21	18	1	1	0	1	0	0	0	0	0	0	21	100%	100%	0	0
Fairfield Green	3	142.04	55	55	54	1	0	0	0	0	0	0	0	0	0	55	100%	100%	0	0
Fairfield Woods	3	142.04	37	37	0	0	0	0	0	0	3	6	0	1	1	11	30%	0%	26	26
Fairway Homes Village	3	142.04	273	273	265	0	1	0	0	0	0	0	0	0	0	266	97%	97%	7	7
Falls at Lakewood	3	142.04	36	36	5	7	4	1	3	5	2	0	0	0	0	27	75%	75%	9	9
Fields of Highland Park	4	139.04	70	70	0	0	0	0	0	0	0	30	3	4	6	43	61%	61%	67	67
Forest @ Brookridge	2	136.01	49	49	47	0	0	1	0	0	0	0	0	0	0	48	98%	98%	1	1
Forest @ St. Andrews	3	142.03	6	6	6	0	0	0	0	0	0	0	0	0	0	6	100%	100%	0	0
Fountains @ Raintree	2	604.00	176	176	0	0	0	16	17	16	15	22	10	4	3	103	59%	59%	73	73
Foxwood	4	138.01	56	56	56	0	0	0	0	0	0	0	0	0	0	56	100%	100%	0	0
Foxwood East	4	138.01	129	129	129	0	0	0	0	0	0	0	0	0	0	129	100%	100%	0	0
Foxwood Hills	4	138.01	56	56	52	2	1	1	0	0	0	0	0	0	0	56	100%	100%	0	0
Fritchie Bluff	4	139.03	37	37	0	0	0	0	0	0	0	3	1	1	4	9	24%	24%	28	28
Gateway Hills	4	139.03	44	44	44	0	0	0	0	0	0	0	0	0	0	44	100%	100%	0	0
Glen @ The Meadows of Winterset	2	136.02	233	233	82	10	16	5	47	55	17	0	0	0	0	232	99%	99%	1	1
Golden Fields	4	139.04	31	31	0	0	0	0	0	0	0	12	0	0	2	14	45%	45%	17	17
Gordanier Estates	1	138.02	218	218	217	0	0	0	0	1	0	0	0	0	0	218	100%	100%	0	0
Gray Ridge Acres	1	137.02	27	27	27	0	0	0	0	0	0	0	0	0	0	27	100%	100%	0	0
Greenridge One	1	138.02	62	62	62	0	0	0	0	0	0	0	0	0	0	62	100%	100%	0	0
Greystone Park	4	139.04	68	68	68	0	0	0	0	0	0	0	0	0	0	68	100%	100%	0	0

# List of Major Single-Family Subdivisions

Subdivision	Council District	2000 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory		
			Prelim	Final	Before 2001	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010				Proposed/Planned	Final Plat	
<i>Harbor Cove</i>	2	135.01	52	52	51	0	0	0	0	0	0	0	0	0	0	0	51	98%	98%	1	1
<i>Harris Highlands</i>	1	137.02	29	29	29	0	0	0	0	0	0	0	0	0	0	0	29	100%	100%	0	0
<i>Hawks Ridge East</i>	1	138.02	296	296	253	35	6	0	0	0	0	0	0	0	0	0	294	99%	99%	2	2
<i>Heather Hill Farms</i>	3	137.03	27	27	0	0	0	0	0	0	0	1	0	0	0	0	1	4%	4%	10	10
<i>Hidden Creek</i>	4	139.04	14	14	14	0	0	0	0	0	0	0	0	0	0	0	14	100%	100%	0	0
<i>Highland at the Meadows of Winterset</i>	2	136.02	214	50	0	0	0	0	0	0	0	0	8	7	6	21	10%	42%	193	29	
<i>Highway Lane</i>	2	136.01	152	152	152	0	0	0	0	0	0	0	0	0	0	152	100%	100%	0	0	
<i>Highway Mannor Annex</i>	2	136.01	48	48	48	0	0	0	0	0	0	0	0	0	0	48	100%	100%	0	0	
<i>Highway Manor</i>	2	136.01	38	38	38	0	0	0	0	0	0	0	0	0	0	38	100%	100%	0	0	
<i>Hinsdale</i>	1	137.04	234	234	233	0	1	0	0	0	0	0	0	0	0	234	100%	100%	0	0	
<i>Hook Farm</i>	2	136.02	333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	333	0
<i>Indian Creek</i>	1	138.02	58	58	58	0	0	0	0	0	0	0	0	0	0	58	100%	100%	0	0	
<i>Indian Creek South</i>	1	138.02	134	134	134	0	0	0	0	0	0	0	0	0	0	134	100%	100%	0	0	
<i>Indian Valley</i>	1	138.02	12	12	12	0	0	0	0	0	0	0	0	0	0	12	100%	100%	0	0	
<i>Kensington Farms</i>	2	603.02	745	368	0	0	0	0	0	0	17	19	0	9	28	73	10%	20%	672	295	
<i>Knollbrook</i>	4	139.03	120	120	120	0	0	0	0	0	0	0	0	0	0	120	100%	100%	0	0	
<i>Knollbrook East</i>	4	139.03	61	61	61	0	0	0	0	0	0	0	0	0	0	61	100%	100%	0	0	
<i>Knollbrook North</i>	4	139.03	51	51	51	0	0	0	0	0	0	0	0	0	0	51	100%	100%	0	0	
<i>Lake Lee's Summit</i>	3	142.04	730	730	730	0	0	0	0	0	0	0	0	0	0	730	100%	100%	0	0	
<i>Lake Pointe</i>	3	142.03	11	11	0	0	1	4	3	0	0	0	0	0	0	8	73%	73%	3	3	
<i>Lake Ridge Meadows</i>	3	142.02	291	291	291	0	0	0	0	0	0	0	0	0	0	291	100%	100%	0	0	
<i>Lakewood Forest</i>	3	142.04	63	63	63	0	0	0	0	0	0	0	0	0	0	63	100%	100%	0	0	
<i>Lakewood Oaks</i>	3	142.03	163	163	158	1	0	0	0	0	0	0	0	0	0	159	98%	98%	4	4	
<i>Lakewood Point Villas</i>	3	142.04	53	33	15	4	0	3	3	3	1	0	1	0	0	30	57%	91%	23	3	
<i>Lakewood Shores</i>	3	142.04	141	141	85	12	7	6	12	2	0	0	0	0	0	124	88%	88%	17	17	
<i>Landings @ Lakewood</i>	3	142.03	73	73	73	0	0	0	0	0	0	0	0	0	0	73	100%	100%	0	0	
<i>Legacy Wood</i>	4	139.03	266	123	0	0	0	0	0	12	27	16	12	7	16	90	34%	73%	176	33	
<i>Longview Falls</i>	1	137.04	4	4	0	0	0	0	0	3	0	0	0	0	0	3	75%	75%	1	1	
<i>Longview Farm</i>	2	136.02	110	110	108	2	0	0	0	0	0	0	0	0	0	110	100%	100%	0	0	
<i>Longview Farm Estates</i>	2	136.02	62	62	55	4	3	0	0	0	0	0	0	0	0	62	100%	100%	0	0	
<i>Longview Farm Highlands</i>	2	136.02	67	67	55	6	0	1	0	0	0	0	0	0	0	62	93%	93%	5	5	
<i>Longview Farm Manor</i>	2	136.02	52	52	49	1	0	1	0	0	0	0	0	0	0	51	98%	98%	1	1	
<i>Longview Farm Villas</i>	2	136.02	36	36	26	2	1	4	2	1	0	0	0	0	0	36	100%	100%	0	0	
<i>Madison Park</i>	2	136.02	74	72	0	0	0	0	0	0	11	12	6	2	4	35	47%	49%	39	37	
<i>Maple Tree</i>	3	137.01	342	342	342	0	0	0	0	0	0	0	0	0	0	342	100%	100%	0	0	
<i>Meadowbrook</i>	4	139.03	8	8	5	0	0	0	0	0	0	0	0	0	0	5	63%	63%	3	3	
<i>Meadows of Summit Ridge</i>	1	135.01	192	192	0	19	24	45	42	26	19	8	2	6	0	191	99%	99%	1	1	
<i>Meadows of Winterset</i>	2	136.02	183	183	104	12	22	37	4	1	0	0	0	0	0	180	98%	98%	3	3	
<i>Metheny Addition</i>	1	137.03	20	20	20	0	0	0	0	0	0	0	0	0	0	20	100%	100%	0	0	
<i>Miesner</i>	2	135.01	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	4	4	
<i>Mill Creek of Summit Mill</i>	4	139.04	122	86	0	0	0	0	3	32	4	9	2	3	8	61	50%	71%	61	25	

