

2016 Development Report

--- With Updated Census Demographics



Demographics ⁽⁷⁾



History ⁽¹⁰⁾



Development ⁽¹⁶⁾



Redevelopment ⁽³³⁾



Growth Trends ⁽³⁵⁾



Subdivisions ⁽³⁶⁾

City at a Glance

Population

(estimated as of January 1, 2017)

 **95,973**

Estimated Population Growth in 2016

 **543** Persons

Residential Permits in 2016

 **525** New Dwelling Units

Non-Residential Permits in 2016

 **907,806** Square Feet

City Area

 **65.87** Square Miles

Land Area: **63.6** Square Miles

Water Area: **2.3** Square Miles

Council Districts

 **4**

School Districts

 **5**

Highway Interchanges

 **14** (With Blackwell Road/US 50 interchange due for completion by the summer of 2017 ●)



Lee's Summit is located in eastern Jackson County extending south into Cass County, Missouri, in the Kansas City Metro Area, as shown in the maps.

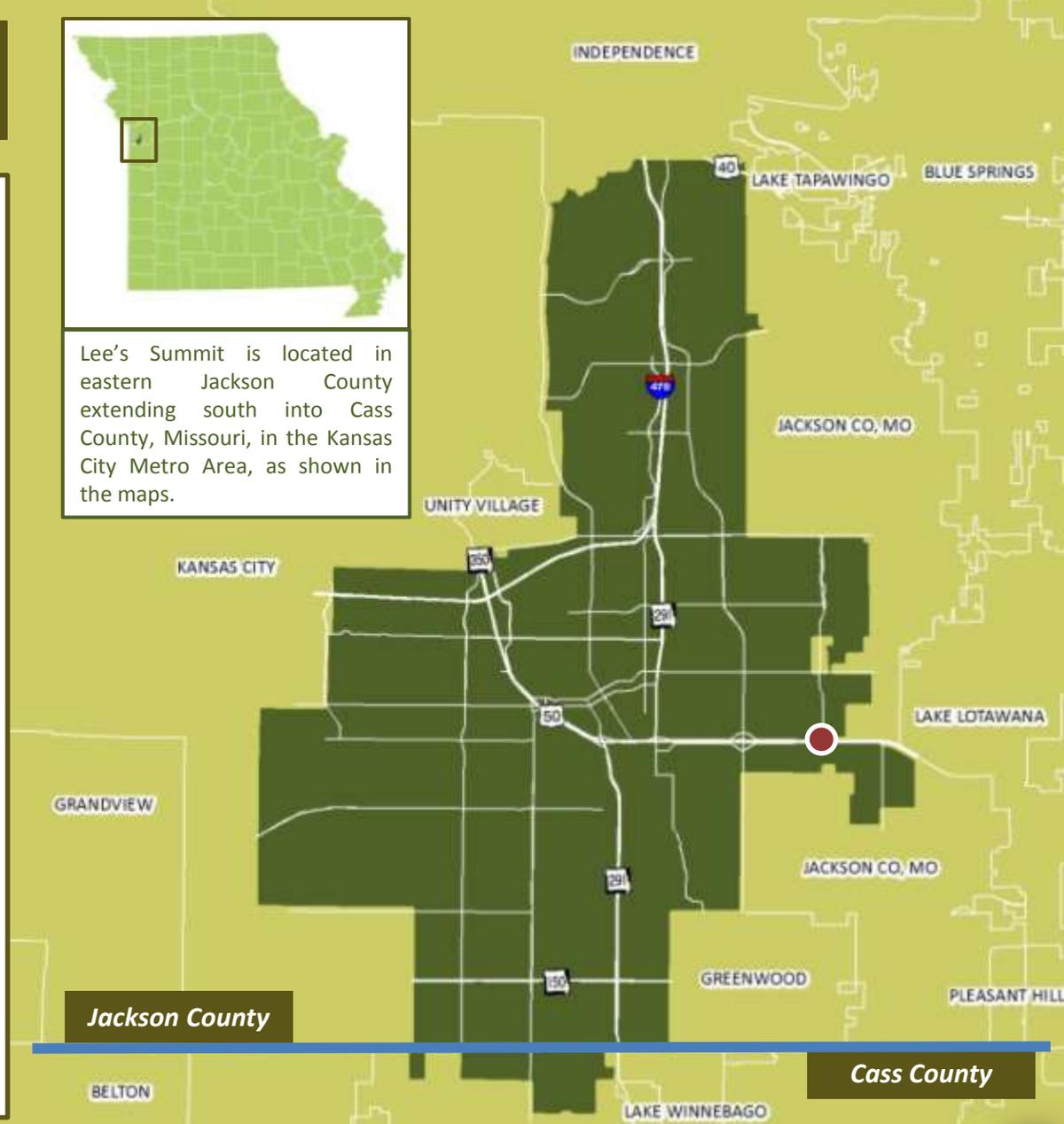


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In This Edition:

This report provides a summary of major development activities in the City between January and December of 2016. Information presented in this report 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 analyses 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 updates to the basic demographic statistics from the Census Bureau's American Community Survey (ACS).

Following decades of fast growth in the 70's through early 2000's, Lee's Summit has witnessed a dramatic slowdown in new construction between 2008 and 2013 due to economic downturn and housing market slump that affected the entire country.

In recent years, Lee's Summit has been slowly but steadily recovering from the economic slowdown. However, the 2016 building permit statistics suggest that growth is picking up significantly, particularly on the commercial development side.

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

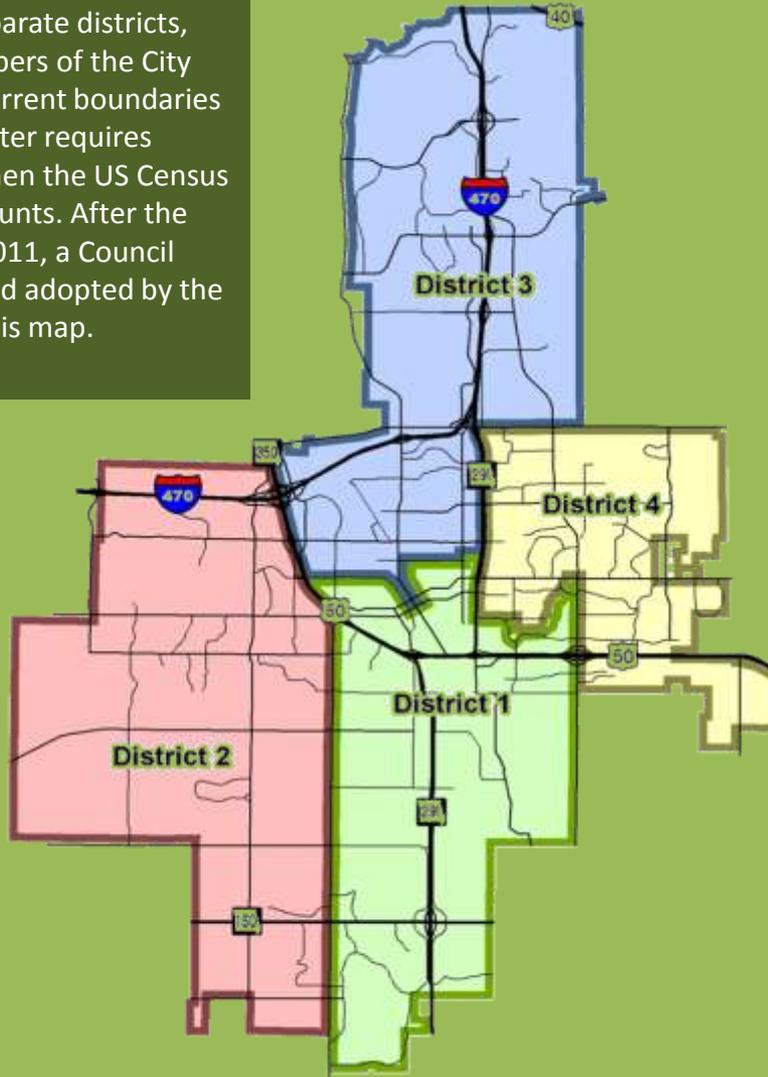
- **Home Builders Association of Greater Kansas City**
- **United States Census Bureau**



Political & Statistical Boundaries

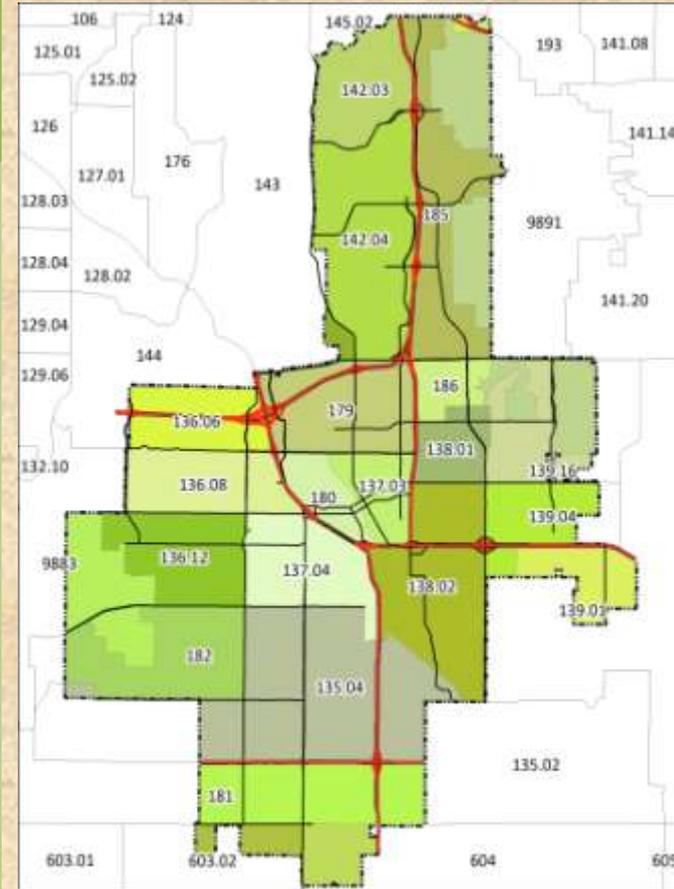
City Council Districts

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 the 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 & Diane Forte
District 2	Trish Carlyle & Craig Faith
District 3	Phyllis Edson & Diane Seif
District 4	Chris Moreno & Dave Mosby

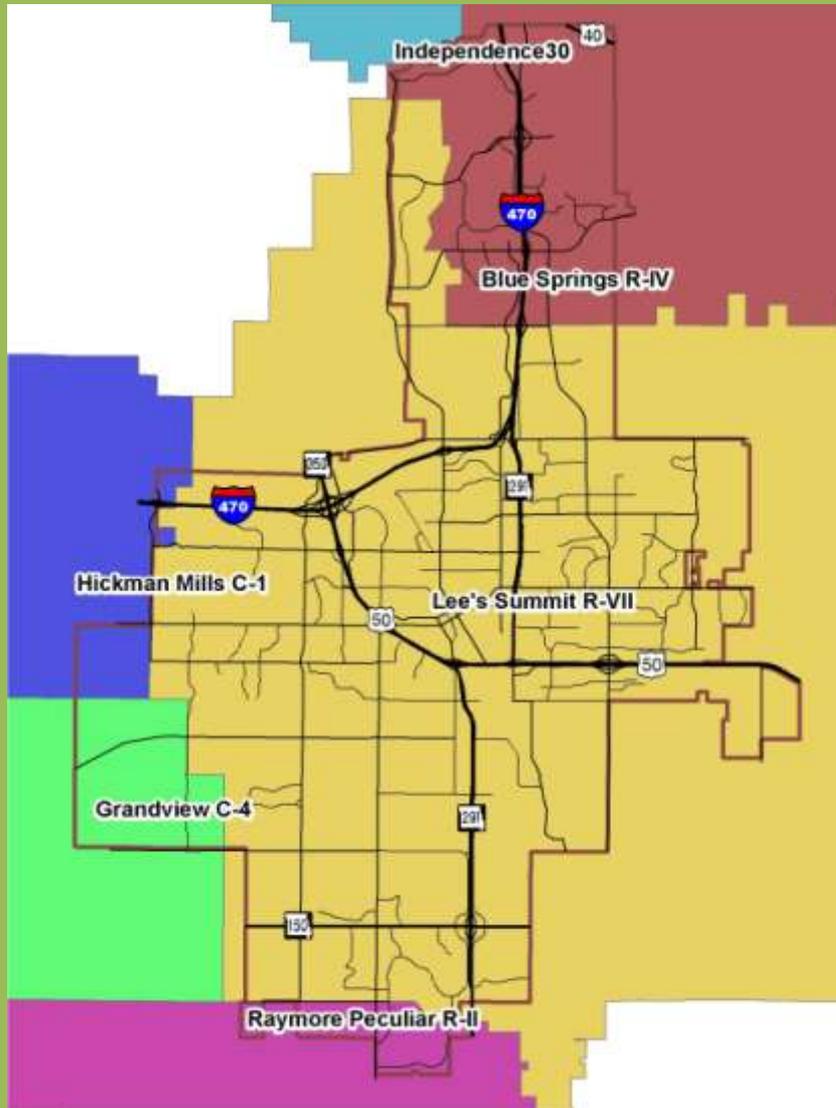


2010 Census Tracts

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.



Public School Districts



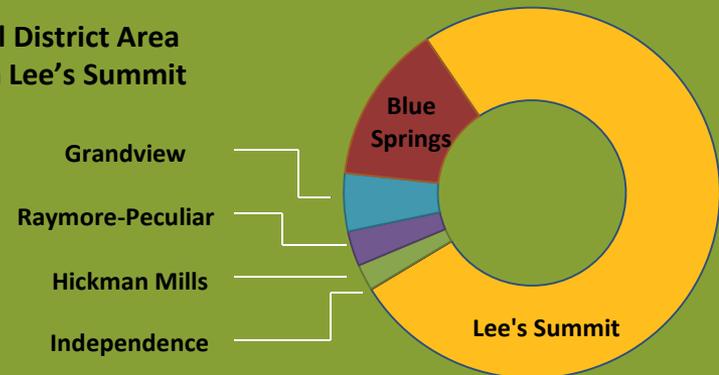
Although Lee's Summit is served by five public school systems, the Lee's Summit R-VII School District has the largest service area in Lee's Summit, as shown in the accompanying map and charts. The statistics provided below summarize the coverage area of each school district within the city limits as well as its relative percentage share.

Lee's Summit R-VII School District Statistics	
Graduation Rate	94.10%
High School Graduates Attending College	81.60%
Student-Teacher Ratio	16:1
Attendance Rate	95.60%
Composite ACT score (vs. National Average of 21)	21.7

*Statistics provided by the Missouri Department of Education 1/2016

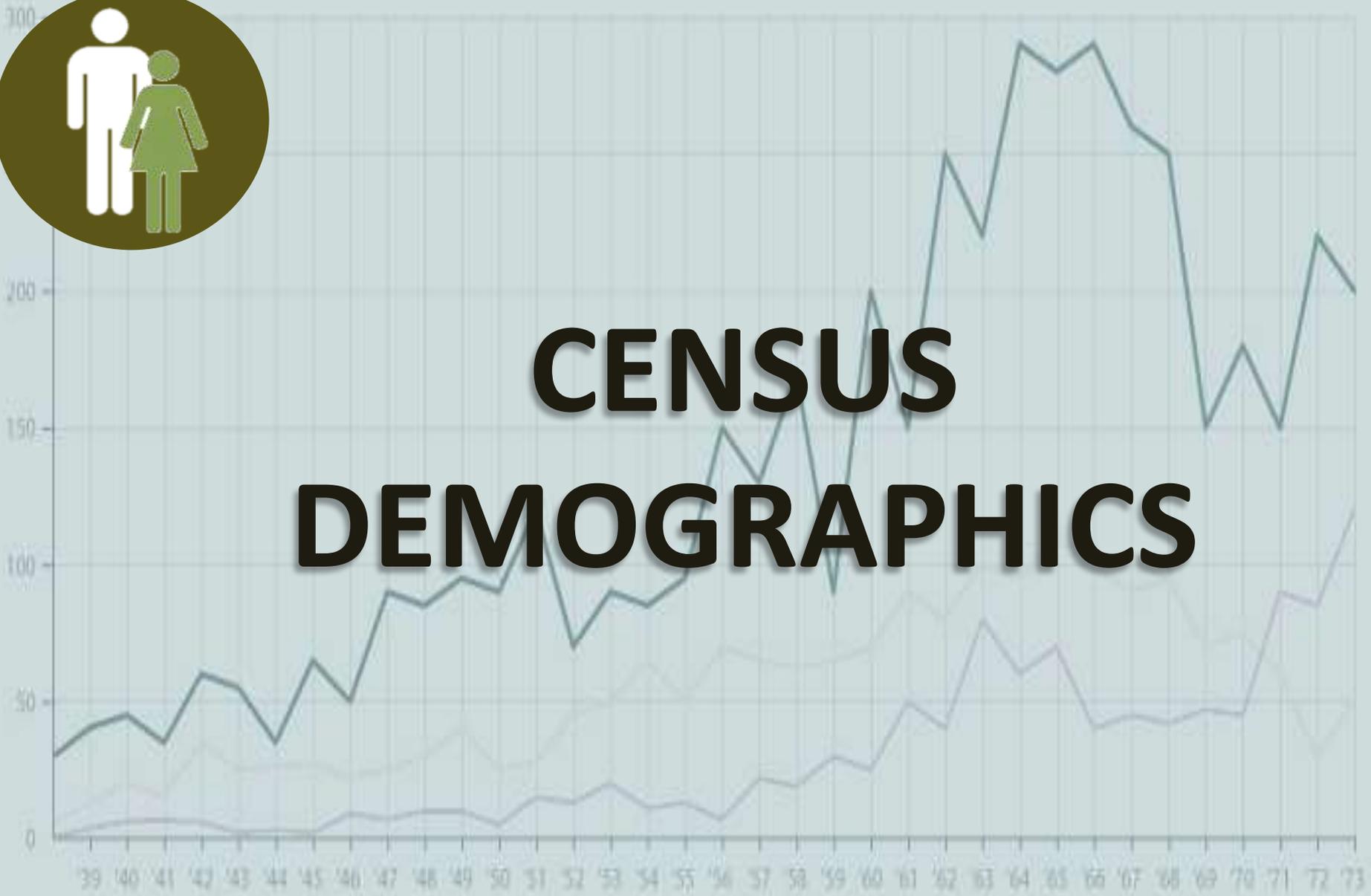
School District Area within Lee's Summit		
School District	Square Miles	% Total Area
Lee's Summit R-VII	50.51	76.69%
Blue Springs R-IV	9.23	14.01%
Grandview C-4	3.37	5.12%
Raymore Peculiar R-II	1.56	3.09%
Hickman Mills C-1	1.17	2.32%
Independence 30	0.02	0.03%
Total	65.87	100.00%

School District Area Within Lee's Summit





CENSUS DEMOGRAPHICS





Census Demographics:

Age, Gender and Race

The following demographic information has been provided by the US Census American Community Survey (ACS), 5-year average, released in 2015. Please note that the ACS estimates are 5-year average numbers, which do not match the local numbers provided by the City in this report.



