

City of
Lee's Summit

2012 Development Report

--- With Updated 2010 Census Demographics



Development Trends:
January-December 2012



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In This Edition:

This report provides a summary of major development activities in the City between January and December of 2012. Information gathered serves as a helpful planning tool for future development, and gauges conditions under which development occurs. Where appropriate, geographic information is provided to help facilitate a better understanding of the way the community grows and changes over time.

Also included in this report are analysis of growth trends in the past decades as well as complete listings of major developments and subdivisions in the City. In addition, this report includes detailed demographic statistics from the 2010 Census and the American Community Survey (ACS), with the most recent updates.

Following decades of fast growth, Lee's Summit has witnessed a dramatic slowdown in new construction over the last four years due to the downturn in the economy and the collapse of the housing market that affected the entire country. However, compared to other communities in the Kansas City Metropolitan area, Lee's Summit continues to be a relatively strong market for new construction. In the meantime, renewed interest in redevelopment has been growing.

Planning & Development

City of Lee's Summit

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Lee's Summit, MO 64063

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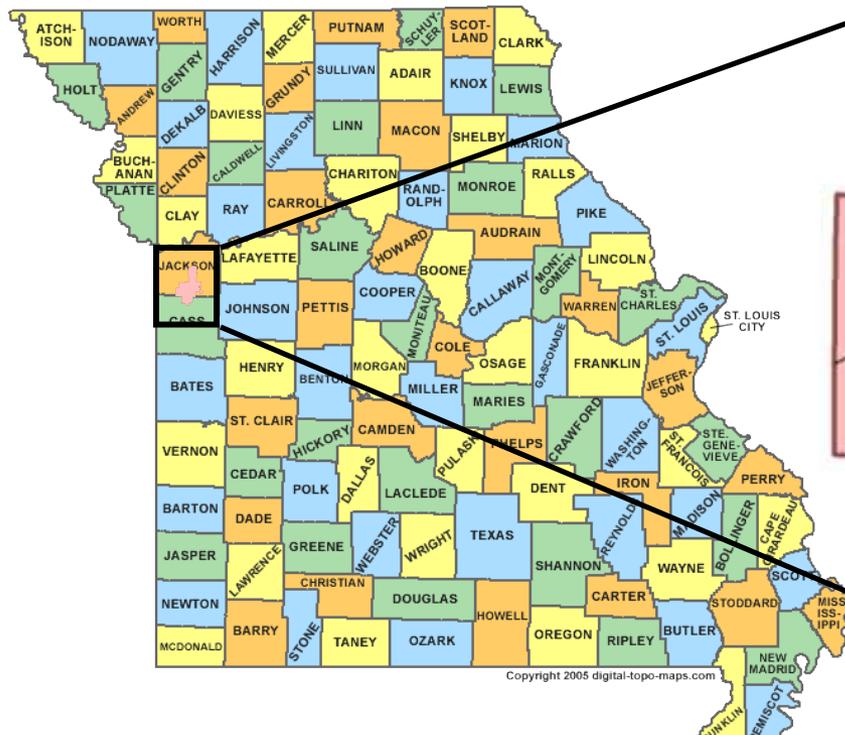
Contact:

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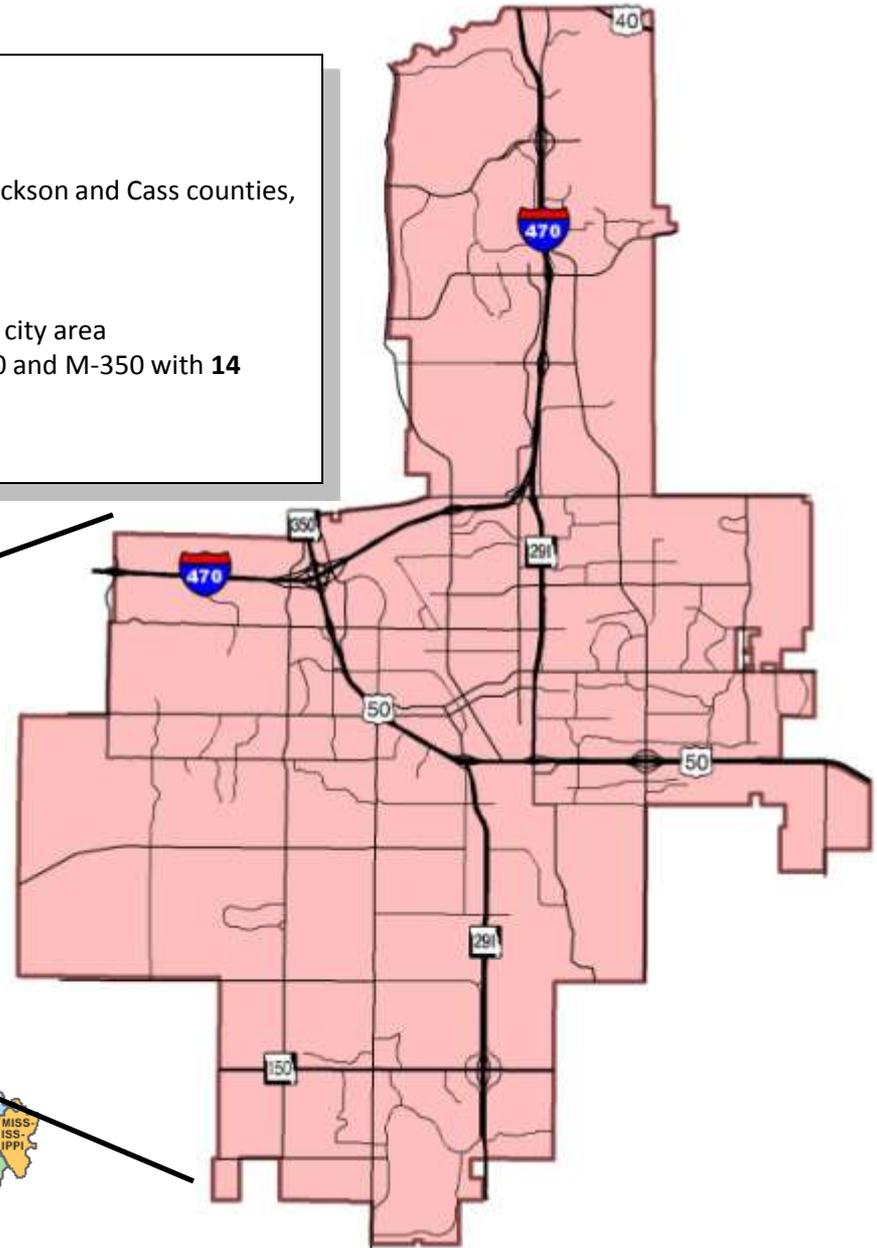
City at a Glance

Quick Facts:

- Population is estimated at **92,292**.
- Located in the Kansas City, Missouri metropolitan area, in Western Missouri
- Currently encompasses a total geographic area of **65.87** square miles in both Jackson and Cass counties, Missouri
- Divided into **4** City Council Districts
- Includes **25** Census Tracts (2010 Census)
- Served by **5** 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



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Census Demographics

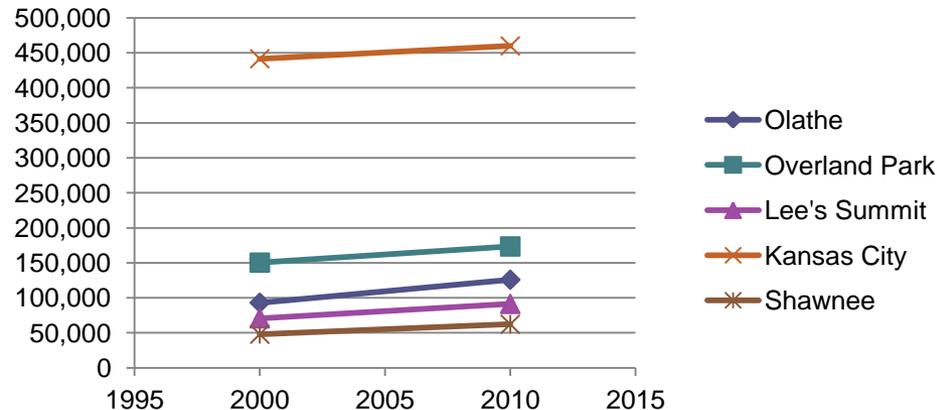
The following demographic information has been provided by the Census Bureau, 2010.

Percentage Change of Population 2000-2010 and Ranking: Cities in MARC Region

CITY	STATE	COUNTY	2000	2010	Change	% Change	Rank
Grain Valley	MO	Jackson	5,378	12,854	7,476	139.00%	1
Gardner	KS	Johnson	9,477	19,123	9,646	101.80%	2
Basehor	KS	Leavenworth	2,399	4,613	2,214	92.30%	3
Spring Hill	KS	Johnson, Miami	2,848	5,437	2,589	90.90%	4
Tonganoxie	KS	Leavenworth	2,723	4,996	2,273	83.50%	5
Riverview Estates	MO	Cass	45	82	37	82.20%	6
Lone Jack	MO	Jackson	586	1,050	464	79.20%	7
Raymore	MO	Cass	11,091	19,206	8,115	73.20%	8
Homestead	MO	Ray	112	185	73	65.20%	9
Peculiar	MO	Cass	2,829	4,608	1,779	62.90%	10
Louisburg	KS	Miami	2,724	4,315	1,591	58.40%	11
Smithville	MO	Clay	5,547	8,425	2,878	51.90%	12
Pleasant Hill	MO	Cass, Jackson	5,614	8,113	2,499	44.50%	13
Oak Grove	MO	Jackson	5,536	7,686	2,150	38.80%	14
Gunn City	MO	Cass	85	118	33	38.80%	15
Kearney	MO	Clay	6,112	8,381	2,269	37.10%	16
Lake Tapawingo	MO	Jackson	534	730	196	36.70%	17
Olathe	KS	Johnson	93,012	125,872	32,860	35.30%	18
Ridgely	MO	Platte	78	104	26	33.30%	19
Platte City	MO	Platte	3,548	4,691	1,143	32.20%	20
Greenwood	MO	Jackson	3,954	5,221	1,267	32.00%	21
Archie	MO	Cass	895	1,170	275	30.70%	22
Shawnee	KS	Johnson	47,996	62,209	14,213	29.60%	23
Lee's Summit	MO	Cass, Jackson	70,700	91,364	20,664	29.20%	24
Oakwood Park	MO	Clay	147	188	41	27.90%	25
De Soto	KS	Johnson	4,512	5,720	1,208	26.80%	26
Lake Winnebago	MO	Cass County	902	1,131	229	25.40%	27
Lenexa	KS	Johnson	40,224	48,190	7,966	19.80%	28
Fontana	KS	Miami County	188	224	36	19.10%	29
Cleveland	MO	Cass County	556	661	105	18.90%	30

Population Change 2000-2010 and Ranking: Cities in MARC Region						
CITY	STATE	COUNTY	2000	2010	Change	Rank
Olathe	KS	Johnson	93,012	125,872	32,860	1
Overland Park	KS	Johnson	150,263	173,372	23,109	2
Lee's Summit	MO	Cass, Jackson	70,700	91,364	20,664	3
Kansas City	MO	Cass, Clay, Jackson, Platte	441,548	459,787	18,239	4
Shawnee	KS	Johnson	47,996	62,209	14,213	5
Gardner	KS	Johnson	9,477	19,123	9,646	6
Raymore	MO	Cass	11,091	19,206	8,115	7
Lenexa	KS	Johnson	40,224	48,190	7,966	8
Grain Valley	MO	Jackson	5,378	12,854	7,476	9
Blue Springs	MO	Jackson	47,742	52,575	4,833	10
Leawood	KS	Johnson	28,188	31,867	3,679	11
Independence	MO	Clay, Jackson	113,347	116,830	3,483	12
Smithville	MO	Clay	5,547	8,425	2,878	13
Liberty	MO	Clay	26,316	29,149	2,833	14
Spring Hill	KS	Johnson, Miami	2,848	5,437	2,589	15
Pleasant Hill	MO	Cass, Jackson	5,614	8,113	2,499	16
Tonganoxie	KS	Leavenworth	2,723	4,996	2,273	17
Kearney	MO	Clay	6,112	8,381	2,269	18
Basehor	KS	Leavenworth	2,399	4,613	2,214	19
Oak Grove	MO	Jackson	5,536	7,686	2,150	20

Cities with the Highest Population Change in KC Metro Area since 2000



Census Demographics

The following demographic information has been provided by the Census Bureau, 2010.

MO Statewide Populations and Rankings

Geographic Area	Total Population	Rank
State of Missouri	5,988,927	

Counties

St. Louis County	998,954	1
Jackson County	674,158	2
St. Charles County	360,485	3
Greene County	275,174	4
Clay County	221,939	5
Jefferson County	218,733	6
Boone County	162,642	7
Jasper County	117,404	8
Franklin County	101,492	9
Cass County	99,478	10

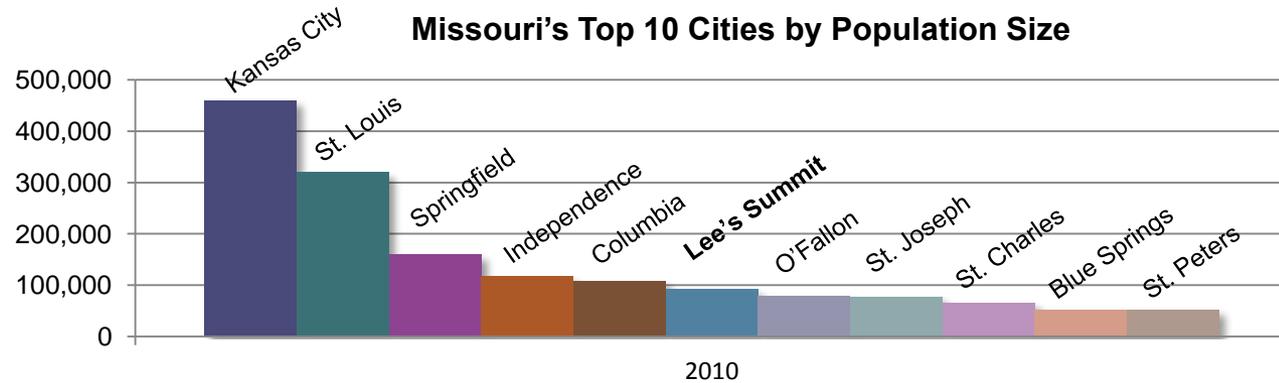
Cities

Kansas City	459,787	1
St. Louis	319,294	2
Springfield	159,498	3
Independence	116,830	4
Columbia	108,500	5
Lee's Summit	91,364	6
O'Fallon	79,329	7
St. Joseph	76,780	8
St. Charles	65,794	9
Blue Springs	52,575	10
St. Peters	52,575	10

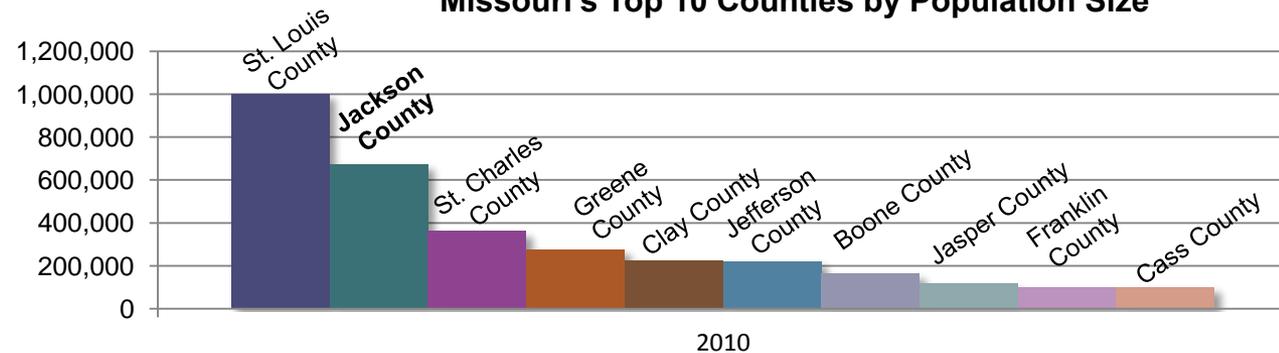
Population Change and Ranking: Missouri Cities

Missouri Cities	2000	2010	Change	Ranking
O'Fallon	46,169	79,329	33,160	1
Columbia	84,531	108,500	23,969	2
Wentzville	6,896	29,070	22,174	3
Lee's Summit	70,700	91,364	20,664	4
Kansas City	441,545	459,787	18,242	5
Ozark	9,665	17,820	8,155	6
Raymore	11,146	19,206	8,060	7
Springfield	151,580	159,498	7,918	8
Grain Valley	5,160	12,854	7,694	9

Missouri's Top 10 Cities by Population Size



Missouri's Top 10 Counties by Population Size

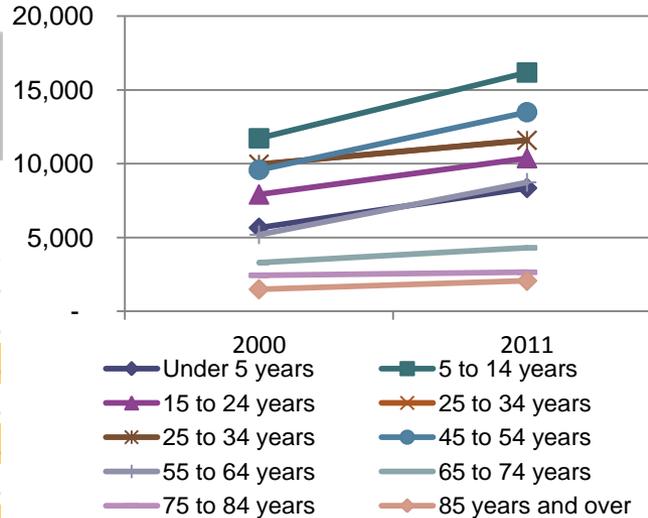


Census Demographics

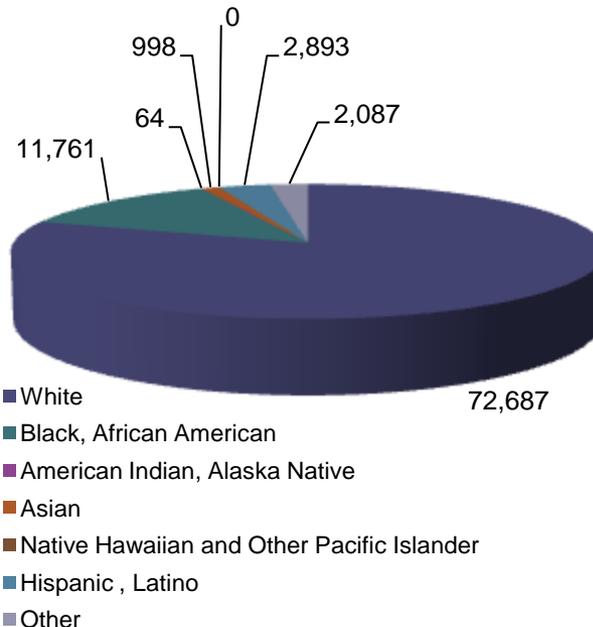
The following demographic information has been provided by the American Community Survey, 2011.