# List of Major Single-Family Subdivisions

Subdivision	Council District	2000 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory		
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			Mill Harbor	2	135.01	55	55	54	0	0	0	0	0	1	0				0	0	0
Mission Ridge	1	137.04	68	68	68	0	0	0	0	0	0	0	0	0	0	0	68	100%	100%	0	0
Mission Woods	1	137.04	70	70	70	0	0	0	0	0	0	0	0	0	0	0	70	100%	100%	0	0
<i>Monarch View</i>	2	136.02	247	247	59	40	37	39	36	24	8	2	1	0	0	0	246	100%	100%	1	1
Morgan Acres	4	139.04	250	250	250	0	0	0	0	0	0	0	0	0	0	0	250	100%	100%	0	0
Morningside Acres	1	137.03	19	19	19	0	0	0	0	0	0	0	0	0	0	0	19	100%	100%	0	0
Mulberry East	4	139.03	82	82	82	0	0	0	0	0	0	0	0	0	0	0	82	100%	100%	0	0
Mulberry III	4	139.03	189	189	189	0	0	0	0	0	0	0	0	0	0	0	189	100%	100%	0	0
Napa Valley	2	135.01	216	88	0	0	0	0	0	20	9	5	5	3	4	4	46	21%	52%	170	42
<i>Newberry</i>	1	138.02	282	300	88	19	66	54	24	1	0	0	0	0	0	0	252	89%	84%	30	48
Nine Oaks	4	138.01	22	22	0	0	0	0	0	0	5	1	0	2	0	0	8	36%	36%	14	14
Nolleen Acres	1	138.02	76	76	76	0	0	0	0	0	0	0	0	0	0	0	76	100%	100%	0	0
<i>North Shore at Raintree Lake</i>	2	135.01	50	50	0	0	0	0	0	23	7	6	0	0	0	0	36	72%	72%	14	14
<i>Oak Cliff</i>	2	136.01	3	3	2	0	0	0	0	0	0	0	0	0	0	0	2	67%	67%	1	1
Oak Hill Estates	1	137.04	94	94	94	0	0	0	0	0	0	0	0	0	0	0	94	100%	100%	0	0
Oak Hill South	1	138.02	147	147	118	22	7	0	0	0	0	0	0	0	0	0	147	100%	100%	0	0
Oak Tree Farms	4	138.01	353	353	352	1	0	0	0	0	0	0	0	0	0	0	353	100%	100%	0	0
<i>Oaks Ridge</i>	3	142.03	112	112	72	30	5	3	0	0	0	0	0	0	0	0	110	98%	98%	2	2
Oaks Ridge Estates	3	142.03	20	20	20	0	0	0	0	0	0	0	0	0	0	0	20	100%	100%	0	0
<i>Oaks Ridge Meadows</i>	3	142.03	599	599	358	72	99	41	15	1	0	0	0	0	0	0	586	98%	98%	13	13
<i>Orchard Hills</i>	3	137.01	88	88	87	0	0	0	0	0	0	0	0	0	0	0	87	99%	99%	1	1
Orchard Manor	3	137.01	59	59	59	0	0	0	0	0	0	0	0	0	0	0	59	100%	100%	0	0
<i>Orchard View</i>	1	137.03	26	26	23	0	0	0	0	0	0	0	0	0	0	0	23	88%	88%	3	3
Orchards of Lakewood	3	142.03/142.04	6	6	6	0	0	0	0	0	0	0	0	0	0	0	6	100%	100%	0	0
Oxford Hills	1	138.02	18	18	18	0	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Oxford Meadows	1	138.02	79	79	79	0	0	0	0	0	0	0	0	0	0	0	79	100%	100%	0	0
Oxford Pointe	1	138.02	30	30	30	0	0	0	0	0	0	0	0	0	0	0	30	100%	100%	0	0
<i>Paddock @ Richardson Ranch</i>	4	139.03	278	269	25	17	18	27	40	33	14	9	2	5	5	5	195	70%	72%	83	74
Park Ridge	3	142.02	410	205	0	0	0	0	0	0	43	21	6	3	5	5	78	19%	38%	332	127
Parker Place	2	136.01	11	11	11	0	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
<i>Parkwood @ Stoney Creek</i>	2	135.01	161	161	0	19	41	25	30	23	1	3	0	1	7	150	93%	93%	11	11	
<i>Pergola Park (New Longview)</i>	2	136.02	138	83	0	0	0	0	13	39	17	7	4	1	2	83	60%	100%	55	0	
Pine Meadows	1	137.04	89	89	89	0	0	0	0	0	0	0	0	0	0	0	89	100%	100%	0	0
Pine Ridge	2	137.04	114	114	113	0	0	0	0	0	0	0	0	0	1	114	100%	100%	0	0	
Prairie Hills	4	139.03	5	5	5	0	0	0	0	0	0	0	0	0	0	0	5	100%	100%	0	0
Prairie Ridge Estates	4	139.03	18	18	0	0	0	6	6	6	0	0	0	0	0	0	18	100%	100%	0	0
Prairie Valley	2	135.01	26	25	0	0	0	0	0	0	0	2	0	0	0	0	2	8%	8%	24	23
Prairie View	4	139.03	8	8	8	0	0	0	0	0	0	0	0	0	0	0	8	100%	100%	0	0
<i>Preston Meadows</i>	4	138.01	40	40	0	0	0	0	6	16	9	7	0	0	0	0	38	95%	95%	2	2
Princeton Heights	1	139.04	306	306	306	0	0	0	0	0	0	0	0	0	0	0	306	100%	100%	0	0
Pryor Meadows	2	135.01	193	193	13	5	24	11	61	53	25	1	0	0	0	0	193	100%	100%	0	0
<i>Raintree Lake</i>	2	135.01	1,010	1,010	930	30	17	13	0	4	0	1	0	0	6	1001	99%	99%	9	9	