Smallest Age Group:

3,157

Aged 80 to 84 Years

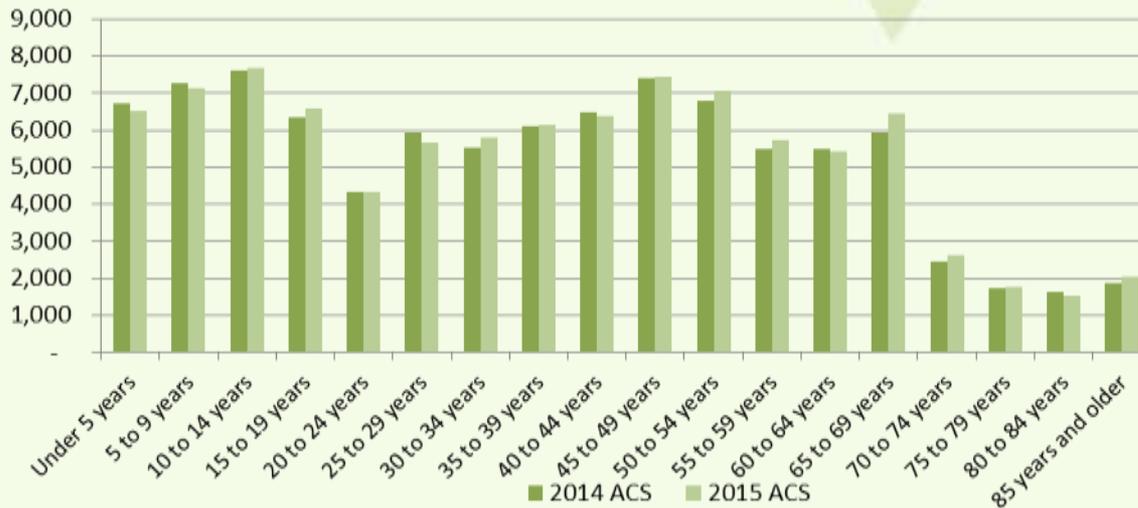


Largest Age Group:

7,676

Aged 10 to 14 Years Old

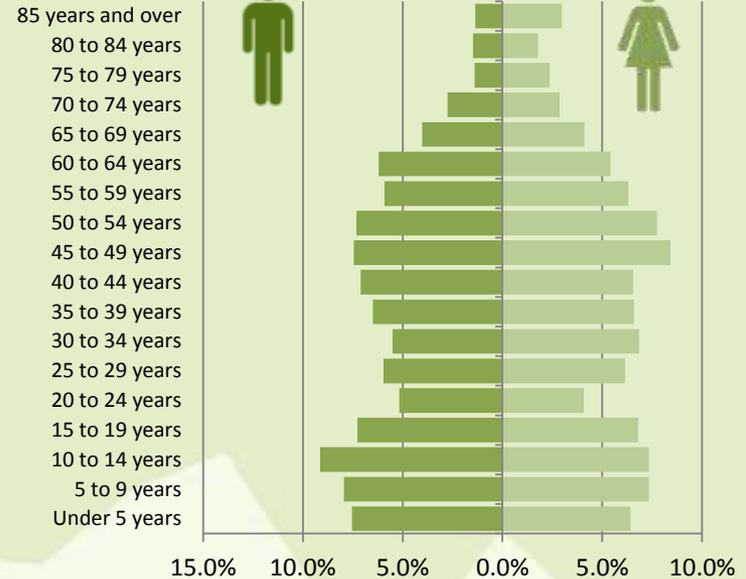
Population by Age Group



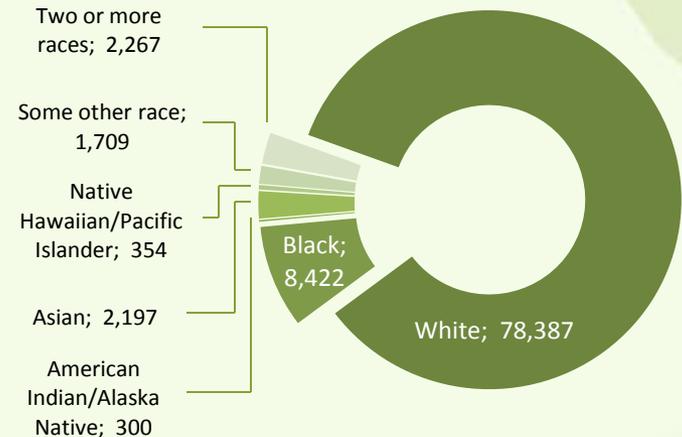
Population by Gender

Male Total: 45,155

Female Total: 48,463



Population by Race



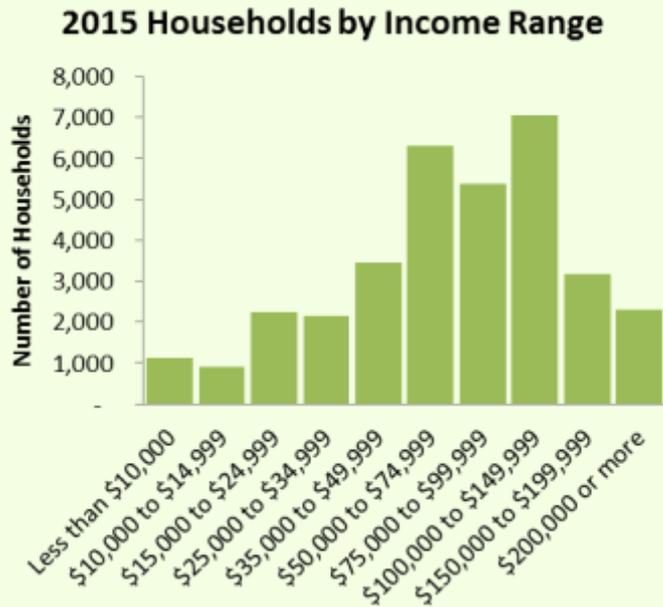


Census Demographics: Income and Housing

Median Family Income
\$93,323

Household Income	Number of Households	Percent
Less than \$10,000	1,124	3.3%
\$10,000 to \$14,999	920	2.7%
\$15,000 to \$24,999	2,227	6.5%
\$25,000 to \$34,999	2,152	6.3%
\$35,000 to \$49,999	3,443	10.1%
\$50,000 to \$74,999	6,308	18.5%
\$75,000 to \$99,999	5,383	15.8%
\$100,000 to \$149,999	7,044	20.7%
\$150,000 to \$199,999	3,163	9.3%
\$200,000 or more	2,292	6.7%
Median Household Income	\$78,377	

Family Income	Number of Families	Percent
Less than \$10,000	596	2.4%
\$10,000 to \$14,999	242	1.0%
\$15,000 to \$24,999	931	3.7%
\$25,000 to \$34,999	1,031	4.1%
\$35,000 to \$49,999	2,062	8.1%
\$50,000 to \$74,999	4,468	17.6%
\$75,000 to \$99,999	4,431	17.5%
\$100,000 to \$149,999	6,420	25.3%
\$150,000 to \$199,999	3,019	11.9%
\$200,000 or more	2,126	8.4%
Median Family Income	\$93,323	



Median Household Income
\$78,377



Owner-Occupied



Renter-Occupied

Housing Status	
Housing occupancy	
Total Housing Units	35,971
Occupied Housing Units	34,056
Vacant Housing Units	1,915
Vacancy Rate:	5.3%
Homeowner Vacancy Rate	1.9%
Rental Vacancy Rate	6.4%
Housing Tenure	
Owner-occupied Units	25,935
Renter-occupied Units	8,121
	% Total
	76.2%
	23.8%
Households/Families	
Total Households	34,056
Average Household Size:	2.73
Owner-Occupied Size	2.84
Renter-Occupied Size	2.37
Total Families	25,326
Average Family Size	3.20





HISTORY OF CHANGE



1930's Christmas Downtown Lee's Summit-Lee's Summit Tribune Itribune.net



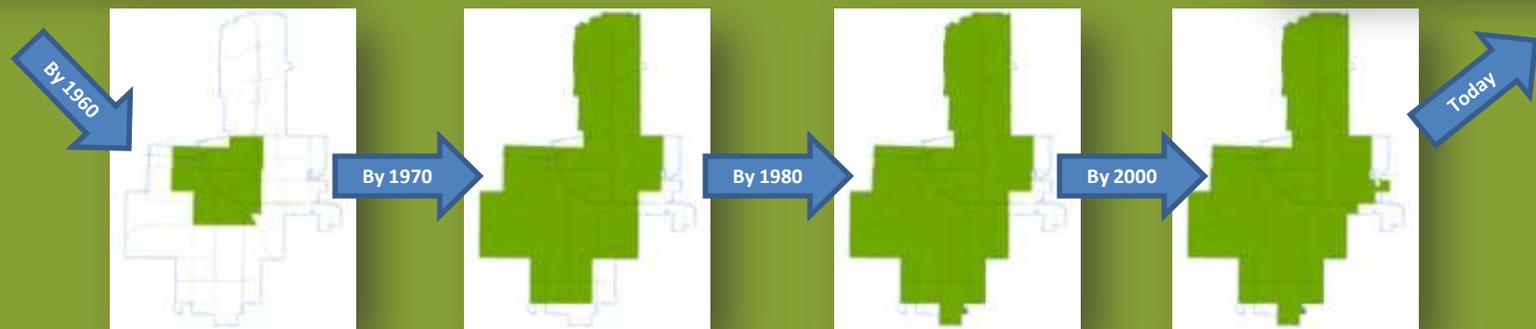
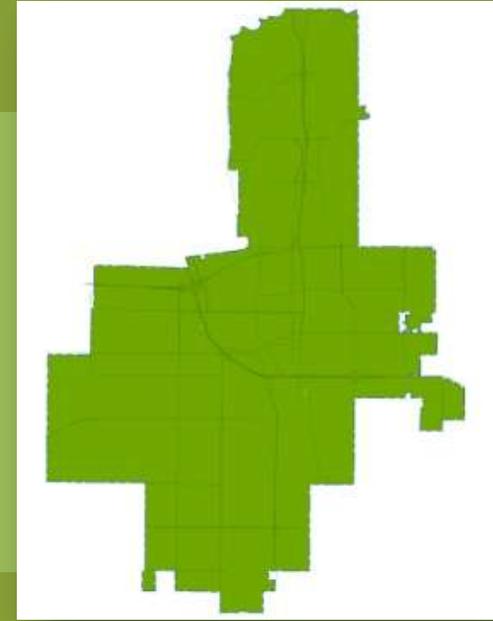
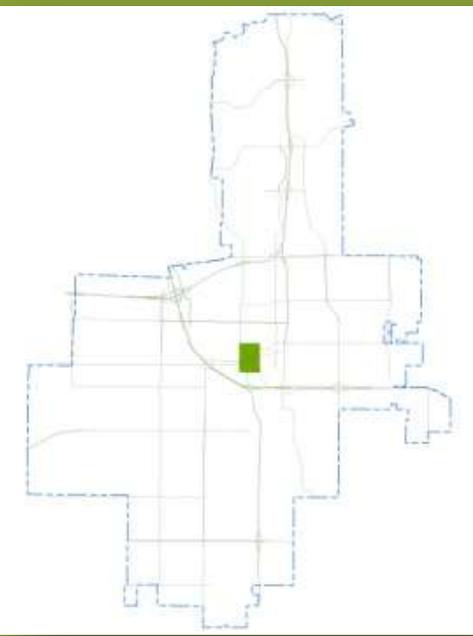


History of City Boundary Growth

1865

Lee's Summit has grown significantly by land area since its founding in the 1800's. This series of maps graphically depicts how the City has expanded its boundaries over a period of 150 years.

2016

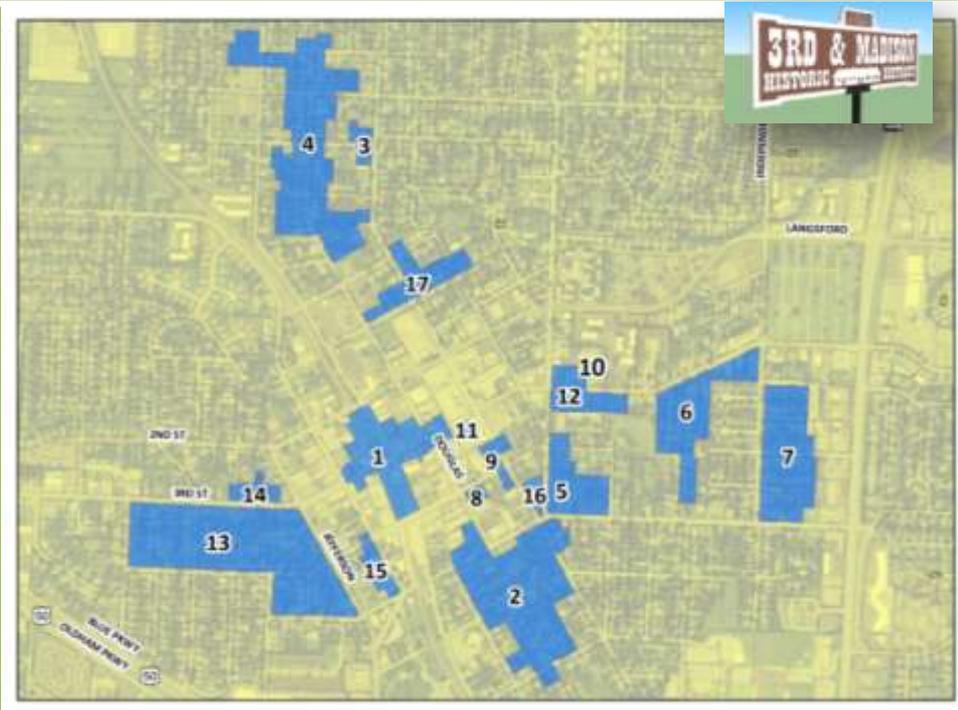
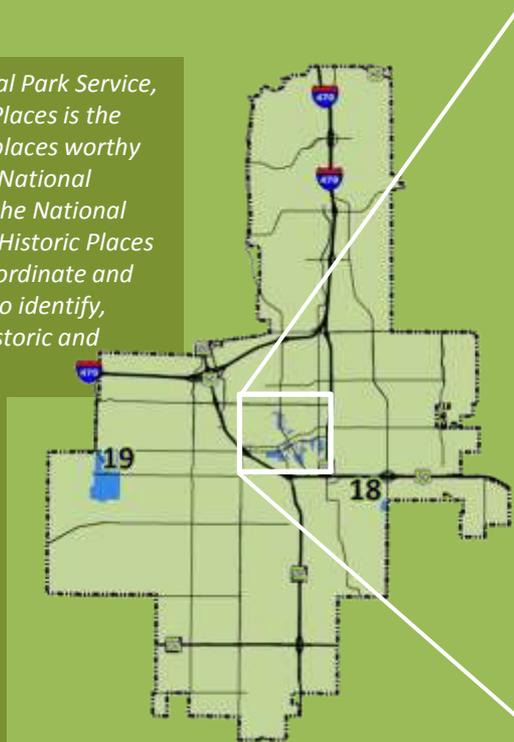




Lee's Summit Historic Districts and Landmarks

Based on the United States National Park Service, "The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources."

Lee's Summit has a rich history that the community treasures dearly. Up to today, there are 19 districts and landmarks in the City listed on the National Register. The City's Historic Preservation Commission, the Lee's Summit Historical Society and local property owners have played an important role in having them registered.



Map #	National Register Historic District and Landmark	Date Listed	Map #	National Register Historic District and Landmark	Date Listed
1	Lee's Summit Downtown Historic District	8/17/2005	11	Sherwood Manufacturing Company Building (aka Arnold Hall)	9/28/2010
2	Howard Neighborhood Historic District	7/3/2007	12	SE 3rd St. Residential Historic District	10/14/2010
3	NE Forest Ave. and NE Green St. Residential Historic District	8/27/2008	13	Bayles Addition Historic District	2/13/2013
4	NE Douglas St. Residential Historic District	8/27/2008	14	SW 3rd St. and SW Madison Historic District	2/13/2013
5	SE Grand Ave. and 5th St. Residential Historic District	4/20/2011	15	SW Market St. Historic District	2/27/2013
6	SE 3rd St. and SE Corder Ave. Ranch House Historic District	9/15/2011	16	St. Pauls Episcopal Church	10/3/1985
7	Morningside Acres Ranch House District	2/3/2011	17	NE Green St. & 1st St. Residential Historic District	8/27/2008
8	Lee's Summit Christian Church Building (aka Disciples of Christ)	4/20/2011	18	Bailey Family Farm	7/3/2006
9	SE Green St. Historic Cottage District	10/14/2010	19	Longview Farm	10/24/1985
10	Todd George House	2/12/2010			

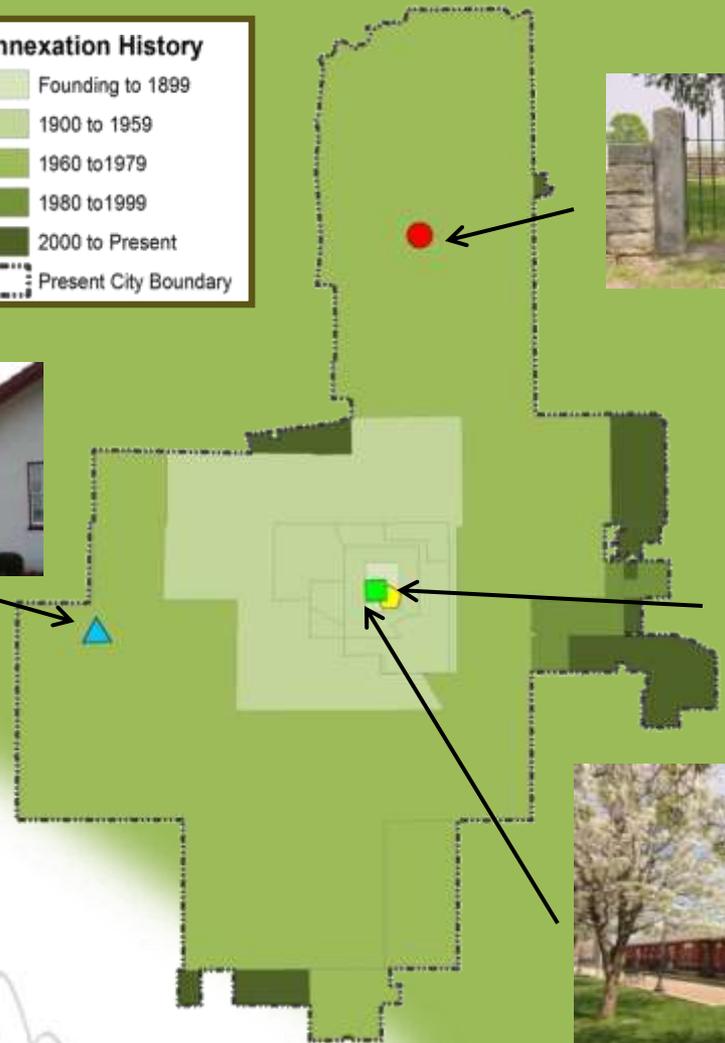


Locally and Nationally Registered Historical Sites (1865-2016)

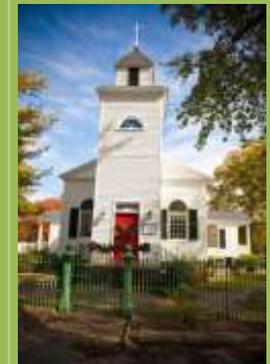


- Lee's Summit Historical Places**
- Howard Cemetery-1867
 - Lee's Summit Depot-1905
 - ▲ Longview Farm-1914
 - ◆ St. Paul's Episcopal Church-1884

- Annexation History**
- Founding to 1899
 - 1900 to 1959
 - 1960 to 1979
 - 1980 to 1999
 - 2000 to Present
 - Present City Boundary



Howard Cemetery (1867): Named for one of the early developer's of Lee's Summit, William B. Howard, the cemetery is the sight of interment of many notable individuals from the Border and Civil War periods.



St. Paul's Episcopal Church (1884): Built on property donated by William B. Howard, the church's construction was largely funded by the 7-year efforts of three women who also oversaw plan selection and construction.



Lee's Summit Depot (1905): Built on the site of the original station, placed as a midpoint between Kansas City and Warrensburg.



Longview Farms (1914): Constructed for lumber baron Robert A. Long, it was once known as the "World's Most Beautiful Farm."

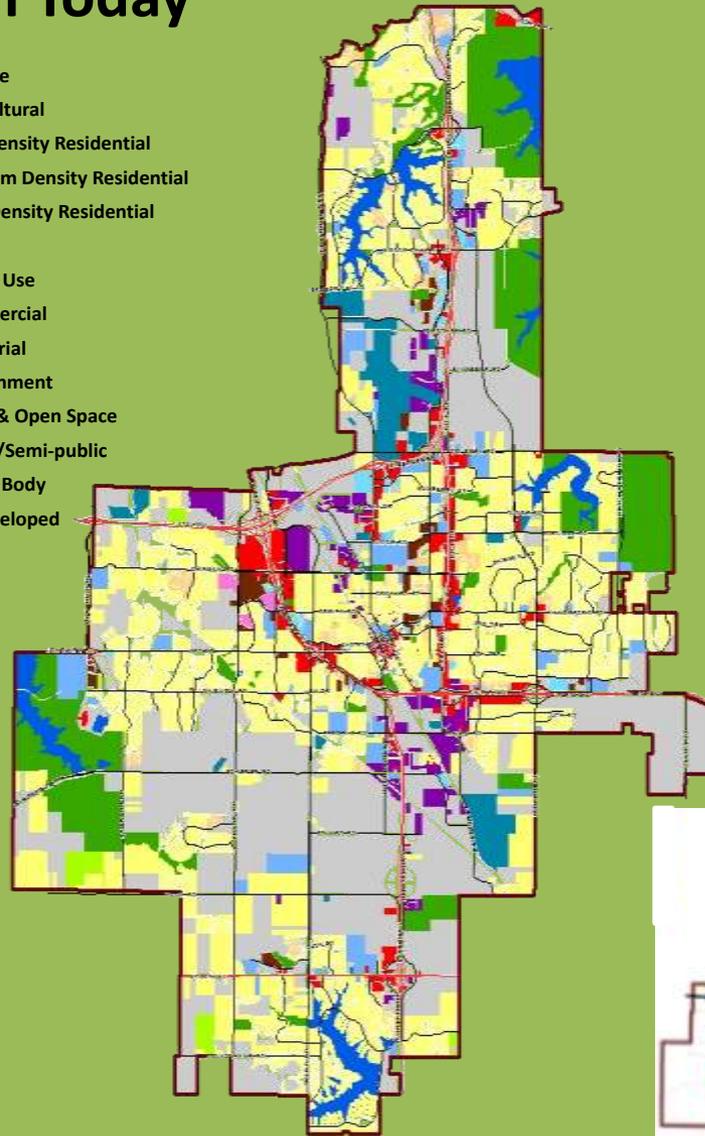




Land Use Pattern Today

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, 2016. 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.