Age	Number	% Total	Trending Since 2000
Total Population	91,352		29.21%
Under 5 years	8,356	9.1%	47.53%
5 to 14 years	16,180	17.7%	38.00%
15 to 24 years	10,371	11.4%	31.05%
25 to 34 years	11,588	12.7%	16.23%
35 to 44 years	13,610	14.9%	1.36%
45 to 54 years	13,494	14.8%	40.80%
55 to 64 years	8,740	9.6%	68.47%
65 to 74 years	4,304	4.7%	30.50%
75 to 84 years	2,642	2.9%	8.37%
85 years and over	2,067	2.3%	38.54%
Median age (years)	34.2		-2.56%
16 years and over	65,134	71.3%	24.70%
18 years and over	62,422	68.3%	24.63%
21 years and over	59,529	65.2%	24.49%
62 years and over	10,892	11.9%	28.67%
Male population	43,997	48.2%	29.98%
Median age (years)	31.9	0.0%	-5.90%
Female population	47,355	51.8%	28.50%
Median age (years)	35.7	0.0%	-1.11%

Trending of Age Since 2000



Race Demographics 2011



Race	Number	% Total
Total population	91,352	
One race	87,424	95.70%
White	72,687	79.57%
Black, African American	11,761	12.87%
American Indian, Alaska Native	64	0.07%
Asian	998	1.09%
Native Hawaiian and Other Pacific Islander	0	0.00%
Hispanic, Latino	2,893	3.17%
Other	2,087	2.28%
Two or more races	3,654	4.00%
White; American Indian, Alaska Native	717	0.78%
White; Asian	589	0.64%
White; Black, African American	2,075	2.27%

Relationship	Number	% Total	Trending Since 2000
Total Population	91,352		29.21%
In households	90,686	99.27%	29.70%
Householder	22,771	24.93%	-13.80%
Spouse	18,559	20.32%	13.15%
Child	33,140	36.28%	42.20%
Other relatives	1,366	1.50%	-16.20%
Non-relatives	1,148	1.26%	-47.00%
In group quarters	666	0.73%	-14.51%
*Institutionalized			

*Non-institutionalized

*Data not yet available

Census Demographics

Households	Number	% Total
Total Households	31,961	
Family households	22,771	71.2%
With own children under 18 years	12,970	40.6%
Husband-wife family	18,679	58.4%
With own children under 18 years	10,158	31.8%
Male householder, no wife	305	1.0%
With own children under 18 years	125	0.4%
Female householder, no husband	3,787	11.8%
With own children under 18 years	2,687	8.4%
Non-family households	9,190	28.8%
Householder living alone	8,108	25.4%
Average family size	3.46	
Average Household Size	2.84	

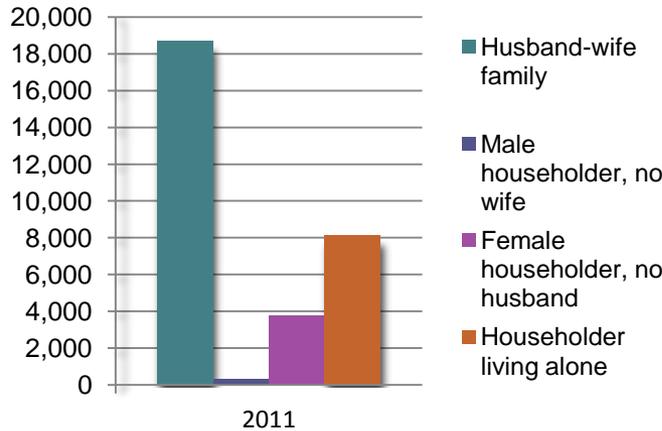
*Housing	Number	% Total
Total housing units **	36,679	
Occupied	34,429	93.87%
Vacant	2,250	6.13%
Vacancy Rate Overall	6.10%	6.10%
For Rent	987	2.69%
Rented, not occupied	32	0.09%
For sale only	642	1.75%
Sold, not occupied	75	0.20%
For seasonal, recreational, or occasional use	140	0.38%
Other	374	1.02%
Homeowner vacancy rate	2.40%	2.40%
Rental vacancy rate	10.80%	10.80%

*Source: Census Bureau, 2010

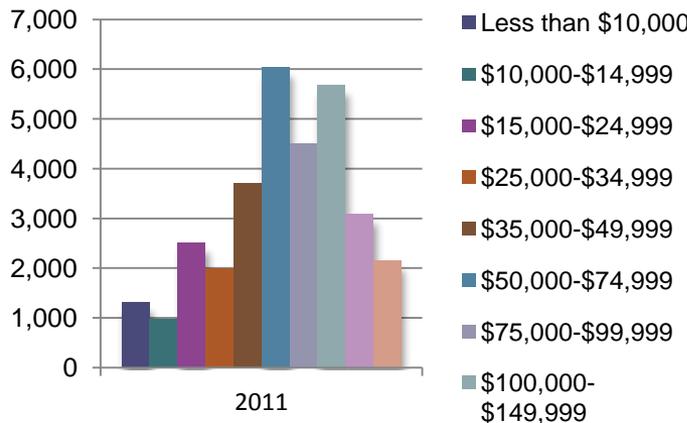
**Number of housing units reported by the Census Bureau is higher than the City's records based on the actual building permits

The following demographic information has been provided by the American Community Survey, 2011.

Types of Households 2011



Household Income 2011



Income & Benefits	Number	% Total
Total Households	31,961	
Less than \$10,000	1,316	4.12%
\$10,000-\$14,999	983	3.08%
\$15,000-\$24,999	2,516	7.87%
\$25,000-\$34,999	2,000	6.26%
\$35,000-\$49,999	3,709	11.60%
\$50,000-\$74,999	6,032	18.87%
\$75,000-\$99,999	4,497	14.07%
\$100,000-\$149,999	5,673	17.75%
\$150,000-\$199,999	3,081	9.64%
\$200,000 or more	2,154	6.74%
Median household income	\$72,390	226.49%
Mean household income	\$91,225	285.43%
Population with earnings	26,622	83.30%
Mean earnings	\$95,516	298.85%
Population with Social Security	6,689	310.54%
Mean Social Security income	\$16,514	51.67%
Population with retirement income	5,456	17.07%
Mean retirement income	\$21,702	67.90%
Population with supplemental security income	768	2.40%
Mean supplemental security income	\$10,559	33.04%
Population with cash public assistance income	821	2.57%
Population with food stamps/SNAP benefits in the past 12 months	2,328	7.28%
Median family income	\$91,483	286.23%
Mean family income	\$107,580	336.60%
Per capita income	\$32,469	101.59%
Median earnings for workers	\$41,452	129.70%
Male, full-time, year round	\$59,526	186.25%
Female, full-time, year round	\$44,549	139.39%
Population with health insurance coverage	86,656	271.13%
Private health insurance	76,036	237.90%
Public health insurance	17,755	55.55%
No health insurance	4,013	12.56%

Census Demographics

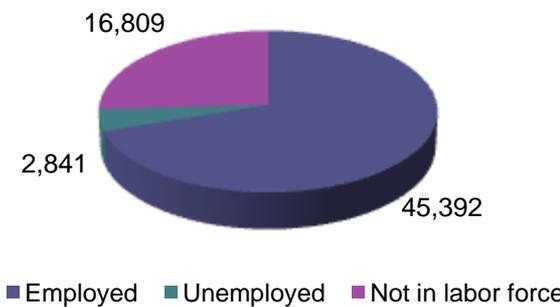
Employment Status	Number	% Total
Population 16 years and over	65,096	
In labor force	48,287	74.18%
Employed	45,392	69.73%
Unemployed	2,841	4.36%
Not in labor force	16,809	25.82%
Females 16 years and over	34,894	53.60%
Children under 6 years	9,706	14.91%
Children 6 to 17 years	18,503	28.42%

Commuting to Work	Number	% Total
Workers 16 years and over	44,080	69.73%
Car, truck, or van—drove	36,806	83.50%
Car, truck, or van—carpooled	3,368	7.64%
Public transportation (excluding taxi)	213	0.48%
Walked	453	1.03%
Other means	261	0.59%
Worked at home	2,979	6.76%
Mean travel time to work (minutes)	23.6	

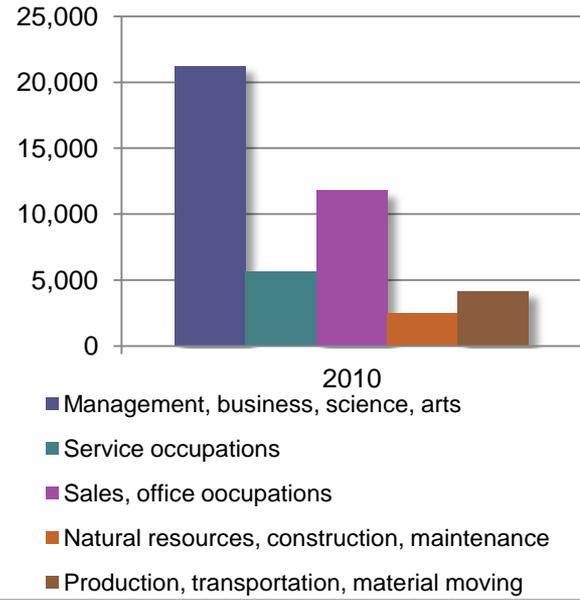
Occupation	Number	% Total
Civilian employed population 16 years and over	45,392	
Management, business, science, arts	21,248	46.81%
Service occupations	5,666	12.48%
Sales, office occupations	11,800	26.00%
Natural resources, construction, maintenance	2,491	5.49%
Production, transportation, material moving	4,187	9.22%

The following demographic information has been provided by the American Community Survey, 2011.

Employment Status of Population in Labor Force



Occupation of Employed Population 16 Years and Over



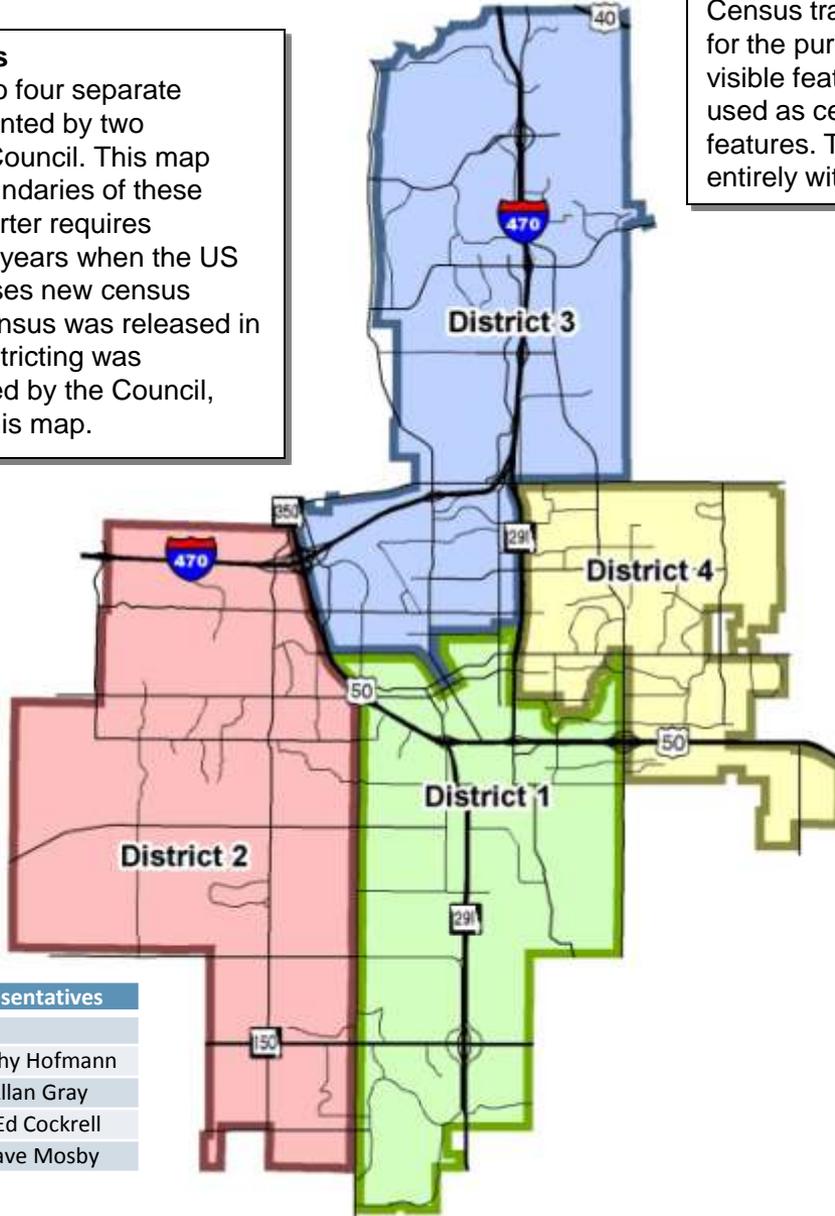
Employment Industries	Number	% Total
Civilian employed population 16 years and over	45,392	
Agriculture, forestry, fishing/hunting, mining	73	0.16%
Construction	3,265	7.19%
Manufacturing	2,733	6.02%
Wholesale Trade	2,463	5.43%
Retail Trade	4,391	9.67%
Transportation, warehousing, utilities	1,732	3.82%
Information	1,600	3.52%
Finance, insurance, real estate	3,774	8.31%
Professional, scientific, management, administrative, waste management	5,573	12.28%
Educational services, healthcare, social assistance	12,556	27.66%
Arts, entertainment, recreation, accommodation, food services	2,839	6.25%
Public Administration	2,375	5.23%
Other	2,019	4.45%

Class of Worker	Number	% Total
Civilian employed population 16 years and over	45,392	
Private wage, salary workers	36,801	81.07%
Government workers	6,187	13.63%
Self-Employed, not incorporated	2,404	5.30%
Unpaid family workers	0	0.00%

Political & Statistical Boundaries

City Council Districts

The City is divided into four separate districts, each represented by two members of the City Council. This map shows the current boundaries of these districts. The City Charter requires redistricting every ten years when the US Census Bureau releases new census counts. After 2010 Census was released in 2011, a Council Redistricting was completed and adopted by the Council, which is reflected in this map.

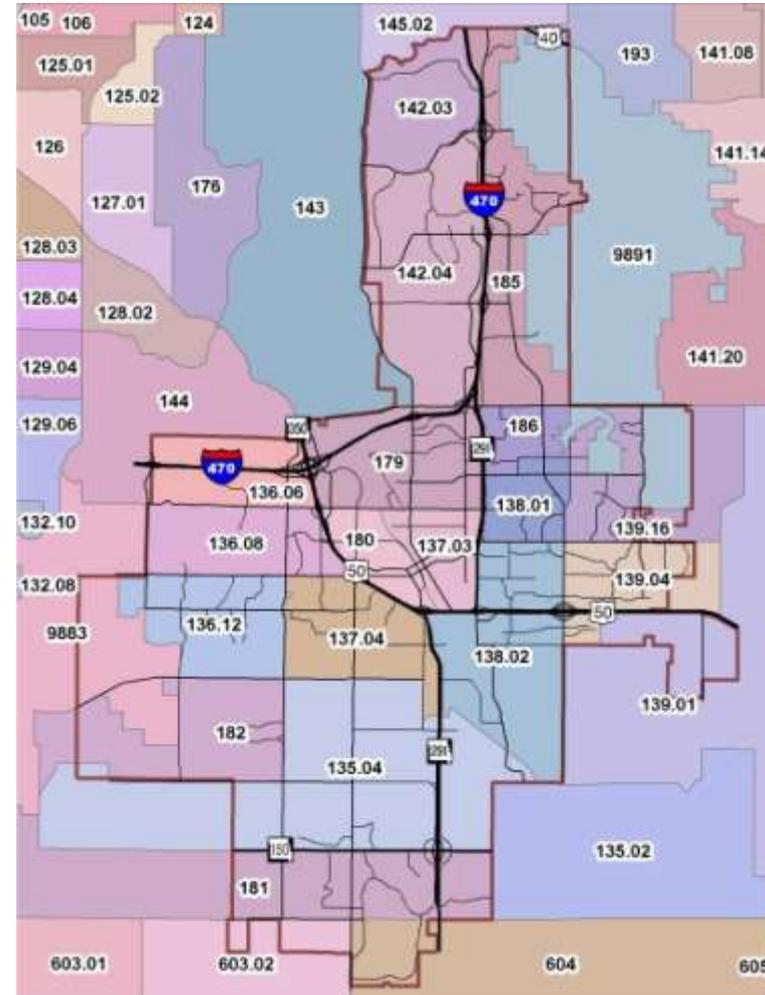


City Council District Representatives

Mayor	Randy Rhoads
District 1	Rob Binney & Kathy Hofmann
District 2	Brian Whitley & Allan Gray
District 3	Derek Holland & Ed Cockrell
District 4	Bob Johnson & Dave Mosby

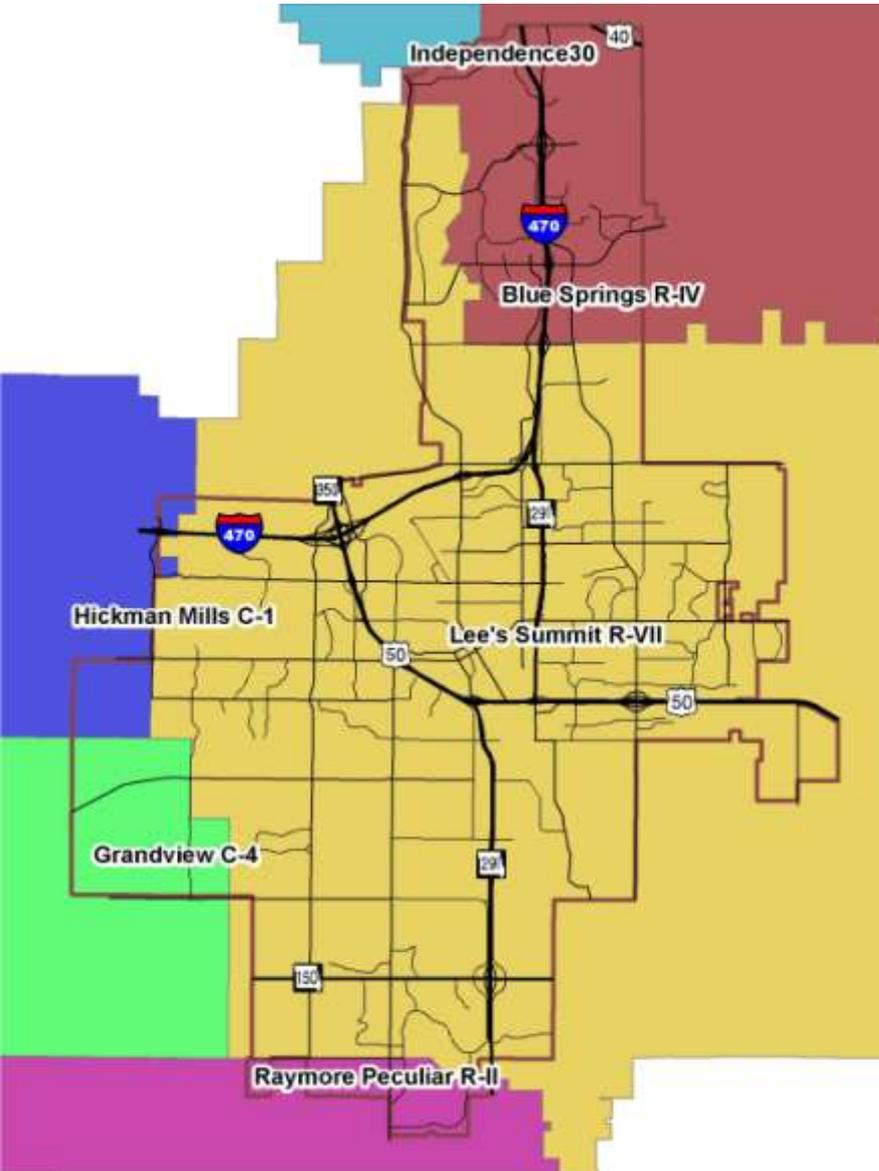
2010 Census Tracts

Census tracts are geographic units delineated by the US Census Bureau for the purpose of the census. These tract boundaries normally follow visible 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 the 2010 census tracts that are partially or entirely within the City limits.