# List of Major Single-Family Subdivisions

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Raintree Lake Estates	2	604.00	287	255	91	22	16	27	16	32	10	9	1	2	0	226	79%	89%	61	29
Raintree Pointe	2	604.00	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	7	0
Raintree Reserve	2	135.01	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	30	30
Raintree Villas	2	135.01	53	53	0	0	5	4	14	10	1	0	0	0	0	34	64%	64%	19	19
Ravencrest	2	136.02	24	24	24	0	0	0	0	0	0	0	0	0	0	24	100%	100%	0	0
Remington by the Park	4	139.03	11	11	11	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Remington Woods	2	136.01	49	49	49	0	0	0	0	0	0	0	0	0	0	49	100%	100%	0	0
Ridgewood Hills	3	142.02	222	222	222	0	0	0	0	0	0	0	0	0	0	222	100%	100%	0	0
Roseland Height	1	137.03	85	85	85	0	0	0	0	0	0	0	0	0	0	85	100%	100%	0	0
Saddlebrook	1	135.01	75	49	46	0	0	0	2	0	0	0	0	0	0	48	64%	98%	27	1
Saddlebrook East	1	135.01	78	78	61	4	12	1	0	0	0	0	0	0	0	78	100%	100%	0	0
Saddlebrook Farm	1	135.01	19	19	1	1	7	3	3	1	0	0	0	0	0	16	84%	84%	3	3
Savannah Ridge	3	134.02	113	113	46	27	11	12	10	2	2	0	0	0	0	110	97%	97%	3	3
Silkwood Estates	1	138.02	197	197	196	0	0	1	0	0	0	0	0	0	0	197	100%	100%	0	0
Silver Pointe	1	137.04	41	41	41	0	0	0	0	0	0	0	0	0	0	41	100%	100%	0	0
Somerset @ Charleston Park	4	139.04	272	272	254	7	3	3	2	2	1	0	0	0	0	272	100%	100%	0	0
South Crossing	2	137.04	50	50	50	0	0	0	0	0	0	0	0	0	0	50	100%	100%	0	0
South Lea Addition	1	137.04	186	186	186	0	0	0	0	0	0	0	0	0	0	186	100%	100%	0	0
South Pointe @ East Lake Village	3	142.04	58	58	0	0	15	11	16	5	1	0	0	0	0	48	83%	83%	10	10
Southgate	1	135.01	73	73	73	0	0	0	0	0	0	0	0	0	0	73	100%	100%	0	0
Spring Meadow	3	142.04/143	11	11	11	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Sterling Hills	2	136.01	256	256	251	0	0	5	0	0	0	0	0	0	0	256	100%	100%	0	0
Stoney Creek Estates	2	135.01	500	268	33	28	43	39	53	18	23	12	5	2	1	257	51%	96%	243	11
Strother East	4	139.03	29	29	29	0	0	0	0	0	0	0	0	0	0	29	100%	100%	0	0
Summerfield	2	136.01	96	96	96	0	0	0	0	0	0	0	0	0	0	96	100%	100%	0	0
Summit Crossings	2	137.04	133	133	48	5	17	22	32	8	1	0	0	0	0	133	100%	100%	0	0
Summit Falls	2	137.04	76	76	57	5	7	1	0	1	0	0	0	0	0	71	93%	93%	5	5
Summit Mill	4	139.04	96	96	50	6	16	19	3	1	0	0	0	0	0	95	99%	99%	1	1
Summit Station	3	137.01	171	171	171	0	0	0	0	0	0	0	0	0	0	171	100%	100%	0	0
Summit View Farms	2	135.01	122	45	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	122	45
Sunnybrook	4	139.03	133	133	133	0	0	0	0	0	0	0	0	0	0	133	100%	100%	0	0
Sunnybrook East	4	139.03	13	13	13	0	0	0	0	0	0	0	0	0	0	13	100%	100%	0	0
Sunset Cove	2	135.01	46	46	46	0	0	0	0	0	0	0	0	0	0	46	100%	100%	0	0
Sunset Hills	2	137.04	101	101	101	0	0	0	0	0	0	0	0	0	0	101	100%	100%	0	0
Sunset Ridge	2	135.01	38	38	38	0	0	0	0	0	0	0	0	0	0	38	100%	100%	0	0
The Mist	4	139.03	25	25	0	0	6	2	0	1	4	1	0	0	0	14	56%	56%	11	11
Tiffany Woods	3	142.03	8	8	0	0	0	0	0	0	1	0	0	0	0	1	13%	13%	7	7
Timber Hills	3	142.02	83	83	0	0	0	0	33	32	10	2	0	0	0	77	93%	93%	6	6
Timber's Edge	1	138.02	23	23	22	0	0	0	0	0	0	0	0	0	0	22	96%	96%	1	1
Tower Park (New Longview)	2	136.02	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	30	0
Tudor Heights	4	138.01	17	17	17	0	0	0	0	0	0	0	0	0	0	17	100%	100%	0	0