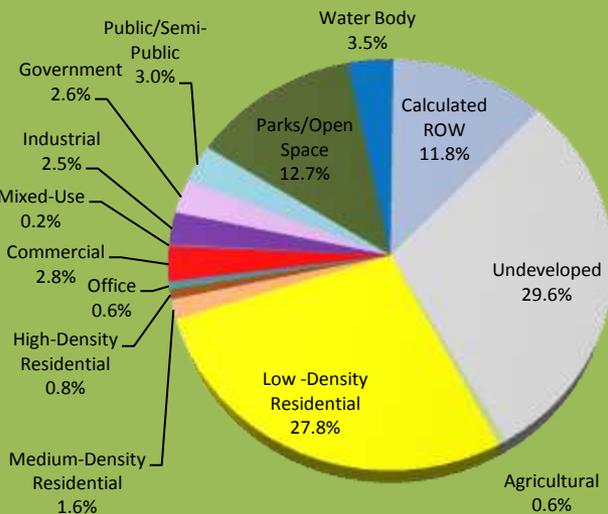
- Land Use Type**
- Agricultural
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Office
 - Mixed Use
 - Commercial
 - Industrial
 - Government
 - Parks & Open Space
 - Public/Semi-public
 - Water Body
 - Undeveloped



Land Use Type	Sq. Mi.	% of Total
Agricultural	0.37	0.56%
Low -Density Residential	18.32	27.81%
Medium-Density Residential	1.02	1.55%
High-Density Residential	0.50	0.76%
Office	0.41	0.62%
Commercial	1.82	2.77%
Mixed-Use	0.10	0.15%
Industrial	1.66	2.52%
Government	1.72	2.61%
Public/Semi-Public	2.00	3.04%
Parks/Open Space	8.37	12.71%
Water Body	2.27	3.45%
Calculated ROW	7.79	11.83%
Undeveloped	19.52	29.63%

Land Use Status	Sq. Mi.	% of Total
City Overall Area	65.87	100.00%
Developed	46.35	70.37%
Undeveloped	19.52	29.63%

Land Use Distribution



Properties highlighted in red are owned by Property Reserve, Inc. (PRI)
6.55 Sq. Mi. in Total



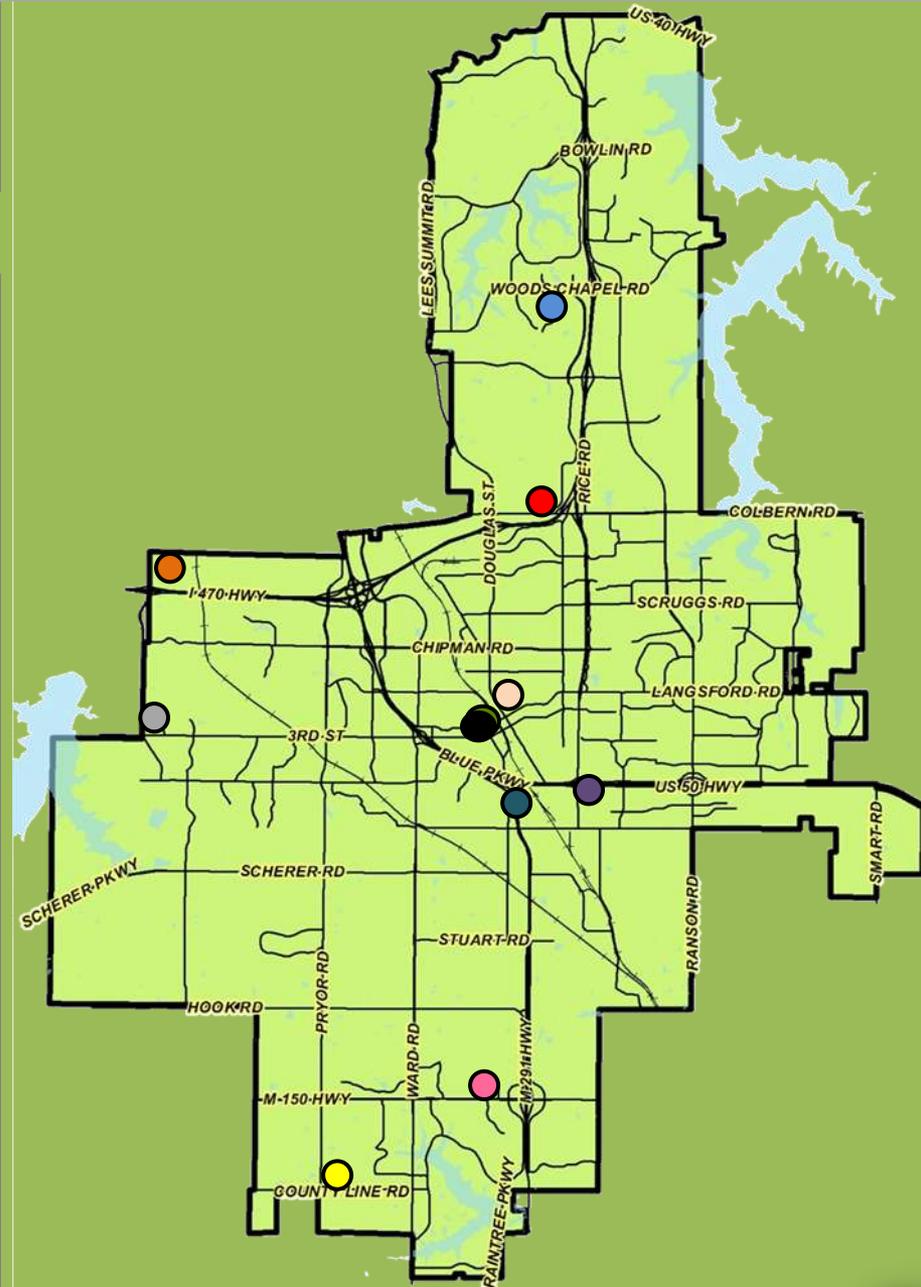


Annexations and Rezoning in 2016

Annexations: In 2016, no annexation was requested or approved by the City of Lee's Summit.

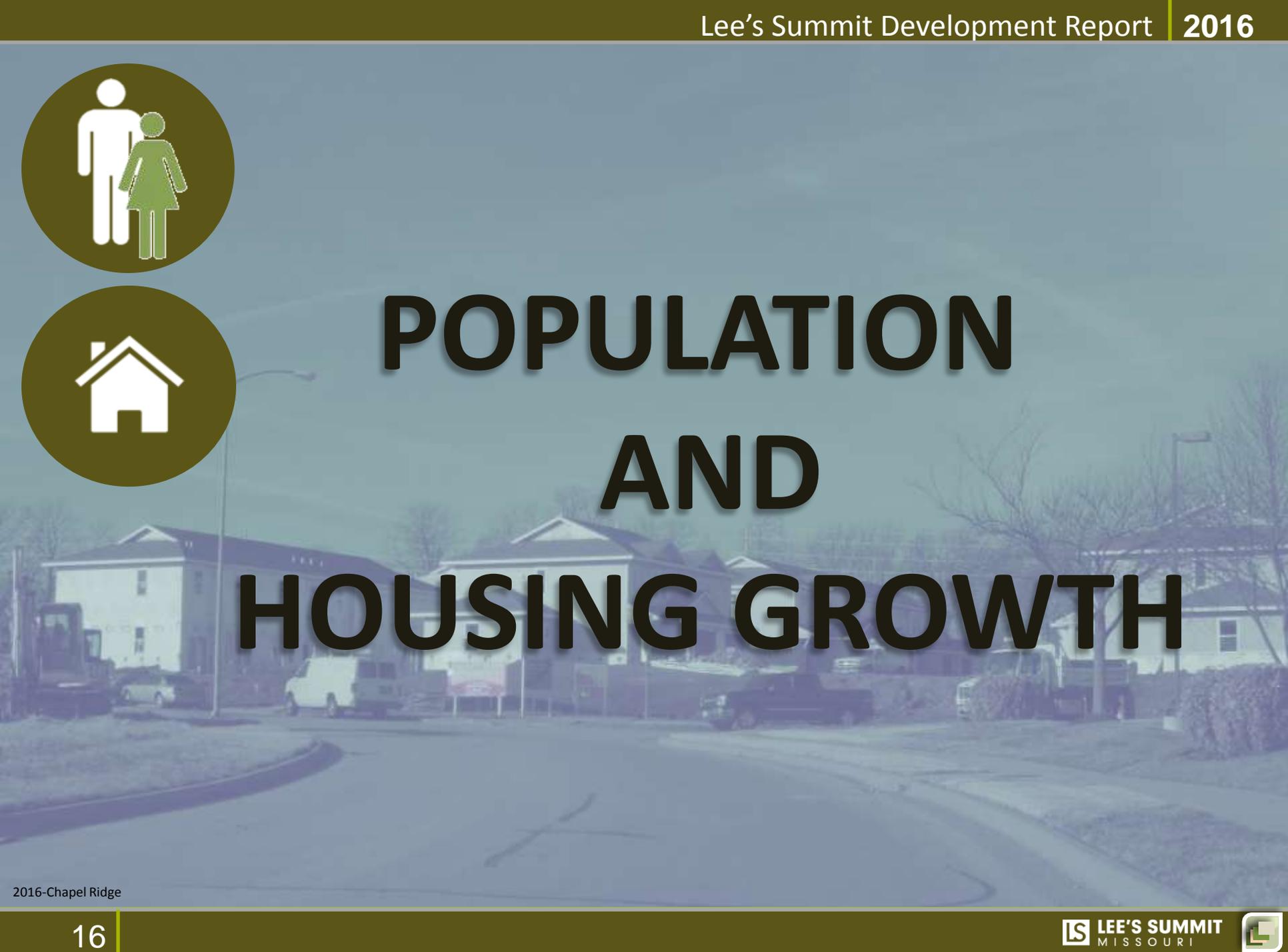
Rezoning: The eleven rezoning requests were approved by the City Council in 2016. The map to the right shows the locations of approved rezoning cases.

- Ordinance #7827—The Northwest corner of NE Colbern Road and NE Town Centre Boulevard; a change in zoning classification from PMIX and CP-2 to CP-2.
- Ordinance #7829—Northeast Corner of SW Pryor Road and SW County Line Road; a change in zoning classification from AG to R-1.
- Ordinance #7864—At 204-210 SW Market Street and 211 SW Jefferson Street; a change in zoning classification from CP-2 and TNZ to PMIX.
- Ordinance #7874—At 3751 NE Troon Drive; a change in zoning classification from CP-2 to RP-4.
- Ordinance #7913—At 700-708 SE Oldham Court; a change in zoning classification from CP-2 and PI to CS.
- Ordinance #7987—Northeast Corner of NE View High Drive and I-470; a change in zoning classification from AG and CP-2 to PMIX.
- Ordinance #7995—At 202 SW 3rd Street; a change in zoning classification from RP-2 to RP-3.
- Ordinance #7997—At 2 NE Douglas; a change in zoning classification from TNZ to PO.
- Ordinance #8002—Northeast Corner of SW View High Drive and SW 3rd Street; a change in zoning classification from R-1 to PMIX.
- Ordinance #8012—Northwest Corner of SW M-150 Highway and SW Hollywood Drive; a change in zoning classification from AG and CP-1 to PMIX.
- Ordinance #8013—Area bounded by Pine Tree Plaza, US 50 HWY, ADESA Property, Jefferson Street, 16th Street, Union Pacific Railroad ROW, and South M-291 HWY ; a change in zoning classification from CP-2, PI, and PMIX to PMIX and Conceptual Development Plan.



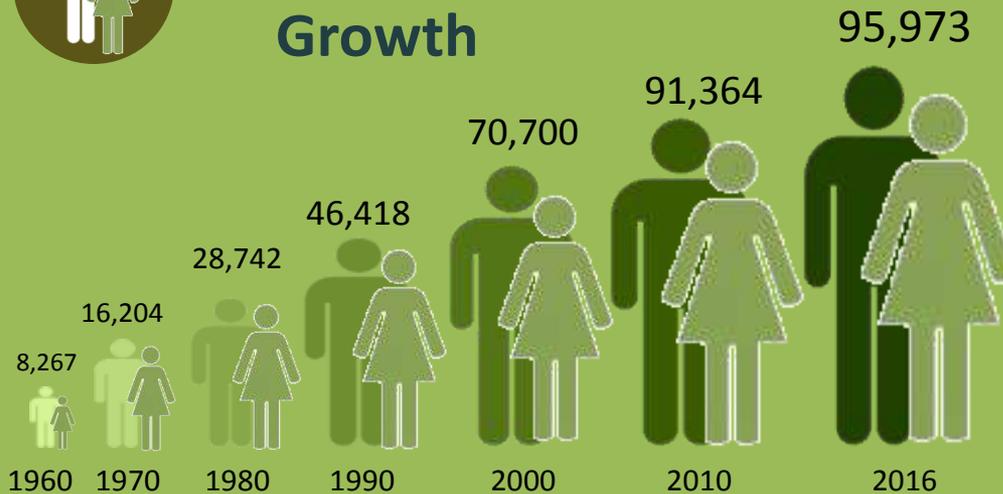


POPULATION AND HOUSING GROWTH





Population Growth



Lee's Summit has experienced remarkable growth over the course of its history, particularly since the 1960s. Although this trend has lessened considerably since 2008, the City's growth rate is again rising. The tables to the right indicate population and percentage growth in Lee's Summit from 1960 to December 31, 2016.

In April 2010, the U.S. Census Bureau conducted its decennial census survey to calculate demographic figures throughout the country. This survey along with updated data from the Census Bureau's 2015 American Community Survey (ACS) provided official population counts based on geography that were then used here to estimate population totals for the years to follow.

The figures shown for the current year were calculated using 94.7% of total new dwelling units between 2015 and 2016. This is done in an effort to account for the 5.3% vacancy rate in the City and the construction time between permit issuance and home occupation. The number of new units is then multiplied by the 2.73 persons per household average as given by the 2015 ACS 5-year average to estimate a 2016 annual population change of approximately 543.

Year	Population	Every 5 year Percentage Growth
1960	8,267	N/A
1965	12,813	54.99%
1970	16,204	26.47%
1975	21,765	34.32%
1980	28,742	32.06%
1985	33,846	17.76%
1990	46,418	37.14%
1995	57,466	23.80%
2000	70,700	23.03%

Year	Population	Annual Percentage Growth
2000	70,700	N/A
2001	73,128	3.43%
2002	76,043	3.99%
2003	79,515	4.57%
2004	82,528	3.79%
2005	85,642	3.77%
2006	88,666	3.53%
2007	90,785	2.39%
2008	90,978	0.21%
2009	91,171	0.21%
2010	91,364	0.21%
2011	91,767	0.44%
2012	92,292	0.57%
2013	93,092	0.87%
2014	93,888	0.86%
2015	95,430	1.64%
2016	95,973	0.57%

Overall Percent Growth 1960-2016	1,060.9%
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Note: Population as of December 31st except for Decennial U.S. Census Years 1960, 1970, 1980, 1990, 2000, 2010





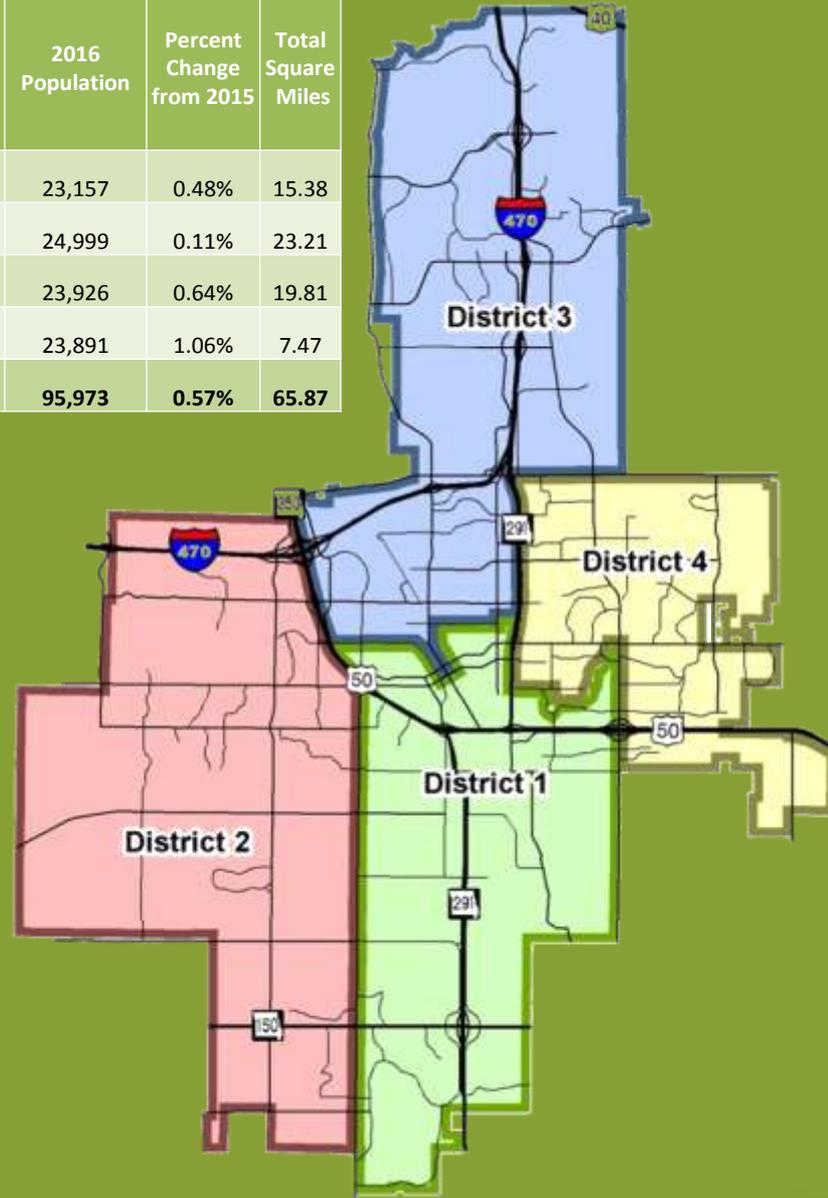
Population by Council District

This page provides a breakdown of population by Council District within the City. Following the redistricting of City Council Districts 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 and housing demolition data with consideration for the current residential vacancy rate and average household size. During 2016, the estimated population growth was 543.

The City witnessed an increase in residential permits as compared with 2015. This is likely a sign that the housing market has stabilized and is modestly picking up. As with 2015, permits were largely for single family homes, compared to multi-family structures. Just as in 2015, District 2 has the largest population despite seeing a nominal increase in population for 2016.

As with population growth, residential permitting along with a vacancy rate of 5.3% and a household size of 2.73 were used to calculate the number of persons added to the City's population.

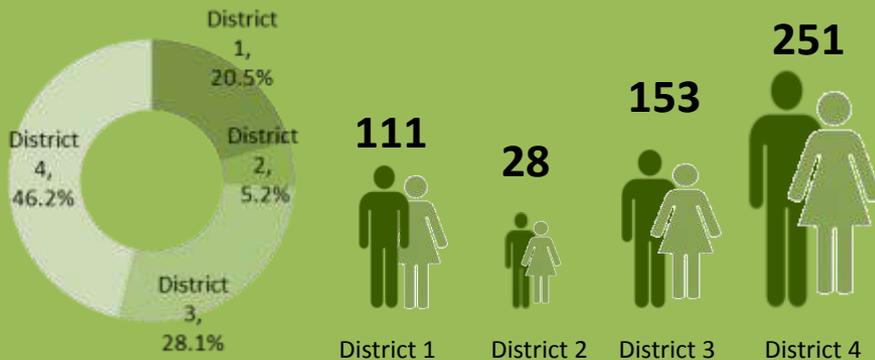
Council District	2016 Population	Percent Change from 2015	Total Square Miles
1	23,157	0.48%	15.38
2	24,999	0.11%	23.21
3	23,926	0.64%	19.81
4	23,891	1.06%	7.47
Citywide	95,973	0.57%	65.87



Total Population Growth in 2016

543

Population Growth by Council District in 2016

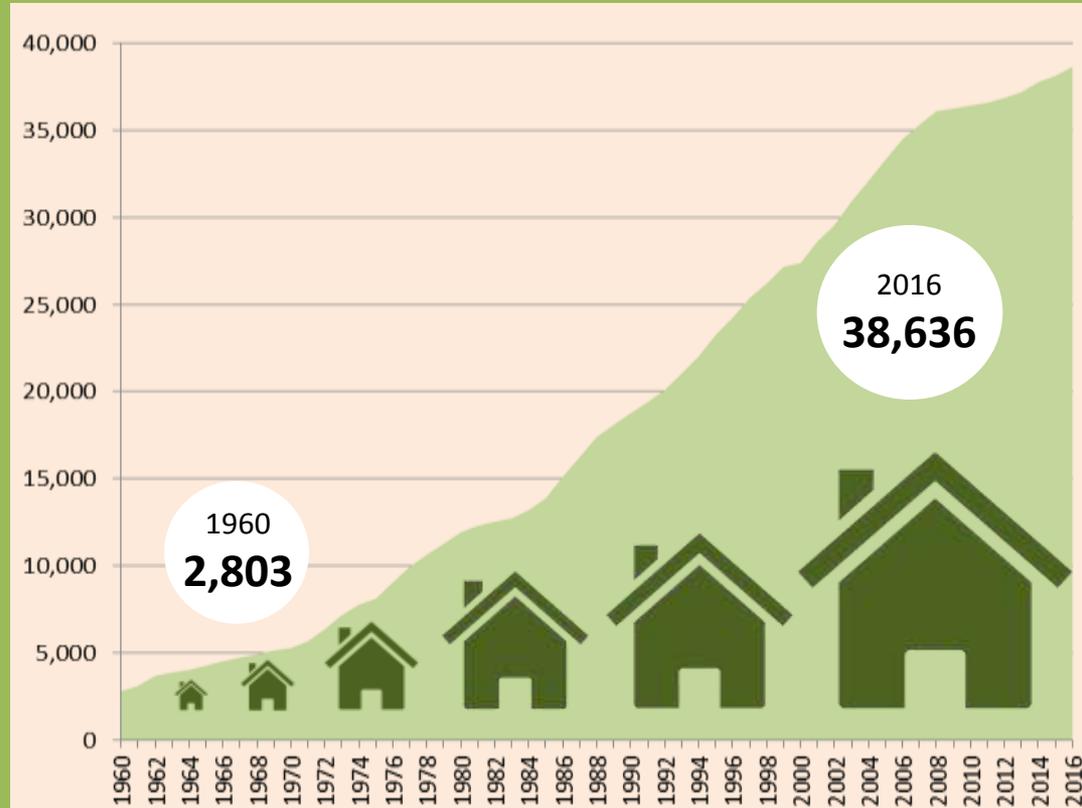




History of Housing Growth

Growth History of Housing Stock Based on City Permits

Year	Cumulative Dwelling Units Permitted	Percent Growth	Year	Cumulative Dwelling Units Permitted	Percent Growth
1960	2,803	N/A	1989	18,089	4.00%
1961	3,103	10.70%	1990	18,755	3.70%
1962	3,676	18.50%	1991	19,395	3.40%
1963	3,876	5.40%	1992	20,093	3.60%
1964	4,019	3.70%	1993	21,034	4.70%
1965	4,269	6.20%	1994	22,020	4.70%
1966	4,523	5.90%	1995	23,251	5.60%
1967	4,734	4.70%	1996	24,233	4.20%
1968	4,931	4.20%	1997	25,364	4.70%
1969	5,142	4.30%	1998	26,202	3.30%
1970	5,281	2.70%	1999	27,162	3.70%
1971	5,667	7.30%	2000	27,374	0.80%
1972	6,375	12.50%	2001	28,618	4.50%
1973	7,168	12.40%	2002	29,561	3.30%
1974	7,766	8.30%	2003	30,908	4.60%
1975	8,117	4.50%	2004	32,084	3.80%
1976	9,058	11.60%	2005	33,309	3.80%
1977	9,948	9.80%	2006	34,489	3.50%
1978	10,637	6.90%	2007	35,316	2.40%
1979	11,270	6.00%	2008	36,094	2.20%
1980	11,923	5.80%	2009	36,243	0.40%
1981	12,293	3.10%	2010	36,413	0.50%
1982	12,534	2.00%	2011	36,579	0.50%
1983	12,727	1.50%	2012	36,853	0.70%
1984	13,201	3.70%	2013	37,187	0.90%
1985	13,873	5.10%	2014	37,758	1.50%
1986	15,110	8.90%	2015	38,123	0.97%
1987	16,245	7.50%	2016	38,636	1.35%
1988	17,392	7.10%			



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 2009 when the national housing market collapsed due to the fall of the mortgage lending industry and decline of the economy. The housing industry is gaining strength in recent years, as shown in the percentage growth of new housing construction between 2013 and 2016.