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. The statistics provided below summarize the coverage area of each school district within the city limits as well as its relative percentage share.



Lee's Summit R-VII School District Statistics

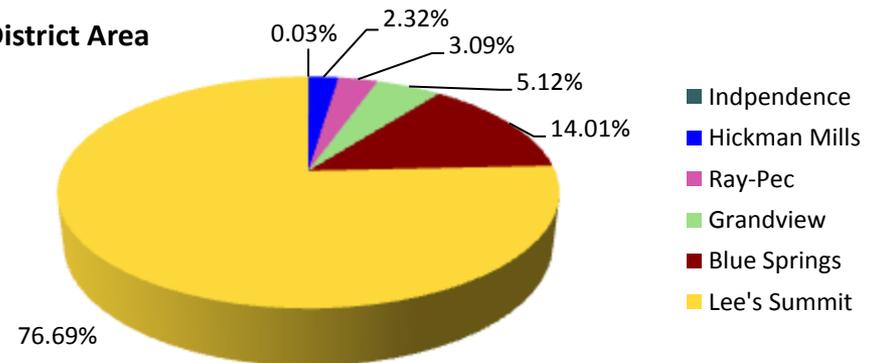
Graduation Rate	91.0%
High School Graduates	82.0%
Attending College	
Student-Teacher Ratio	19.0
Average Daily Attendance	16,529
Attendance Rate	95.4%
ACT Scores	53.5%

*Statistics provided by the Missouri Department of Education

School District Area within Lee's Summit

School District	Square Miles	% Total Area
Lee's Summit R-VII	50.51	76.69%
Blue Springs R-IV	9.23	14.01%
Grandview C-4	3.37	5.12%
Raymore Peculiar R-II	1.56	3.09%
Hickman Mills C-1	1.17	2.32%
Independence 30	0.02	0.03%
Total	65.87	100.00%

School District Area

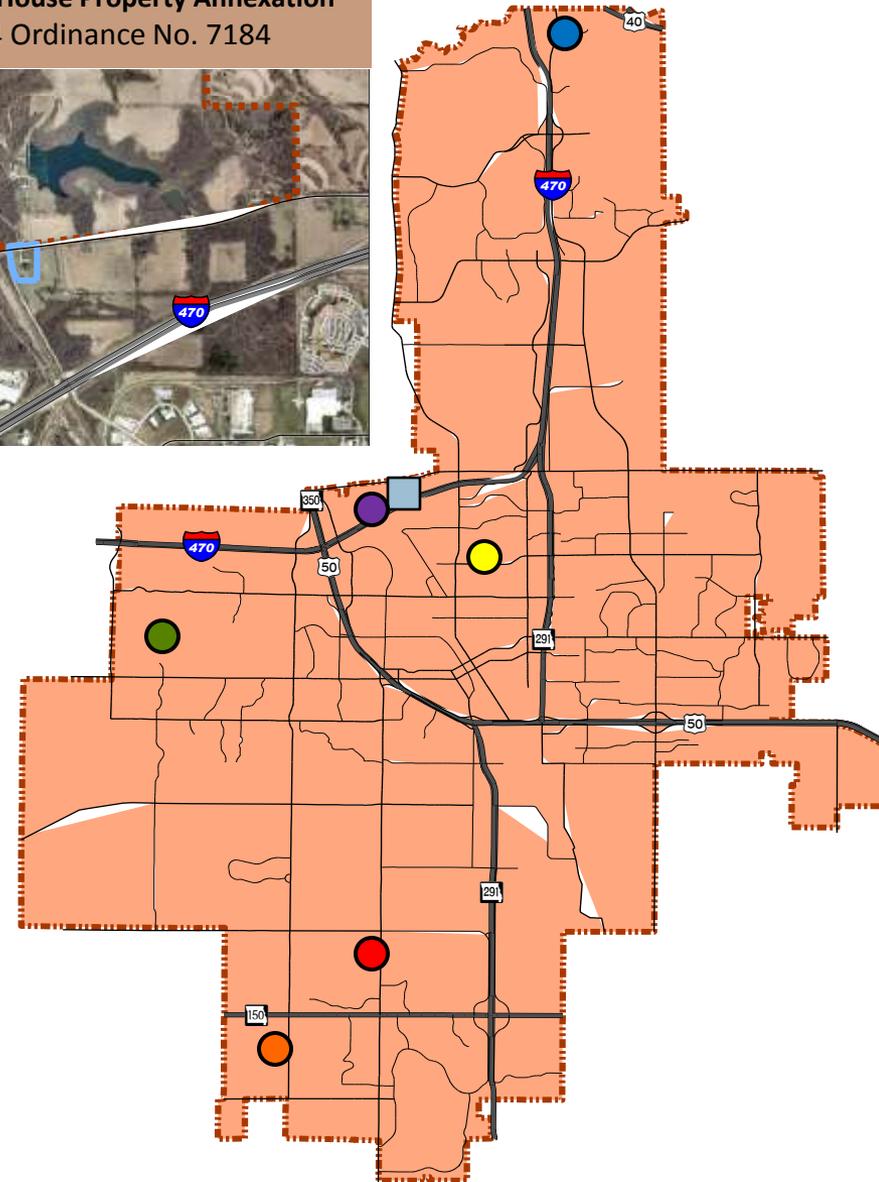
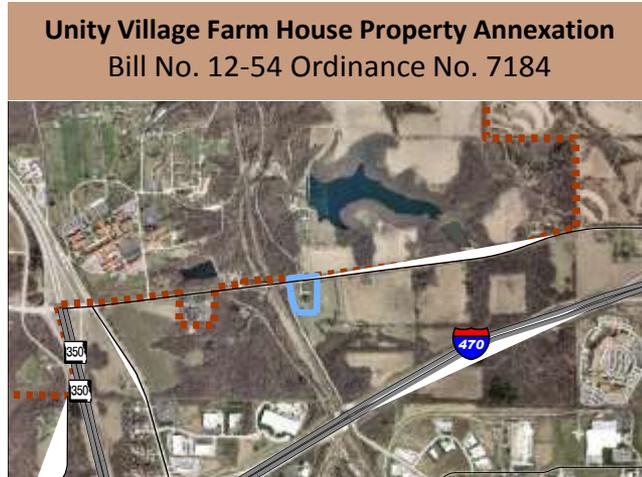


Annexations and Rezoningings

Annexation: Unity Village ■

The aerial map to the right depicts the boundaries of the annexation. This property was not included in the 2011 annexation, which involved over 350 acres of land area immediately adjacent to this property.

The intended use of the annexed area is to provide an estimated 2.2 million square feet capacity for "Class A" office and other commercial-orientated development upon full build-out.



Rezoning:

Six rezoning requests were approved by the City Council in 2012:

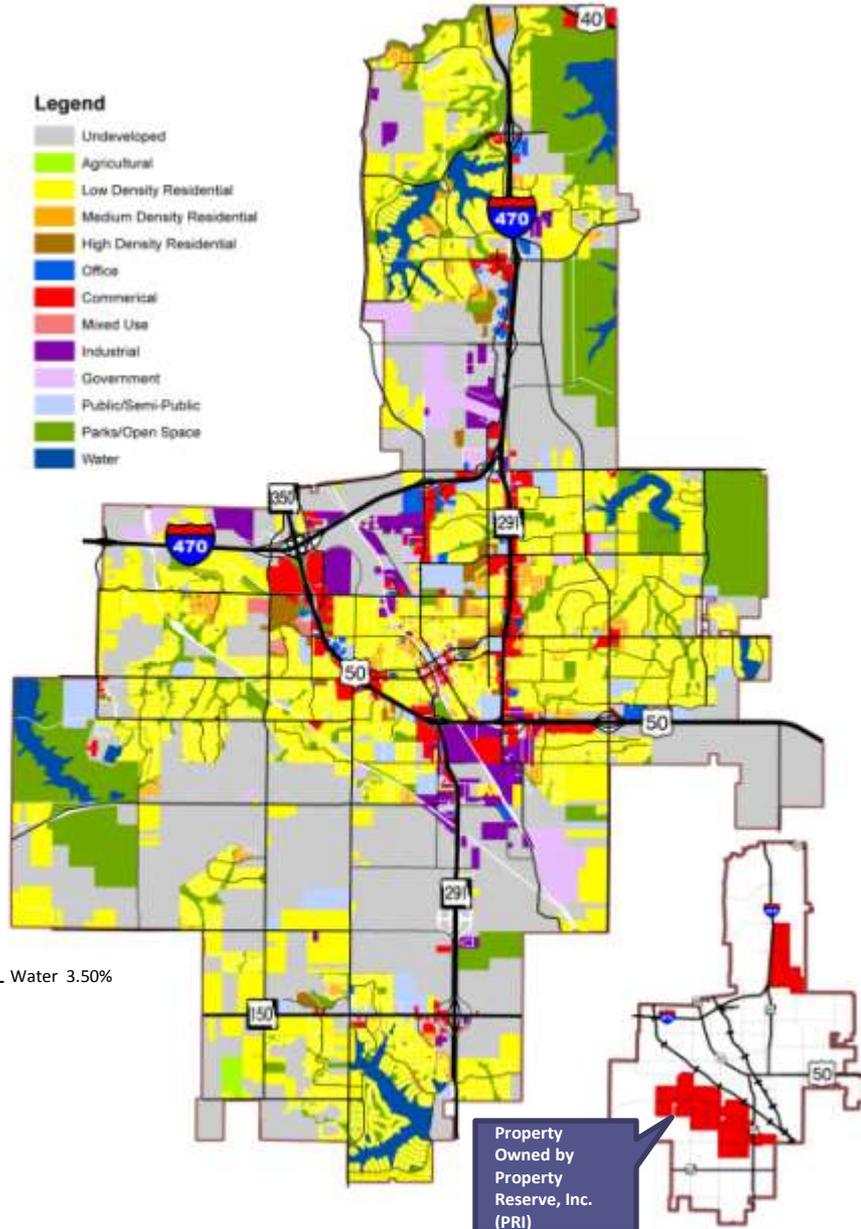
- Ordinance #7252 – 6210 NE Fairview Road a change in zoning classification from AG to R-1
- Ordinance #7162 – 1120 NW Blue Parkway a change in zoning classification from PI and CP-2 to CP-2
- Ordinance #7250 – 10 NE Tudor Road a change in zoning classification from PI to P0
- Ordinance #7218 – N of Winterset Valley 4th Plat and N of Winterset Valley 6th Plat a change in zoning classification from AG to R-1
- Ordinance #7235 – 3120 & 3140 SW Ward Road a change in zoning classification from AG to RLL
- Ordinance #7273 – 4098 SW Pryor Road a change in zoning classification from R-1 to AG

Existing Land Use

The map of the existing development and land use types helps us understand how the community has been developed and how different human activities relate to each other geographically. The current land use map shows the types of land use on each property as of December 31, 2012. It should be noted that some properties are fully utilized for the type of land use identified, while others may not be. This means that these properties have a potential for additional development in the future.

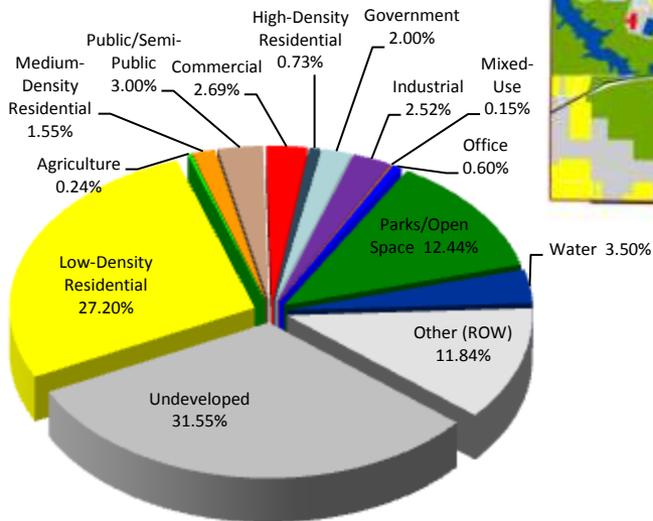
Legend

- Undeveloped
- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Use
- Industrial
- Government
- Public/Semi-Public
- Parks/Open Space
- Water



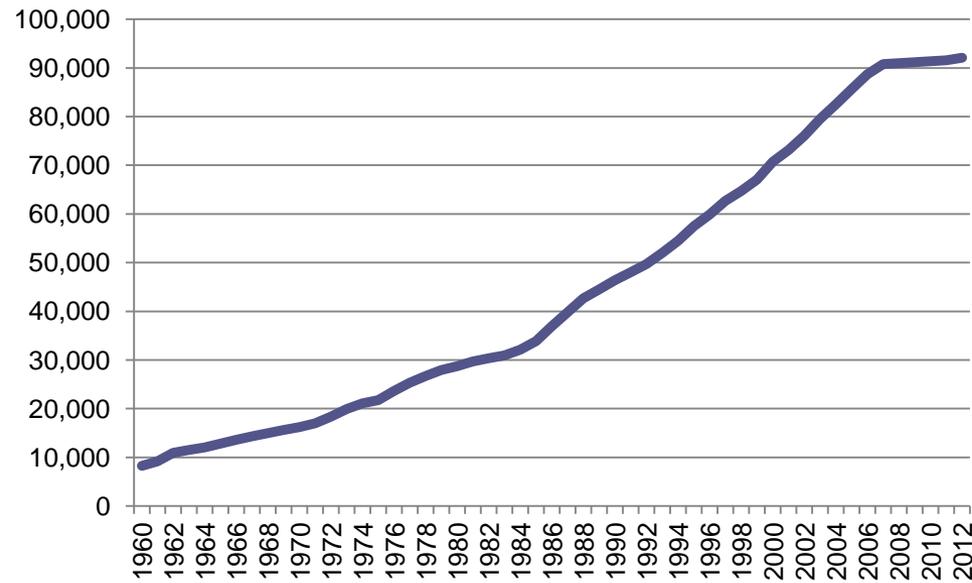
Land Use Type	Sq. Mi.	% Total
Undeveloped	20.78	31.55%
Low-Density Residential	17.91	27.20%
Agriculture	0.16	0.24%
Medium-Density Residential	1.02	1.55%
Public/Semi-Public	1.97	3.00%
Commercial	1.77	2.69%
High-Density Residential	0.48	0.73%
Government	1.32	2.00%
Industrial	1.66	2.52%
Mixed-Use	0.10	0.15%
Office	0.39	0.60%
Parks/Open Space	8.19	12.44%
Water	2.30	3.50%
Other (ROW)	7.80	11.84%
Total	65.87	100.00%

Land Use Distribution



Land Composition	Sq. Mi.	% Total
City Area	65.87	100.00%
Consumed Land Area	38.95	59.13%
Undeveloped Land Area	20.37	30.93%
PRI Properties	6.55	9.94%

Population Growth



Year	Population	Percentage Growth	Year	Population	Percentage Growth
1960	8,267	N.A.	1990	46,418	4.32%
1961	9,186	11.11%	1991	47,995	3.40%
1962	10,907	18.74%	1992	49,712	3.58%
1963	11,546	5.86%	1993	52,024	4.65%
1964	12,022	4.12%	1994	54,446	4.66%
1965	12,813	6.58%	1995	57,466	5.55%
1966	13,620	6.30%	1996	59,879	4.20%
1967	14,305	5.03%	1997	62,657	4.64%
1968	14,952	4.53%	1998	64,718	3.29%
1969	15,644	4.63%	1999	67,079	3.65%
1970	16,204	3.58%	2000	70,700	5.40%
1971	16,961	4.67%	2001	73,128	3.43%
1972	18,349	8.18%	2002	76,043	3.99%
1973	19,904	8.47%	2003	79,515	4.57%
1974	21,077	5.89%	2004	82,528	3.79%
1975	21,765	3.26%	2005	85,642	3.77%
1976	23,610	8.48%	2006	88,666	3.53%
1977	25,355	7.39%	2007	90,785	2.39%
1978	26,706	5.33%	2008	90,978	0.88%
1979	27,947	4.65%	2009	91,171	0.21%
1980	28,742	2.84%	2010	91,364	0.21%
1981	29,704	3.35%	2011*	91,767	0.44%
1982	30,363	2.22%	2012	92,292	0.57%
1983	30,911	1.80%	Overall % Growth		1016%
1984	32,137	3.97%	Note: Population as of December 31 except for		
1985	33,846	5.32%	1960, 1970, 1980, 1990, 2000 and 2010.		
1986	36,932	9.12%	* Population in 2011 report was incorrect.		
1987	39,783	7.72%			
1988	42,681	7.28%			
1989	44,494	4.25%			

In past decades, Lee's Summit has experienced steady growth; however, this growth has decelerated considerably in recent years. This table indicates population and percentage growth from 1960 to December 31, 2012.

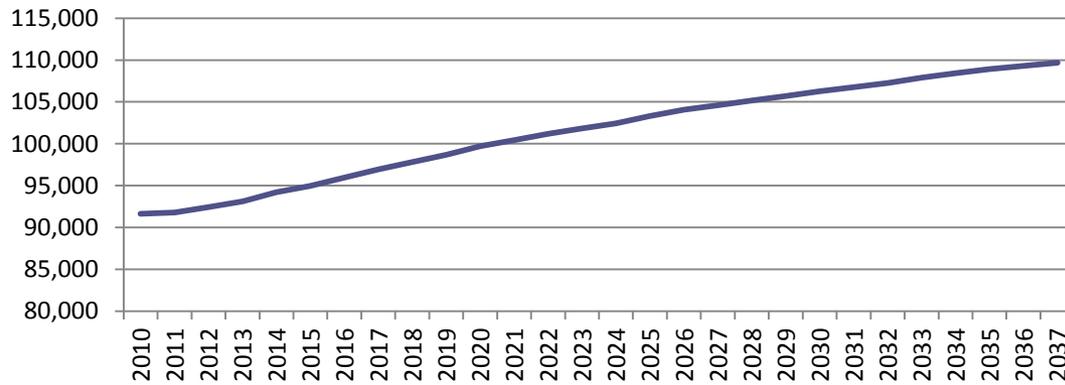
In April 2010, the U.S. Census Bureau conducted its decennial census survey to calculate populations throughout the country. This survey provided official population counts based on geography. With these numbers, population totals have been estimated for the years to follow.

The figures shown for the current year were calculated using 95% of total new dwelling units between July 2011 and June 2012 (to account for vacant units) multiplied by the average household size as given by the 2010 Census. The population estimate for the past year is based on an average household size of 2.63 persons per household.

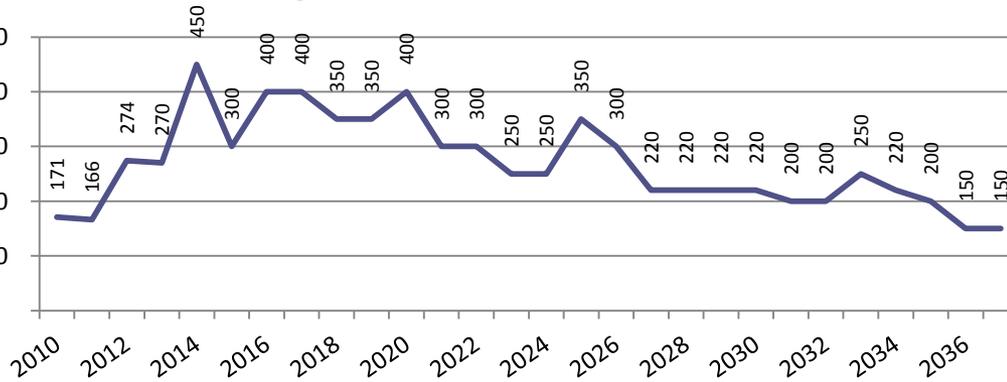
Population Projection

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 re-evaluation of the City's future growth projections. At this point, it is unclear how the trend will progress. This uncertainty adds to the difficulty in projecting the future. The projection provided on this page should represent a "best guess."