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			Prelim	Final	Before 2001	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010				Proposed/Planned	Final Plat	
			Tudor Place	4	138.01	18	18	18	0	0	0	0	0	0	0				0	0	0
Twin Creek	2	137.04	45	45	45	0	0	0	0	0	0	0	0	0	0	0	45	100%	100%	0	0
Valle Vista	3	137.03	66	66	66	0	0	0	0	0	0	0	0	0	0	0	66	100%	100%	0	0
Valley Forge	4	138.01	22	22	13	2	2	0	3	2	0	0	0	0	0	0	22	100%	100%	0	0
Victoria Station	3	137.01	53	53	53	0	0	0	0	0	0	0	0	0	0	0	53	100%	100%	0	0
Villas of Chapel Ridge	3	142.04	42	42	0	0	0	0	0	0	4	8	3	0	1	16	38%	38%	26	26	
Villas of Parkwood	2	135.01	79	79	0	0	0	0	0	0	1	0	0	0	0	1	1%	1%	79	79	
Village Fair	1	137.02	249	249	238	0	0	0	0	3	0	0	0	0	0	241	97%	97%	8	8	
Villas @ Lake Ridge Meadows	3	142.02	30	30	30	0	0	0	0	0	0	0	0	0	0	30	100%	100%	0	0	
Villas @ Meadows of Summit Ridge	1	135.01	37	37	0	0	0	0	0	7	0	0	3	1	0	11	30%	30%	26	26	
Villas @ Meadows of Winterset	2	136.02	60	60	0	5	7	13	12	9	6	7	1	0	0	60	100%	100%	0	0	
Villas of Mill Creek	4	139.04	65	65	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	65	65	
Vista del Verde	1	138.02	464	464	464	0	0	0	0	0	0	0	0	0	0	464	100%	100%	0	0	
Waters Edge	3	142.04	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0	
Weather Ridge	2	136.01	9	9	9	0	0	0	0	0	0	0	0	0	0	9	100%	100%	0	0	
West Lake Village	3	142.04	209	209	209	0	0	0	0	0	0	0	0	0	0	209	100%	100%	0	0	
West Woods Estates	3	142.04	16	16	16	0	0	0	0	0	0	0	0	0	0	16	100%	100%	0	0	
Westwind Estates	4	138.01	39	39	39	0	0	0	0	0	0	0	0	0	0	39	100%	100%	0	0	
Whispering Woods	2	136.02	On Hold	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0	0	
White Ridge Farm	2	137.04	317	317	317	0	0	0	0	0	0	0	0	0	0	317	100%	100%	0	0	
Whiteridge Villas Addition	2	137.04	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	3	3	
Windemere	2	135.01	244	244	156	9	29	40	6	1	0	0	0	0	0	241	99%	99%	3	3	
Windridge	2	136.01	33	33	33	0	0	0	0	0	0	0	0	0	0	33	100%	100%	0	0	
Windsboro @ Charleston Park	4	139.04	220	220	218	0	0	0	0	0	0	0	0	0	0	218	99%	99%	2	2	
Windsor Station	3	137.01	47	47	47	0	0	0	0	0	0	0	0	0	0	47	100%	100%	0	0	
Winterset Garden	2	136.02	60	60	0	5	16	13	3	8	5	3	2	2	0	57	95%	95%	3	3	
Winterset Park	2	136.02	576	576	475	38	41	20	2	0	0	0	0	0	0	576	100%	100%	0	0	
Winterset Valley	2	136.01	182	182	0	0	0	0	46	47	22	14	17	11	13	170	93%	93%	12	12	
Whispering Woods	2	135.01	203	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	203	0	
Winterset Woods	2	136.01	90	90	15	13	16	17	19	4	1	0	0	0	0	85	94%	94%	5	5	
Wood Creek @ Richardson Ranch	4	139.03	50	50	26	13	3	7	1	0	0	0	0	0	0	50	100%	100%	0	0	
Woodbury Park	3	137.01	108	108	108	0	0	0	0	0	0	0	0	0	0	108	100%	100%	0	0	
Woodland Glen	1	138.02	143	86	0	0	4	12	15	19	7	6	0	0	0	63	44%	73%	80	23	
Woodland Shores	4	139.03	280	207	0	0	0	24	30	15	14	24	5	7	8	127	45%	61%	153	80	
Woodridge Manor	4	138.01	47	47	47	0	0	0	0	0	0	0	0	0	0	47	100%	100%	0	0	
Woodview Estates	4	138.01	55	55	0	0	0	0	0	0	3	12	0	3	1	19	35%	35%	36	36	
Woods Chapel Acres	3	142.04	337	337	337	0	0	0	0	0	0	0	0	0	0	337	100%	100%	0	0	

Total															162	24,259	0%	0%	5,195	2,154
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# List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units per Type	Council District	2010 Census Tract	Number of Living Units Permitted to be Built												Total Units Permitted Units	Sub-Division Total Units	Difference		
				Before 2001 Units	2001 Units	2002 Units	2003 Units	2004 Units	2005 Units	2006 Units	2007 Units	2008 Units	2009 Units	2010 Units						
AMLI at New Longview	Apartment (206)	2	136.02	206												206	206	0		
AMLI Summit Ridge	Apartment (432)	3	137.01	432													432	432	0	
Arborwalk	Apartment (280), Fourplex (32), Duplex (92)	2	135.01					170	193	27	10	4						404	404	0
Arlington Park Estates	Duplex (18)	1	137.03	18													18	18	0	
Ash Court	Duplex (14)	1	137.03	14													14	14	0	
Ashbrooke	Apartment (75)	1	137.03	75													75	75	0	
Avanti East Apartments	Apartment (120)	4	137.03	120													120	120	0	
Banner Grove Estates	Duplex (56)	4	138.01	56													56	56	0	
Bayberry	Sixplex (18)	1	138.02	18													18	18	0	
BC White House Addition	Duplex (2)	4	137.03	2													2	2	0	
Benton Heights	Duplex (18)	3	137.03	18													18	18	0	
Beverly Village	Duplex (22)	3	137.01	22													22	22	0	
Borders Addition	Apartment (14)	1	137.03	14													14	14	0	
Bordner Estates	Fourplex (84)	4	138.01	84													84	84	0	
Braeside Park	Mixed Density (98)	1	137.02	95	3												98	98	0	
Breckenridge Estates	Fourplex (40), Triplex (12), Duplex (108)	4	138.01	160													160	160	0	
Briarcroft	Fourplex (24), Triplex (3), Duplex (24)	1	138.02	51													51	51	0	
Bridgehampton	Fourplex (32), Duplex (2)	1	138.02	34													34	34	0	
Bridgehampton Townhomes	Fourplex (8)	1	138.02					8						8	8	0				
Butterfields Addition	Duplex (4)	1	137.02	4													4	4	0	
Cedar Creek Estates	Duplex (24)	2	137.04	24													24	24	0	
Chapel Oaks	Fourplex (256)	3	142.04	256													256	256	0	
Chapel Ridge Business Park	Apartment (274)	3	142.04	0							274				274	274	0			
Cheddington	Duplex (66)	2	135.01	18	6	12	30						66	66	0					
Cobblestone	Mixed Density (35)	2	135.01	35													35	35	0	
Condominiums Of Oaks Ridge Meadows	Fourplex (508)	3	142.03	232	92	124	60						508	508	0					
Cottage Gate	Duplex (10)	1	137.03					10						10	10	0				
Country Meadow Estates	Apartment (16), Fourplex (152), Duplex (34)	4	138.01	198							4						202	202	0	
Country Woods	Duplex (44), Single Family (1)	2	136.01	24	2	8				2	2	2	1				41	44	3	
Court Villas	Duplex (20)	1	137.03	20													20	20	0	
Craigmont	Duplex (6)	2	136.01	6													6	6	0	
Crossroads At Lees Summit	Apartment (160)	3	142.04					160						160	160	0				
Dogwood Springs	Apartment (52)	4	139.04	52													52	52	0	
Downing Heights	Apartment (10)	2	135.01	10													10	10	0	