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, and has since begun to rebound, albeit at a lower rate.

*Numbers of dwelling units reported here represent true cumulative totals based on the actual building permits issued annually since 1960. Recent years' totals were adjusted to remove dwelling units demolished during those years. The 2010 Census reported number was higher than the calculated cumulative total in this table. For the purpose of this report, this discrepancy was ignored.

Total % Growth 1960-2016	1,278%
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History of Residential Building Permits By Type

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	1989	651	10	54	715
1961	503	62	8	573	1990	604	8	78	690
1962	130	70	-	200	1991	717	12	20	749
1963	129	14	-	143	1992	965	26	4	995
1964	168	50	32	250	1993	994	14	34	1,042
1965	164	90	-	254	1994	1,140	18	132	1,290
1966	163	48	-	211	1995	998	38	8	1,044
1967	177	20	-	197	1996	1,114	42	40	1,196
1968	171	20	20	211	1997	727	114	64	905
1969	131	4	4	139	1998	802	100	128	1,030
1970	149	20	217	386	1999	824	46	74	944
1971	155	58	495	708	2000	680	40	524	1,244
1972	177	4	612	793	2001	748	32	163	943
1973	201	30	367	598	2002	887	80	372	1,339
1974	219	32	100	351	2003	853	94	229	1,176
1975	276	26	639	941	2004	911	44	270	1,225
1976	486	72	332	890	2005	791	66	323	1,180
1977	628	18	43	689	2006	489	42	296	827
1978	555	26	52	633	2007	380	56	343	779
1979	471	30	6	507	2008	129	10	12	151
1980	265	44	92	401	2009	91	4	-	95
1981	154	44	75	273	2010	170	-	-	170
1982	182	20	24	226	2011	166	-	-	166
1983	377	104	27	508	2012	270	4	-	274
1984	444	84	179	707	2013	319	6	9	334
1985	555	118	603	1,276	2014	319	2	250	571
1986	826	126	224	1,176	2015	310	2	209	521
1987	918	52	222	1,192	2016	323	8	194	525
1988	633	38	72	743	Total	27,065	2,252	8,279	37,596

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 at the time of permit issuance.

A dramatic drop in annual housing permits issued occurred in 2008, and the number of permits issued has been regaining energy in recent years. Permit issuance has steadily increased through 2016. Between 2014 and 2016, single family and duplex permits have remained steady whereas multi-family permits have shown a significant jump partially due to growing demand for apartments and partially due to the recent redevelopment at John Knox Village replacing lower-density housing structures with higher density buildings.

Total Units Permitted Since 1960

Duplex Multi-Family Single-Family



2,252



8,279



27,065

Units Permitted in 2016



8



194



323

*All these numbers are calculated without factoring in demolition numbers.

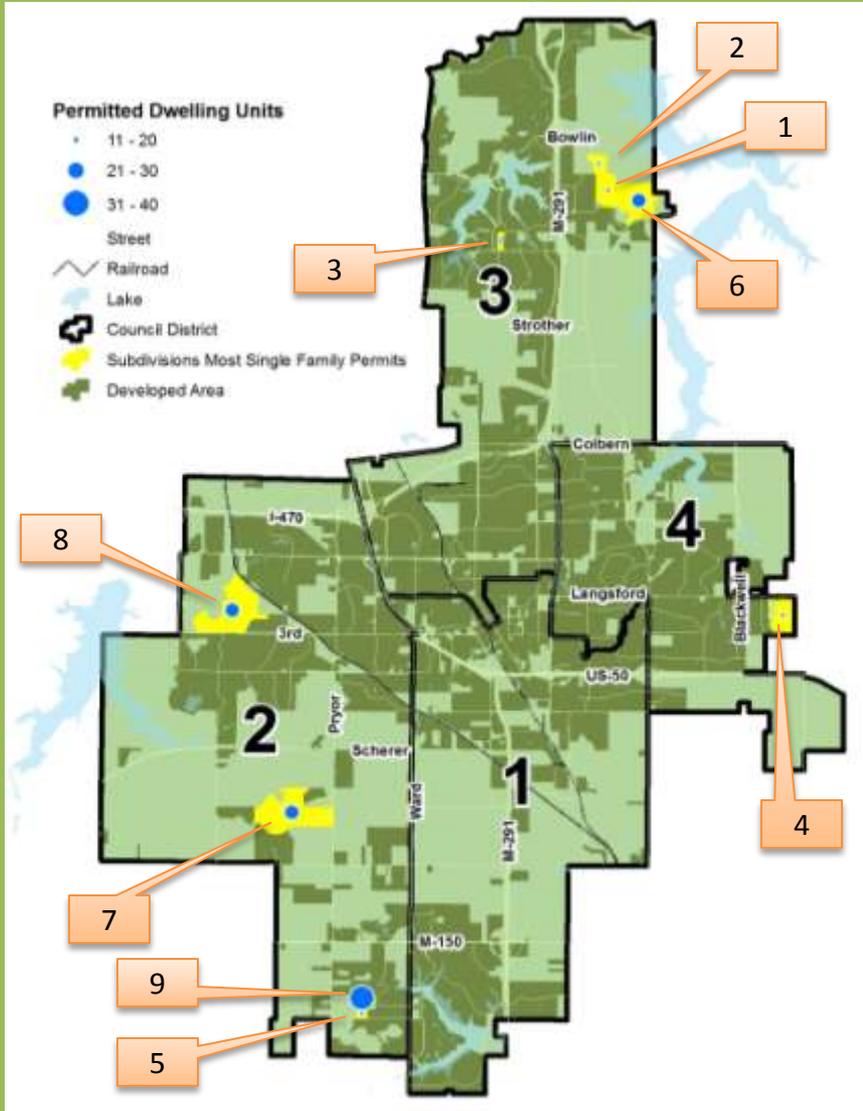




Major Single-Family Residential Activities by Subdivision in 2016

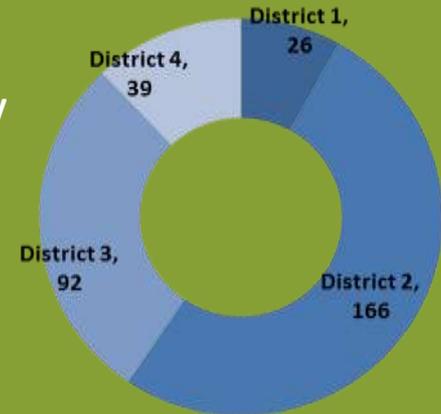
While Lee's Summit's residential areas are already made up of numerous subdivisions, ranging in size from a handful of units to several hundred, there are many more in development.

This table is a selection of those that applied for the most permits in 2016. Of the 48 subdivisions that received 2016 permits, the 9 below represent about 60 percent of the 323 single-family housing permits issued. Perhaps unsurprisingly due to the availability of land, the areas of largest single-family housing development are on the periphery of the City's existing infrastructure.



Map Number	Subdivision	Units Permitted	Council District
1	Daltons Ridge	11	3
2	Monticello	11	3
3	Fairfield Woods	13	3
4	Mill Creek of Summit Mill	20	4
5	The Manor at Stoney Creek	20	2
6	Park Ridge	24	3
7	Eagle Creek	25	2
8	Winterset Valley	27	2
9	The Reserve at Stony Creek	38	2

All Single-Family Housing Permits Issued in 2016 by District





Residential Permits – Metro City Comparison

Single-Family

City	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	Total
Blue Springs	180	183	165	139	87	65	45	52	97	265	284	1,562
Independence	81	86	57	66	61	113	59	48	87	67	300	1,025
Lee's Summit	323	310	319	319	270	166	170	110	151	490	616	3,244
Lenexa	201	247	188	217	123	85	63	38	79	218	325	1,784
Liberty	27	22	30	39	33	17	16	11	49	61	52	357
Olathe	599	516	505	528	457	311	374	305	376	609	849	5,429
Overland Park	429	381	388	422	353	274	220	132	186	355	499	3,639
Pleasant Hill	72	46	18	26	15	15	11	10	16	42	208	479
Raymore	207	141	103	110	68	66	48	51	91	186	294	1,365
Shawnee	155	181	203	153	142	58	66	52	102	217	270	1,599

Multi-Family Residential Building Permits

City	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	Total
Blue Springs	43	-	108	-	-	-	-	-	-	-	216	367
Independence	-	12	-	-	-	-	-	-	54	-	240	306
Lee's Summit	202	211	252	15	4	-	-	54	-	288	155	1,181
Lenexa	459	316	506	131	292	-	-	-	309	208	150	2,371
Liberty	48	-	-	-	-	-	-	-	-	54	-	102
Olathe	214	159	311	32	-	-	-	-	-	-	530	1,246
Overland Park	798	1,024	552	1,140	230	462	-	808	283	231	599	6,127
Pleasant Hill	-	-	-	-	-	-	-	-	-	-	-	0
Raymore	12	6	56	-	-	-	-	-	269	-	51	394
Shawnee	288	-	-	-	-	-	-	-	-	124	-	412

In 2016, there was a slight decrease in residential development in the Kansas City Metro area as compared with 2015. Like in 2015, Lee's Summit issued more residential building permits than most comparable cities in the region, behind Overland Park, Olathe, and Lenexa, Kansas.

Since 2010, there has been an overall upward trend in the number of permits issued throughout the Kansas City metro. Year-on-year growth in permits issued among the selected cities has declined by 4%. However, those issued in Lee's Summit stabilized and stayed the same.

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

(Note that the numbers under the general categories of Single Family and Multi-family as reported by KCHBA are different from the Lee's Summit numbers reported throughout this report because of the differences in categorization methods)

City	Ranking	10-Year Total (All Housing Types)
Overland Park	1	9,766
Olathe	2	6,675
Lee's Summit	3	4,425
Lenexa	4	4,155
Shawnee	5	2,011
Blue Springs	6	1,929
Raymore	7	1,759
Independence	8	1,331
Pleasant Hill	9	479
Liberty	10	459





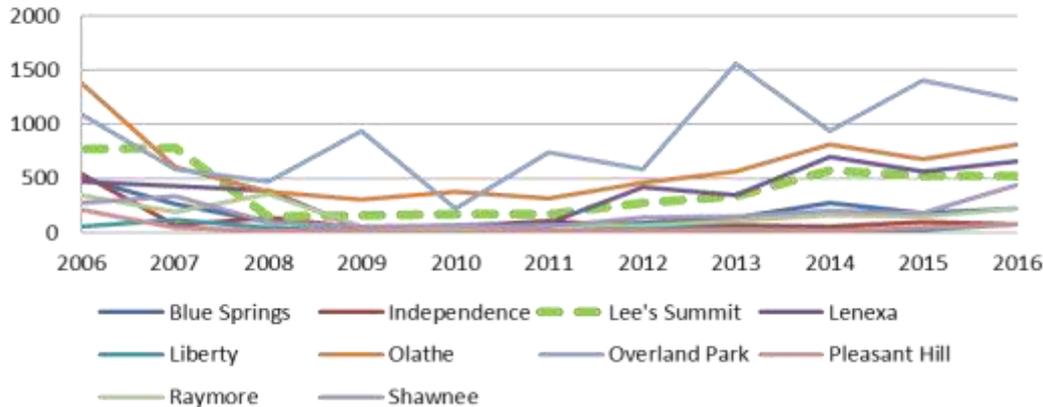
Recent Housing Market Conditions

Since the burst of the housing bubble around 2007, the downward trend in home construction has seen signs of slow reversal for most of the selected cities. The depressed housing market is largely recovering, indicating the slowdown may have passed. The charts included illustrate the housing market tendency for Lee's Summit and comparable cities in the Kansas City metro area. The recent year's housing market shows that multi-family development is reaching levels not seen in recent years, particularly in Overland Park and Lenexa on the Kansas side of the metro. The market on the Missouri side, continues to favor single-family. This explains why the trend lines for Overland Park and Lenexa peaked while others are smoother.

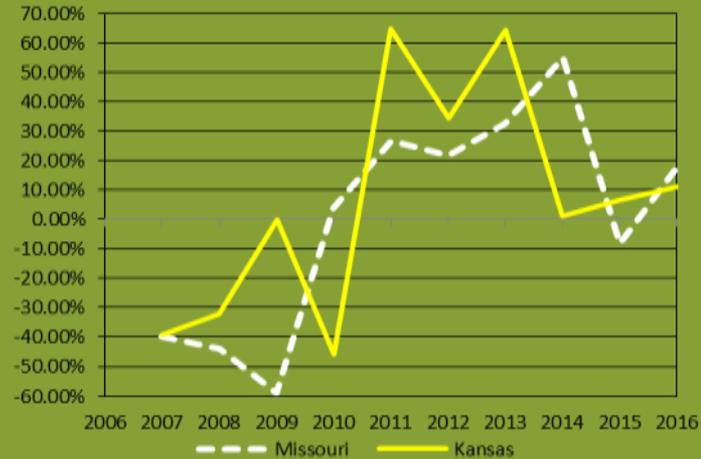
Lee's Summit continues to show signs of steady recovery in residential building permit issuance over the course of 2016, albeit with a slight decline compared with 2014. The graphs to the right depict the previous 11 years of residential permits issued and the monthly history of residential building permits issued in 2016. Typically, more permits are issued during the spring and summer seasons than during the fall and winter seasons. However, in November of 2016 three major independent living apartments make this month higher than the previous years.

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

Metro Residential Building Permits, 2006-2016



Annual Percent Change in Permits Issued



Lee's Summit Residential Permits by Month, 2016



Lee's Summit Residential Permit Total by Year





NON-RESIDENTIAL DEVELOPMENT

2016-Dick's Sporting Goods





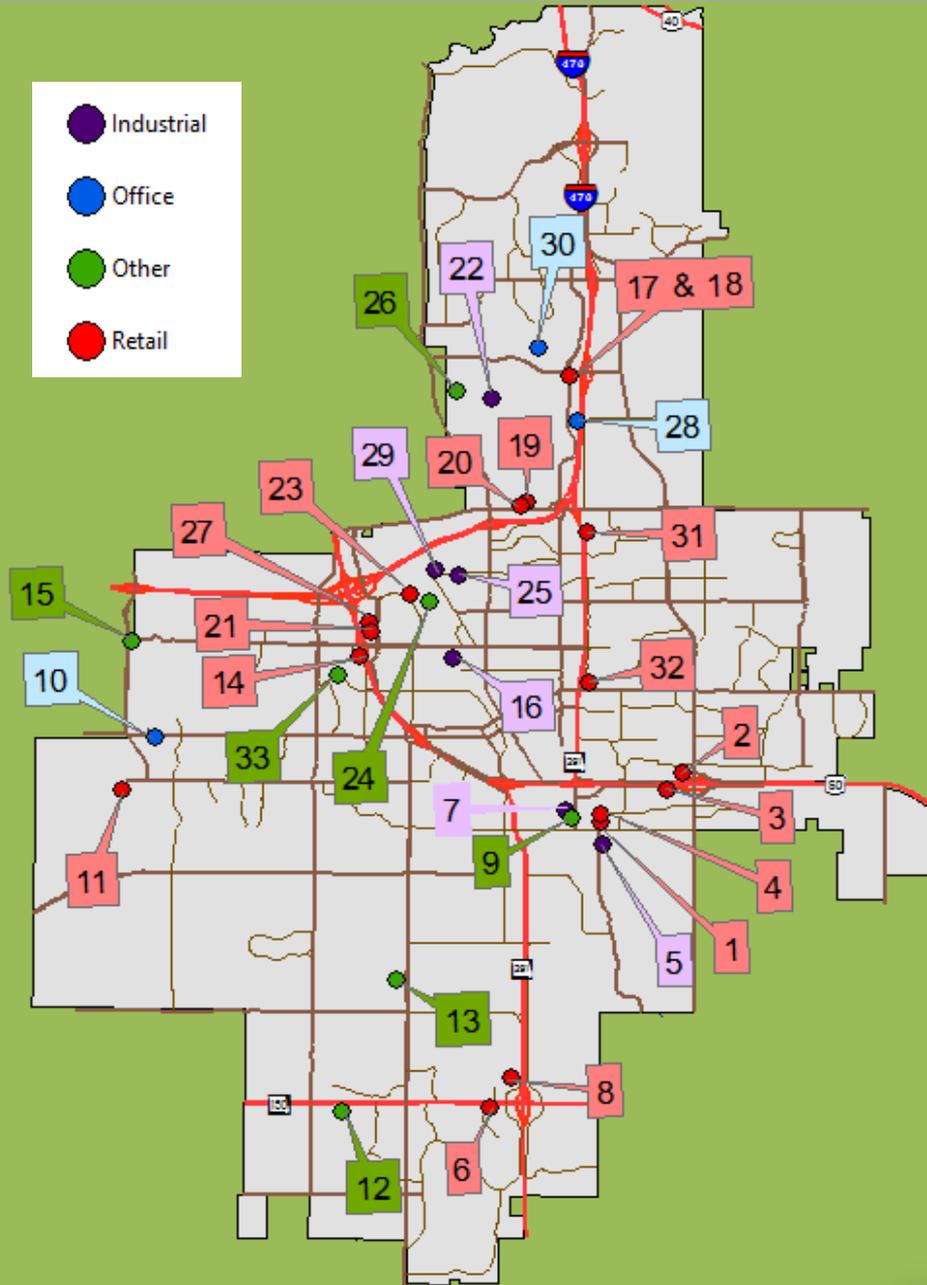
2016 Non-Residential Building Permits



The map to the right and the list on Page 26 show the locations of non-residential structure building permits that were issued in 2016. In total, 907,806 square feet of non-residential building space was permitted, which is a significantly greater amount than the 285,174 square feet issued in 2015. As shown in the table on Page 27, Retail had the largest gain at a total of 414,942 square feet, then Industrial at 104,158 square feet and Office at 91,755 square feet. The Other category (which includes public and semi-public use structures such as churches and schools) was 296,951 square feet.