Projected Population



Projected Residential Units



Year	Projections			
	Projected Residential Dwelling Units	Added Population	Projected Total Population	% Growth
2010	171	419	91,634	0.51%
2011	166	407	91,771	0.15%
2012	274	672	92,442	0.73%
2013	270	662	93,104	0.72%
2014	450	1,103	94,207	1.18%
2015	300	748	94,956	0.79%
2016	400	998	95,954	1.05%
2017	400	998	96,952	1.04%
2018	350	873	97,825	0.90%
2019	350	873	98,698	0.89%
2020	400	998	99,696	1.01%
2021	300	748	100,444	0.75%
2022	300	748	101,193	0.75%
2023	250	624	101,816	0.62%
2024	250	624	102,440	0.61%
2025	350	873	103,313	0.85%
2026	300	748	104,062	0.72%
2027	220	549	104,611	0.53%
2028	220	549	105,160	0.52%
2029	220	549	105,708	0.52%
2030	220	549	106,257	0.52%
2031	200	499	106,756	0.47%
2032	200	499	107,255	0.47%
2033	250	624	107,879	0.58%
2034	220	549	108,428	0.51%
2035	200	499	108,927	0.46%
2036	150	374	109,301	0.34%
2037	150	374	109,675	0.34%
Total	7,681	19,105		

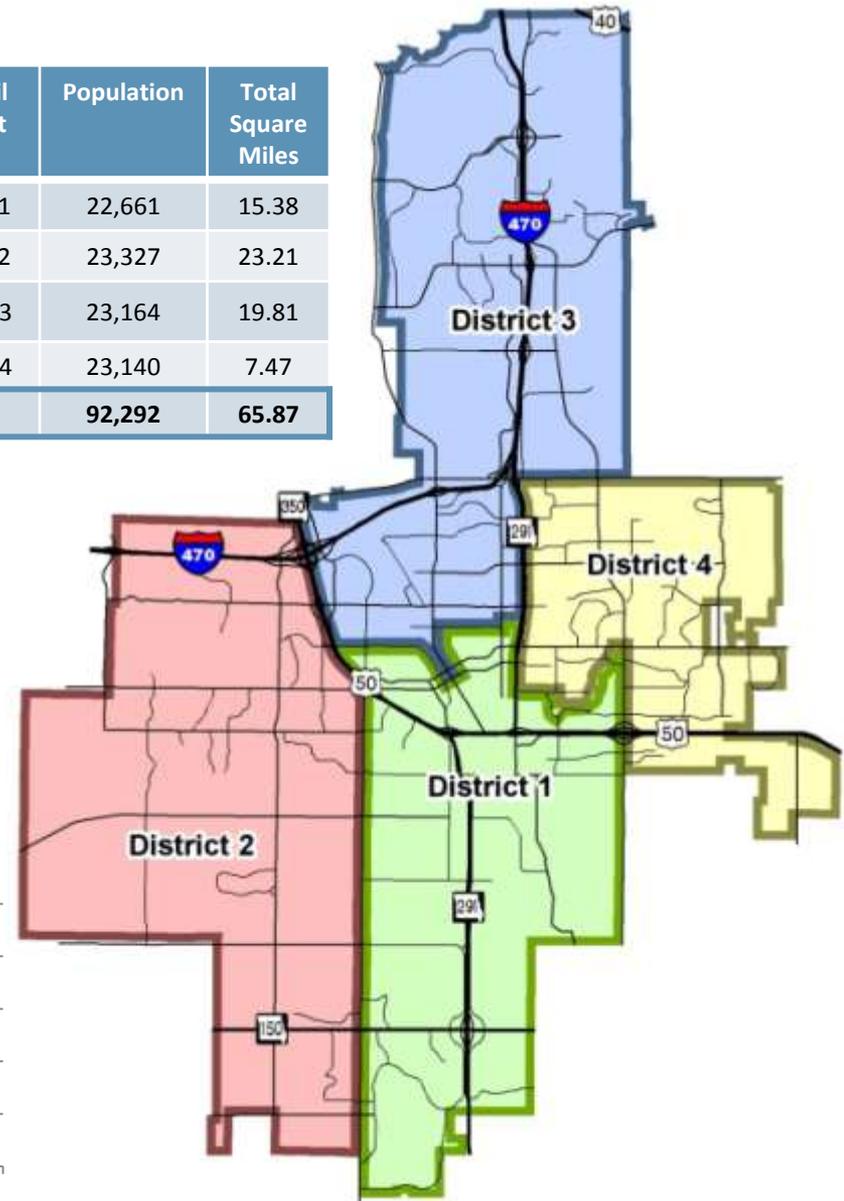
Population Distribution by Council District

This page provides a breakdown of population by City Council Districts within the City. Following the redistricting of City Council based on the 2010 Census population data, the population became evenly distributed among the four districts. Since then, the City estimates population growth annually using the City's residential building permit data with the consideration of the current residential vacancy rate and average household size. During 2011, the estimated population growth was 403 and during 2012, the estimated growth was 525.

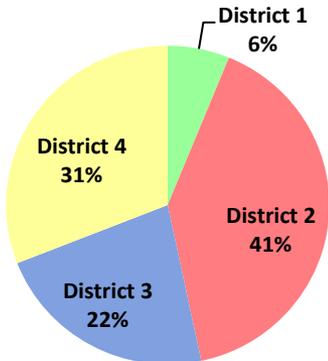
The City witnessed a significant increase in residential permits as compared with 2011, a stronger sign that the housing market is recovering. These permits were almost exclusively for single family homes. In addition, in 2012, residential building permits issued indicate a much stronger growth in Districts 2 and 4 than District 1 with District 3 somewhere in between, as can be seen in the charts below.

Population growth, as a result of new housing construction, is distributed among the Council Districts based on distribution of these permits. A residential vacancy rate of 5% and an average household size of 2.63 were used to calculate the number of persons added to the City's population.

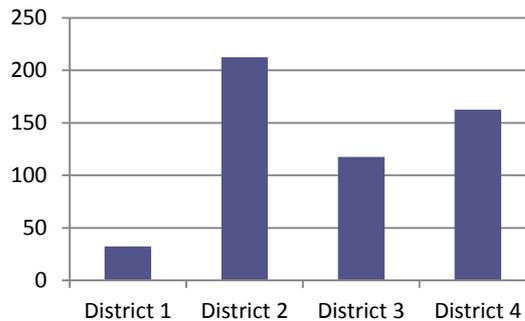
Council District	Population	Total Square Miles
District 1	22,661	15.38
District 2	23,327	23.21
District 3	23,164	19.81
District 4	23,140	7.47
Total	92,292	65.87



Population Growth Distribution by Council District in 2012



Population Growth by Council District in 2012



History of Housing Growth

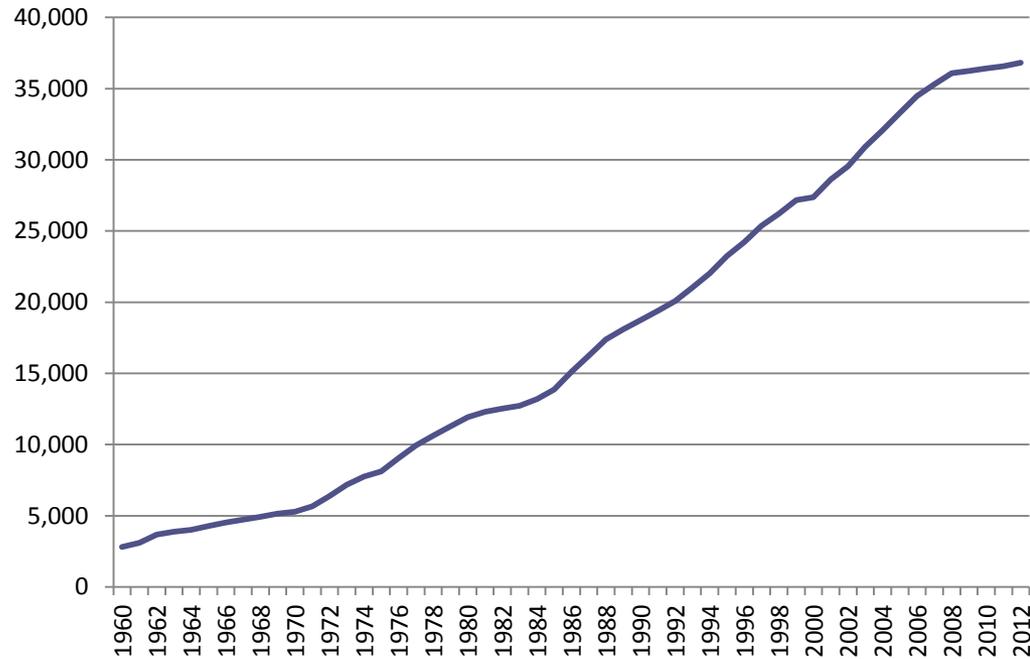
Growing History of Housing Stock Based on City Permits

Year	Cumulative Dwelling Units Permitted	% Growth	Year	Cumulative Dwelling Units Permitted	% Growth
1960	2,803	N/A	1986	15,110	8.9%
1961	3,103	10.7%	1987	16,245	7.5%
1962	3,676	18.5%	1988	17,392	7.1%
1963	3,876	5.4%	1989	18,089	4.0%
1964	4,019	3.7%	1990	18,755	3.7%
1965	4,269	6.2%	1991	19,395	3.4%
1966	4,523	5.9%	1992	20,093	3.6%
1967	4,734	4.7%	1993	21,034	4.7%
1968	4,931	4.2%	1994	22,020	4.7%
1969	5,142	4.3%	1995	23,251	5.6%
1970	5,281	2.7%	1996	24,233	4.2%
1971	5,667	7.3%	1997	25,364	4.7%
1972	6,375	12.5%	1998	26,202	3.3%
1973	7,168	12.4%	1999	27,162	3.7%
1974	7,766	8.3%	2000	27,374	0.8%
1975	8,117	4.5%	2001	28,618	4.5%
1976	9,058	11.6%	2002	29,561	3.3%
1977	9,948	9.8%	2003	30,908	4.6%
1978	10,637	6.9%	2004	32,084	3.8%
1979	11,270	6.0%	2005	33,309	3.8%
1980	11,923	5.8%	2006	34,489	3.5%
1981	12,293	3.1%	2007	35,316	2.4%
1982	12,534	2.0%	2008	36,094	2.2%
1983	12,727	1.5%	2009	36,243	0.4%
1984	13,201	3.7%	2010*	36,413	0.5%
1985	13,873	5.1%	2011	36,579	0.5%
			2012	36,853	0.7%

Percentage Growth 1960-2012 1206%

*Number of dwelling units reported here represents true cumulative total based on the actual building permits issued annually since 1960. However, the 2010 Census reported number is higher. For the purpose of this report, this discrepancy is ignored.

Housing Growth Since 1960



Lee's Summit has been one of the fastest growing suburban communities in the Midwest for several decades. The steady rate of growth lasted until about four years ago when the national housing market collapsed due to the fall of the mortgage lending industry and decline of the economy. The housing industry is still struggling today due to the current state of the economy, even though there have been signs of housing market recovery.

The table to the left provides cumulative numbers of housing units permitted to be built in the City since 1960 with percentage growth rate as compared to the previous year. As can be seen, the percentage growth in housing units permitted dropped to the lowest levels starting in 2009.

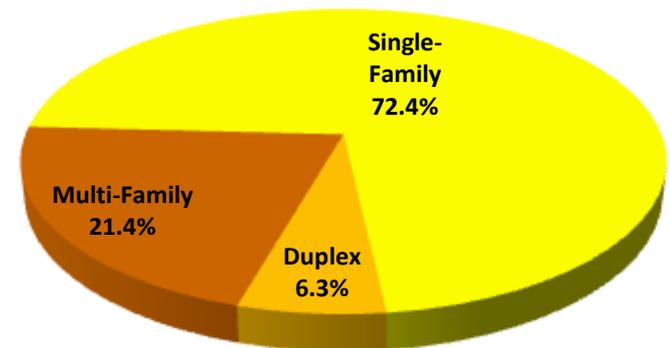
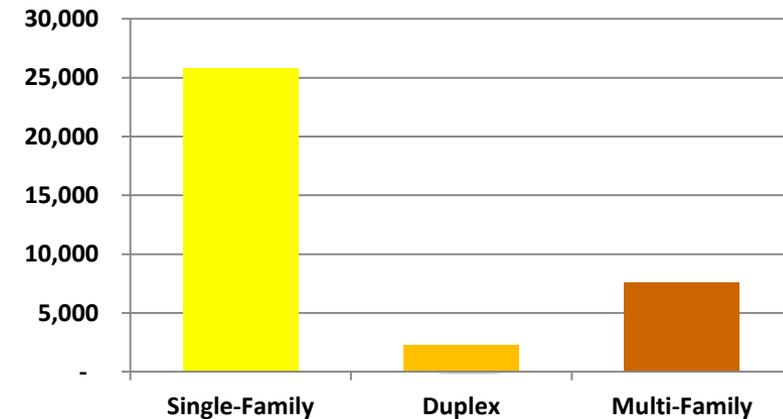
History of Residential Building Permits

Housing Permits Breakdown by Type of Structure									
Year	Single-Family	Duplex	Multi-Family	Units Per Year	Year	Single-Family	Duplex	Multi-Family	Units Per Year
1960	286	10	4	300	1986	826	126	224	1,176
1961	503	62	8	573	1987	918	52	222	1,192
1962	130	70	-	200	1988	633	38	72	743
1963	129	14	-	143	1989	651	10	54	715
1964	168	50	32	250	1990	604	8	78	690
1965	164	90	-	254	1991	717	12	20	749
1966	163	48	-	211	1992	965	26	4	995
1967	177	20	-	197	1993	994	14	34	1042
1968	171	20	20	211	1994	1,140	18	132	1,290
1969	131	4	4	139	1995	998	38	8	1044
1970	149	20	217	386	1996	1,114	42	40	1,196
1971	155	58	495	708	1997	727	114	64	905
1972	177	4	612	793	1998	802	100	128	1,030
1973	201	30	367	598	1999	824	46	74	944
1974	219	32	100	351	2000	680	40	524	1,244
1975	276	26	639	941	2001	748	32	163	943
1976	486	72	332	890	2002	887	80	372	1,339
1977	628	18	43	689	2003	853	94	229	1176
1978	555	26	52	633	2004	911	44	270	1,225
1979	471	30	6	507	2005	791	66	323	1180
1980	265	44	92	401	2006	489	42	296	827
1981	154	44	75	273	2007	380	56	343	779
1982	182	20	24	226	2008	129	10	12	151
1983	377	104	27	508	2009	91	4	-	95
1984	444	84	179	707	2010	170	-	-	170
1985	555	118	603	1,276	2011	166	-	-	166
					2012	270	4	-	274
Total Units	25,794	2,234	7,617	35,645					

The table to the left provides annual building permits 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 annual housing permits issued occurred in 2008, and permits have remained steady but low since then with a sign of rebounding in 2012. A vast majority of permits issued have been for single-family dwelling units.

Total Building Permits Issued Since 1960



Residential Permits - Metro City Comparison

Single-Family											
City	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	Total
Blue Springs	87	65	45	52	97	265	284	144	266	147	1,452
Independence	61	113	59	48	87	67	300	376	443	345	1,899
Lee's Summit	270	166	170	110	151	490	616	791	911	853	4,528
Lenexa	123	85	63	38	79	218	325	345	379	350	2,005
Liberty	33	17	16	11	49	61	52	127	180	233	746
Olathe	457	311	374	305	376	609	849	875	987	1,000	6,143
Overland Park	353	274	220	132	186	355	499	674	848	842	4,383
Pleasant Hill	15	15	11	10	16	42	208	105	84	115	621
Raymore	68	66	48	51	91	186	294	483	437	441	2,165
Shawnee	142	58	66	52	102	217	270	402	422	542	2,273

Multi-Family											
City	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	Total
Blue Springs	-	-	-	-	-	-	216	122	266	185	789
Independence	-	-	-	-	54	-	240	4	-	35	333
Lee's Summit	4	-	-	54	-	288	155	323	270	229	1,323
Lenexa	292	-	-	-	309	208	150	-	-	-	959
Liberty	-	-	-	-	-	54	-	-	-	-	54
Olathe	-	-	-	-	-	-	530	425	213	361	1,529
Overland Park	230	462	-	808	283	231	599	348	184	596	3,741
Pleasant Hill	-	-	-	-	-	-	-	28	4	34	66
Raymore	-	-	-	-	269	-	51	8	-	-	328
Shawnee	-	-	-	-	-	124	-	288	224	455	1,091

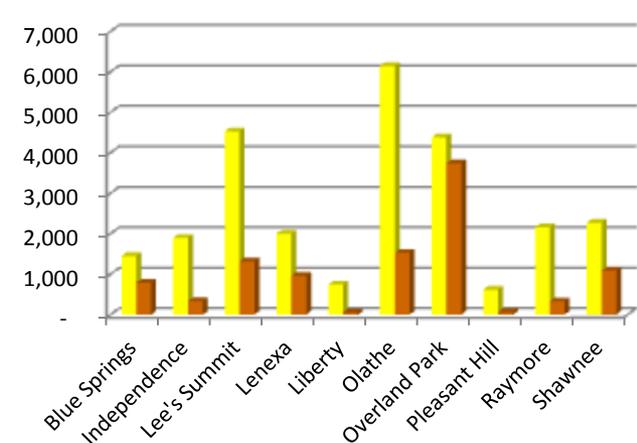
City	Ranking	10- year Total
Olathe	1	9,183
Overland Park	2	8,940
Lee's Summit	3	7,106
Shawnee	4	3,979
Lenexa	5	3,315
Independence	6	2,930
Raymore	7	2,837
Blue Springs	8	2,525
Liberty	9	1,048
Pleasant Hill	10	790

In 2012, there was an increase for residential development in the Kansas City Metro area. Lee's Summit issued more residential building permits than most comparable cities in the region. Lee's Summit has ranked second overall in building permits issued over the past 10-years among the selected cities, behind Olathe.

In general, the recent housing market decline has had an adverse effect on the greater Kansas City region. But, despite these conditions, the housing market in this area appears more resilient than other parts of the country.

The Home Builders Association of Greater Kansas City provided the data on this page.

Residential Building Permits for KC Metro 2003-2012



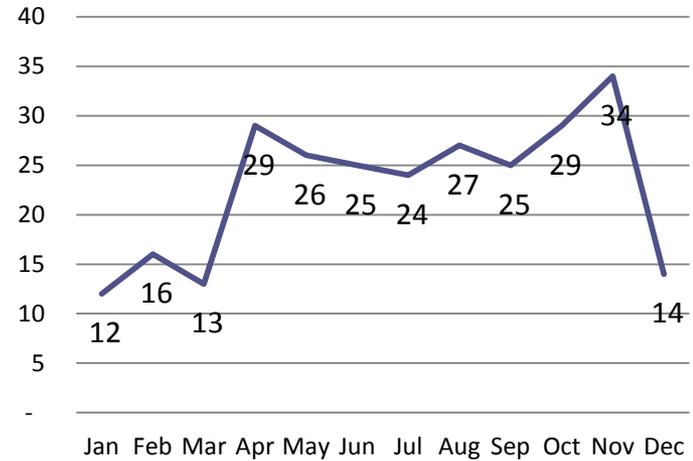
Recent Housing Market Conditions

While the trend has continued downward for most cities, the decline of new housing starts is stabilizing, indicating the slowdown may have hit 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 permit numbers over the course of 2012. The graph to the right depicts monthly history of residential building permits issued in 2012. Typically, more permits are issued during the summer and fall seasons than during the winter and early spring seasons.