# List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units Per Type	Council District	2010 Census Tract	Number of Living Units Permitted to be Built												Total Units Permitted Units	Sub-Division Total Units	Difference	
				Before 2001	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010					
				Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units					
Duncan Estates (LS Housing Authority)	Duplex (68)	1	137.04	68													68	68	0
Eagle Creek Townhomes	Fourplex (140)	1	136.02				32	52	20	36							140	412	272
East Haven Acres	Duplex (16)	2	137.04	16													16	16	0
East Ridge Addition	Duplex (2)	4	137.03	2													2	2	0
Elgin Park	Sixplex (6), Fourplex (184)	4	139.03	190													190	190	0
Elmwood Farm	Duplex (8)	2	136.01	8													8	8	0
English Manor	Fourplex (72)	3	137.01	72													72	72	0
Foxhorn Addition	Fourplex (32)	3	142.04						32								32	32	0
Fresh Woods Subdivision	Duplex (8)	1	137.02					2	6								8	8	0
Gambles Subdivision	Duplex (12)	1	137.03	12													12	12	0
Glendana Heights	2 Apartments (8 Each)	1	137.04	16													16	16	0
Gordanier Estates	Duplex (46)	1	138.02	46													46	46	0
Gover Addition	Duplex (2)	3	137.03	2													2	2	0
Greystone Park	Duplex (36)	4	139.04	36													36	36	0
Hamel Heights	Duplex (90)	3	137.03	90													90	90	0
Hearnes Addition	Apartment (16), Fourplex (4), Triplex (6), Duplex (32)	3	137.03	38	4	12		2	2								58	58	0
Heather Hill Farm	Duplex (12)	3	137.03	10		2											12	12	0
Higginbotham Acres	Duplex (4)	1	137.03	4													4	4	0
Higgins Addition	Duplex (8)	3	137.03	8													8	8	0
Higgins 2nd Addition	Fourplex (4)	1	137.03	4													4	4	0
Ironwood Addition	Fourplex (28), Duplex (2)	1	137.03		10	20											30	30	0
John Calvin Manor	Multi-Family Senior (100)	2	136.01	100													100	100	0
John Knox Retirement Village	JKV (1,654)	2	136.01	1637	2	8				7							1,654	1,654	0
Kingston Trails	Duplex (44)	1	137.03	44													44	44	0
Knoll Brook Townhomes	Fourplex (20)	4	139.03	20													20	20	0
Lacys Addition (Le Grand Estates)	Apartment (47)	1	137.01	47													47	47	0
Lacys Addition	Triplex (3)	1	137.01	3													3	3	0
Lakeshore Bay Townhomes	Mixed Density (16)	3	142.04	16													16	16	0
Lakeshore Townhouses	Mixed Density (10)	3	142.04	10													10	10	0
Lakewood Bay	Mixed Density (127)	3	142.04	127													127	127	0
Landings At Lakewood	Mixed Density (20)	3	142.04	20													20	20	0
Lea Manor Condominiums	Fourplex (8)	1	137.04	8													8	8	0
Lee Haven (LS Housing Authority)	Apartment (42), Duplex (8)	4	137.03	50													50	50	0
Lee Heights	Duplex (6)	3	137.03	6													6	6	0
Lees Summit Retirement	Multi-Family Senior (123)	3	137.01			123											123	123	0
Lodge Apartments, The	Apartment (64)	1	137.03	64													64	64	0

# List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units per Type	Council District	2010 Census Tract	Number of Living Units Permitted to be Built												Total Units Permitted Units	Sub-Division Total Units	Difference	
				Before 2001 Units	2001 Units	2002 Units	2003 Units	2004 Units	2005 Units	2006 Units	2007 Units	2008 Units	2009 Units	2010 Units					
Lowes Addition	Duplex (12)	1	137.03	4			8										12	12	0
Maple Tree Manor	Duplex (74)	3	137.01	74													74	74	0
Marketplace	Duplex (112)	1	137.02	104	4	4											112	112	0
Michael Manor	Duplex (42)	3	137.03	42													42	42	0
Morningside Acres	Duplex (4)	1	137.03	4													4	4	0
Myrtle Park	Duplex (12)	3	137.03	12													12	12	0
Nancene Apartments	Apartment (103)	2	137.04	103													103	103	0
Newberry Commons	Fourplex (164)	1	138.02	96	28	40											164	164	0
Noel Richardson Addition	Duplex (2)	1	138.02	2													2	2	0
Onahome Addition	Apartment (12)	1	137.03	12													12	12	0
Orchard Hills	Duplex (36)	3	137.01	36													36	36	0
Oxford Place Townhouses	Fourplex (56)	1	137.04	56													56	56	0
Park Lane West Condominium	Apartment (60)	3	137.02	60													60	60	0
Peter's Resurvey	Triplex (6)	4	137.03	4													4	4	0
Pheasant Run Apartments	Apartment (160)	3	137.01	160													160	160	0
Pin Oak Estates	Duplex (48)	3	137.03	46													46	46	0
Pinecrest	Fourplex (8), Duplex (2)	1	137.02	10													10	10	0
Pinetree Village	Fourplex (56)	1	137.02	56													56	56	0
Raintree Lake	Fourplex (12), Triplex (3), Duplex (6)	2	135.01	21													21	21	0
Raintree Villas	Duplex (80)	2	135.01			8	18	22	12	10	8	2					80	84	4
Ranville Corner	Duplex (2)	1	137.02						2								2	2	0
Ridgeview Manor	Mixed Density (140)	4	138.01	140													140	140	0
Robin Hills	Apartment (61), Duplex (46)	3	137.02	107													107	107	0
Sage Crossing	Apartment (152)	3	137.03	152													152	152	0
Scherer Crossing	Fourplex (68)	1	137.04					28	16	12	8						64	68	4
Scherer Ridge Villas	Fourplex (68), Duplex (12)	1	137.04							24	56						80	80	0
Second & Corder Place	Duplex (6)	1	137.03	6													6	6	0
Siena At Longview	Duplex (124), Single Family (5)	2	136.02			14	4		12	6	2	2	3	3			43	124	81
Somerset Villa Apartments	Apartment (48)	2	136.01	48													48	48	0
South Lea Addition	Triplex (9)	2	137.04	9													9	9	0
Southview Heights	Duplex (6)	1	137.03	6													6	6	0
Strasbourg Apartments	Apartment (71)	3	137.02	71													71	71	0
Summit Apartments	Apartment (12)	4	137.03	12													12	12	0
Summit Center	Fourplex (40)	2	136.01	40													40	40	0
Summit East Plaza Condominiums	Apartment (150)	1	137.03	150													150	150	0
Summit Grove Senior Apartments	Apartments (54)	3	137.01										54				54	54	0
Summit Point Condominium	Apartment (101)	3	137.01	101													101	101	0
Summit Ridge	Duplex (46), Single Family (1)	1	138.02	46										1			47	47	0
Summit Village	Duplex (12)	1	138.02	12													12	12	0
Sunrise East	Duplex (26)	1	137.03	26													26	26	0
Todd George Historic House 5-Plex	Apartment (5)	4	137.03	5													5	5	0