2016-Independence Ave between Colbern Rd and Strother Rd



2016 Non-Residential Permits

Map #	Name of Development	Address	Added Building Floor Area (Sq Ft)	Site Acreage	CC District	Land Use	Development Type
1	Auto Dreams	1231 SE Century Dr	4,370	0.79	1	Retail	New Development
2	Autumn Leaves Of Lee's Summit	3101 SW 3RD ST	36,296	4.58	2	Office	New Development
3	Boise Cascade	221 NW Chipman Rd	3,360	9.66	3	Industrial	New Development
4	Breaktime Lee's Summit	3021 NE Independence Ave	4,827	1.53	3	Retail	New Development
5	Breaktime Lee's Summit	3021 NE Independence Ave	876	1.53	3	Retail	New Development
6	Cable Dahmer Kia - Car Wash	360 NE Colbern Rd	9,950	2.01	3	Retail	New Development
7	Cable Dahmer Kia - Dealership	400 NE Colbern Rd	35,610	9.71	3	Retail	New Development
8	Community America Credit Union	1720 SE Blue Pkwy	2,782	1.09	1	Retail	New Development
9	Dick's Sporting Goods	720 NW Blue Pkwy	50,010	4.47	3	Retail	New Development
10	Executive Plaza	1151 SE Oldham Pkwy	17,900	2.08	1	Retail	New Development
11	Fastenal Lee's Summit Branch	1201 SE Century Dr	6,000	0.79	1	Retail	New Development
12	Flooring & More Addition	1707 NE Rice Rd	5,408	1.38	4	Retail	Expansion
13	Goddard School	1000 SW Longview Park Rd	8,262	1.78	2	Retail	New Development
14	Hangar T - For Dan Wahl	2751 NE Douglas St	10,712	13.13	3	Industrial	New Development
15	Holiday Inn Express	1201 NW Innovation Pkwy	52,149	2.28	3	Retail	New Development
16	Ht Solutions	1440 SE Broadway Dr	22,345	3.59	1	Industrial	New Development
17	Hy-Vee Addition	301 NE Rice Rd	11,718	7.26	4	Retail	Expansion
18	Journey Church International	1601 SW M 150 Hwy	16,422	8.87	2	Other	New Development
19	Lee's Summit West High School - Interior Alterations	2600 SW Ward Rd	1,162	87.92	2	Other	Expansion
20	Missouri Innovation Campus	1101 NW Innovation Pkwy	134,630	15.02	3	Other	New Development
21	O'Guin Building Addition	201 NW Victoria Dr	9,000	1.94	3	Industrial	Expansion
22	Raintree Retail Lot 6	300 SW Greenwich Rd	9,606	1.64	1	Retail	New Development
23	Saint Michael The Archangel High School	2901 NW Lee's Summit Rd	36,459	67.07	3	Other	New Development
24	Summit Fair Building E Shell - H & M	820 NW Blue Pkwy	25,495	17.02	3	Retail	New Development
25	Summit Retail	601 NW Murray Rd	2,735	1.60	2	Retail	Expansion
26	Sutton Trucking	1150 SE Hamblen Rd	38,941	19.85	1	Industrial	New Development
27	The Summit Church	3381 NW Chipman Rd	34,340	23.24	2	Other	New Development
28	Twin Lakes Insurance	2641 NE McBaine Rd	14,500	1.24	3	Office	New Development
29	Victoria Park, Lot 12 Office/Warehouse	301 NW Capital Dr	19,800	1.67	3	Industrial	New Development
30	Walmart Supercenter - Raintree	3410 SW Market St	167,244	21.02	1	Retail	New Development
31	Water Utilities Facility	1200 SE Hamblen Rd	39,438	9.23	1	Other	New Development
32	Wilshire at Lakewood Memory Care	3320 NE Wilshire Dr	40,959	3.44	3	Office	New Development





Non-Residential Permit Yearly Totals by Land Use

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

2013		
LAND USE	SQUARE FEET	ACREAGE
Office	21,741	58.10
Retail	62,871	25.90
Industrial	20,240	11.50
Other*	35,463	38.80
Total	140,315	134.30

2014		
LAND USE	SQUARE FEET	ACREAGE
Office	8,110	1.30
Retail	129,695	38.30
Industrial	49,586	25.10
Other*	93,084	28.70
Total	280,475	93.40

2015		
LAND USE	SQUARE FEET	ACREAGE
Office	74,462	35.40
Retail	112,138	18.04
Industrial	83,084	43.25
Other*	15,488	5.61
Total	285,172	102.30

2016		
LAND USE	SQUARE FEET	ACREAGE
Office	91,755	9.26
Retail	414,942	77.98
Industrial	104,158	49.83
Other*	296,951	223.71
Total	907,806	360.78

2016 Non-residential Permits by Land Use



*Other includes public/semi-public uses.





Non-Residential Building Permits

The photographs on this page represent some of the major non-residential developments under construction in 2016, numbered to match locations identified in the table on Page 26 and on the map on Page 25.

Map #	Name of Development
7	Cable Dahmer Kia - Dealership
9	Dick's Sporting Goods in Summit Fair
15	Holiday Inn Express
20	Missouri Innovation Campus
28	Twin Lakes Insurance Office
30	Walmart Super Center - Raintree



7



9



15



20



28



30





New Development and Redevelopment Activities

In many fast growing suburban communities of a metropolitan region, an overwhelming majority of new growth occurs as “green field development”, taking advantage of plentiful undeveloped land at a very affordable cost. Communities have learned more and more over time that green field development alone will not be sustainable. In recent years, there is a growing trend of making better use of unused buildings through adaptive re-use, redevelopment, and expansion of existing structures and facilities. Lee’s Summit is no exception. This trend has been reflected in our recent building permit activities. Yet, increased redevelopment activities in Lee’s Summit has not slowed down new development.

The statistics below demonstrate that in 2016 new development and redevelopment were both strong.

2016 Non-Residential Development	Total Building Floor Area (Sq. Ft.)	% of Overall Permitted Square Footage
New Development	877,783	96.69%
Redevelopment/Infill/Expansion	30,023	3.31%
Total:	907,806	100.00%

HyVee Expansion (Redevelopment & Expansion)



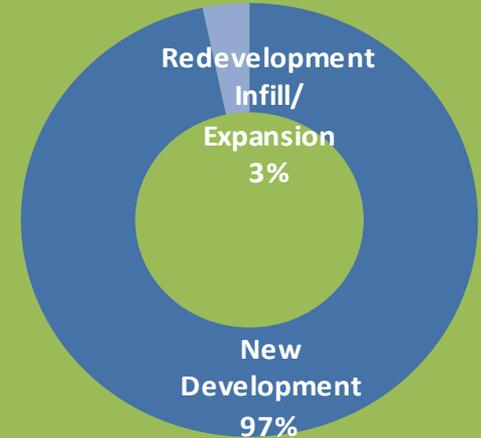
This redevelopment and expansion increases HyVee’s building square footage by almost 12,000 at its northeast corner of Langsford and Rice Road location.

Dick’s Sporting Goods (New Development for Relocation and Expansion)

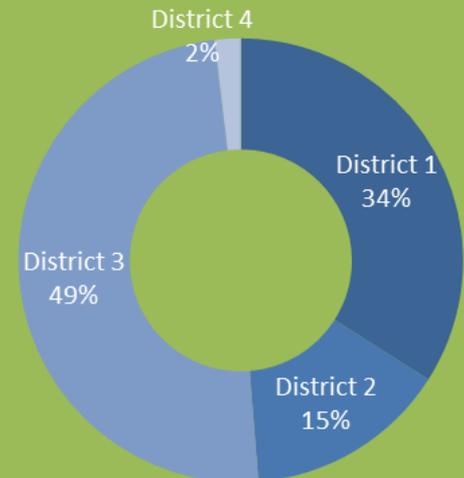


Dick’s Sporting Goods store is under construction in Summit Fair for the business to relocate to a larger space than its current location in Summit Woods.

New Development VS Redevelopment



County District Shares of Non-residential Growth





Non-Residential Building Permits by Council District

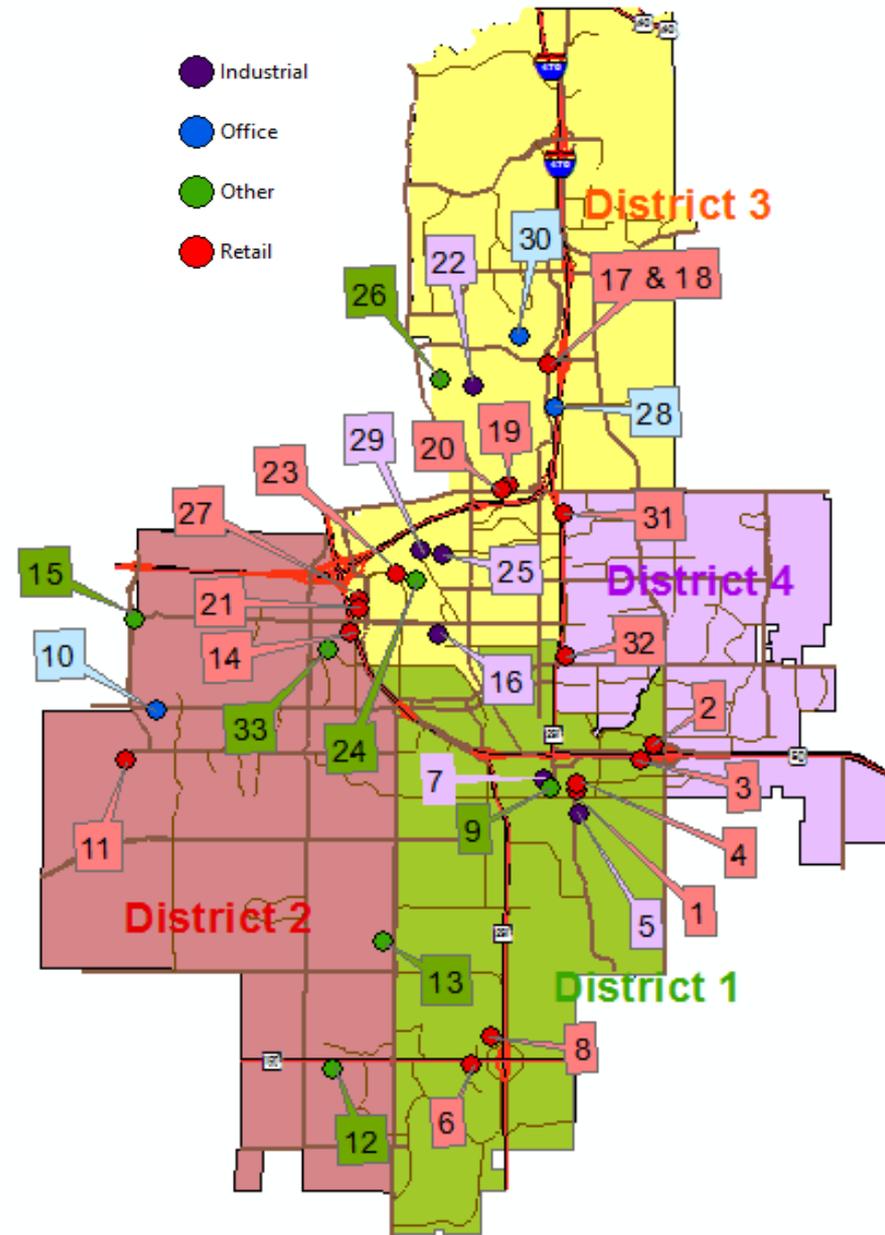
The map to the right and the list on Page 31 show the locations of non-residential structure building permits that were issued in each Council District. Based on the square footage, the vast majority of non-residential development activity was located in Council District 3. Out of the 15 new permits that were issued in District 3, seven were for Retail and four were issued for Industrial. The permits that were not part of these two categories were either part of the Office or Other categories.



2016-Independence Ave



2016-Victoria Park



2016 Non-Residential Permits

Map #	Name of Development	Address	Added Building Floor Area (Sq Ft)	Site Acreage	CC District	Land Use	Development Type
1	Auto Dreams	1231 SE Century Dr	4,370	0.79	1	Retail	New Development
2	Community America Credit Union	1720 SE Blue Pkwy	2,782	1.09	1	Retail	New Development
3	Executive Plaza	1151 SE Oldham Pkwy	17,900	2.08	1	Retail	New Development
4	Fastenal Lee's Summit Branch	1201 SE Century DR	6,000	0.79	1	Retail	New Development
5	Ht Solutions	1440 SE Broadway Dr	22,345	3.59	1	Industrial	New Development
6	Raintree Retail Lot 6	300 SW Greenwich Dr	9,606	1.64	1	Retail	New Development
7	Sutton Trucking	1150 SE Hamblen Rd	38,941	19.84	1	Industrial	New Development
8	Walmart Supercenter - Raintree	3410 SW Market St	167,244	21.02	1	Retail	New Development
9	Water Utilities Facility (Hamblen Rd)	1200 SE Hamblen Rd	39,438	9.23	1	Other	New Development
		Total for District 1	308,626				
10	Autumn Leaves Of Lee's Summit	3101 SW 3rd St	36,296	4.58	2	Office	New Development
11	Goddard School	1000 SW Longview Park Dr	8,262	1.78	2	Retail	New Development
12	John Knoxville	1800 NW O'Brien Rd	34,500	12.36	2	Other	New Development
13	Journey Church International	1601 SW M 150 Hwy	16,422	8.87	2	Other	New Development
14	Lee'S Summit West High School - Interior Alterations	2600 SW Ward Rd	1,162	87.92	2	Other	Expansion
15	Summit Retail	601 NW Murray Rd	2,735	1.6	2	Retail	Expansion
16	The Summit Church	3381 NW Chipman Rd	34,340	23.24	2	Other	New Development
		Total for District 3	133,717				
17	Boise Cascade	221 NW Chipman Rd	3,360	9.66	3	Industrial	New Development
18	Breaktime Lee's Summit	3021 NE Independence Ave	4,827	1.53	3	Retail	New Development
19	Breaktime Lee's Summit	3021 NE Independence Ave	876	1.53	3	Retail	New Development
20	Cable Dahmer Kia - Car Wash	360 NE Colbern Rd	9,950	2.01	3	Retail	New Development
21	Cable Dahmer Kia - Dealership	400 NE Colbern Rd	35,610	9.71	3	Retail	New Development
22	Dick'S Sporting Goods	720 NW Blue Pkwy	50,010	4.47	3	Retail	New Development
23	Hangar T - For Dan Wahl	2751 NE Douglas St	10,712	13.13	3	Industrial	New Development
24	Holiday Inn Express	1201 NW Innovation Pkwy	52,149	2.28	3	Retail	New Development
25	Missouri Innovation Campus	1101 NW Innovation Pkwy	134,630	15.02	3	Other	New Development
26	O'Guin Building Addition	201 NW Victoria Dr	9,000	1.94	3	Industrial	Expansion
27	Saint Michael The Archangel High School	2901 NW Lee's Summit Rd	36,459	67.07	3	Other	New Development
28	Summit Fair Building E Shell - H & M	820 NW Blue Pkwy	25,495	17.02	3	Retail	New Development
29	Twin Lakes Insurance	2641 NE McBaine Rd	14,500	1.24	3	Office	New Development
30	Victoria Park, Lot 12 Office/Warehouse	301 NW Capital Dr	19,800	1.67	3	Industrial	New Development
31	Wilshire at Lakewood Memory Care	3320 Wilshire Dr	40,959	3.44	3	Office	New Development
		Total for District 3	448,337				
32	Flooring & More Addition	1707 NE Rice Rd	5,408	1.38	4	Retail	Expansion
33	Hy-Vee Addition	301 NE Rice Rd	11,718	7.26	4	Retail	Expansion
		Total for District 4	17,126				
Citywide Total			907,806				





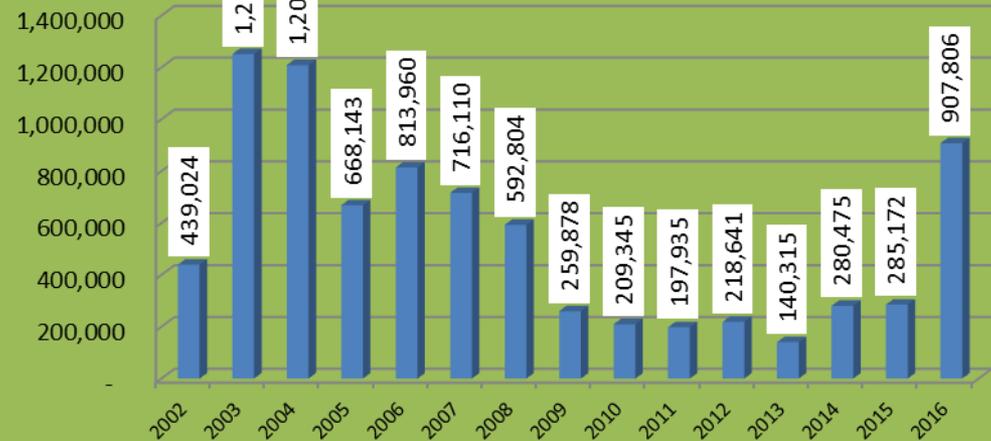
Non-Residential Permit Yearly Totals by Land Use

During the last decade, non-residential development activities in Lee's Summit enjoyed many years of significant growth. Beginning in 2009 these activities started to subside precipitously as the economic recession was well underway. Development at large has continued since then, but at about half the pace of the years before 2009.

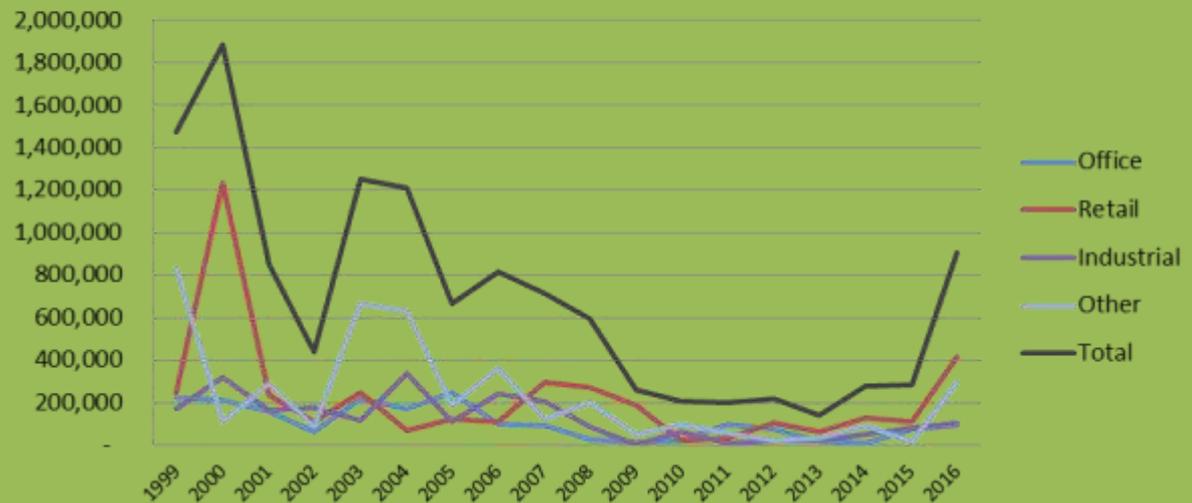
Although the rate of permit issuance has remained below the average level seen during the 2000's, the Lee's Summit non-residential sector experienced it's best yearly growth in this decade. Infill and redevelopment activities are starting to pick up, capitalizing on existing vacated or underutilized properties, available infrastructure and lower development cost within well established activity centers. This trend is expected to continue in the years to come. Meanwhile, those actively developing centers will continue to see the remaining platted lots filled as the economy continues to improve.

Recent and future street improvement projects, such as the extensions of Tudor Road and Bailey Road, the re-alignment of Blue Parkway at Colbern Road, and the MODOT improvement of the interchanges at US-50/M-291 South and US-50/Blackwell will likely boost development and redevelopment potential.

Annual Square Footage Totals for Non-residential Permits



Annual Non-residential Permits Totals by Land Use (Sq. Ft.)





REDEVELOPMENT STRATEGIES



Land Clearance for Redevelopment Authority (LCRA) Districts

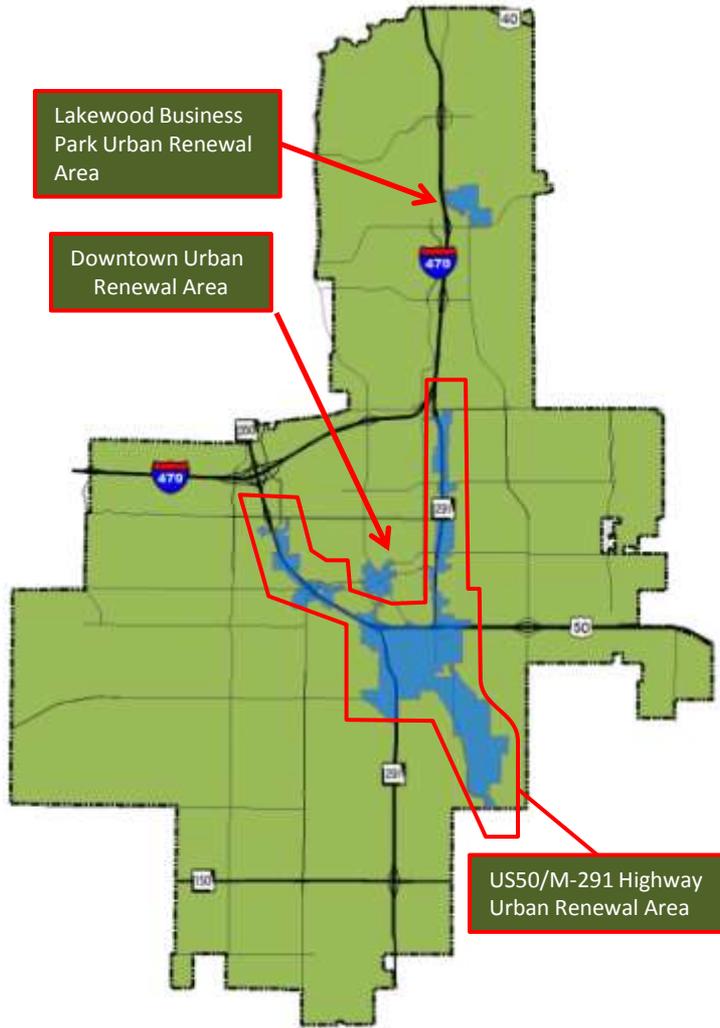


In 1961, a local Land Clearance for Redevelopment Authority (LCRA) was established through approval of Lee's Summit voters. These authorities are authorized by Missouri State Statutes to help local municipalities eradicate blighted and insanitary areas of their community and to encourage redevelopment of real properties, particularly in urban areas. Before a municipality may operate an LCRA, the governing body of the city or county must find 'blight' or 'insanitary' conditions within the identified area, and it must approve a redevelopment plan for the area.