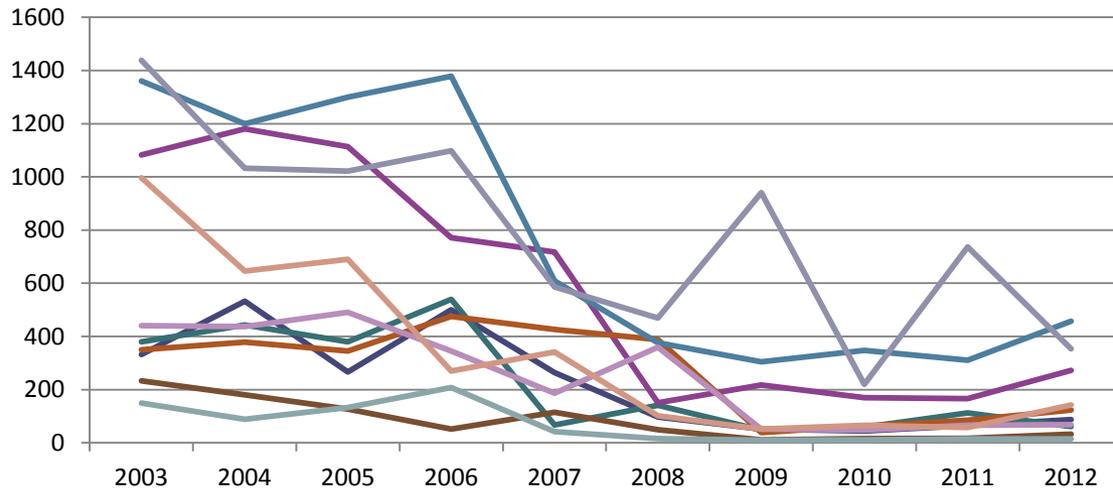
It should be pointed out that the housing market is still hard to predict and whether any market improvements we are seeing will continue is yet to be determined.

Residential Building Permits by Month

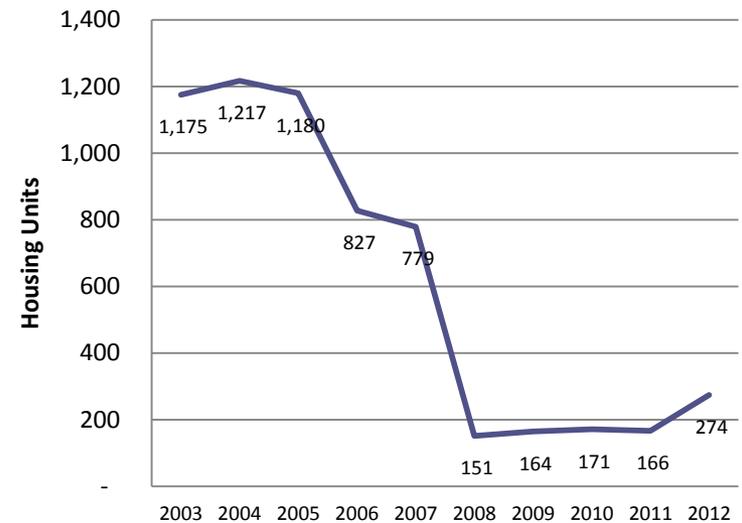


Metro Residential Building Permits

- Blue Springs
- Independence
- Lee's Summit
- Lenexa
- Liberty
- Olathe
- Overland Park
- Pleasant Hill
- Raymore
- Shawnee



Residential Permit Totals by Year



Historic Preservation

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. The Lee's Summit Historic Preservation Commission is charged with the task of helping facilitate the preservation of the community's history.

A key accomplishment in 2012 was the official listing of three more residential historic districts to the National Register of Historic Places. These listings were part of a 2011 grant that the City received from the Missouri State Historic Preservation Office (pictures of the Properties are located to the right).



Market and 5th Homes



Bayles Addition Homes



3rd and Madison Homes



Architecturally, the **Bayles Addition** consists of a preponderance of Ranch-style houses and Minimal Traditional homes and a small number of Colonial and Tudor Revival-style domestic architecture.

The **Market and 5th** homes represent elements of many of the architectural designs, popular during the district's c. 1870-c. 1950 period of significance.

The **3rd and Madison** homes represent elements of many of the architectural designs popular during the district's 1889-1926 period of significance.



The Historic Preservation Commission awarded a Historic Building Plaque in 2012 for the adaptive reuse of the Wilcox Building, now known as The Filling Station, originally built in 1935 as service station. It is a good representation of the roadside filling station architectural style from the 1930's and denotes an evolution in American culture and history with the increasing use of automobiles. The site was restored in 1998 as a restaurant.



Major Redevelopment Activities

Redevelopment: Arnold Hall

The Cultural Facilities Citizen Task Force recommended redeveloping Arnold Hall into a flexible multi-use cultural arts venue and suggested placing the redevelopment of Arnold Hall on a No Tax Increase Bond Election. The Cultural Facilities Task Force recommendation was considered by the City Council Committee and the suggested project was not placed on for the No Tax Increase Bond Election in April of 2013. The City Council directed the City Manager to prepare suggestions for redevelopment of Arnold Hall as a Cultural Arts venue through other methods than the bond option and report the suggestions back to the City Council for consideration. The City Manager is currently working with the Lee's Summit Missouri Municipal Building Authority to prepare potential redevelopment options as well as financing for construction, operations and maintenance.



Redevelopment: Licata's Flowers

Licata's construction was completed at 207 SE 3rd St. in downtown Lee's Summit. The single-family home previously at this location was demolished to pave the way for this new 10,000 square foot retail business. Licata's is a full service custom flower shop.

After



Before

Redevelopment: CVS Pharmacy

The construction of a new CVS Pharmacy was completed in 2010 at 520 SW 3rd St. just east of US 50 Highway. The previous development of this location was the Sinclair gas station, which was vacated by the previous business and the original building was demolished for this new redevelopment project.

With the enhanced building design and architectural features, this redevelopment project greatly improves the look of the site visible from US 50 Highway, which is considered as one of the City's key gateways into Lee's Summit historic downtown.

After



Before



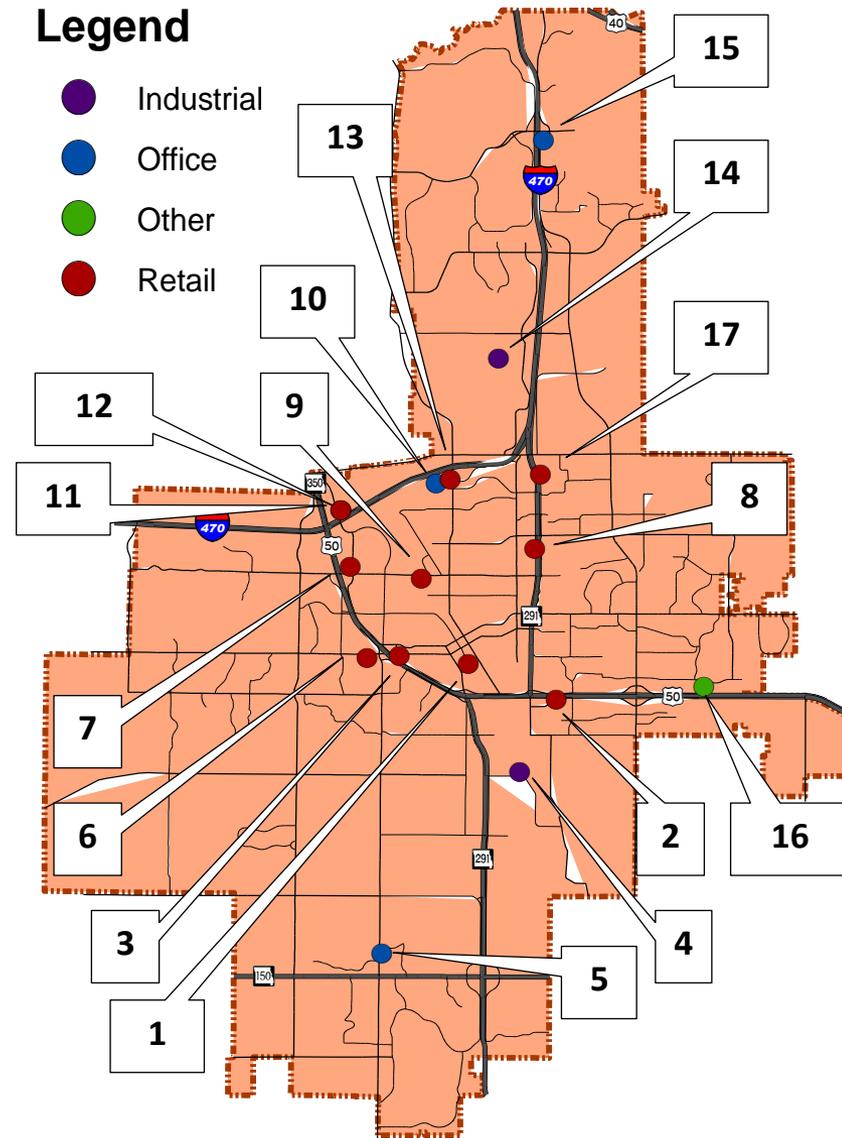
Non-Residential Building Permits

The map and table below show the locations of non-residential structure building permits that were issued in 2012. In total, 218,641 square feet of non-residential building space was permitted, a 10.5% increase from 2011. Like residential, non-residential new construction is picking up speed as well. Overall, however, the rate of increase is very small. The most noticeable gain was felt on the retail side of new construction.

Map #	Name of Development	Location	Building Floor Area (Sq Ft)	Lot Size (Acres)	CC District	Land Use
1	STORAGE BUILDING	510 SE MAIN ST	2,400	0.69	1	Industrial
2	ROBERT CHEVROLET CAR DEALERSHIP	945 SE OLDHAM PKWY	36,171	5.20	1	Retail
3	CVS PHARMACY	621 SW 3RD ST	12,467	1.34	1	Retail
4	AMERICAN FOOD SERVICE COOLER ADDITIONS	290 SE THOMPSON DR	17,000	11.69	1	Industrial
5	RAINTREE PEDIATRICS	995 SW 34TH ST	8,440	2.30	1	Office
6	HY VEE GAS STATION AND CONVENIENCE STORE	1201 SW 3RD ST	2,838	2.40	2	Retail
7	CHICK FILA RESTAURANT	690 NW BLUE PKWY	4,161	1.43	3	Retail
8	JACK IN A BOX RESTAURANT	951 NE SAM WALTON LN	2,797	0.85	3	Retail
9	CHIPMAN ROAD ANIMAL HOSPITAL	211 NW CHIPMAN RD	10,080	0.78	3	Retail
10	ST LUKES HOSPITAL ADDITION	100 NE SAINT LUKES BLVD	54,109	40.14	3	Office
11	DAVE CROSS CAR DEALERSHIP	1101 NW BLUE PKWY	26,405	5.15	3	Retail
12	CAR WASH	1101 NW BLUE PKWY	1,275	1.02	3	Retail
13	BANK OF KANSAS CITY	1710 NE DOUGLAS ST	5,885	1.02	3	Retail
14	PAD AND CANOPY FOR PREMANUFACTURED TEST CHAMBER	2901 NE HAGAN RD	264	5.30	3	Industrial
15	EXECUTIVE LAKES CENTER	5000 NE LAKEWOOD WAY	11,088	1.36	3	Office
16	GRACE UNITED METHODIST CHURCH EXPANSION	2400 SE US 50 HWY	19,061	11.00	4	Other
17	JE CONCEPTS/FLOORS AND MORE BUILDING ADDITION	1707 NE RICE RD	4,200	1.38	4	Retail
Total			218,641	93.05		

Legend

- Industrial
- Office
- Other
- Retail



Non-Residential Building Permits

The photographs on this page represent some of the non-residential developments under construction in 2012, numbered to match locations identified on the maps.

Map # Name of Development

1	STORAGE BUILDING
2	ROBERT CHEVROLET CAR DEALERSHIP
3	CVS PHARMACY
4	AMERICAN FOOD SERVICE COOLER ADDITIONS
5	RAINTREE PEDIATRICS
6	HY VEE GAS STATION AND CONVENIENCE STORE
7	CHICK FILA RESTAURANT
8	JACK IN A BOX RESTAURANT
9	CHIPMAN ROAD ANIMAL HOSPITAL
10	ST LUKES HOSPITAL ADDITION
11	DAVE CROSS CAR DEALERSHIP
12	CAR WASH
13	BANK OF KANSAS CITY
14	PAD AND CANOPY FOR PREMANUFACTURED TEST CHAMBER
15	EXECUTIVE LAKES CENTER
16	GRACE UNITED METHODIST CHURCH EXPANSION
17	JE CONCEPTS/FLOORS AND MORE BUILDING ADDITION



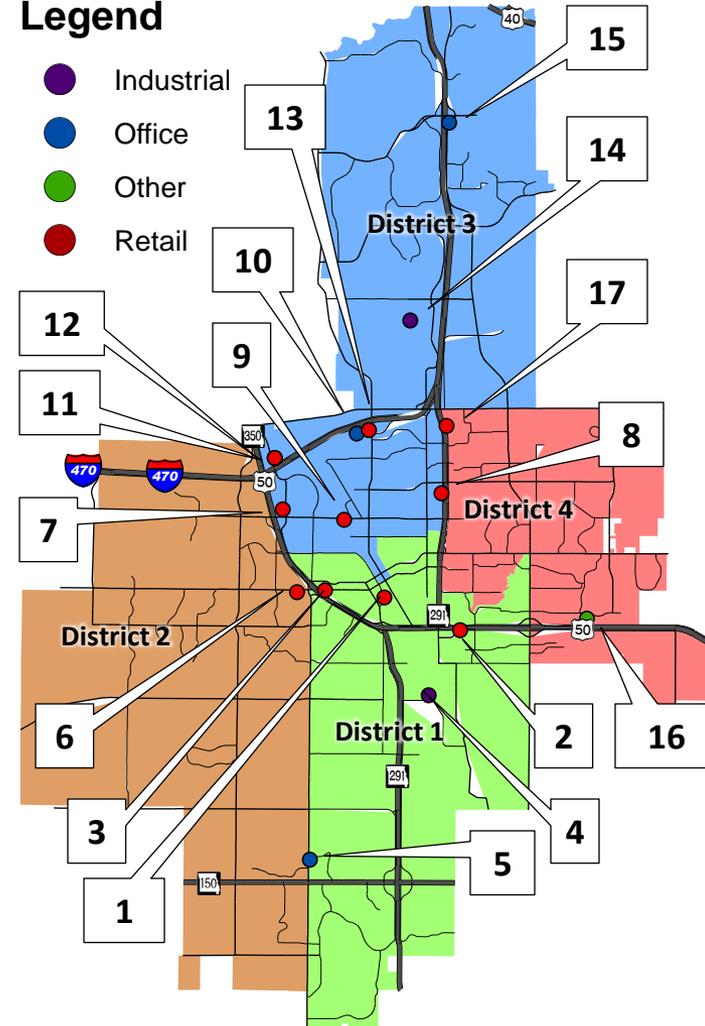
Non-Residential Building Permits by Council District

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

Map #	2012 Non-residential Development	Address	Building Floor Area	Acres	CC District	Land Use
1	STORAGE BUILDING	510 SE MAIN ST	2,400.00	0.69	1	Industrial
2	ROBERT CHEVROLET CAR DEALERSHIP	945 SE OLDHAM PKWY	36,171.00	5.20	1	Retail
3	CVS PHARMACY	621 SW 3RD ST	12,467.00	1.34	1	Retail
4	AMERICAN FOOD SERVICE COOLER ADDITIONS	290 SE THOMPSON DR	17,000.00	11.69	1	Industrial
5	RAINTREE PEDIATRICS	995 SW 34TH ST	8,440.00	2.30	1	Office
Total for District 1			76,478.00			
6	HY VEE GAS STATION AND CONVENIENCE STORE	1201 SW 3RD ST	2,838.00	2.40	2	Retail
Total for District 2			2,838.00			
7	CHICK FILA RESTAURANT	690 NW BLUE PKWY	4,161.00	1.43	3	Retail
8	JACK IN A BOX RESTAURANT	951 NE SAM WALTON LN	2,797.00	0.85	3	Retail
9	CHIPMAN ROAD ANIMAL HOSPITAL	211 NW CHIPMAN RD	10,080.00	0.78	3	Retail
10	ST LUKES HOSPITAL ADDITION	100 NE SAINT LUKES BLVD	54,109.00	40.14	3	Office
11	DAVE CROSS CAR DEALERSHIP	1101 NW BLUE PKWY	26,405.00	5.15	3	Retail
12	CAR WASH	1101 NW BLUE PKWY	1,275.00	1.02	3	Retail
13	BANK OF KANSAS CITY	1710 NE DOUGLAS ST	5,885.00	1.02	3	Retail
14	PAD AND CANOPY FOR PREMANUFACTURED TEST CHAMBER	2901 NE HAGAN RD	264.00	5.30	3	Industrial
15	EXECUTIVE LAKES CENTER	5000 NE LAKEWOOD WAY	11,088.00	1.36	3	Office
Total for District 3			116,064.00			
16	GRACE UNITED METHODIST CHURCH EXPANSION	2400 SE US 50 HWY	19,061.00	11.00	4	Other
17	JE CONCEPTS/FLOORS AND MORE BUILDING ADDITION	1707 NE RICE RD	4,200.00	1.38	4	Retail
Total for District 4			23,261.00			
Grand Total			218,641.00	93.05		

Legend

- Industrial
- Office
- Other
- Retail



Non-Residential Permit Yearly Totals by Land Use

1997		
LAND USE	SQUARE FEET	ACREAGE
Office	53,307	10.58
Retail	242,132	40.13
Industrial	211,559	18.34
Other*	368,186	61.95
Total	875,184	131.00

1998		
LAND USE	SQUARE FEET	ACREAGE
Office	207,821	19.77
Retail	348,603	54.05
Industrial	636,132	35.51
Other*	183,155	75.41
Total	1,102,711	184.74

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
Total	1,473,612	172.95

2000		
LAND USE	SQUARE FEET	ACREAGE
Office	215,668	24.73
Retail	1,237,538	129.23
Industrial	320,405	23.60
Other*	111,960	18.70
Total	1,885,571	196.26

2001		
LAND USE	SQUARE FEET	ACREAGE
Office	158,830	15.28
Retail	236,205	38.78
Industrial	163,247	19.43
Other*	293,101	25.50
Total	851,383	98.99

2002		
LAND USE	SQUARE FEET	ACREAGE
Office	63,092	9.02
Retail	110,730	7.58
Industrial	175,468	38.46
Other*	89,734	23.64
Total	439,024	78.70

2003		
LAND USE	SQUARE FEET	ACREAGE
Office	218,643	26.34
Retail	251,582	34.62
Industrial	115,849	18.88
Other*	665,443	159.77
Total	1,251,517	239.61

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
Total	1,209,098	97.61

2005		
LAND USE	SQUARE FEET	ACREAGE
Office	247,313	96.15
Retail	120,547	20.12
Industrial	111,154	38.58
Other*	189,129	50.73
Total	668,143	205.58

2006		
LAND USE	SQUARE FEET	ACREAGE
Office	101,679	16.41
Retail	110,818	10.69
Industrial	241,600	28.81
Other*	359,863	206.88
Total	813,960	262.79

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
Total	716,110	333.58

2008		
LAND USE	SQUARE FEET	ACREAGE
Office	27,626	4.39
Retail	274,509	22.91
Industrial	90,192	38.07
Other*	200,477	417.78
Total	592,804	483.16