# List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units Per Type	Council District	2010 Census Tract	Number of Living Units Permitted to be Built												Total Units Permitted	Sub-Division Total	Difference
				Before 2001	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010				
				Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units				
Town of Strother	Fourplex (4), Duplex (2)	3	137.03	6												6	6	0
Townhomes Of Chapel Ridge	Triplex and Fourplex (60)	3	142.04									11				11	60	49
Trails of Park Ridge	Duplex (60), Fourplex (208)	3	142.02										16			16	252	236
Tudor Ridge	Duplex (18)	4	138.01				8		10							18	18	0
Unnamed Douglas 8-Plex	Apartment (8)	1	137.03	8												8	8	0
Valle Vista	Duplex (14)	3	137.03	14												14	14	0
Villas At Summit Ridge	Fourplex (152)	3	142.02	24	32	32	16	28	16	4						152	152	0
Vista Del Verde	Fourplex (72), Duplex (124)	1	138.02	196												196	196	0
Vogue Condominiums	Condominiums Units (18)	1	137															0
Walnut Grove	Duplex (2)	1	137.02	2												2	2	0
Waters Edge	Duplex (18)	3	142.04	18												18	18	0
WB Howards	Apartment (16), Triplex (9), Duplex (6)	4	137.03	31												31	31	0
Westbrooke	Duplex (132)	2	136.01	110	4	6	2					10				132	132	0
Westvale	Duplex (104)	2	136.01	92			10	2								104	104	0
Westwind Estates	Duplex (40)	4	138.01	40												40	40	0
Whispering Winds At Lake Ridge Meadows	Fourplex (84)	3	142.02	84												84	84	0
White Ridge Farm (The Oaks Apartments)	Apartment (126)	2	137.04	126												126	126	0
White Ridge Villas Addition	Duplex (2)	2	137.04					2								2	2	0
Whiting and Cooper's Addition	Apartment (12)	4	137.03	12												12	12	0
Wilshire Hills	Mixed Density (Retirement) (192)	3	142.04						66							66	192	126
Wilshire at Lakewood--Care Center	Multi-family Senior (160)	3	142.04						160							160	160	0
Windsong At Raintree Lake	Fourplex (68)	2	135.01	68												68	68	0
Wind Ridge	Fourplex (4), Duplex (4)	2	136.01	8												8	8	0
Woods Chapel Acres	Fourplex (8), Duplex (70)	3	142.04	78												78	78	0
Woods Chapel Park	Fourplex (20)	3	142.04	20												20	20	0
Woodway Pines	Duplex (16)	1	138.02	16												16	16	0
<b>Total</b>				<b>7,652</b>	<b>197</b>	<b>450</b>	<b>311</b>	<b>316</b>	<b>549</b>	<b>338</b>	<b>381</b>	<b>26</b>	<b>57</b>	<b>3</b>		<b>10,277</b>	<b>11,052</b>	<b>775</b>

# List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
291-Conoco	1	137.04	Retail	8,041	140,867
3rd & Ward Commercial	2	137.04	Retail	9,910	71,476
50 Highway Office Park	1	138.02	Industrial/Retail	152,424	746,771
500 West Business Center	1	137.02	Office	32,892	138,319
608 Business Center	1	137.02	Retail	8,022	30,733
Abbys Addition	2	136.01	Retail	4,500	23,375
AMC-Midland Plaza	3	137.01	Retail	34,258	205,491
Arborwalk	2	135.01	Retail	14,541	193,131
Associated Women's Care Addition	3		Office	8,319	89,941
Auction Transport of Kansas City	1	138.02	Industrial	4,892	208,091
Auto Complex	3	137.01	Retail	78,805	452,393
Balls Food Center	4	138.01	Retail	126,993	398,524
Bank of America JKV	2	136.01	Retail	5,201	63,267
Bayberry	1	138.02	Office	50,562	280,993
Bayberry Crossing	1	138.02	Retail	189,194	1,292,497
Bayberry Place	1	138.02	Retail	28,116	164,167
Bayberry Point	1	137.03	Retail	7,054	34,174
Bayberry Professional Plaza	1	137.03	Retail	13,020	36,023
Blue Parkway Business Center	3	137.01	Retail/ Industrial	238,480	1,325,555
Blue Valley Office Park	1	137.02	Office	27,250	63,010
Bob Sight Ford	3	136.01	Retail	42,640	318,347
Borders Addition	1	137.03	Retail	3,000	14,875
Bridgehampton	1	138.02	Retail	64,339	426,559
Browning Industrial Park	1	138.02	Industrial	292,231	1,048,791
Browning-Dark Farm	3	142.04	Office	29,200	145,355
Butchers Subdivision	1	137.03	Retail	2,300	15,326
Bybee Acres	3	142.02	Industrial	14,400	172,039
C.L. Long Addition	1	138.02	Industrial	2,688	37,667
Cambell Middle School Gym Addition (R-7)	4		Other	7,665	2,095,035
CBD	1,3	137.02,137.03	Retail/ Office	337,004	531,394
Chapel Lakes Center	3	142.04	Retail	50,434	286,152
Chapel Ridge	3	142.04	Retail/ Office	258,718	1,272,062
Chapel Ridge Business Park	3	142.04	Retail/ Office	334,064	1,762,396
Chapel Ridge Business Park Addition	3	142.04	Retail/Office	5,100	1,762,396
Chapman Industrial Park	1	138.02	Industrial	64,359	269,962
Charleston Park	4	139.04	Retail	19,222	130,383
Cheddington Commons	2	135.01	Retail/ Office	21,496	139,292
Children's World	3	142.04	Retail	8,104	36,554
Chipman Plaza	3	137.01, 137.02	Retail	26,116	186,906
Chipman-Hwy 50	2	136.01	Retail	800,579	3,751,676
Chopp Limited Plaza	1	138.02	Industrial	39,900	206,831
Chouteau Corner	1	138.01	Retail	2,800	41,156
Clover Acres	4	139.03	Retail	6,000	59,670
Cly-Mar Meadow	3	137.01	Retail	8,224	170,694