Once established, and with governing body approval, the LCRA may provide the financing of any land clearance or urban renewal project within the redevelopment area through, among other powers, the issuance of bonds or certificates of qualification for tax abatement for property owners within the area.

Within Lee's Summit, there are three areas that have been designated Urban Renewal Areas, as outlined in the map to the left. They include:

- Downtown Urban Renewal Area
- US50/M-291 Highway Urban Renewal Area
- Lakewood Business Park Urban Renewal Area



The oldest of the three districts was designated in 1966 in the Lee's Summit downtown. The Downtown Urban Renewal Area was then reactivated in 2009, following the recommendation of the Lee's Summit Downtown Master Plan. To learn more about LCRA, please visit the City's website at <http://cityofls.net/City-of-Lees-Summit/Boards-and-Commissions/Land-Clearance-Redevelopment-Authority.aspx>

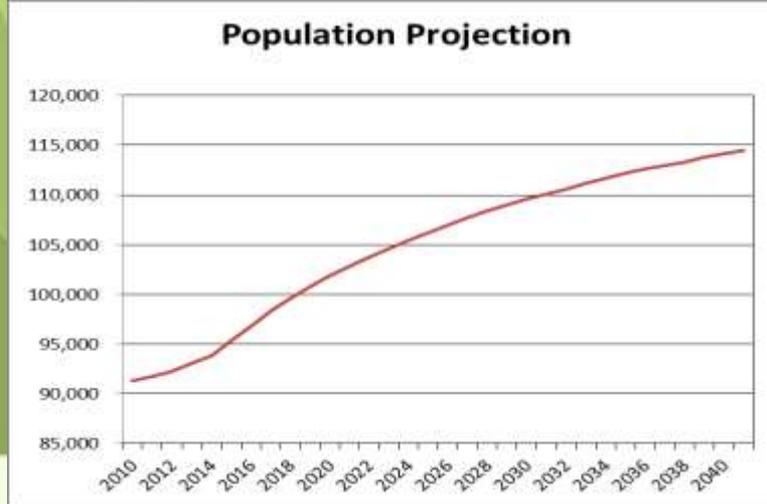




Population and Housing Growth Projections

Each year, the City adjusts its population projections for the upcoming decades by closely examining the growth trends. The recent slowdown in economic growth and housing development has prompted a re-evaluation of the City's future growth projections. At this point, it is unclear how the trend will progress. The unsustainable speed of growth in the 1990's and early 2000's has taught us to be more realistic about the future.

It is safe to predict that the market and investment will be more cautious moving forward to ensure success. How differently the market will behave is yet to be seen. This uncertainty adds to the difficulty in projecting future growth. The projections provided on this page should represent a "best guess", given what we know today. These projections will be adjusted every year based on new trend.



Year	Projected Resd. Units	Added Population*	Projected Total Population
2011	166	403	91,767
2012	274	525	92,292
2013	334	800	93,092
2014	456	796	93,888
2015	365	1,542	95,430
2016	525	543	95,973
2017	650	1,650	98,372
2018	550	1,396	99,767
2019	450	1,142	100,910
2020	450	1,073	101,983
2021	400	954	102,937
2022	400	954	103,891
2023	350	835	104,726
2024	350	835	105,560
2025	325	775	106,335
2026	325	775	107,111
2027	300	716	107,826
2028	300	716	108,542
2029	250	596	109,138
2030	250	596	109,734
2031	200	477	110,211
2032	200	477	110,688
2033	250	596	111,284
2034	220	525	111,809
2035	200	477	112,286
2036	175	417	112,703
2037	150	358	113,061
2038	150	358	113,419
2039	200	477	113,896
2040	150	358	114,254
2041	150	358	114,611
2042	150	358	114,969
Totals	9,665	22,858	

*Population to be added is calculated using median household size and the estimated housing vacancy rate, which are not held constant over time.





LISTS OF MAJOR SUBDIVISIONS



List of Major Single-Family Subdivisions

Regular print – 100% built subdivisions based on preliminary plat.
Italicized print – Subdivision with more than 50% remaining platted lots.
Bold Italicized print – Subdivisions with less than 50% remaining platted lots.
Yellow Highlighted Print - Permits issued in 2016.
**** Numbers rechecked in 2015 and adjusted if needed.**

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-2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				Proposed/Planned	Final Plat	
Amber Hills	4	139.03	194	194	194	0	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	0	118	100%	100%	0	0
<i>Arbores**</i>	3	<i>142.02</i>	<i>116</i>	<i>116</i>	<i>106</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>4</i>	<i>111</i>	<i>96%</i>	<i>96%</i>	<i>5</i>	<i>5</i>	
Arborwalk	2	135.01	669	191	33	14	4	4	5	3	2	6	1	5	1	78	12%	41%	591	113	
Asbury Park	4	139.04	56	56	56	0	0	0	0	0	0	0	0	0	0	0	56	100%	100%	0	0
<i>Ash Grove**</i>	3	142.03	103	32	32	0	0	0	0	0	0	0	0	0	0	32	31%	100%	71	0	
Ashton at Charleston Park	4	139.04	428	428	428	0	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	0	18	100%	100%	0	0
Banner View	4	138.01	36	36	36	0	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0
<i>Belmont Farms**</i>	1	135.01	175	175	112	2	0	1	3	2	3	13	11	11	8	166	95%	95%	9	9	
Bent Tree Bluffs	2	136.01	328	328	327	0	0	1	0	0	0	0	0	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	0	88	100%	100%	0	0
Blackwell Valley	1	138.02	17	17	17	0	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	0	21	100%	100%	0	0
Bordner Estates	4	138.01	235	235	235	0	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	0	156	100%	100%	0	0
Bordner South	1	138.02	36	36	36	0	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	0	36	100%	100%	0	0
Brentwood Estates	1	138.02	35	35	35	0	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	0	168	100%	100%	0	0
Briarcroft East	1	138.02	45	45	45	0	0	0	0	0	0	0	0	0	0	0	45	100%	100%	0	0
<i>Bridgehampton</i>	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	0	245	100%	100%	0	0
Bridlewood**	2	136.02	260	260	260	0	0	0	0	0	0	0	0	0	0	0	260	100%	100%	0	0
<i>Brookfield (Expired)</i>	4	<i>138.01</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>0%</i>	<i>0%</i>	<i>0</i>	<i>0</i>
Brookridge Estates	2	136.01	84	84	84	0	0	0	0	0	0	0	0	0	0	0	84	100%	100%	0	0
Brooks Farm**	1	137.04	120	120	52	9	5	4	3	3	8	9	16	7	4	120	100%	100%	0	0	
Brookshire Estates	4	139.03	61	61	61	0	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	0	168	100%	100%	0	0
Canterbury	4	139.04	194	194	194	0	0	0	0	0	0	0	0	0	0	0	194	100%	100%	0	0
<i>Canyon Estates**</i>	3	142.03	28	28	4	0	0	0	0	0	0	1	1	3	6	15	54%	54%	13	13	
Carriage Point at Richardson Ranch**	4	139.03	125	125	125	0	0	0	0	0	0	0	0	0	0	0	125	100%	100%	0	0

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			Prelim	Final	Pre-2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				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	27	27	23	0	0	0	0	0	0	0	0	4	0	27	100%	100%	0	0
<i>Cedar Creek Estates**</i>	2	<i>137.04</i>	69	69	62	0	0	0	0	0	0	1	0	0	0	63	91%	91%	6	6
Cedar Creek Village**	2	137.04	44	44	33	4	1	3	0	0	0	0	0	0	3	44	100%	100%	0	0
Cheddington**	2	135.01	107	107	107	0	0	0	0	0	0	0	0	0	0	107	100%	100%	0	0
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>	<i>3</i>	<i>142.03</i>	<i>49</i>	<i>49</i>	<i>17</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>3</i>	<i>8</i>	<i>1</i>	<i>6</i>	<i>37</i>	<i>76%</i>	<i>76%</i>	<i>12</i>	<i>12</i>
Cly-Mar Gardens	3	137.01	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0
Colony Garden	1	138.02	66	66	66	0	0	0	0	0	0	0	0	0	0	66	100%	100%	0	0
<i>Cottages at Cedar Creek**</i>	<i>2</i>	<i>137.04</i>	<i>58</i>	<i>58</i>	<i>44</i>	<i>0</i>	<i>3</i>	<i>1</i>	<i>2</i>	<i>0</i>	<i>1</i>	<i>2</i>	<i>4</i>	<i>1</i>	<i>0</i>	<i>58</i>	<i>100%</i>	<i>100%</i>	<i>0</i>	<i>0</i>
<i>Cottonwood Estates**</i>	<i>4</i>	<i>138.01</i>	<i>26</i>	<i>26</i>	<i>26</i>	<i>0</i>	<i>26</i>	<i>100%</i>	<i>100%</i>	<i>0</i>	<i>0</i>									
Country Glen**	2	137.04	30	30	15	0	0	0	0	0	1	2	2	1	4	25	83%	83%	5	5
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
Crossing, The**	2	137.04	186	186	186	0	0	0	0	0	0	0	0	0	0	186	100%	100%	0	0
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	30	37	1	0	9	22	23	15	9	6	11	163	93%	93%	13	13
Deer Valley Estates	4	138.01	14	14	12	1	0	0	0	0	0	0	0	1	0	14	100%	100%	0	0
Deerbrook	4	139.03	257	257	256	1	0	0	0	0	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	11	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
<i>Duck Pond at Raintree Lake**</i>	<i>2</i>	<i>135.01</i>	<i>26</i>	<i>26</i>	<i>26</i>	<i>0</i>	<i>26</i>	<i>100%</i>	<i>100%</i>	<i>0</i>	<i>0</i>									
Eagle Creek**	2	136.02	743	616	410	31	7	4	7	9	13	24	30	21	25	581	78%	94%	162	35
East Lake Village**	3	142.04	320	320	319	0	0	0	0	0	0	0	0	1	0	320	100%	100%	0	0
Edgewood Trail	2	136.01	54	54	54	0	0	0	0	0	0	0	0	0	0	54	100%	100%	0	0
<i>Enclave at Lakewood Pointe**</i>	<i>3</i>	<i>142.04</i>	<i>13</i>	<i>13</i>	<i>0</i>	<i>1</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>3</i>	<i>4</i>	<i>1</i>	<i>0</i>	<i>11</i>	<i>85%</i>	<i>85%</i>	<i>2</i>	<i>2</i>
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>	<i>3</i>	<i>142.04</i>	<i>23</i>	<i>23</i>	<i>0</i>	<i>7</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>9</i>	<i>39%</i>	<i>39%</i>	<i>14</i>	<i>14</i>
Estates of Saddlebrook	1	135.01	21	21	20	0	0	0	0	0	0	0	0	1	0	21	100%	100%	0	0

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			Prelim	Final	Pre-2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Proposed/Planned				Final Plat	
Fairfield Green	3	142.04	55	55	55	0	0	0	0	0	0	0	0	0	0	0	55	100%	100%	0	0
Fairfield Woods	3	142.04	37	37	3	6	0	1	1	2	0	3	4	4	13	37	100%	100%	0	0	
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	27	0	0	0	0	0	0	0	0	1	0	28	78%	78%	8	8	
Fields of Highland Park**	4	139.04	69	69	0	29	3	4	6	3	2	3	5	1	4	60	87%	87%	9	9	
Forest at Brookridge	2	136.01	49	49	48	0	0	0	0	0	0	0	1	0	0	49	100%	100%	0	0	
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	1	0	0	0	0	1	100%	100%	0	0	
Fountains at Raintree	2	604	177	177	64	22	10	4	3	10	16	19	11	18	0	177	100%	100%	0	0	
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	56	0	0	0	0	0	0	0	0	0	0	56	100%	100%	0	0	
Fritchie Bluff**	4	139.03	37	37	0	4	1	1	4	5	5	6	3	1	1	31	84%	84%	6	6	
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	3	3	0	0	0	0	0	0	1	0	0	1	1	3	100%	100%	0	0	
Glen at The Meadows of Winterset**	2	136.02	233	233	232	0	0	0	0	0	0	0	0	0	0	232	100%	100%	1	1	
Golden Fields**	4	139.04	30	30	0	13	0	0	2	3	2	4	4	2	0	30	100%	100%	0	0	
Gordnier Estates	1	138.02	218	218	218	0	0	0	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	54	54	53	0	0	0	0	0	0	0	0	0	0	53	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	284	284	284	0	0	0	0	0	0	0	0	0	0	284	100%	100%	0	0	
Heather Hill Farms (Single Family Only)**	3	137.03	13	13	6	1	0	0	0	0	0	0	0	0	0	7	54%	54%	6	6	
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	214	92	0	0	8	7	6	13	15	18	11	5	7	90	42%	98%	124	2	
<i>Highland at the Meadows of Winterset</i>	<i>2</i>	<i>136.02</i>	<i>214</i>	<i>50</i>	<i>0</i>	<i>0</i>	<i>8</i>	<i>7</i>	<i>6</i>	<i>13</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>34</i>	<i>16%</i>	<i>68%</i>	<i>180</i>	<i>16</i>	
Highway Lane	2	136.01	152	152	152	0	0	0	0	0	0	0	0	0	0	152	100%	100%	0	0	
Highway Manor 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	
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

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Bold Italicized print – Subdivisions with less than 50% remaining platted lots.
Yellow Highlighted Print- Permits issued in 2016.
**** Numbers rechecked in 2015 and adjusted if needed.**

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-2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				Proposed/Planned	Final Plat
Kensington Farms**	2	603.02	745	279	17	19	0	9	28	10	2	8	6	5	2	106	14%	38%	639	173
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	729	0	0	0	0	0	0	0	1	0	0	730	100%	100%	0	0
<i>Lake Pointe**</i>	<i>3</i>	<i>142.03</i>	<i>11</i>	<i>11</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>9</i>	<i>82%</i>	<i>82%</i>	<i>2</i>	<i>2</i>
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	164	164	163	0	0	0	0	0	0	0	1	0	0	164	100%	100%	0	0
<i>Lakewood Point Villas</i>	<i>3</i>	<i>142.04</i>	<i>32</i>	<i>32</i>	<i>28</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>31</i>	<i>97%</i>	<i>97%</i>	<i>1</i>	<i>1</i>
<i>Lakewood Shores**</i>	<i>3</i>	<i>142.04</i>	<i>145</i>	<i>145</i>	<i>130</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>130</i>	<i>90%</i>	<i>90%</i>	<i>15</i>	<i>15</i>
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	245	46	16	12	7	16	12	26	23	27	14	4	203	76%	83%	63	42
<i>Longview Falls**</i>	<i>1</i>	<i>137.04</i>	<i>4</i>	<i>4</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>4</i>	<i>4</i>
Longview Farm**	2	136.02	112	112	112	0	0	0	0	0	0	0	0	0	0	112	100%	100%	0	0
Longview Farm Estates**	2	136.02	71	71	70	0	0	0	0	0	0	0	0	0	0	70	99%	99%	1	1
Longview Farm Highlands**	2	136.02	67	67	67	0	0	0	0	0	0	0	0	0	0	67	100%	100%	0	0
Longview Farm Manor**	2	136.02	57	57	57	0	0	0	0	0	0	0	0	0	0	57	100%	100%	0	0
Longview Farm Villas**	2	136.02	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0
Madison Park**	2	136.02	273	76	12	12	6	2	4	4	4	9	8	2	4	67	25%	88%	206	9
Manor at Stoney Creek**	2	181	41	41	0	0	0	0	0	0	0	0	0	21	0	21	51%	51%	20	20
Maple Tree	3	137.01	342	342	342	0	0	0	0	0	0	0	0	0	0	342	100%	100%	0	0
Meadow Brook Estates**	4	139.03	8	8	6	0	0	0	0	0	0	0	0	0	0	6	75%	75%	2	2
Meadows of Parkwood	2	135.01	45	45	16	0	0	0	0	0	0	9	9	9	43	96%	96%	2	2	
Meadows at Summit Ridge	1	135.01	192	192	176	8	2	6	0	0	0	0	0	0	0	192	100%	100%	0	0
Meadows of Winterset**	2	136.02	183	183	183	0	0	0	0	0	0	0	0	0	0	183	100%	100%	0	0
Metheny Addition	1	137.03	20	20	20	0	0	0	0	0	0	0	0	0	0	20	100%	100%	0	0
<i>Miesner</i>	<i>2</i>	<i>135.01</i>	<i>4</i>	<i>4</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>4</i>	<i>4</i>
Mill Creek of Summit Mill**	4	139.04	124	124	40	9	2	3	8	6	10	7	0	18	20	123	99%	99%	1	1
Mill Harbor	2	135.01	55	55	55	0	0	0	0	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	218	218	214	2	1	0	0	0	0	0	0	0	0	217	100%	100%	1	1

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<i>Monticello</i>	3	185	160	68	0	0	0	0	0	0	0	0	0	0	0	11	11	7%	16%	149	57
Morgan Acres	4	139.04	250	250	250	0	0	0	0	0	0	0	0	0	0	0	250	100%	100%	0	0
Morningside Acres	1	137.03	19	19	19	0	0	0	0	0	0	0	0	0	0	0	19	100%	100%	0	0
Mulberry East	4	139.03	82	82	82	0	0	0	0	0	0	0	0	0	0	0	82	100%	100%	0	0
Mulberry III	4	139.03	189	189	189	0	0	0	0	0	0	0	0	0	0	0	189	100%	100%	0	0
<i>Napa Valley**</i>	2	135.01	216	85	29	5	5	3	4	3	4	0	1	6	5	65	30%	76%	151	20	
Newberry**	1	138.02	251	251	251	0	0	0	0	0	0	0	0	0	0	0	251	100%	100%	0	0
<i>Nine Oaks*</i>	4	138.01	22	22	5	1	0	2	0	1	2	3	2	2	3	21	95%	95%	1	1	
Nolleen Acres	1	138.02	76	76	76	0	0	0	0	0	0	0	0	0	0	0	76	100%	100%	0	0
<i>North Shore at Raintree Lake**</i>	2	135.01	50	50	30	6	0	0	0	1	2	3	1	4	2	49	98%	98%	1	1	
Oak Cliff**	2	136.01	3	3	3	0	0	0	0	0	0	0	0	0	0	0	3	100%	100%	0	0
Oak Hill Estates	1	137.04	94	94	94	0	0	0	0	0	0	0	0	0	0	0	94	100%	100%	0	0
Oak Hill South**	1	138.02	147	147	147	0	0	0	0	0	0	0	0	0	0	0	147	100%	100%	0	0
Oak Tree Farm**	4	138.01	374	374	374	0	0	0	0	0	0	0	0	0	0	0	374	100%	100%	0	0
Oaks Ridge**	3	142.03	113	113	113	0	0	0	0	0	0	0	0	0	0	0	113	100%	100%	0	0
Oaks Ridge Estates	3	142.03	20	20	20	0	0	0	0	0	0	0	0	0	0	0	20	100%	100%	0	0
Oaks Ridge Meadows**	3	142.03	574	574	571	0	0	0	0	0	1	0	1	0	0	0	573	100%	100%	1	1
Orchard Hills**	3	137.01	88	88	88	0	0	0	0	0	0	0	0	0	0	0	88	100%	100%	0	0
Orchard Manor	3	137.01	59	59	59	0	0	0	0	0	0	0	0	0	0	0	59	100%	100%	0	0
<i>Orchard View**</i>	1	137.03	25	25	23	0	0	0	0	0	0	0	0	0	0	23	92%	92%	2	2	
Orchards of Lakewood	3	142.03	6	6	6	0	0	0	0	0	0	0	0	0	0	0	6	100%	100%	0	0
Oxford Hills	1	138.02	18	18	18	0	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Oxford Meadows	1	138.02	79	79	79	0	0	0	0	0	0	0	0	0	0	0	79	100%	100%	0	0
Oxford Pointe	1	138.02	30	30	30	0	0	0	0	0	0	0	0	0	0	0	30	100%	100%	0	0
<i>Paddock at Richardson Ranch**</i>	4	139.03	220	220	173	9	2	5	5	4	10	4	1	2	2	217	99%	99%	3	3	
<i>Park Ridge**</i>	3	142.02	410	240	43	22	6	3	7	10	33	38	17	17	24	220	54%	92%	190	20	
Parker Place	2	136.01	11	11	11	0	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Parkwood at Stoney Creek	2	135.01	205	205	120	3	0	1	7	11	9	10	34	10	0	0	205	100%	100%	0	0
<i>Pergola Park (New Longview)**</i>	2	136.02	138	90	69	7	4	1	1	0	5	1	0	1	1	90	65%	100%	48	0	
Pine Meadows	1	137.04	89	89	89	0	0	0	0	0	0	0	0	0	0	0	89	100%	100%	0	0
Pine Ridge	2	137.04	113	113	112	0	0	0	0	0	1	0	0	0	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	0	5	100%	100%	0	0