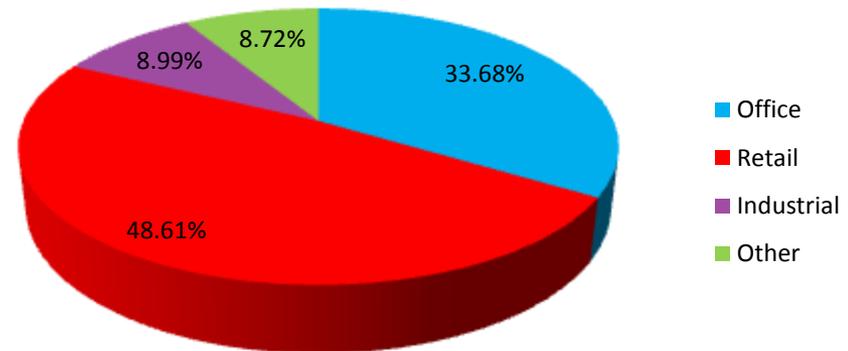
2009		
LAND USE	SQUARE FEET	ACREAGE
Office	13,430	1.95
Retail	190,503	136.04
Industrial	4,800	10.00
Other*	51,145	49.34
Total	259,878	197.33

2010		
LAND USE	SQUARE FEET	ACREAGE
Office	19,643	46.00
Retail	23,494	6.56
Industrial	65,724	7.67
Other*	100,858	162.73
Total	209,709	222.96

2011		
LAND USE	SQUARE FEET	ACREAGE
Office	100,581	136.10
Retail	34,029	5.32
Industrial	7,402	8.14
Other*	55,923	29.44
Total	197,935	179.00

2012		
LAND USE	SQUARE FEET	ACREAGE
Office	73,637	43.80
Retail	106,279	20.57
Industrial	19,664	17.68
Other*	19,061	11.00
Total	218,641	93.05

2012 Non-Residential Permits by Land Use



Non-Residential Permit Yearly Totals by Land Use

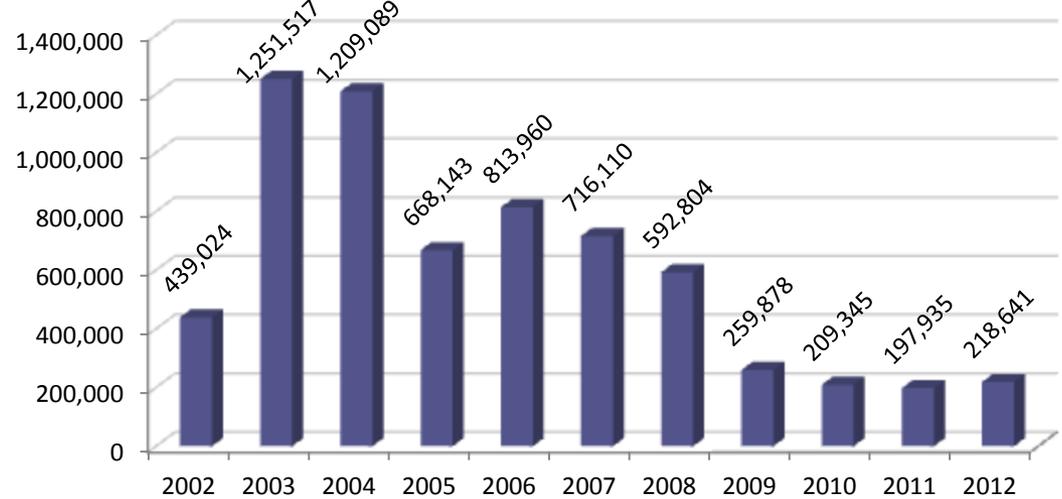
During the last decade, non-residential development activities were relatively steady until 2005 when these activities started to drop significantly. The development of the Summit Woods Crossing and Summit Fair Shopping Centers helped bolster these figures temporarily, however, development continues at a much slower pace.

In the year 2012, Lee's Summit continued to experience slow building permit activities in the non-residential sector, except for construction of new retail space and addition to St Luke's Hospital.

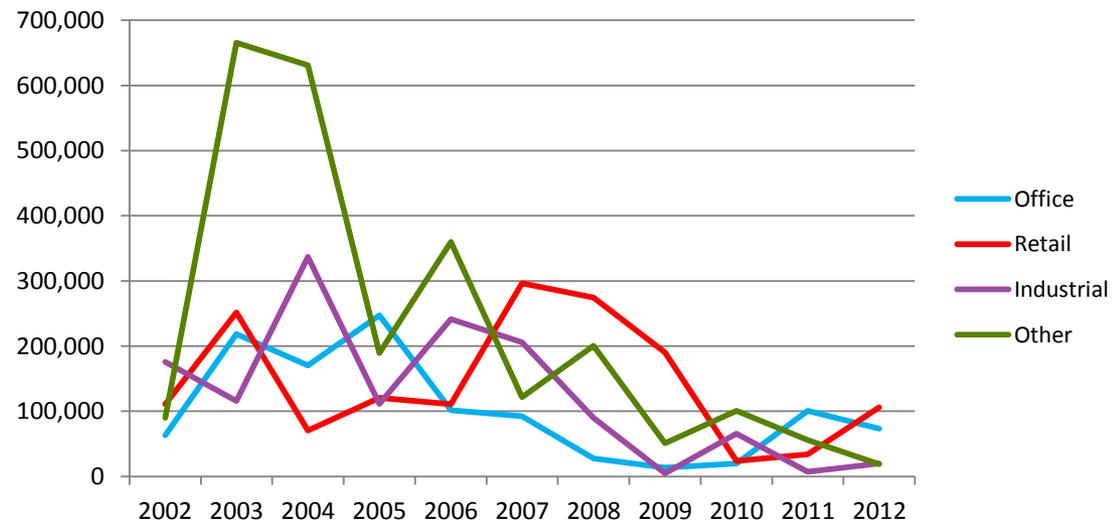
As stated in previous development reports, public infrastructure is important to the sustainability of commercial development. The City continues to make these improvements along major corridors where development is expected to occur. The completion of Strother Interchange and the extension of Todd George Parkway is just one example of such improvements. The MODOT improvements to M-150 were completed in the southern part of the city. The City completed the M-150 Sustainable Corridor Study as a Comprehensive Plan amendment to establish a long-term vision and framework for promoting quality and sustainable development in this area. This corridor planning effort will be discussed in detail on the next page. Planning efforts for other corridors and areas are either underway or are planned.

Through proactive planning and financing strategies, the City is able to create and sustain conditions, under which this type of development may occur. The next two pages provide a short-term development outlook for the City.

Annual Aggregate Square Footage for Non-residential Permits (Square Feet)



Annual Aggregate Non-Residential Permit Yearly Totals by Land Use (Square Feet)



Short-Term Non-Residential Development Outlook

Actual construction activities in recent years provide us some level of confidence in predicting additional activities for the short term. This short term outlook is presented in this report for the public to be aware of the potential development in Lee's Summit area and their relative locations. It is anticipated that the impact of the current economic conditions will continue to be felt in the development industry in 2013 and years to come.

New construction activities anticipated include the proposed retail development in the Summit Place Shopping Center immediately north of the Summit Technology Campus at I-470 and NW Blue Parkway, more development in Ritter Plaza west of M-291 and south of Tudor Road, potential development at the proposed Exergonix at the southeast corner of US 50 and M-291, continued development at St. Luke's Hospital, New Longview, and Chapel Ridge. The new Walmart store is expected to be under construction in 2013 at the northwest corner of M-291 and M-150. The new Price Chopper grocery store is also anticipated to be starting construction in 2013 at northwest corner of US 50 and Todd George Parkway. New development might start on the northeast corner of I-470 and M-350 on Unity Village properties recently annexed into Lee's Summit.



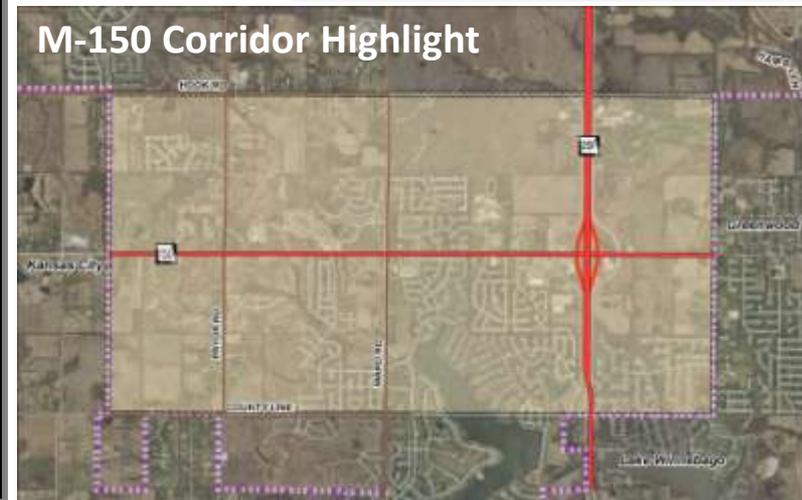
The M-150 Sustainable Development Corridor Study was the result of a high priority City Council Goal #1 "Identify key undeveloped areas and large land parcels to target for development." This study was listed as the top priority based on the highway construction taking place on M-150 Highway.

The study included an evaluation of market opportunities and constraints, an initial market economic analysis including demand opportunity gaps and future demand projections, provision of a sustainable corridor vision and framework plan derived from the outcomes of working with an appointed "Task Force," production of a "sustainable development design standards overlay district" and the development of implementation strategies.

The "M-50 Sustainable Corridor Vision and Framework Plan" was developed to provide land use designations as well as activity center locations and a transportation network plan. The Plan incorporates the citywide Livable Streets Policy adopted by the City Council and includes activity center schematic examples for three select areas along the corridor.

The study provided for:

- *Creating a design standard overlay district providing for high quality development/redevelopment and establish a framework for long-term and economically sustainable land uses and practices*
- *Creating a sustainable development vision that realistically defines the types of businesses and other land uses that are feasible and desirable to attract to the M-150 Corridor.*
- *Building a consensus around the development vision with key stakeholders including neighborhood associations, residents, businesses, property owners and elected officials.*
- *Preparing a highest and best use of property based on long term community needs.*
- *Developing building design standards utilizing visual preference survey results to improve corridor aesthetics to create a safe, attractive and inviting built environment.*
- *Creating illustrated conceptual development plans that model the city's desire for undeveloped and underdeveloped parcels as well as identifying and developing gateway enhancements at city entrances and major intersections along the corridor.*
- *Creating a plan/tool to develop the corridor in a sustainable and responsible manner.*
- *Review of infrastructure needs based on ultimate buildout per the conceptual development plan.*
- *Establishment of a list of "Green" initiatives from which developers will be required to choose from for incorporating into all future development/redevelopment projects, such as solar and wind energy, rain gardens, electric car charging ports and others.*



Short-Term Residential Development Outlook

As discussed earlier in this report, residential construction activities have slowed down dramatically in the past few years due to the economic recession and collapse of the housing market. Lee's Summit still has a large numbers of residential subdivisions that have been approved by the City yet have not been completely built. Construction activities have been continuing in some of these approved subdivisions while other subdivisions are at a complete standstill. This report provides a short term outlook solely based on the actual construction activities that occurred in the last three years in platted subdivisions with vacant lots.

According to the most recent statistics, the City currently has a stock of over 5,000 preliminary platted single-family lots yet to be built on. This supply of buildable lots will take many years to be absorbed. It is reasonable to predict that, in the short term, a majority of single-family residential construction will be concentrated in these already platted subdivisions, as symbolized in yellow in the map to the right. Multi-family residential, on the other hand, does not have as much of a stock of already platted lots, yet the potential for additional multi-family residential development in Lee's Summit is still high.

As can be seen in the map, even though not evenly distributed, residential construction activities are anticipated to continue throughout the City, primarily around the perimeter where majority of the unfinished subdivisions are located. It is anticipated that new housing construction will continue, but at a relatively moderate rate for some time until the housing market regains confidence.

The listings of single family subdivisions and multi-family subdivisions that follow will provide detailed information regarding the platting history of each subdivision, the history of building permits and remaining lots. This type of information helps the reader to see where different levels of potential new residential growth are.



List of Major Single-Family Subdivisions

Subdivision	Council District	2010 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Pre-2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				Proposed/Planned	Final Plat
Amber Hills	4	139.03	194	194	194	0	0	0	0	0	0	0	0	0	0	194	100%	100%	0	0
Amber Hills East	4	139.03	118	118	118	0	0	0	0	0	0	0	0	0	0	118	100%	100%	0	0
Arbores	3	142.02	119	119	101	1	1	2	0	1	0	0	0	0	106	89%	89%	13	13	
Arborwalk	2	135.01	669	191	0	0	9	18	6	14	4	4	5	3	2	65	10%	34%	604	126
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	30	0	0	0	0	0	0	0	0	0	0	30	29%	94%	73	2
Ashton at 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	12	33	34	32	2	0	1	3	2	3	122	83%	69%	25	54
Bent Tree Bluffs	2	136.01	328	328	327	0	0	0	0	0	0	1	0	0	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	0	0	0	0	0	0	0	0	0	0	78	99%	99%	1	1
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	130	53	20	0	0	0	0	0	0	0	0	203	78%	78%	58	58
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	5	9	5	4	3	3	8	81	68%	68%	39	39
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	28	28	0	0	0	1	3	0	0	0	0	0	0	4	14%	14%	24	24
Carriage Point at Richardson Ranch	4	139.03	126	126	93	3	0	0	0	0	0	0	0	0	0	96	76%	76%	30	30

List of Major Single-Family Subdivisions

Subdivision	Council District	2010 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Pre-2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				Proposed/Planned	Final Plat
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	0	0	0	0	0	0	0	0	0	0	23	92%	92%	2	2
<i>Cedar Creek Estates</i>	2	137.04	49	49	42	1	0	0	0	0	0	0	0	0	0	43	88%	88%	6	6
<i>Cedar Creek Village</i>	2	137.04	44	44	29	0	0	0	0	4	1	3	0	0	0	37	84%	84%	7	7
Cheddington	2	135.01	140	140	36	38	27	0	0	0	0	0	0	0	0	101	72%	72%	39	39
Chipman Heights	2	136.01	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
<i>Clubhouse Cottages of Lakewood</i>	3	142.03	46	46	0	0	9	2	3	1	0	0	0	0	1	16	35%	35%	30	30
<i>Cly-Mar Gardens</i>	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
Cottages at Cedar Creek	2	137.04	63	63	38	0	0	5	5	0	3	1	2	0	1	55	87%	87%	8	8
Cotton Estates	4	138.01	2	2	0	0	0	0	0	0	0	0	0	0	2	2	100%	100%	2	2
Cottonwood Estates	4	138.01	26	26	26	0	0	0	0	0	0	0	0	0	0	26	100%	100%	0	0
<i>Country Glen</i>	2	137.04	30	30	0	0	0	14	0	0	0	0	0	0	1	15	50%	50%	15	15
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	0	2	2	0	0	0	0	0	0	0	186	99%	99%	1	1
Crystal View Estates	4	139.04	206	206	205	0	0	0	0	0	0	0	0	0	0	205	100%	100%	1	1
Dalton's Ridge	3	142.02	176	176	0	0	0	0	32	37	1	0	9	22	23	124	70%	70%	52	52
Deer Valley Estates	4	138.01	13	13	11	1	0	0	0	1	0	0	0	0	0	13	100%	100%	0	0
Deerbrook	4	139.03	257	257	256	0	0	0	0	1	0	0	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 at White Ridge	2	137.04	11	11	1	3	6	1	0	0	0	0	0	0	0	11	100%	100%	0	0
Duck Pond at Raintree Lake	2	135.01	28	28	0	8	16	2	0	0	0	0	0	0	0	26	93%	93%	2	2
Eagle Creek	2	136.02	743	509	147	80	86	56	28	31	7	4	7	9	13	468	63%	92%	275	41
East Lake Village	3	142.04	331	331	327	1	0	0	0	0	0	0	0	0	0	328	99%	99%	3	3
Edgewood Trail	2	136.01	54	54	49	1	0	0	0	0	0	0	0	0	0	50	93%	93%	4	4
<i>Enclave at Lakewood Pointe</i>	3	142.04	14	13	0	0	0	0	0	1	2	0	0	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
<i>Estates of Chapel Ridge</i>	3	142.04	23	23	0	0	0	0	0	7	0	1	1	0	0	9	39%	39%	14	14
Estates of Saddlebrook	1	135.01	21	21	19	0	1	0	0	0	0	0	0	0	0	20	95%	95%	1	1
Fairfield Green	3	142.04	55	55	54	0	0	0	0	0	0	0	0	0	0	54	98%	98%	1	1

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Subdivision	Council District	2010 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Pre-2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				Proposed/Planned	Final Plat
<i>Fairfield Woods</i>	3	142.04	37	37	0	0	0	0	3	6	0	1	1	2	0	13	35%	35%	24	24
Fairway Homes Village	3	142.04	273	273	266	0	0	0	0	0	0	0	0	0	0	266	97%	97%	7	7
Falls at Lakewood	3	142.04	36	36	9	1	3	5	2	0	0	0	0	0	0	20	56%	56%	16	16
Fields of Highland Park	4	139.04	70	70	0	0	0	0	0	30	3	4	6	3	2	48	69%	69%	22	22
Forest at Brookridge	2	136.01	49	49	47	1	0	0	0	0	0	0	0	0	0	48	98%	98%	1	1
Forest at St. Andrews	3	142.03	6	6	6	0	0	0	0	0	0	0	0	0	0	6	100%	100%	0	0
Foster Addition	4	139.16	1	1	0	0	0	0	0	0	0	0	0	0	1	1	100%	100%	1	1
Fountains at Raintree	2	604	176	176	0	16	17	16	15	22	10	4	3	10	16	129	73%	73%	47	47
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	53	1	0	0	0	0	0	0	0	0	0	54	96%	96%	2	2
<i>Fritchie Bluff</i>	4	139.03	37	37	0	0	0	0	0	3	1	1	4	5	5	19	51%	51%	18	18
Gatewood Hills	4	139.03	44	44	44	0	0	0	0	0	0	0	0	0	0	44	100%	100%	0	0
George Addition	4	139.16	1	1	0	0	0	0	0	0	0	0	0	0	1	1	100%	100%	1	1
Glen at The Meadows of Winterset	2	136.02	233	233	98	5	47	55	17	0	0	0	0	0	0	222	95%	95%	11	11
Golden Fields	4	139.04	31	31	0	0	0	0	0	12	0	0	2	3	2	19	61%	61%	12	12
Gordnier Estates	1	138.02	218	218	217	0	0	1	0	0	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
Harbor Cove	2	135.01	52	52	51	0	0	0	0	0	0	0	0	0	0	51	98%	98%	1	1
Harris Highlands	1	137.02	29	29	29	0	0	0	0	0	0	0	0	0	0	29	100%	100%	0	0
Hawks Ridge East	1	138.02	296	296	259	0	0	0	0	0	0	0	0	0	0	259	88%	88%	37	37
<i>Heather Hill Farms</i>	3	137.03	27	27	0	0	0	0	0	1	0	0	0	0	0	1	4%	4%	26	26
Hidden Creek	4	139.04	14	14	14	0	0	0	0	0	0	0	0	0	0	14	100%	100%	0	0
Highland Meadows	2	136.12	15	15	0	0	0	0	0	0	0	0	0	0	15	15	100%	100%	15	15
<i>Highland at the Meadows of Winterset</i>	2	136.02	214	50	0	0	0	0	0	0	8	7	6	13	0	34	16%	68%	180	16
Highway Lane	2	136.01	152	152	152	0	0	0	0	0	0	0	0	0	0	152	100%	100%	0	0
Highway Mannor Annex	2	136.01	48	48	48	0	0	0	0	0	0	0	0	0	0	48	100%	100%	0	0
Highway Manor	2	136.01	38	38	38	0	0	0	0	0	0	0	0	0	0	38	100%	100%	0	0
Hinsdale	1	137.04	234	234	234	0	0	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%	333	0
Indian Creek	1	138.02	58	58	58	0	0	0	0	0	0	0	0	0	0	58	100%	100%	0	0
Indian Creek South	1	138.02	134	134	134	0	0	0	0	0	0	0	0	0	0	134	100%	100%	0	0
Indian Valley	1	138.02	12	12	12	0	0	0	0	0	0	0	0	0	0	12	100%	100%	0	0