# List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Colbern Plaza	4	139.03	Retail	110,305	377,339
Count Beverage Building Addition	1	138.02	Industrial	11,280	968,520
Crawford Mechanical Contracts	1	138.02	Industrial	3,040	246,743
Creative Blow Mold, Inc	3	142.04	Industrial	7,500	241,091
Creative World Early Childhood	1	138.02	Office	99,222	11,810
Crown Pointe Church Addition	3		Other	23,164	708,652
Darron Building	3	137.03	Retail	7,855	7,864
Deerbrook Commercial Park	4	139.03	Retail	63,463	365,456
Desendorf Acres	3	137.01	Retail	9,500	104,581
Developers Addition	1	138.02, 137.03	Industrial	13,800	42,429
DG Acres	1	135.01	Retail	8,800	98,228
Don Brownes Subdivision	1	137.04	Industrial	4,800	15,899
Douglas A Addition	1	137.03	Industrial	12,000	21,643
Douglas Corner	3	137.01	Retail	36,786	214,096
Douglas Corporate Center	3	142.04	Industrial	31,250	148,944
Douglas Square Center	3	137.01	Retail	227,548	1,493,285
Douglas Station Commercial Park	3	137.01	Retail	117,012	644,553
East Haven Acres	1	137.04	Retail/ Office	25,827	128,730
Eastport Professional Office Park	3	142.02	Office	63,760	284,977
Eastridge Business Center	1	137.03	Office	3,979	20,595
Eastside Business Park	1	138.02	Industrial/Retail	125,744	700,348
Edmondson Crest	3	137.01	Retail	10,918	64,980
Emergent Care Plus of Lee's Summit	3	142.04	Office	6,906	49,741
Executive Lakes Center	3	142.02	Retail/ Office	166,257	966,925
Executive Plaza	1	138.02	Retail	22,778	172,392
Fairway Village	3	142.04	Retail/ Office	30,177	113,432
Farmers Commercial	1	138.02	Retail	10,000	57,622
Fire Station No 2	3		Other	8,324	55,760
Firestone Tire Company	2	137.04	Retail	7,257	36,573
First Federal Bank Commercial Park	1	138.02	Retail	5,577	56,754
First National Bank	2	136.01	Retail	4,500	99,371
For-Mart Office Center	3	137.02	Retail	4,627	23,647
FPC Place	2	137.04	Retail	6,230	33,262
Genesys Properties	3	142.03	Industrial	13,000	278,760
Golf Park	3	142.02	Retail	5,470	990,206
Gregory Estates	4	139.03	Retail	30,372	203,931
Greystone Park	4	139.04	Retail	27,321	213,584
Hagerty Industrial Park	1	137.04	Industrial	3,200	156,410
Hallams Subdivision	3	137.01	Retail	2,233	24,560
Hamblen Business Park	1	138.02	Retail	15,150	98,338
Hamblen Plaza	1	138.02	Industrial	116,082	462,019
Hamblen Road Industrial Park	1	138.02	Industrial	104,161	455,696
Hardees Addition	2	136.01	Retail	2,206	35,881
Harris Highlands	1	137.02	Industrial	15,382	125,082

# List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Hawkins Commercial	1	135.01	Retail	2,724	46,212
HCA Midwest	4	139.04	Retail	189,756	1,263,218
Hearnes Addition	3	137.03	Industrial	28,612	156,564
Hertzogs Subdivision	1	137.02	Retail	3,950	20,791
Hinsdale Place Revised	1	137.04	Office	16,498	51,819
Hollywood Acres	1	135.01	Industrial/ Retail	12,340	206,622
Holmes Drywall	3	142.04	Industrial	30,000	123,002
Hunch Estates	1	137.01	Industrial	35,042	416,468
I-470 Business & Technology Center	3	142.04	Industrial	6,906	49,741
Jakes Corner	2	137.04	Retail	6,750	76,057
Jefferson Commons	1	137.02	Office	22,210	76,365
Jefferson Street Industrial Park	1	137.04	Industrial	68,602	204,015
Jefferson Street Mini Storage	1	137.04	Industrial	29,550	102,123
John Knox Village East Commercial	2	136.01	Office	29,598	219,722
John Deere	1	138.02	Industrial	17,000	196,897
Knollbrook	4	138.01	Retail	2,160	21,497
Lakewood Business Center	3	142.04	Industrial	634,212	4,097,561
Lakewood Business Center on I-470	3	142.04	Industrial	19,440	109,790
Lakewood Business Center on I-470 Addition	3	142.04	Industrial	50,124	231,513
Lakewood Business Park	3	142.02	Industrial	396,258	1,629,153
Lakewood Village Shops	3	142.02	Retail	33,713	208,298
Langsford Landing	4	138.01	Retail/ Office	125,576	656,083
Lawn & Leisure Addition	1	138.02	Industrial	16,000	59,993
LBP IIIB	3	142.04	Industrial	31,512	272,501
Le Grand Retirement Village Addition	1		Other	490	109,780
Lee's Summit High School Addition	1		Other	7,725	1,913,510
Lees Summit Industrial Park	3	137.01	Industrial	19,600	110,875
Lees Summit North Industrial Park	3	137.01	Industrial	404,493	2,665,065
Lees Summit Retail Center	1	137.03	Retail	15,500	72,134
Lee's Summit South Industrial Park	1	138.02	Industrial	75,215	486,734
Lee's Summit Subaru	3	142.04	Retail	18,298	130,679
Lees Summit Technology Center	3	137.01	Industrial	32,000	129,420
Lelands Commercial Park	1	137.04	Retail	5,648	47,568
Lemone-Smith Business & Rail Center	1	138.02	Industrial	1,140,930	3,226,143
LH Higgins Place	1	137.02	Retail	10,740	85,247
Living Hope Fellowship Addition	1		Other	288	28,419
Long Chiropractic Office	2	135.01	Office	7,400	36,533
Lowes Addition	1	137.03	Retail	9,072	54,680
LS Park	4	139.03	Retail	38,035	483,229
LSMC Summit Ridge Campus	2	136.01	Office	58,050	174,164
Maddox Acres	1	138.02	Industrial	71,858	297,883
Magi Park	1	138.02	Industrial	6,600	116,321
Main Street Development	3	137.01	Industrial	42,785	221,693
Maisel Resurvey	4	138.01	Retail	101,437	333,041
Mang Addition	1	137.04	Retail	15,446	68,187

# List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Maple Leaf	1	137.03	Retail	4,896	22,276
Maple Tree Plaza	3	137.01	Retail	19,462	268,072
Maple Tree Plaza Addition	3	137.01	Retail	6,224	41,273
Marians Kids	3	137.02	Other	22,655	24,331
Market Center	1	137.02	Office	10,486	56,161
Market Street Commercial Park	1	137.03	Retail/Industrial	17,720	129,795
McCambridge Court	3	137.03	Industrial	6,999	56,307
McCord Addition	3	137.02	Retail	22,841	218,470
McDonalds Restaurant	4	138.01	Retail	4,127	40,855
McKees Corner	4	138.01	Retail	25,036	251,024
Medical Center John Knox Village	2	136.01	Office	100,962	204,882
Metheny Commercial	2	136.01	Retail	10,300	70,663
Metro Auction of Kansas City	1	138.02	Industrial	4,025	916,522
Metro Estates	1	137.04	Industrial	44,585	150,292
Mid-Summit Industrial Park	1	138.02	Industrial	28,830	159,891
Mini-Storage Buildings G, F, P, Q	1		Industrial	9,600	
Mission Hills	3	142.02	Office	13,880	262,761
Mission Square	1	137.03	Retail	23,250	120,125
Moehle Acres	1	137.03	Office	18,000	103,476
Morningside Acres	1	137.03	Office	6,673	62,827
Morningside Business Center	1	137.03	Office	14,757	132,257
Myrtle Park	3	137.03	Retail/Industrial	5,410	70,779
National Tire and Battery	2	136.01	Retail	8,435	43,660
Netterville Properties	1	137.02	Office	1,146	5,660
Newberry Commons	1	138.02	Retail	7,855	45,197
Northwest Commerce Development	3	137.01	Industrial	48,675	359,184
Olive Garden Restaurant	2		Retail	7,441	75,301
O'Reilly Auto Parts Addition	1	137.03	Retail/Office	12,550	83,844
Owen Lumber	1	137.03	Retail	5,660	28,414
Parkway Plaza	1	137.02	Retail/Office	83,514	587,794
Patterson Addition	1	137.03	Retail	11,842	86,946
Patterson Oil	1	137.04	Retail	2,660	29,235
Pfizer	1	138.02	Industrial	266,000	2,327,845
Pine Tree Plaza	1	137.02	Retail	118,130	529,332
Pine Woods	1	137.03	Office	10,550	80,671
Pipes Place	1	138.02	Retail	23,438	45,630
Pizza Hut Addition	2	136.01	Retail	2,776	36,098
Polk Addition	1	138.02	Retail	17,825	181,522
Ponderosa	2	137.04	Retail	12,816	91,838
Quiktrip	1	138.02, 135.01	Retail	20,564	193,264
Quiktrip Blue Parkway	1	137.02	Retail	6,858	115,538
R&D Tool Subdivision	1	138.02	Industrial	45,240	131,609
Raintree 150 Center	2	135.01	Retail	28,718	223,918
Raintree Lake Village	2	135.01	Office	14,150	443,099
Raintree North Shopping Center	2	135.01	Retail	126,731	751,622
Red Lobster Restaurant	2		Retail	7,013	75,909
Rice Acres	3	141.04	Industrial	24,000	142,899
Ritter Plaza	3	137.01	Retail	240,743	1,173,501
Ritters Acres	4	137.01	Office	4,737	52,169