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			Prelim	Final	Pre-2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				Proposed/Planned	Final Plat	
Prairie Ridge Estates	4	139.03	18	18	18	0	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Prairie Valley**	2	135.01	25	25	1	2	0	0	0	0	0	3	6	3	10	0	25	100%	100%	0	0
Prairie View	4	139.03	8	8	8	0	0	0	0	0	0	0	0	0	0	0	8	100%	100%	0	0
<i>Preston Meadows**</i>	4	<i>138.01</i>	<i>40</i>	<i>40</i>	<i>32</i>	<i>7</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>39</i>	<i>98%</i>	<i>98%</i>	<i>1</i>	<i>1</i>						
Princeton Heights	1	139.04	306	306	306	0	0	0	0	0	0	0	0	0	0	0	306	100%	100%	0	0
Pryor Meadows**	2	135.01	193	193	190	1	0	0	0	0	0	0	0	0	2	0	193	100%	100%	0	0
<i>Raintree Lake**</i>	2	<i>135.01</i>	<i>1002</i>	<i>1002</i>	<i>980</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>6</i>	<i>2</i>	<i>1</i>	<i>1</i>	<i>2</i>	<i>1</i>	<i>1</i>	<i>995</i>	<i>99%</i>	<i>99%</i>	<i>7</i>	<i>7</i>	
<i>Raintree Lake Estates</i>	2	<i>604</i>	<i>311</i>	<i>311</i>	<i>227</i>	<i>9</i>	<i>1</i>	<i>2</i>	<i>0</i>	<i>6</i>	<i>6</i>	<i>7</i>	<i>6</i>	<i>5</i>	<i>5</i>	<i>274</i>	<i>88%</i>	<i>88%</i>	<i>37</i>	<i>37</i>	
<i>Raintree Pointe</i>	2	<i>604</i>	<i>7</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>0%</i>	<i>7</i>	<i>0</i>
<i>Raintree Reserve**</i>	2	<i>135.01</i>	<i>30</i>	<i>30</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>6</i>	<i>5</i>	<i>1</i>	<i>3</i>	<i>0</i>	<i>15</i>	<i>50%</i>	<i>50%</i>	<i>15</i>	<i>15</i>	
Raintree Villas (Single Family Only)**	2	135.01	34	34	34	0	0	0	0	0	0	0	0	0	0	0	34	100%	100%	0	0
Ravencrest	2	136.02	24	24	24	0	0	0	0	0	0	0	0	0	0	0	24	100%	100%	0	0
Remington by the Park	4	139.03	11	11	11	0	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Remington Woods	2	136.01	49	49	49	0	0	0	0	0	0	0	0	0	0	0	49	100%	100%	0	0
Ridgewood Hills	3	142.02	222	222	222	0	0	0	0	0	0	0	0	0	0	0	222	100%	100%	0	0
Roseland Height	1	137.03	85	85	85	0	0	0	0	0	0	0	0	0	0	0	85	100%	100%	0	0
Saddlebrook**	1	135.01	46	46	46	0	0	0	0	0	0	0	0	0	0	0	46	100%	100%	0	0
<i>Saddlebrook East**</i>	1	<i>135.01</i>	<i>78</i>	<i>78</i>	<i>77</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>77</i>	<i>99%</i>	<i>99%</i>	<i>1</i>	<i>1</i>	
<i>Saddlebrook Farm**</i>	1	<i>135.01</i>	<i>19</i>	<i>19</i>	<i>18</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>1</i>	<i>0</i>	<i>19</i>	<i>100%</i>	<i>100%</i>	<i>0</i>	<i>0</i>	
Savannah Ridge**	3	134.02	111	111	110	0	0	0	0	0	0	1	0	0	0	0	111	100%	100%	0	0
<i>Schick Place**</i>	1	<i>137.03</i>	<i>6</i>	<i>6</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>4</i>	<i>67%</i>	<i>67%</i>	<i>2</i>	<i>2</i>	
<i>Siena at Longview (Single family only)**</i>	2	<i>136.12</i>	<i>86</i>	<i>86</i>	<i>13</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>4</i>	<i>5</i>	<i>12</i>	<i>12</i>	<i>9</i>	<i>55</i>	<i>64%</i>	<i>64%</i>	<i>31</i>	<i>31</i>	
Silkwood Estates	1	138.02	197	197	197	0	0	0	0	0	0	0	0	0	0	0	197	100%	100%	0	0
Silver Pointe	1	137.04	41	41	41	0	0	0	0	0	0	0	0	0	0	0	41	100%	100%	0	0
Somerset at Charleston Park**	4	139.04	270	270	270	0	0	0	0	0	0	0	0	0	0	0	270	100%	100%	0	0
South Crossing	2	137.04	50	50	50	0	0	0	0	0	0	0	0	0	0	0	50	100%	100%	0	0
South Lea Addition	1	137.04	186	186	186	0	0	0	0	0	0	0	0	0	0	0	186	100%	100%	0	0
<i>South Pointe at East Lake Village**</i>	3	<i>142.04</i>	<i>54</i>	<i>54</i>	<i>47</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>2</i>	<i>51</i>	<i>94%</i>	<i>94%</i>	<i>3</i>	<i>3</i>	
Southgate	1	135.01	73	73	73	0	0	0	0	0	0	0	0	0	0	0	73	100%	100%	0	0
Spring Meadow	3	142.04/143	11	11	11	0	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Sterling Hills	2	136.01	256	256	256	0	0	0	0	0	0	0	0	0	0	0	256	100%	100%	0	0
<i>Stoney Creek Estates**</i>	2	<i>135.01</i>	<i>265</i>	<i>265</i>	<i>235</i>	<i>12</i>	<i>5</i>	<i>2</i>	<i>1</i>	<i>0</i>	<i>5</i>	<i>1</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>263</i>	<i>99%</i>	<i>99%</i>	<i>2</i>	<i>2</i>	
Strother East	4	139.03	29	29	29	0	0	0	0	0	0	0	0	0	0	0	29	100%	100%	0	0
Summerfield	2	136.01	96	96	96	0	0	0	0	0	0	0	0	0	0	0	96	100%	100%	0	0
Summit Crossings**	2	137.04	131	131	130	0	0	0	0	0	1	0	0	0	0	0	131	100%	100%	0	0

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			Prelim	Final	Pre-2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				Proposed/Planned	Final Plat
<i>Summit Falls**</i>	2	137.04	77	77	72	0	0	0	0	1	0	0	0	1	0	74	96%	96%	3	3
<i>Summit Mill</i>	4	139.04	96	96	89	0	0	0	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	171	100%	100%	0	0	
Summit View Farms**	2	135.01	121	45	0	0	0	0	0	0	0	0	0	1	1	1%	2%	120	44	
Sunnybrook	4	139.03	133	133	133	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	13	100%	100%	0	0	
Sunset Cove	2	135.01	46	46	46	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	101	100%	100%	0	0	
Sunset Ridge	2	135.01	38	38	38	0	0	0	0	0	0	0	0	0	38	100%	100%	0	0	
<i>The Manor at Stoney Creek</i>	2	135.01	41	41	0	0	0	0	0	0	0	19	0	20	39	95%	95%	2	2	
<i>The Mist**</i>	4	139.03	25	25	17	1	0	0	0	0	0	0	0	1	19	76%	76%	6	6	
<i>The Reserve at Stoney Creek</i>	2	135.01	59	59	0	0	0	0	0	0	0	0	0	38	38	64%	64%	21	21	
Tiffany Woods**	3	142.03	7	7	0	0	0	0	0	0	0	1	0	0	1	14%	14%	6	6	
Timber Hills**	3	142.02	82	82	72	2	0	0	0	1	3	3	1	0	82	100%	100%	0	0	
Timber's Edge	1	138.02	23	23	22	0	0	0	0	0	0	0	1	0	23	100%	100%	0	0	
<i>Trails of Park Ridge (1Fam Only)**</i>	3	185	114	41	0	0	0	0	0	0	0	9	9	11	29	25%	71%	85	12	
Tudor Heights	4	138.01	17	17	17	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	18	100%	100%	0	0	
Twin Creek	2	137.04	45	45	45	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	66	100%	100%	0	0	
Valley Forge**	4	138.01	22	22	22	0	0	0	0	0	0	0	0	0	22	100%	100%	0	0	
Victoria Station	3	137.01	53	53	53	0	0	0	0	0	0	0	0	0	53	100%	100%	0	0	
Village Fair**	1	137.02	249	249	249	0	0	0	0	0	0	0	0	0	249	100%	100%	0	0	
<i>Villages of Lakewood Fairway Homes Village**</i>	3	142.03 142.04	269	269	262	0	0	0	0	0	0	4	0	0	266	99%	99%	3	3	
Villas at Lake Ridge Meadows**	3	142.02	30	30	30	0	0	0	0	0	0	0	0	0	30	100%	100%	0	0	
<i>Villas at Meadows of Summit Ridge**</i>	1	135.01	37	27	17	0	0	0	0	0	0	0	4	3	24	65%	89%	13	3	
<i>Villas at Meadows of Winterset</i>	2	136.02	60	60	41	6	7	1	0	0	0	0	0	0	55	92%	92%	5	5	
<i>Villas of Chapel Ridge**</i>	3	142.04	73	42	4	8	3	0	1	0	0	0	5	2	23	32%	55%	50	19	
<i>Villas of Mill Creek</i>	4	139.04	65	65	0	0	0	0	0	0	0	0	0	0	0	0%	0%	65	65	
Villas of Parkwood**	2	135.01	79	79	16	0	0	0	0	0	0	9	9	8	42	53%	53%	37	37	
Vista del Verde	1	138.02	464	464	464	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	18	100%	100%	0	0	
Weather Ridge	2	136.01	9	9	9	0	0	0	0	0	0	0	0	0	9	100%	100%	0	0	

List of Major Single-Family Subdivisions

Regular print – 100% built subdivisions based on preliminary plat.
Italicized print – Subdivision with more than 50% remaining platted lots.
Bold Italicized print – Subdivisions with less than 50% remaining platted lots.
Yellow Highlighted Print- Permits issued in 2016.
**** Numbers rechecked in 2015 and adjusted if needed.**

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-2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				Proposed/Planned	Final Plat
West-Baz Estates	3	185	2	2	0	0	0	0	0	0	0	2	0	0	0	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	100%	100%	0	0
West Woods Estates	3	142.04	16	16	16	0	0	0	0	0	0	0	0	0	0	16	100%	100%	0	0
Westwind Estates	4	138.01	39	39	39	0	0	0	0	0	0	0	0	0	0	39	100%	100%	0	0
White Ridge Farm	2	137.04	317	317	317	0	0	0	0	0	0	0	0	0	0	317	100%	100%	0	0
Whiteridge Villas Addition	2	137.04	3	3	1	0	1	33%	33%	2	2									
Windemere**	2	135.01	240	240	240	0	0	0	0	0	0	0	0	0	0	240	100%	100%	0	0
Windridge	2	136.01	33	33	33	0	0	0	0	0	0	0	0	0	0	33	100%	100%	0	0
Windsboro at Charleston Park**	4	139.04	220	220	220	0	0	0	0	0	0	0	0	0	0	220	100%	100%	0	0
Windsor Station	3	137.01	47	47	47	0	0	0	0	0	0	0	0	0	0	47	100%	100%	0	0
Winterset Garden**	2	136.02	57	57	45	5	3	2	2	0	0	0	0	0	0	57	100%	100%	0	0
Winterset Park**	2	136.02	581	581	581	0	0	0	0	0	0	0	0	0	0	581	100%	100%	0	0
Winterset Valley**	2	136.01	373	309	115	14	17	11	13	6	16	26	19	27	27	291	78%	94%	82	18
Whispering Woods	2	135.01	203	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	203	0
Winterset Woods**	2	136.01	89	89	85	0	0	0	0	0	0	0	0	0	0	85	96%	96%	4	4
Wood Creek at Richardson Ranch**	4	139.03	50	50	50	0	0	0	0	0	0	0	0	0	0	50	100%	100%	0	0
Woodbury Park	3	137.01	108	108	108	0	0	0	0	0	0	0	0	0	0	108	100%	100%	0	0
Woodland Glen**	1	138.02	143	86	54	6	0	0	0	0	0	4	0	0	0	64	45%	74%	79	22
Woodland Shores**	4	139.03	200	200	86	24	5	7	8	10	19	15	14	5	2	195	98%	98%	5	5
Woodridge Manor	4	138.01	47	47	47	0	0	0	0	0	0	0	0	0	0	47	100%	100%	0	0
Woodview Estates**	4	138.01	28	28	4	12	0	3	1	1	0	0	1	6	0	28	100%	100%	0	0
Woods Chapel Acres	3	142.04	337	337	337	0	0	0	0	0	0	0	0	0	0	337	100%	100%	0	0
Total															26,619			3,659	1,051	

List of Major Multi-Family Subdivisions

 = New Development in 2016

 = Senior Living/Age Restricted

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 2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				
AMLI at New Longview	Apartment (206)	2	136.02	206	0	0	0	0	0	0	0	0	0	0	206	206	0	
AMLI Summit Ridge	Apartment (432)	3	137.01	432	0	0	0	0	0	0	0	0	0	0	432	432	0	
Arborwalk	Apartment (280), Fourplex (32), Duplex (92)	2	135.01	390	10	4	0	2	406	406	0							
Arlington Park Estates	Duplex (18)	1	137.03	18	0	0	0	0	0	0	0	0	0	0	18	18	0	
Ash Court	Duplex (14)	1	137.03	14	0	0	0	0	0	0	0	0	0	0	14	14	0	
Ashbrooke	Apartment (75)	1	137.03	75	0	0	0	0	0	0	0	0	0	0	75	75	0	
Avanti East Apartments	Apartment (120)	4	137.03	120	0	0	0	0	0	0	0	0	0	0	120	120	0	
Banner Grove Estates	Duplex (56)	4	138.01	56	0	0	0	0	0	0	0	0	0	0	56	56	0	
Bayberry	Sixplex (18)	1	138.02	18	0	0	0	0	0	0	0	0	0	0	18	18	0	
BC White House Addition	Duplex (2)	4	137.03	2	0	0	0	0	0	0	0	0	0	0	2	2	0	
Benton Heights	Duplex (18)	3	137.03	18	0	0	0	0	0	0	0	0	0	0	18	18	0	
Beverly Village	Duplex (22)	3	137.01	22	0	0	0	0	0	0	0	0	0	0	22	22	0	
Borders Addition	Apartment (14)	1	137.03	14	0	0	0	0	0	0	0	0	0	0	14	14	0	
Bordner Estates	Fourplex (84)	4	138.01	84	0	0	0	0	0	0	0	0	0	0	84	84	0	
Braeside Park	Mixed Density (98)	1	137.02	98	0	0	0	0	0	0	0	0	0	0	98	98	0	
Breckenridge Estates	Fourplex (40), Triplex (12), Duplex (108)	4	138.01	160	0	0	0	0	0	0	0	0	0	0	160	160	0	
Briarcroft	Fourplex (24), Triplex (3), Duplex (24)	1	138.02	51	0	0	0	0	0	0	0	0	0	0	51	51	0	
Bridgehampton	Fourplex (32), Duplex (2)	1	138.02	34	0	0	0	0	0	0	0	0	0	0	34	34	0	
Bridgehampton Townhomes	Fourplex (8)	1	138.02	8	0	0	0	0	0	0	0	0	0	0	8	8	0	
Butterfields Addition	Duplex (4)	1	137.02	4	0	0	0	0	0	0	0	0	0	0	4	4	0	
Cedar Creek Estates	Duplex (24)	2	137.04	24	0	0	0	0	0	0	0	0	0	0	24	24	0	
Chapel Oaks	Fourplex (256)	3	142.04	256	0	0	0	0	0	0	0	0	0	0	256	256	0	
Chapel Ridge Business Park	Apartment (274)	3	142.04	0	274	0	0	0	0	0	0	0	0	0	274	274	0	
Chapel Ridge Four-Plexes	Fourplex (93)	3	142.04	0	0	0	0	0	0	0	0	0	0	27	27	93	66	
Cheddington	Duplex (66)	2	135.01	66	0	0	0	0	0	0	0	0	0	0	66	66	0	
Cobblestone	Mixed Density (35)	2	135.01	35	0	0	0	0	0	0	0	0	0	0	35	35	0	
Condominiums Of Oaks Ridge Meadows	Fourplex (508)	3	142.03	508	0	0	0	0	0	0	0	0	0	0	508	508	0	
Cottage Gate	Duplex (10)	1	137.03	10	0	0	0	0	0	0	0	0	0	0	10	10	0	

List of Major Multi-Family Subdivisions

 = New Development in 2016 = Senior Living/Age Restricted

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 2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				
Country Meadow Estates	Apartment (16), Fourplex (152), Duplex (34)	4	138.01	202	0	0	0	0	0	0	0	0	0	0	202	202	0	
Country Woods	Duplex (44), Single Family (1)	2	136.01	38	2	1	0	0	0	0	0	0	0	0	41	44	3	
Court Villas	Duplex (20)	1	137.03	20	0	0	0	0	0	0	0	0	0	0	20	20	0	
Craigmont	Duplex (6)	2	136.01	6	0	0	0	0	0	0	0	0	0	0	6	6	0	
Crossroads At Lees Summit	Apartment (160)	3	142.04	160	0	0	0	0	0	0	0	0	0	0	160	160	0	
Dogwood Springs	Apartment (52)	4	139.04	52	0	0	0	0	0	0	0	0	0	0	52	52	0	
Downing Heights	Apartment (10)	2	135.01	10	0	0	0	0	0	0	0	0	0	0	10	10	0	
Duncan Estates (LS Housing Authority)	Duplex (66)	1	137.04	66	0	0	0	0	0	0	0	0	0	0	66	66	0	
Eagle Creek Townhomes	Fourplex (140)	1	136.02	140	36	0	52	228	412	184								
East Haven Acres	Duplex (16)	2	137.04	16	0	0	0	0	0	0	0	0	0	0	16	16	0	
East Ridge Addition	Duplex (2)	4	137.03	2	0	0	0	0	0	0	0	0	0	0	2	2	0	
Elgin Park	Sixplex (6), Fourplex (184)	4	139.03	190	0	0	0	0	0	0	0	0	0	0	190	190	0	
Elmwood Farm	Duplex (8)	2	136.01	8	0	0	0	0	0	0	0	0	0	0	8	8	0	
English Manor	Fourplex (72)	3	137.01	72	0	0	0	0	0	0	0	0	0	0	72	72	0	
Foxhorn Addition	Fourplex (32)	3	142.04	32	0	0	0	0	0	0	0	0	0	0	32	32	0	
Fresh Woods Subdivision	Duplex (8)	1	137.02	8	0	0	0	0	0	0	0	0	0	0	8	8	0	
Gambles Subdivision	Duplex (12)	1	137.03	12	0	0	0	0	0	0	0	0	0	0	12	12	0	
Glendana Heights	2 Apartments (8 Each)	1	137.04	16	0	0	0	0	0	0	0	0	0	0	16	16	0	
Gordanier Estates	Duplex (46)	1	138.02	46	0	0	0	0	0	0	0	0	0	0	46	46	0	
Gover Addition	Duplex (2)	3	137.03	2	0	0	0	0	0	0	0	0	0	0	2	2	0	
Greystone Park	Duplex (36)	4	139.04	36	0	0	0	0	0	0	0	0	0	0	36	36	0	
Hamel Heights	Duplex (90)	3	137.03	90	0	0	0	0	0	0	0	0	0	0	90	90	0	
Hearnese Addition	Apartment (16), Fourplex (4), Triplex (6), Duplex (32)	3	137.03	58	0	0	0	0	0	0	0	0	0	2	60	60	0	
Heather Hill Farm	Duplex (12)	3	137.03	12	0	0	0	0	0	0	0	0	0	0	12	12	0	
Higginbotham Acres	Duplex (4)	1	137.03	4	0	0	0	0	0	0	0	0	0	0	4	4	0	
Higgins Addition	Duplex (8)	3	137.03	8	0	0	0	0	0	0	0	0	0	0	8	8	0	
Higgins 2nd Addition	Fourplex (4)	1	137.03	4	0	0	0	0	0	0	0	0	0	0	4	4	0	
Ironwood Addition	Fourplex (28), Duplex (2)	1	137.03	30	0	0	0	0	0	0	0	0	0	0	30	30	0	
John Calvin Manor	Multi-Family Senior (100)	2	136.01	100	0	0	0	0	0	0	0	0	0	0	100	100	0	

List of Major Multi-Family Subdivisions

 = New Development in 2016 = Senior Living/Age Restricted

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 2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				
John Knox Retirement Village	JKV (1,578)	2	136.01	1653	0	0	0	0	0	0	11	-7*	-79*	111	1664	1664	0	
Kingston Trails	Duplex (44)	1	137.03	44	0	0	0	0	0	0	0	0	0	0	44	44	0	
Knollbrook Townhomes	Fourplex (20)	4	139.03	20	0	0	0	0	0	0	0	0	0	0	20	20	0	
Lacys Addition (Le Grand Estates)	Apartment (47)	1	137.01	47	0	0	0	0	0	0	0	0	0	0	47	47	0	
Lacys Addition	Triplex (3)	1	137.01	3	0	0	0	0	0	0	0	0	0	0	3	3	0	
Lakeshore Bay Townhomes	Mixed Density (16)	3	142.04	16	0	0	0	0	0	0	0	0	0	0	16	16	0	
Lakeshore Townhouses	Mixed Density (10)	3	142.04	10	0	0	0	0	0	0	0	0	0	0	10	10	0	
Lakewood Bay	Mixed Density (127)	3	142.04	127	0	0	0	0	0	0	0	0	0	0	127	127	0	
Landings At Lakewood	Mixed Density (20)	3	142.04	20	0	0	0	0	0	0	0	0	0	0	20	20	0	
Lea Manor Condominiums	Fourplex (8)	1	137.04	8	0	0	0	0	0	0	0	0	0	0	8	8	0	
Le Grand Retirement Village	Apartment (40)	1	137.03	40	0	0	0	0	0	0	0	0	0	0	40	40	0	
Lea Haven (LS Housing Authority)	Apartment (42), Duplex (8)	4	137.03	50	0	0	0	0	0	0	0	0	0	0	50	50	0	
Lee Heights	Duplex (6)	3	137.03	6	0	0	0	0	0	0	0	0	0	0	6	6	0	
Lees Summit Retirement	Multi-Family Senior (123)	3	137.01	123	0	0	0	0	0	0	0	0	0	0	123	123	0	
Lodge Apartments, The	Apartment (64)	1	137.03	64	0	0	0	0	0	0	0	0	0	0	64	64	0	
Lowes Addition	Duplex (12)	1	137.03	12	0	0	0	0	0	0	0	0	0	0	12	12	0	
Magnolia Place at Charleston Park	Multi-Family Senior (50)	4	139.04	0	0	0	0	0	0	0	0	0	50	0	50	50	0	
Maple Tree Manor	Duplex (74)	3	137.01	74	0	0	0	0	0	0	0	0	0	0	74	74	0	
Marketplace	Duplex (112)	1	137.02	112	0	0	0	0	0	0	0	0	0	0	112	112	0	
Michael Manor	Duplex (42)	3	137.03	42	0	0	0	0	0	0	0	0	0	0	42	42	0	
Morningside Acres	Duplex (4)	1	137.03	4	0	0	0	0	0	0	0	0	0	0	4	4	0	
Myrtle Park	Duplex (12)	3	137.03	12	0	0	0	0	0	0	0	0	0	0	12	12	0	
Nancene Apartments	Apartment (103)	2	137.04	103	0	0	0	0	0	0	0	0	0	0	103	103	0	
Newberry Commons	Fourplex (164)	1	138.02	164	0	0	0	0	0	0	0	0	0	0	164	164	0	
Noel Richardson Addition	Duplex (2)	1	138.02	2	0	0	0	0	0	0	0	0	0	0	2	2	0	
Onahome Addition	Apartment (12)	1	137.03	12	0	0	0	0	0	0	0	0	0	0	12	12	0	
Orchard Hills	Duplex (36)	3	137.01	36	0	0	0	0	0	0	0	0	0	0	36	36	0	
Oxford Place Townhouses	Fourplex (56)	1	137.04	56	0	0	0	0	0	0	0	0	0	0	56	56	0	
Park Lane West Condominium	Apartment (60)	3	137.02	60	0	0	0	0	0	0	0	0	0	0	60	60	0	

*These figures represent net losses; JKV continues to add units, but is also in the process of combining others, and planning new construction of demolished structures.