List of Major Single-Family Subdivisions

Subdivision	Council District	2010 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Pre-2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				Proposed/Planned	Final Plat
<i>Kensington Farms</i>	2	603.02	745	368	0	0	0	0	17	19	0	9	28	10	2	85	11%	23%	660	283
Knollbrook	4	139.03	120	120	120	0	0	0	0	0	0	0	0	0	0	120	100%	100%	0	0
Knollbrook East	4	139.03	61	61	61	0	0	0	0	0	0	0	0	0	0	61	100%	100%	0	0
Knollbrook North	4	139.03	51	51	51	0	0	0	0	0	0	0	0	0	0	51	100%	100%	0	0
Lake Lee's Summit	3	142.04	730	730	730	0	0	0	0	0	0	0	0	0	0	730	100%	100%	0	0
Lake Pointe	3	142.03	11	11	0	1	4	3	0	0	0	0	0	1	0	9	82%	82%	2	2
Lake Ridge Meadows	3	142.02	291	291	291	0	0	0	0	0	0	0	0	0	0	291	100%	100%	0	0
Lakewood Forest	3	142.04	63	63	63	0	0	0	0	0	0	0	0	0	0	63	100%	100%	0	0
Lakewood Oaks	3	142.03	163	163	158	0	0	0	0	0	0	0	0	0	0	158	97%	97%	5	5
Lakewood Point Villas	3	142.04	53	33	15	3	3	3	1	0	1	0	0	1	0	27	51%	82%	26	6
Lakewood Shores	3	142.04	141	141	92	6	12	2	0	112	79%	79%	29	29						
Landings at Lakewood	3	142.03	73	73	73	0	0	0	0	0	0	0	0	0	0	73	100%	100%	0	0
Legacy Wood	4	139.03	266	123	0	0	0	12	27	16	12	7	16	12	26	128	48%	104%	138	-5
Longview Falls	1	137.04	4	4	0	0	0	3	0	0	0	0	0	0	0	3	75%	75%	1	1
Longview Farm	2	136.02	110	110	108	0	0	0	0	0	0	0	0	0	0	108	98%	98%	2	2
Longview Farm Estates	2	136.02	62	62	58	0	0	0	0	0	0	0	0	0	0	58	94%	94%	4	4
Longview Farm Highlands	2	136.02	67	67	55	1	0	0	0	0	0	0	0	0	0	56	84%	84%	11	11
Longview Farm Manor	2	136.02	52	52	49	1	0	0	0	0	0	0	0	0	0	50	96%	96%	2	2
Longview Farm Villas	2	136.02	36	36	27	4	2	1	0	0	0	0	0	0	0	34	94%	94%	2	2
Madison Park	2	136.02	74	72	0	0	0	0	11	12	6	2	4	4	4	43	58%	60%	31	29
Maple Tree	3	137.01	342	342	342	0	0	0	0	0	0	0	0	0	0	342	100%	100%	0	0
Meadowbrook	4	139.03	8	8	5	0	0	0	0	0	0	0	0	0	0	5	63%	63%	3	3
Meadows of Summit Ridge	1	135.01	192	192	24	45	42	26	19	8	2	6	0	0	0	172	90%	90%	20	20
Meadows of Winterset	2	136.02	183	183	126	37	4	1	0	0	0	0	0	0	0	168	92%	92%	15	15
Metheny Addition	1	137.03	20	20	20	0	0	0	0	0	0	0	0	0	0	20	100%	100%	0	0
Miesner	2	135.01	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	4	4
Mill Creek of Summit Mill	4	139.04	122	86	0	0	3	32	4	9	2	3	8	6	10	77	63%	90%	45	9
Mill Harbor	2	135.01	55	55	54	0	0	0	1	0	0	0	0	0	0	55	100%	100%	0	0
Mission Ridge	1	137.04	68	68	68	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	70	100%	100%	0	0
Monarch View	2	136.02	247	247	96	39	36	24	8	2	1	0	0	0	0	206	83%	83%	41	41

List of Major Single-Family Subdivisions

Subdivision	Council District	2010 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Pre-2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				Proposed/Planned	Final Plat
Morgan Acres	4	139.04	250	250	250	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	19	100%	100%	0	0
Mulberry East	4	139.03	82	82	82	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	189	100%	100%	0	0
Napa Valley	2	135.01	216	88	0	0	0	20	9	5	5	3	4	3	4	53	25%	60%	163	35
Newberry	1	138.02	282	300	154	54	24	1	0	0	0	0	0	0	0	233	83%	78%	49	67
Nine Oaks	4	138.01	22	22	0	0	0	0	5	1	0	2	0	1	0	9	41%	41%	13	13
Nolleen Acres	1	138.02	76	76	76	0	0	0	0	0	0	0	0	0	0	76	100%	100%	0	0
North Shore at Raintree Lake	2	135.01	50	50	0	0	0	23	7	6	0	0	0	1	2	39	78%	78%	11	11
Oak Cliff	2	136.01	3	3	2	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	94	100%	100%	0	0
Oak Hill South	1	138.02	147	147	125	0	0	0	0	0	0	0	0	0	0	125	85%	85%	22	22
Oak Tree Farms	4	138.01	353	353	352	0	0	0	0	0	0	0	0	0	0	352	100%	100%	1	1
Oaks Ridge	3	142.03	112	112	77	3	0	0	0	0	0	0	0	0	0	80	71%	71%	32	32
Oaks Ridge Estates	3	142.03	20	20	20	0	0	0	0	0	0	0	0	0	0	20	100%	100%	0	0
Oaks Ridge Meadows	3	142.03	599	599	457	41	15	1	0	0	0	0	0	0	1	515	86%	86%	84	84
Orchard Hills	3	137.01	88	88	87	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	59	100%	100%	0	0
Orchard View	1	137.03	26	26	23	0	0	0	0	0	0	0	0	0	0	23	88%	88%	3	3
Orchards of Lakewood	3	142.03	6	6	6	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	18	100%	100%	0	0
Oxford Meadows	1	138.02	79	79	79	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	30	100%	100%	0	0
Paddock at Richardson Ranch	4	139.03	278	269	43	27	40	33	14	9	2	5	5	4	10	192	69%	71%	86	77
Park Ridge	3	142.02	410	205	0	0	0	0	43	21	6	3	5	10	33	121	30%	59%	289	84
Parker Place	2	136.01	11	11	11	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Parkwood at Stoney Creek	2	135.01	161	161	41	25	30	23	1	3	0	1	7	11	9	151	94%	94%	10	10
Pergola Park (New Longview)	2	136.02	138	83	0	0	13	39	17	7	4	1	2	0	5	88	64%	106%	50	-5
Pine Meadows	1	137.04	89	89	89	0	0	0	0	0	0	0	0	0	0	89	100%	100%	0	0
Pine Ridge	2	137.04	113	113	112	0	0	0	0	0	0	0	1	0	0	113	100%	100%	0	0
Prairie Hills	4	139.03	5	5	5	0	0	0	0	0	0	0	0	0	0	5	100%	100%	0	0
Prairie Ridge Estates	4	139.03	18	18	0	6	6	6	0	0	0	0	0	0	0	18	100%	100%	0	0

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Prairie Valley	2	135.01	26	25	0	0	0	0	0	0	2	0	0	0	0	3	5	19%	20%	21	20
Prairie View	4	139.03	8	8	8	0	0	0	0	0	0	0	0	0	0	8	8	100%	100%	0	0
Preston Meadows	4	138.01	40	40	0	0	6	16	9	7	0	0	0	0	0	38	38	95%	95%	2	2
Princeton Heights	1	139.04	306	306	306	0	0	0	0	0	0	0	0	0	0	306	306	100%	100%	0	0
Pryor Meadows	2	135.01	193	193	37	11	61	53	25	1	0	0	0	0	0	188	188	97%	97%	5	5
Raintree Lake	2	135.01	1010	1010	947	13	0	4	0	1	0	0	6	2	1	974	974	96%	96%	36	36
Raintree Lake Estates	2	604	287	255	107	27	16	32	10	9	1	2	0	6	6	216	216	75%	85%	71	39
Raintree Pointe	2	604	7	0	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	6	6	6	20%	20%	24	24
Raintree Villas	2	135.01	53	53	5	4	14	10	1	0	0	0	0	0	0	34	34	64%	64%	19	19
Ravencrest	2	136.02	24	24	24	0	0	0	0	0	0	0	0	0	0	24	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	11	100%	100%	0	0
Remington Woods	2	136.01	49	49	49	0	0	0	0	0	0	0	0	0	0	49	49	100%	100%	0	0
Ridgewood Hills	3	142.02	222	222	222	0	0	0	0	0	0	0	0	0	0	222	222	100%	100%	0	0
Roseland Height	1	137.03	85	85	85	0	0	0	0	0	0	0	0	0	0	85	85	100%	100%	0	0
Saddlebrook	1	135.01	75	49	46	0	2	0	0	0	0	0	0	0	0	48	48	64%	98%	27	1
Saddlebrook East	1	135.01	78	78	73	1	0	0	0	0	0	0	0	0	0	74	74	95%	95%	4	4
Saddlebrook Farm	1	135.01	19	19	8	3	3	1	0	0	0	0	0	0	0	15	15	79%	79%	4	4
Savannah Ridge	3	134.02	113	113	57	12	10	2	2	0	0	0	0	0	0	83	83	73%	73%	30	30
Schick Place	1	137.03	2	2	0	0	0	0	0	0	0	0	0	0	2	2	2	100%	100%	2	2
Siena at Longview	2	136.12	4	4	0	0	0	0	0	0	0	0	0	0	4	4	4	100%	100%	4	4
Silkwood Estates	1	138.02	197	197	196	1	0	0	0	0	0	0	0	0	0	197	197	100%	100%	0	0
Silver Pointe	1	137.04	41	41	41	0	0	0	0	0	0	0	0	0	0	41	41	100%	100%	0	0
Somerset at Charleston Park	4	139.04	272	272	257	3	2	2	1	0	0	0	0	0	0	265	265	97%	97%	7	7
South Crossing	2	137.04	50	50	50	0	0	0	0	0	0	0	0	0	0	50	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	186	100%	100%	0	0
South Pointe at East Lake Village	3	142.04	58	58	15	11	16	5	1	0	0	0	0	0	0	48	48	83%	83%	10	10
Southgate	1	135.01	73	73	73	0	0	0	0	0	0	0	0	0	0	73	73	100%	100%	0	0
Spring Meadow	3	142.04	11	11	11	0	0	0	0	0	0	0	0	0	0	11	11	100%	100%	0	0
Sterling Hills	2	136.01	256	256	251	5	0	0	0	0	0	0	0	0	0	256	256	100%	100%	0	0
Stoney Creek Estates	2	135.01	500	268	76	39	53	18	23	12	5	2	1	0	5	234	234	47%	87%	266	34
Strother East	4	139.03	29	29	29	0	0	0	0	0	0	0	0	0	0	29	29	100%	100%	0	0
Summerfield	2	136.01	96	96	96	0	0	0	0	0	0	0	0	0	0	96	96	100%	100%	0	0
Summit Crossings	2	137.04	133	133	65	22	32	8	1	0	0	0	0	0	1	129	129	97%	97%	4	4

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Summit Falls	2	137.04	76	76	64	1	0	1	0	0	0	0	0	1	0	67	88%	88%	9	9
Summit Mill	4	139.04	96	96	66	19	3	1	0	0	0	0	0	0	0	89	93%	93%	7	7
Summit Station	3	137.01	171	171	171	0	0	0	0	0	0	0	0	0	0	171	100%	100%	0	0
<i>Summit View Farms</i>	2	<i>135.01</i>	<i>122</i>	<i>45</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0%</i>	<i>0%</i>	<i>122</i>	<i>45</i>
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	6	2	0	1	4	1	0	0	0	0	0	14	56%	56%	11	11
<i>Tiffany Woods</i>	3	<i>142.03</i>	<i>8</i>	<i>8</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>13%</i>	<i>13%</i>	<i>7</i>	<i>7</i>
Timber Hills	3	142.02	83	83	0	0	33	32	10	2	0	0	0	1	3	81	98%	98%	2	2
Timber's Edge	1	138.02	23	23	22	0	0	0	0	0	0	0	0	0	0	22	96%	96%	1	1
<i>Tower Park (New Longview)</i>	2	<i>136.02</i>	<i>30</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0%</i>	<i>0%</i>	<i>30</i>	<i>0</i>
Tudor Heights	4	138.01	17	17	17	0	0	0	0	0	0	0	0	0	0	17	100%	100%	0	0
Tudor Place	4	138.01	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Twin Creek	2	137.04	45	45	45	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	66	100%	100%	0	0
Valley Forge	4	138.01	22	22	15	0	3	2	0	0	0	0	0	0	0	20	91%	91%	2	2
Victoria Station	3	137.01	53	53	53	0	0	0	0	0	0	0	0	0	0	53	100%	100%	0	0
<i>Villas of Chapel Ridge</i>	3	<i>142.04</i>	<i>42</i>	<i>42</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>4</i>	<i>8</i>	<i>3</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>16</i>	<i>38%</i>	<i>38%</i>	<i>26</i>	<i>26</i>
<i>Villas of Parkwood</i>	2	<i>135.01</i>	<i>79</i>	<i>79</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>1%</i>	<i>1%</i>	<i>78</i>	<i>78</i>
Village Fair	1	137.02	249	249	238	0	0	3	0	0	0	0	0	0	0	241	97%	97%	8	8
Villas at Lake Ridge Meadows	3	142.02	30	30	30	0	0	0	0	0	0	0	0	0	0	30	100%	100%	0	0
<i>Villas at Meadows of Summit Ridge</i>	1	<i>135.01</i>	<i>37</i>	<i>37</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>7</i>	<i>0</i>	<i>0</i>	<i>3</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>11</i>	<i>30%</i>	<i>30%</i>	<i>26</i>	<i>26</i>
Villas at Meadows of Winterset	2	136.02	60	60	7	13	12	9	6	7	1	0	0	0	0	55	92%	92%	5	5
<i>Villas of Mill Creek</i>	4	<i>139.04</i>	<i>65</i>	<i>65</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0%</i>	<i>0%</i>	<i>65</i>	<i>65</i>
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

List of Major Single-Family Subdivisions

Subdivision	Council District	2010 Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory		
			Prelim	Final	Pre-2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				Proposed /Planned	Final Plat	
West-Baz Estates	3	185	2	2	0	0	0	0	0	0	0	0	0	0	0	2	2	100%	100%	0	0
West Lake Village	3	142.04	209	209	209	0	0	0	0	0	0	0	0	0	0	209	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	16	100%	100%	0	0
Westwind Estates	4	138.01	39	39	39	0	0	0	0	0	0	0	0	0	0	39	39	100%	100%	0	0
White Ridge Farm	2	137.04	317	317	317	0	0	0	0	0	0	0	0	0	0	317	317	100%	100%	0	0
<i>Whiteridge Villas Addition</i>	2	<i>137.04</i>	<i>3</i>	<i>3</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0%</i>	<i>0%</i>	<i>3</i>	<i>3</i>	
<i>Windemere</i>	2	<i>135.01</i>	<i>244</i>	<i>244</i>	<i>185</i>	<i>40</i>	<i>6</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>232</i>	<i>95%</i>	<i>95%</i>	<i>12</i>	<i>12</i>	
Windridge	2	136.01	33	33	33	0	0	0	0	0	0	0	0	0	0	33	33	100%	100%	0	0
<i>Windsboro at Charleston Park</i>	4	<i>139.04</i>	<i>220</i>	<i>220</i>	<i>218</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>218</i>	<i>99%</i>	<i>99%</i>	<i>2</i>	<i>2</i>								
Windsor Station	3	137.01	47	47	47	0	0	0	0	0	0	0	0	0	0	47	47	100%	100%	0	0
<i>Winterset Garden</i>	2	<i>136.02</i>	<i>60</i>	<i>60</i>	<i>16</i>	<i>13</i>	<i>3</i>	<i>8</i>	<i>5</i>	<i>3</i>	<i>2</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>52</i>	<i>87%</i>	<i>87%</i>	<i>8</i>	<i>8</i>	
<i>Winterset Park</i>	2	<i>136.02</i>	<i>576</i>	<i>576</i>	<i>516</i>	<i>20</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>538</i>	<i>93%</i>	<i>93%</i>	<i>38</i>	<i>38</i>	
<i>Winterset Valley</i>	2	<i>136.01</i>	<i>227</i>	<i>212</i>	<i>0</i>	<i>0</i>	<i>46</i>	<i>47</i>	<i>22</i>	<i>14</i>	<i>17</i>	<i>11</i>	<i>13</i>	<i>6</i>	<i>16</i>	<i>192</i>	<i>85%</i>	<i>91%</i>	<i>35</i>	<i>20</i>	
<i>Whispering Woods</i>	2	<i>135.01</i>	<i>203</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0%</i>	<i>0%</i>	<i>203</i>	<i>0</i>	
<i>Winterset Woods</i>	2	<i>136.01</i>	<i>90</i>	<i>90</i>	<i>31</i>	<i>17</i>	<i>19</i>	<i>4</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>72</i>	<i>80%</i>	<i>80%</i>	<i>18</i>	<i>18</i>	
<i>Wood Creek at Richardson Ranch</i>	4	<i>139.03</i>	<i>50</i>	<i>50</i>	<i>29</i>	<i>7</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>37</i>	<i>74%</i>	<i>74%</i>	<i>13</i>	<i>13</i>	
Woodbury Park	3	137.01	108	108	108	0	0	0	0	0	0	0	0	0	0	108	108	100%	100%	0	0
<i>Woodland Glen</i>	1	<i>138.02</i>	<i>143</i>	<i>86</i>	<i>4</i>	<i>12</i>	<i>15</i>	<i>19</i>	<i>7</i>	<i>6</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>63</i>	<i>44%</i>	<i>73%</i>	<i>80</i>	<i>23</i>	
<i>Woodland Shores</i>	4	<i>139.03</i>	<i>280</i>	<i>207</i>	<i>0</i>	<i>24</i>	<i>30</i>	<i>15</i>	<i>14</i>	<i>24</i>	<i>5</i>	<i>7</i>	<i>8</i>	<i>10</i>	<i>19</i>	<i>156</i>	<i>56%</i>	<i>75%</i>	<i>124</i>	<i>51</i>	
Woodridge Manor	4	138.01	47	47	47	0	0	0	0	0	0	0	0	0	0	47	47	100%	100%	0	0
<i>Woodview Estates</i>	4	<i>138.01</i>	<i>55</i>	<i>55</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>3</i>	<i>12</i>	<i>0</i>	<i>3</i>	<i>1</i>	<i>1</i>	<i>0</i>	<i>20</i>	<i>36%</i>	<i>36%</i>	<i>35</i>	<i>35</i>	
Woods Chapel Acres	3	142.04	337	337	337	0	0	0	0	0	0	0	0	0	0	337	337	100%	100%	0	0
Total															270	24,306			5,557	2,503	

Notes:

- Subdivision in italics represent active subdivisions of which less than 50% of the preliminary platted lots have been built at the time of this report.*
- Subdivisions in bold italics represent active subdivisions of which 50% or more of the preliminary platted lots have been built at the time of this report.*