# List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Robert Miller Addition	1	139.03	Retail	21,685	75,752
Rolling Meadows	3	137.01	Office	49,692	173,752
Rollins Meadows	3	137.01	Office	168,332	1,097,571
Royal Acres	4	138.01	Retail	6,156	43,215
Rumor's Restaurant Addition	4		Retail	1,428	58,823
Saint Lukes Hospital of Lees Summit	3	137.01	Retail/ Office	455,442	1,793,771
Saint Lukes Hospital Addition	3	137.01	Office	36,771	1,793,771
Savanna Square	4	139.03	Retail	43,864	232,990
Scotts Addition	1	137.03	Retail	9,840	66,576
Shamrock Addition	1	137.02	Retail	17,500	55,060
Shamrock Business Park	1	137.04	Industrial	73,510	417,060
Shamrock Park	1	135.01	Industrial/ Retail	61,479	490,101
Sharp Addition	1	137.04	Industrial	37,050	108,156
Silverthorn Industries	3	142.04	Retail	18,470	464,709
Simonin Addition	1	137.04	Industrial/ Retail	43,465	269,841
Solar Vista	4	138.01	Retail	16,331	166,249
Sonic Addition	1	137.03	Retail	1,526	22,837
Sonic View	1	135.01	Retail	1,362	42,462
South M-291 Mini Safety Storage	2	135.01	Retail	54,220	357,776
South Market Business Center	1	137.04	Industrial	22,300	128,186
South Port Business Park	1	137.04	Industrial	101,516	531,193
Southside Industrial Park	1	138.02	Industrial	91,397	605,856
Southview Heights	1	137.03	Retail	3,920	28,911
Springtime Greenhouse	4	138.01	Retail	14,112	427,019
Star Fuel Center of Lees Summit	1	137.03	Retail	5,035	27,124
Stuart Road Commercial Park	1	135.01	Industrial	6,650	626,210
Summit Corporate Center	1	138.02	Industrial	48,500	159,667
Summit East Plaza	1	137.03	Retail	3,120	24,426
Summit Fair	3	136.01, 137.01	Retail	234,412	858,290
Summit Fair Addition	3	136.01, 137.01	Retail	7,612	75,889
Summit North Business Park	3	137.01	Industrial/ Retail	105,591	491,974
Summit Point Plaza	3	137.01	Retail	56,428	143,777
Summit Retail Center	2	136.01	Retail	33,135	160,364
Summit Ridge	1	138.01	Retail	14,656	118,638
Summit Shopping Center	2	136.01	Retail	159,607	728,030
Summit South Business Park	1	138.02	Industrial	73,054	889,466
Summit Square	1	137.03	Retail	21,837	183,190
Summit Tec Annex	3	137.01	Office/ Retail/ Industrial	36,232	209,781
Summit Tec Industrial Park	3	137.01	Industrial	188,314	1,001,548
Summit Technology Campus	3	137.01	Industrial	1,060,975	4,356,245
Summit View Addition	3	137.02	Industrial	90,077	428,424
Summit West	2	136.01	Retail	6,962	35,615
Summitcrest Plaza	1	135.01	Retail	29,950	171,309
Su-Nor Addition	4	138.01	Retail	51,030	285,393
Sunrise South	1	137.04	Retail	34,600	139,833
Symtech Addition	1		Industrial	6,000	102,808
Talley Addition	1	137.03	Retail	10,766	49,043

# List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Tarmac Place	3	141.07	Office	11,050	629,356
Terrys Industrial Park	1	137.04	Industrial	9,000	236,486
Three o Three	1	137.02	Retail	2,400	43,042
Tower Park Commercial	2	136.02	Retail	66,762	171,108
Town of Strother	1	137.02,137.03	Industrial/Retail	86,056	396,098
TravelClean	3	137.01	Retail	12,920	144,613
Tudor Square Executive Business Center	3	137.01	Office	76,970	356,513
Valle Vista East	4	138.01	Retail	11,748	170,367
Valle Vista Resurvey	1	137.03	Retail/ Office	2,611	12,284
Valle Vista Shopping Center	3	137.03	Retail	58,211	233,530
Van Duss Business Park	1	138.02	Retail	45,962	390,093
Victoria Park	3	137.01	Industrial	67,649	321,362
Village of Summit East	1	138.02, 137.03	Retail	142,319	708,772
Villages of Lakewood Fairway Homes Village	3	142.03, 142.04	Retail	39,020	221,005
Vista Del Verde	1	138.02	Retail	3,050	29,738
Vista Plaza	1	138.02	Retail	43,501	224,124
Wal-Mart	2	137.04	Retail	83,434	352,616
Walnut Grove	1	137.02	Office	6,625	71,953
Watt Acres	1	138.02	Retail	9,200	111,868
WB Howards 1st Addition	1,3	137.03	Industrial	105,096	377,086
WB Howards 2nd Addition	1,3	137.02, 137.03	Industrial	27,746	152,678
Weavers Plat	1	135.01	Retail	7,595	189,011
Westbrooke Business Center	1	137.03	Office	19,296	107,888
Westside Plaza	1	137.04	Office	40,877	189,531
Whiting & Coopers Addition	1	137.03	Office	5,745	22,853
Willow Trace	1	137.03	Office	22,668	64,022
Windsor Commons	3	137.01	Office	20,300	188,510
Windsor Park	3	137.01	Retail	40,820	203,309
Windsor Park Business Center	3	137.01	Office	49,480	188,327
Winterset Park	2	136.02	Retail	8,487	40,126
Woods Chapel Church of God Addition	3		Other	16,421	493,212
Ziegler Addition	1	137.02	Retail	12,190	59,533
Unidentified				957,813	8,618,784
<b>Total*</b>				<b>15,369,868</b>	<b>92,872,773</b>

\*Unidentified is not included in the totals.

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