List of Major Multi-Family Subdivisions

 = New Development in 2016

 = Senior Living/Age Restricted

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 2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				
Peter's Resurvey	Triplex (6)	4	137.03	4	0	0	0	0	0	0	0	0	0	0	4	4	0	
Pheasant Run Apartments	Apartment (160)	3	137.01	160	0	0	0	0	0	0	0	0	0	0	160	160	0	
Pin Oak Estates	Duplex (48)	3	137.03	46	0	0	0	0	0	0	0	0	0	0	46	46	0	
Pincrest	Fourplex (8), Duplex (2)	1	137.02	10	0	0	0	0	0	0	0	0	0	0	10	10	0	
Pinetree Village	Fourplex (56)	1	137.02	56	0	0	0	0	0	0	0	0	0	0	56	56	0	
Raintree Lake	Fourplex (12), Triplex (3), Duplex (6)	2	135.01	21	0	0	0	0	0	0	0	0	0	0	21	21	0	
Raintree Villas	Duplex (80)	2	135.01	70	8	2	0	0	0	0	0	0	0	0	80	84	4	
Ranville Corner	Duplex (2)	1	137.02	2	0	0	0	0	0	0	0	0	0	0	2	2	0	
Residences at New Longview	Apartment (309)	2	136.12	0	0	0	0	0	0	0	0	208	101	0	309	309	0	
Ridgeview Manor	Mixed Density (140)	4	138.01	140	0	0	0	0	0	0	0	0	0	0	140	140	0	
Robin Hills	Apartment (61), Duplex (46)	3	137.02	107	0	0	0	0	0	0	0	0	0	0	107	107	0	
Scherer Crossing	Fourplex (68)	1	137.04	56	8	0	4	68	68	0								
Scherer Ridge Villas	Fourplex (68), Duplex (12)	1	137.04	24	56	0	0	0	0	0	0	0	0	0	80	80	0	
Second & Corder Place	Duplex (6)	1	137.03	6	0	0	0	0	0	0	0	0	0	0	6	6	0	
Siena At Longview	Duplex (124), Single Family (5)	2	136.02	36	2	2	3	3	0	0	0	0	0	0	46	124	78	
Somerset Villa Apartments	Apartment (48)	2	136.01	48	0	0	0	0	0	0	0	0	0	0	48	48	0	
South Lea Addition	Triplex (9)	2	137.04	9	0	0	0	0	0	0	0	0	0	0	9	9	0	
Southview Heights	Duplex (6)	1	137.03	6	0	0	0	0	0	0	0	0	0	0	6	6	0	
Strasbourg Apartments	Apartment (71)	3	137.02	71	0	0	0	0	0	0	0	0	0	0	71	71	0	
Summit Apartments	Apartment (12)	4	137.03	12	0	0	0	0	0	0	0	0	0	0	12	12	0	
Summit Center	Fourplex (40)	2	136.01	40	0	0	0	0	0	0	0	0	0	0	40	40	0	
Summit East Plaza Condominiums	Apartment (150)	1	137.03	150	0	0	0	0	0	0	0	0	0	0	150	150	0	
Summit Grove Senior Apartments	Apartments (54)	3	137.01	0	0	0	54	0	0	0	0	0	0	0	54	54	0	
Summit Point Condominium	Apartment (101)	3	137.01	101	0	0	0	0	0	0	0	0	0	0	101	101	0	
Summit Ridge	Duplex (46), Single Family (1)	1	138.02	46	0	0	1	0	0	0	0	0	0	0	47	47	0	
Summit Village	Duplex (12)	1	138.02	12	0	0	0	0	0	0	0	0	0	0	12	12	0	
Sunrise East	Duplex (26)	1	137.03	26	0	0	0	0	0	0	0	0	0	0	26	26	0	
The Carlyle	Apartments (118) and Cottages (5)	3	179	123	0	0	0	0	0	0	0	0	0	0	123	123	0	
Todd George Historic House 5-Plex	Apartment (5)	4	137.03	5	0	0	0	0	0	0	0	0	0	0	5	5	0	
Town of Strother	Fourplex (4), Duplex (2)	3	137.03	6	0	0	0	0	0	0	0	0	0	0	6	6	0	

List of Major Multi-Family Subdivisions

 = New Development in 2016

 = Senior Living/Age Restricted

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 2007	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				
Townhomes Of Chapel Ridge	Triplex and Fourplex (60)	3	142.04	0	11	0	0	0	0	0	0	0	0	0	0	11	60	49
Trails of Park Ridge	Duplex (64), Fourplex (208)	3	142.02	0	0	16	0	0	0	0	4	2	2	0	24	252	228	
Tudor Ridge	Duplex (18)	4	138.01	18	0	0	0	0	0	0	0	0	0	0	18	18	0	
Unnamed Douglas 8-Plex	Apartment (8)	1	137.03	8	0	0	0	0	0	0	0	0	0	0	8	8	0	
Valle Vista	Duplex (14)	3	137.03	14	0	0	0	0	0	0	0	0	0	0	14	14	0	
Villas At Summit Ridge	Fourplex (152)	3	142.02	152	0	0	0	0	0	0	0	0	0	0	152	152	0	
Vista Del Verde	Fourplex (72), Duplex (124)	1	138.02	196	0	0	0	0	0	0	0	0	0	0	196	196	0	
Vogue Condominiums	Condominiums Units (18)	1	137.03	0	0	0	0	0	0	18	0	0	0	0	18	18	0	
Walnut Grove	Duplex (2)	1	137.02	2	0	0	0	0	0	0	0	0	0	0	2	2	0	
Waters Edge	Duplex (18)	3	142.04	18	0	0	0	0	0	0	0	0	0	0	18	18	0	
WB Howards	Apartment (16), Triplex (9), Duplex (6)	4	137.03	31	0	0	0	0	0	0	0	0	0	0	31	31	0	
Westbrooke	Duplex (132)	2	136.01	122	10	0	0	0	0	0	0	0	0	0	132	132	0	
Westvale	Duplex (104)	2	136.01	104	0	0	0	0	0	0	0	0	0	0	104	104	0	
Westwind Estates	Duplex (40)	4	138.01	40	0	0	0	0	0	0	0	0	0	0	40	40	0	
Whispering Winds At Lake Ridge Meadows	Fourplex (84)	3	142.02	84	0	0	0	0	0	0	0	0	0	0	84	84	0	
White Ridge Farm (The Oaks Apartments)	Apartment (126)	2	137.04	126	0	0	0	0	0	0	0	0	0	0	126	126	0	
White Ridge Villas Addition	Duplex (2)	2	137.04	2	0	0	0	0	0	0	0	0	0	0	2	2	0	
Whiting and Cooper's Addition	Apartment (12)	4	137.03	12	0	0	0	0	0	0	0	0	0	0	12	12	0	
Wilshire Hills	Mixed Density (Retirement) (234)	3	142.04	66	0	0	0	0	0	0	0	42	0	0	108	192	84	
Wilshire at Lakewood--Care Center	Multi-family Senior (160)	3	142.04	160	0	0	0	0	0	0	0	0	0	0	160	160	0	
Windsong At Raintree Lake	Fourplex (68)	2	135.01	68	0	0	0	0	0	0	0	0	0	0	68	68	0	
Wind Ridge	Fourplex (4), Duplex (4)	2	136.01	8	0	0	0	0	0	0	0	0	0	0	8	8	0	
Woods Chapel Acres	Fourplex (8), Duplex (70)	3	142.04	78	0	0	0	0	0	0	0	0	0	0	78	78	0	
Woods Chapel Park	Fourplex (20)	3	142.04	20	0	0	0	0	0	0	0	0	0	0	20	20	0	
Woodway Pines	Duplex (16)	1	138.02	16	0	0	0	0	0	0	0	0	0	0	16	16	0	
Total				9,821	417	25	58	3	0	18	15	245	74	198	10,849	11,545	696	



Senior Living Establishments

The community provides assorted housing options to the elderly population. Many of these facilities have different age restricted requirements that only allow certain age groups to live within them, some of which also have income restrictions. In addition to living quarters, there are many different living establishments from single family, multi-family, and even health care facilities that provide both living and health care. Examples of the places that have both health care and living areas are *White Ridge Health Center* and *Seasons Care Center-Alzheimer's*. For the purpose of this report, these facilities are not considered residential development and , therefore, are not included in the residential section.

As listed on this page, there are **2,716** housing units serving Lee's Summit seniors, in addition to other health service related establishments.

Subdivision	Building Type & Number of Units per Type	Council District	Census Tract
The Carlyle	Apartments (118) and Cottages (5)	3	179
Dogwood Springs Retirement	Apartments (52)	4	139.04
John Knox Retirement Village	Mixed Densities (1,664)	2	136.01
John Calvin Manor	Multi-Family Senior (100)	2	136.01
Lees Summit Retirement	Multi-Family Senior (123)	3	137.01
Le Grand Retirement Village	Apartments (40)	1	137.03
Magnolia Place at Charleston Park	Multi-Family Senior (50)	4	139.04
Summit Grove Senior Apartments	Apartments (54)	3	137.01
Wilshire Hills	Mixed Density (Retirement) (234)	3	142.04
Wilshire at Lakewood--Care Center	Multi-family Senior (160)	3	142.04

Lee's Summit Housing Authority (LSHA) has two locations; Duncan Estates and Lea Haven. As seen in the table below, it operates a total of 116 housing units between the two housing establishments. Lee's Summit Housing Authority is a HUD assisted public housing agency and, as such, it strictly follows HUD income guidelines for qualification of their residents. In addition, seniors and persons with disabilities have priority. In addition, LSHA also distributes Section 8 Vouchers for qualified families.

Subdivision	Building Type & Number of Units per Type	Council District	Census Tract
Lee's Summit Housing Authority-Duncan Estates	Apartments (66)	1	137.04
Lee's Summit Housing Authority-Lea Haven	Apartments (50)	1	137.03



List of Major Industrial, Office, and Retail Developments

 = New Permits Issued for Center in 2016

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
291-Conoco	1	137.04	Retail	8,041	140,867
3rd & Ward Commercial	2	137.04	Retail	9,910	71,476
50 Highway Office Park	1	138.02	Industrial/Retail	152,424	746,771
400 Colbern Road	3	142.04	Retail	45,560	922,311
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
Lee's Summit Airport	3	142.04	Industrial	10,712	571,742
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	80,110	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
Boise Cascade	3	179	Industrial	3,360	420,898
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

List of Major Industrial, Office, and Retail Developments

 = New Permits Issued for Center in 2016

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
C.L. Long Addition	1	138.02	Industrial	2,688	37,667
Cambell 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 Creek 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
Chapel Ridge Business Park	3	142.04	Retail/ Office	361,224	1,762,396
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	810,409	3,751,676
Chopp Limited Plaza	1	138.02	Industrial	64,215	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 Chidhood	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

List of Major Industrial, Office, and Retail Developments

 = New Permits Issued for Center in 2016

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Douglas Corner	3	137.01	Retail	36,786	214,096
Douglas Corporate Center	3	142.04	Industrial	31,250	148,944
Douglas Square Center	3	137.01	Retail	227,548	1,493,285
Douglas Station Commercial Park	3	137.01	Retail	117,012	644,553
East Haven Acres	1	137.04	Retail/ Office	25,827	128,730
Eastport Professional Office Park	3	142.02	Office	63,760	284,977
Eastridge Business Center	1	137.03	Office	3,979	20,595
Eastside Business Park	1	138.02	Industrial/ Retail	136,114	1,197,995
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	40,678	189,995
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
Goddard School	2	9883	Retail	8,262	96,255
Golf Park	3	142.02	Retail	5,470	990,206
Green Lantern Lee's Summit	3	179	Retail	13,294	82,567
Gregory Estates	4	139.03	Retail	35,780	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
Douglas Corner	3	137.01	Retail	36,786	214,096
Douglas Corporate Center	3	142.04	Industrial	31,250	148,944

List of Major Industrial, Office, and Retail Developments

 = New Permits Issued for Center in 2016

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
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	194,351	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
I-470 Business & Technology Center	3	142.04	Industrial	127,325	1,208,581
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
Journey Church International	2	135.04	Other	16,444	386,445
Knollbrook	4	138.01	Retail	2,160	21,497
Lakewood Business Center	3	142.04	Industrial	664,568	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	401,332	1,629,153
Lakewood Village Shops	3	142.02	Retail	34,668	208,298
Langsford Landing	4	138.01	Retail/ Office	141,767	316,066
Lawn & Leisure Addition	1	138.02	Industrial	16,000	59,993
LBP IIIB	3	142.04	Industrial	31,512	272,501
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

List of Major Industrial, Office, and Retail Developments
 = New Permits Issued for Center in 2016

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Le Grand Retirement Village Addition	1	137.03	Other	490	109,780
Lee's Summit High School Addition	1	137.03	Other	8,887	1,913,510
Lee's Summit Honda	3	142.04	Retail	38,400	213,041
Lee's Summit Industrial Park	3	137.01	Industrial	19,600	110,875
Lee's Summit North Industrial Park	3	137.01	Industrial	474,994	3,469,360
Lee's 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	1,141,170	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
Lowes Addition	1	137.03	Retail	9,072	54,680
LS Park	4	139.03	Retail	38,035	483,229
LSMC Summit Ridge Campus	2	136.01	Office	58,050	174,164
Maddox Acres	1	138.02	Industrial	71,858	297,883
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
Le Grand Retirement Village Addition	1	137.03	Other	490	109,780

List of Major Industrial, Office, and Retail Developments

 = New Permits Issued for Center in 2016

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
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	42,966	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
Newberry Landings	1	138.02	Industrial	22,345	587,471
New Longview Commercial	2	136.12	Retail	60,380	625,531
Northwest Commerce Development	3	137.01	Industrial	48,675	359,184
Olive Garden Restaurant	2	179	Retail	7,441	75,301
O'Reilly Auto Parts Addition	1	137.03	Retail/ Office	12,550	83,844
Owen Lumber	1	137.03	Retail	5,660	28,414
Parkway Plaza	1	137.02	Retail/ Office	83,514	587,794
Patterson Addition	1	137.03	Retail	11,842	86,946
Patterson Oil	1	137.04	Retail	2,660	29,235
Pfizer	1	138.02	Industrial	266,000	2,327,845
Pine Tree Plaza	1	137.02	Retail	118,130	529,332
Pine Woods	1	137.03	Office	10,550	80,671
Pipes Place	1	138.02	Retail	23,438	45,630
McDonalds Restaurant	4	138.01	Retail	4,127	40,855
McKees Corner	4	138.01	Retail	25,036	251,024

List of Major Industrial, Office, and Retail Developments

 = New Permits Issued for Center in 2016

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
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	28,970	443,099
Raintree North Shopping Center	2	135.01	Retail	136,340	823,207
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	253,274	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	494,627	1,793,771
Saint Michael Archangel Church	3	142.04	Other	36,459	2,921,468
Savanna Square	4	139.03	Retail	43,864	232,990
Scotts Addition	1	137.03	Retail	9,840	66,576
Shamrock Addition	1	137.02	Retail	17,500	55,060
Shamrock Business Park	1	137.04	Industrial	73,510	417,060
Shamrock Park	1	135.01	Industrial/ Retail	61,479	490,101
Sharp Addition	1	137.04	Industrial	37,050	108,156
Silverthorn Industries	3	142.04	Retail	22,070	464,709
Simonin Addition	1	137.04	Industrial/ Retail	43,465	269,841
Solar Vista	4	138.01	Retail	16,331	166,249
Pizza Hut Addition	2	136.01	Retail	2,776	36,098
Polk Addition	1	138.02	Retail	17,825	181,522

List of Major Industrial, Office, and Retail Developments

 = New Permits Issued for Center in 2016

Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
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
Strother Crossing	3	142.04	Retail	5,703	730,907
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	324,582	2,287,137
Summit North Business Park	3	137.01	Industrial/Retail	105,591	491,974
Summit Plaza	3	142.04	Retail	15,545	534,481
Summit Point Plaza	3	137.01	Retail	56,428	143,777
Summit Retail Center	2	136.01	Retail	35,870	296,734
Summit Ridge	1	138.01	Retail	14,656	118,638
Summit Ridge Square	2	135.04	Retail	8,440	100,188
Summit Shopping Center	2	136.01	Retail	167,427	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	192,514	1,001,548
Summit Technology Campus	3	137.01	Industrial	1,060,975	4,356,245
Summit View Addition	3	137.02	Industrial	90,077	428,424
Summit West	2	136.01	Retail	6,962	35,615
Summitcrest Plaza	1	135.01	Retail	29,950	171,309
Sonic Addition	1	137.03	Retail	1,526	22,837
Sonic View	1	135.01	Retail	1,362	42,462

List of Major Industrial, Office, and Retail Developments

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Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
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	29,000	236,486
The United Methodist Church of Lee's Summit	2	136.08	Other	34,340	1,012,391
Three o Three	1	137.02	Retail	2,400	43,042
Todd George Marketplace	1	138.02	Retail	103,191	503,828
Tower Park Commercial	2	136.02	Retail	66,762	171,108
Town of Strother	1	137.02,137.03	Industrial/Retail	101,531	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	84,506	808,926
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
Wal-Mart-Raintree	1	135.04	Retail	167,244	915,537
Walnut Grove	1	137.02	Office	6,625	71,953
Water Utilities Facility	1	138.02	Other	39,438	401,852
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

List of Major Industrial, Office, and Retail Developments

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Name	Council District	2010 Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Weavers Plat	1	135.01	Retail	7,595	189,011
Westbrooke Business Center	1	137.03	Office	19,428	107,888
Westside Plaza	1	137.04	Office	40,877	189,531
Whiting & Coopers Addition	1	137.03	Office	5,745	22,853
Willow Trace	1	137.03	Office	22,668	64,022
Windsor Commons	3	137.01	Office	20,300	188,510
Windsor Park	3	137.01	Retail	40,820	203,309
Windsor Park Business Center	3	137.01	Office	49,480	188,327
Winterset Park	2	136.02	Retail	8,487	40,126
Woods Chapel Church of God Addition	3	185	Other	16,421	493,212
Ziegler Addition	1	137.02	Retail	12,190	59,533
Total*				16,509,837	104,538,745

Additional Resources

Local Information

[City of Lee's Summit Website](http://cityofls.net) – cityofls.net

[City's Development Related Webpage](http://cityofls.net/Development.aspx) – cityofls.net/Development.aspx

[Past Issues of Development Reports](http://cityofls.net/Development/Demographics-and-Statistics.aspx) – cityofls.net/Development/Demographics-and-Statistics.aspx

[GIS Map Gallery](http://cityofls.net/MapGallery) – cityofls.net | Map Gallery Here you will find pdf maps for current land use, zoning, comprehensive plan, etc.

Find local comprehensive plan, zoning regulations, development standards, processes and our **Business and Development Handbook** at LSPlanning.net

Information on local historic preservation and the Historic Preservation Commission at <http://www.lshpc.org/>

Regional and State Level Information

[Mid-America Regional Council Databank](http://www.marc.org/Data-Economy) – <http://www.marc.org/Data-Economy>

[Home Builders Association of Greater Kansas City Permit Reports](http://www.kchba.org/news/permit-reports/) – <http://www.kchba.org/news/permit-reports/>

[Missouri Census Data Center](http://mcdc2.missouri.edu/) – <http://mcdc2.missouri.edu/>

National Information

[US Census Bureau](http://census.gov) – <http://census.gov>

[American FactFinder](http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml) – <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>