List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units per Type	Council District	Census Tract	Number of Units Permitted to be Built											Total Units Permitted	Subdivision Total	Difference	
				Pre 2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
AMLI at New Longview	Apartment (206)	2	136.02	-	-	-	-	206	-	-	-	-	-	-	-	206	206	-
AMLI Summit Ridge	Apartment (432)	3	137.01	432	-	-	-	-	-	-	-	-	-	-	-	432	432	-
Arborwalk	Apartment (280), Fourplex (32), Duplex (92)	2	135.01	-	-	170	193	27	10	4	-	-	-	-	-	404	404	-
Arlington Park Estates	Duplex (18)	1	137.03	18	-	-	-	-	-	-	-	-	-	-	-	18	18	-
Ash Court	Duplex (14)	1	137.03	14	-	-	-	-	-	-	-	-	-	-	-	14	14	-
Ashbrooke	Apartment (75)	1	137.03	75	-	-	-	-	-	-	-	-	-	-	-	75	75	-
Avanti East Apartments	Apartment (120)	4	137.03	120	-	-	-	-	-	-	-	-	-	-	-	120	120	-
Banner Grove Estates	Duplex (56)	4	138.01	56	-	-	-	-	-	-	-	-	-	-	-	56	56	-
Bayberry	Sixplex (18)	1	138.02	18	-	-	-	-	-	-	-	-	-	-	-	18	18	-
BC White House Addition	Duplex (2)	4	137.03	2	-	-	-	-	-	-	-	-	-	-	-	2	2	-
Benton Heights	Duplex (18)	3	137.03	18	-	-	-	-	-	-	-	-	-	-	-	18	18	-
Beverly Village	Duplex (22)	3	137.01	22	-	-	-	-	-	-	-	-	-	-	-	22	22	-
Borders Addition	Apartment (14)	1	137.03	14	-	-	-	-	-	-	-	-	-	-	-	14	14	-
Bordner Estates	Fourplex (84)	4	138.01	84	-	-	-	-	-	-	-	-	-	-	-	84	84	-
Braeside Park	Mixed Density (98)	1	137.02	98	-	-	-	-	-	-	-	-	-	-	-	98	98	-
Breckenridge Estates	Fourplex (40), Triplex (12), Duplex (108)	4	138.01	160	-	-	-	-	-	-	-	-	-	-	-	160	160	-
Briarcroft	Fourplex (24), Triplex (3), Duplex (24)	1	138.02	51	-	-	-	-	-	-	-	-	-	-	-	51	51	-
Bridgehampton	Fourplex (32), Duplex (2)	1	138.02	34	-	-	-	-	-	-	-	-	-	-	-	34	34	-
Bridgehampton Townhomes	Fourplex (8)	1	138.02	-	-	8	-	-	-	-	-	-	-	-	-	8	8	-
Butterfields Addition	Duplex (4)	1	137.02	4	-	-	-	-	-	-	-	-	-	-	-	4	4	-
Cedar Creek Estates	Duplex (24)	2	137.04	24	-	-	-	-	-	-	-	-	-	-	-	24	24	-
Chapel Oaks	Fourplex (256)	3	142.04	256	-	-	-	-	-	-	-	-	-	-	-	256	256	-
Chapel Ridge Business Park	Apartment (274)	3	142.04	-	-	-	-	-	274	-	-	-	-	-	-	274	274	-
Cheddington	Duplex (66)	2	135.01	36	30	-	-	-	-	-	-	-	-	-	-	66	66	-
Cobblestone	Mixed Density (35)	2	135.01	35	-	-	-	-	-	-	-	-	-	-	-	35	35	-
Condominiums Of Oaks Ridge Meadows	Fourplex (508)	3	142.03	448	60	-	-	-	-	-	-	-	-	-	-	508	508	-
Cottage Gate	Duplex (10)	1	137.03	10	-	-	-	-	-	-	-	-	-	-	-	10	10	-

List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units per Type	Council District	Census Tract	Number of Units Permitted to be Built											Total Units Permitted	Subdivision Total	Difference
				Pre 2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012			
Country Meadow Estates	Apartment (16), Fourplex (152), Duplex (34)	4	138.01	198	-	-	-	4	-	-	-	-	-	-	202	202	-
Country Woods	Duplex (44), Single Family (1)	2	136.01	34	-	-	2	2	2	1	-	-	-	-	41	44	3
Court Villas	Duplex (20)	1	137.03	20	-	-	-	-	-	-	-	-	-	-	20	20	-
Craigmont	Duplex (6)	2	136.01	6	-	-	-	-	-	-	-	-	-	-	6	6	-
Crossroads At Lees Summit	Apartment (160)	3	142.04	160	-	-	-	-	-	-	-	-	-	-	160	160	-
Dogwood Springs	Apartment (52)	4	139.04	52	-	-	-	-	-	-	-	-	-	-	52	52	-
Downing Heights	Apartment (10)	2	135.01	10	-	-	-	-	-	-	-	-	-	-	10	10	-
Duncan Estates (LS Housing Authority)	Duplex (68)	1	137.04	68	-	-	-	-	-	-	-	-	-	-	68	68	-
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	-
East Ridge Addition	Duplex (2)	4	137.03	2	-	-	-	-	-	-	-	-	-	-	2	2	-
Elgin Park	Sixplex (6), Fourplex (184)	4	139.03	190	-	-	-	-	-	-	-	-	-	-	190	190	-
Elmwood Farm	Duplex (8)	2	136.01	8	-	-	-	-	-	-	-	-	-	-	8	8	-
English Manor	Fourplex (72)	3	137.01	72	-	-	-	-	-	-	-	-	-	-	72	72	-
Foxhorn Addition	Fourplex (32)	3	142.04	-	-	-	32	-	-	-	-	-	-	-	32	32	-
Fresh Woods Subdivision	Duplex (8)	1	137.02	-	-	2	6	-	-	-	-	-	-	-	8	8	-
Gambles Subdivision	Duplex (12)	1	137.03	12	-	-	-	-	-	-	-	-	-	-	12	12	-
Glendana Heights	2 Apartments (8 Each)	1	137.04	16	-	-	-	-	-	-	-	-	-	-	16	16	-
Gordanier Estates	Duplex (46)	1	138.02	46	-	-	-	-	-	-	-	-	-	-	46	46	-
Gover Addition	Duplex (2)	3	137.03	2	-	-	-	-	-	-	-	-	-	-	2	2	-
Greystone Park	Duplex (36)	4	139.04	36	-	-	-	-	-	-	-	-	-	-	36	36	-
Hamel Heights	Duplex (90)	3	137.03	90	-	-	-	-	-	-	-	-	-	-	90	90	-
Hearnes Addition	Apartment (16), Fourplex (4), Triplex (6), Duplex (32)	3	137.03	54	-	2	2	-	-	-	-	-	-	-	58	58	-
Heather Hill Farm	Duplex (12)	3	137.03	12	-	-	-	-	-	-	-	-	-	-	12	12	-
Higginbotham Acres	Duplex (4)	1	137.03	4	-	-	-	-	-	-	-	-	-	-	4	4	-
Higgins Addition	Duplex (8)	3	137.03	8	-	-	-	-	-	-	-	-	-	-	8	8	-
Higgins 2nd Addition	Fourplex (4)	1	137.03	4	-	-	-	-	-	-	-	-	-	-	4	4	-
Ironwood Addition	Fourplex (28), Duplex (2)	1	137.03	30	-	-	-	-	-	-	-	-	-	-	30	30	-
John Calvin Manor	Multi-Family Senior (100)	2	136.01	100	-	-	-	-	-	-	-	-	-	-	100	100	-

List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units per Type	Council District	Census Tract	Number of Units Permitted to be Built											Total Units Permitted	Subdivision Total	Difference	
				Pre 2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
John Knox Retirement Village	JKV (1,654)	2	136.01	1,646	-	-	-	7	-	-	-	-	-	-	-	1,653	1,654	1
Kingston Trails	Duplex (44)	1	137.03	44	-	-	-	-	-	-	-	-	-	-	-	44	44	-
Knollbrook Townhomes	Fourplex (20)	4	139.03	20	-	-	-	-	-	-	-	-	-	-	-	20	20	-
Lacys Addition (Le Grand Estates)	Apartment (47)	1	137.01	47	-	-	-	-	-	-	-	-	-	-	-	47	47	-
Lacys Addition	Triplex (3)	1	137.01	3	-	-	-	-	-	-	-	-	-	-	-	3	3	-
Lakeshore Bay Townhomes	Mixed Density (16)	3	142.04	16	-	-	-	-	-	-	-	-	-	-	-	16	16	-
Lakeshore Townhouses	Mixed Density (10)	3	142.04	10	-	-	-	-	-	-	-	-	-	-	-	10	10	-
Lakewood Bay	Mixed Density (127)	3	142.04	127	-	-	-	-	-	-	-	-	-	-	-	127	127	-
Landings At Lakewood	Mixed Density (20)	3	142.04	20	-	-	-	-	-	-	-	-	-	-	-	20	20	-
Lea Manor Condominiums	Fourplex (8)	1	137.04	8	-	-	-	-	-	-	-	-	-	-	-	8	8	-
Lee Haven (LS Housing Authority)	Apartment (42), Duplex (8)	4	137.03	50	-	-	-	-	-	-	-	-	-	-	-	50	50	-
Lee Heights	Duplex (6)	3	137.03	6	-	-	-	-	-	-	-	-	-	-	-	6	6	-
Lees Summit Retirement	Multi-Family Senior (123)	3	137.01	-	123	-	-	-	-	-	-	-	-	-	-	123	123	-
Lodge Apartments, The	Apartment (64)	1	137.03	64	-	-	-	-	-	-	-	-	-	-	-	64	64	-
Lowes Addition	Duplex (12)	1	137.03	4	8	-	-	-	-	-	-	-	-	-	-	12	12	-
Maple Tree Manor	Duplex (74)	3	137.01	74	-	-	-	-	-	-	-	-	-	-	-	74	74	-
Marketplace	Duplex (112)	1	137.02	112	-	-	-	-	-	-	-	-	-	-	-	112	112	-
Michael Manor	Duplex (42)	3	137.03	42	-	-	-	-	-	-	-	-	-	-	-	42	42	-
Morningside Acres	Duplex (4)	1	137.03	4	-	-	-	-	-	-	-	-	-	-	-	4	4	-
Myrtle Park	Duplex (12)	3	137.03	12	-	-	-	-	-	-	-	-	-	-	-	12	12	-
Nancene Apartments	Apartment (103)	2	137.04	103	-	-	-	-	-	-	-	-	-	-	-	103	103	-
Newberry Commons	Fourplex (164)	1	138.02	164	-	-	-	-	-	-	-	-	-	-	-	164	164	-
Noel Richardson Addition	Duplex (2)	1	138.02	2	-	-	-	-	-	-	-	-	-	-	-	2	2	-
Onahome Addition	Apartment (12)	1	137.03	12	-	-	-	-	-	-	-	-	-	-	-	12	12	-
Orchard Hills	Duplex (36)	3	137.01	36	-	-	-	-	-	-	-	-	-	-	-	36	36	-
Oxford Place Townhouses	Fourplex (56)	1	137.04	56	-	-	-	-	-	-	-	-	-	-	-	56	56	-
Park Lane West Condominium	Apartment (60)	3	137.02	60	-	-	-	-	-	-	-	-	-	-	-	60	60	-

List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units per Type	Council District	Census Tract	Number of Units Permitted to be Built											Total Units Permitted	Subdivision Total	Difference	
				Pre 2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Peter's Resurvey	Triplex (6)	4	137.03	4	-	-	-	-	-	-	-	-	-	-	-	4	4	-
Pheasant Run Apartments	Apartment (160)	3	137.01	160	-	-	-	-	-	-	-	-	-	-	-	160	160	-
Pin Oak Estates	Duplex (48)	3	137.03	46	-	-	-	-	-	-	-	-	-	-	-	46	46	-
Pinecrest	Fourplex (8), Duplex (2)	1	137.02	10	-	-	-	-	-	-	-	-	-	-	-	10	10	-
Pinetree Village	Fourplex (56)	1	137.02	56	-	-	-	-	-	-	-	-	-	-	-	56	56	-
Raintree Lake	Fourplex (12), Triplex (3), Duplex (6)	2	135.01	21	-	-	-	-	-	-	-	-	-	-	-	21	21	-
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	-
Ridgeview Manor	Mixed Density (140)	4	138.01	140	-	-	-	-	-	-	-	-	-	-	-	140	140	-
Robin Hills	Apartment (61), Duplex (46)	3	137.02	107	-	-	-	-	-	-	-	-	-	-	-	107	107	-
Savanna Woods	Duplex (4)	3	185	8	-	-	-	-	-	-	-	-	-	4	-	12	4	-
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	-
Second & Corder Place	Duplex (6)	1	137.03	6	-	-	-	-	-	-	-	-	-	-	-	6	6	-
Siena At Longview	Duplex (124), Single Family (5)	2	136.02	14	4	-	12	6	2	2	3	3	-	-	-	46	124	78
Somerset Villa Apartments	Apartment (48)	2	136.01	48	-	-	-	-	-	-	-	-	-	-	-	48	48	-
South Lea Addition	Triplex (9)	2	137.04	9	-	-	-	-	-	-	-	-	-	-	-	9	9	-
Southview Heights	Duplex (6)	1	137.03	6	-	-	-	-	-	-	-	-	-	-	-	6	6	-
Strasbourg Apartments	Apartment (71)	3	137.02	71	-	-	-	-	-	-	-	-	-	-	-	71	71	-
Summit Apartments	Apartment (12)	4	137.03	12	-	-	-	-	-	-	-	-	-	-	-	12	12	-
Summit Center	Fourplex (40)	2	136.01	40	-	-	-	-	-	-	-	-	-	-	-	40	40	-
Summit East Plaza Condominiums	Apartment (150)	1	137.03	150	-	-	-	-	-	-	-	-	-	-	-	150	150	-
Summit Grove Senior Apartments	Apartments (54)	3	137.01	-	-	-	-	-	-	-	54	-	-	-	-	54	54	-
Summit Point Condominium	Apartment (101)	3	137.01	101	-	-	-	-	-	-	-	-	-	-	-	101	101	-
Summit Ridge	Duplex (46), Single Family (1)	1	138.02	46	-	-	-	-	-	1	-	-	-	-	-	47	47	-
Summit Village	Duplex (12)	1	138.02	12	-	-	-	-	-	-	-	-	-	-	-	12	12	-
Sunrise East	Duplex (26)	1	137.03	26	-	-	-	-	-	-	-	-	-	-	-	26	26	-
Todd George Historic House 5-Plex	Apartment (5)	4	137.03	5	-	-	-	-	-	-	-	-	-	-	-	5	5	-

List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units per Type	Council District	Census Tract	Number of Units Permitted to be Built											Total Units Permitted	Subdivision Total	Difference	
				Pre 2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012				
Town of Strother	Fourplex (4), Duplex (2)	3	137.03	6	-	-	-	-	-	-	-	-	-	-	-	6	6	-
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	-
Unnamed Douglas 8-Plex	Apartment (8)	1	137.03	8	-	-	-	-	-	-	-	-	-	-	-	8	8	-
Valle Vista	Duplex (14)	3	137.03	14	-	-	-	-	-	-	-	-	-	-	-	14	14	-
Villas At Summit Ridge	Fourplex (152)	3	142.02	88	16	28	16	4	-	-	-	-	-	-	-	152	152	-
Vista Del Verde	Fourplex (72), Duplex (124)	1	138.02	196	-	-	-	-	-	-	-	-	-	-	-	196	196	-
Vogue Condominiums	Condominiums Units (18)	1	137.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walnut Grove	Duplex (2)	1	137.02	2	-	-	-	-	-	-	-	-	-	-	-	2	2	-
Waters Edge	Duplex (18)	3	142.04	18	-	-	-	-	-	-	-	-	-	-	-	18	18	-
WB Howards	Apartment (16), Triplex (9), Duplex (6)	4	137.03	31	-	-	-	-	-	-	-	-	-	-	-	31	31	-
Westbrooke	Duplex (132)	2	136.01	120	2	-	-	-	-	10	-	-	-	-	-	132	132	-
Westvale	Duplex (104)	2	136.01	92	10	2	-	-	-	-	-	-	-	-	-	104	104	-
Westwind Estates	Duplex (40)	4	138.01	40	-	-	-	-	-	-	-	-	-	-	-	40	40	-
Whispering Winds At Lake Ridge Meadows	Fourplex (84)	3	142.02	84	-	-	-	-	-	-	-	-	-	-	-	84	84	-
White Ridge Farm (The Oaks Apartments)	Apartment (126)	2	137.04	126	-	-	-	-	-	-	-	-	-	-	-	126	126	-
White Ridge Villas Addition	Duplex (2)	2	137.04	-	-	2	-	-	-	-	-	-	-	-	-	2	2	-
Whiting and Cooper's Addition	Apartment (12)	4	137.03	12	-	-	-	-	-	-	-	-	-	-	-	12	12	-
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	-
Windsong At Raintree Lake	Fourplex (68)	2	135.01	68	-	-	-	-	-	-	-	-	-	-	-	68	68	-
Wind Ridge	Fourplex (4), Duplex (4)	2	136.01	8	-	-	-	-	-	-	-	-	-	-	-	8	8	-
Woods Chapel Acres	Fourplex (8), Duplex (70)	3	142.04	78	-	-	-	-	-	-	-	-	-	-	-	78	78	-
Woods Chapel Park	Fourplex (20)	3	142.04	20	-	-	-	-	-	-	-	-	-	-	-	20	20	-
Woodway Pines	Duplex (16)	1	138.02	16	-	-	-	-	-	-	-	-	-	-	-	16	16	-
Total				8,154	311	316	549	338	381	26	57	3	-	4	10,139	10,904	773	

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	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	142.04	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
Campbell Middle School Gym Addition (R-7)	4	186	Other	7,665	2,095,035
CBD	1,3	137.02,137.03	Retail/ Office	337,004	531,394
Cedar Creak Estates	2	137.04	Retail	2,838	104,544
Chapel Lakes Center	3	142.04	Retail	50,434	286,152
Chapel Ridge	3	142.04	Retail/ Office	258,718	1,272,062

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	Size of Lot (Sq. Ft.)
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
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	185	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

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	Size of Lot (Sq. Ft.)
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	185	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
Hawkins Commercial	1	135.01	Retail	2,724	46,212
HCA Midwest	4	139.04	Retail	189,756	1,263,218
Hearnese 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

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	Size of Lot (Sq. Ft.)
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	137.03	Other	490	109,780
Lee's Summit High School Addition	1	137.03	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	137.03	Other	288	28,419
Long Chiropractic Office	2	135.01	Office	7,400	36,533
Lowe's 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

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	Size of Lot (Sq. Ft.)
Maddox Acres	1	138.02	Industrial	71,858	297,883
Magl 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
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	181	Industrial	9,600	173,804
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	179	Retail	7,441	75,301

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	Size of Lot (Sq. Ft.)
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	179	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
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	185	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

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	Size of Lot (Sq. Ft.)
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 Ridge Square	1	135.04	Office	8,440	100,188
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

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	Size of Lot (Sq. Ft.)
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	138.02	Industrial	6,000	102,808
Talley Addition	1	137.03	Retail	10,766	49,043
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

List of Major Industrial, Office, and Retail Developments

Name	Council District	2010 Census Tracts	Land Use	Size of Building (Sq. Ft.) in Subdivision Plan	Size of Lot (Sq. Ft.)
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	185	Other	16,421	493,212
Ziegler Addition	1	137.02	Retail	12,190	59,533
Unidentified*				957,813	8,618,784
Total*				15,381,146	93,251,304

*Unidentified is not included in totals

Contributors and Publisher

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A special thank you is deserved for the following people and organizations for their generous contributions to this report:

- **Christopher Hughey**, Planner, Planning & Development
- **Michael Weisenborn**, Codes Administration Department
- **Home Builders Association of Greater Kansas City**
- **United States Census Bureau**



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