City of Lee's Summit

2017 Development Report

--- With Updated Census Demographics

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City Area:
65.87 Sq. Miles

Population:
97,135
(As of Jan. 1, 2018)

2017 Permitted Residential Units
774

2017 Estimated Population Growth
1,162 Persons

2017 Permitted Non-Residential Buildings
271,129 Sq. Ft.

LEE'S SUMMIT
MISSOURI

Building Permit Activities * Development Stats * Growth Trends * Subdivision Status

In This Edition:

This report provides a summary of major development activities in the City between January and December of 2017. 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 rapid growth in the 70's through early 2000's, Lee's Summit witnessed a dramatic slowdown in new construction between 2008 and 2013 due to the 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. 2017 building permit statistics suggest that growth is picking up significantly, particularly on the commercial development side. Residential multi-family new construction activities have shown a stronger growth from just a few units a year during the housing crises to an average of about 260 units per year during the past four years.

Thank You:

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**

Contributors and Publisher:

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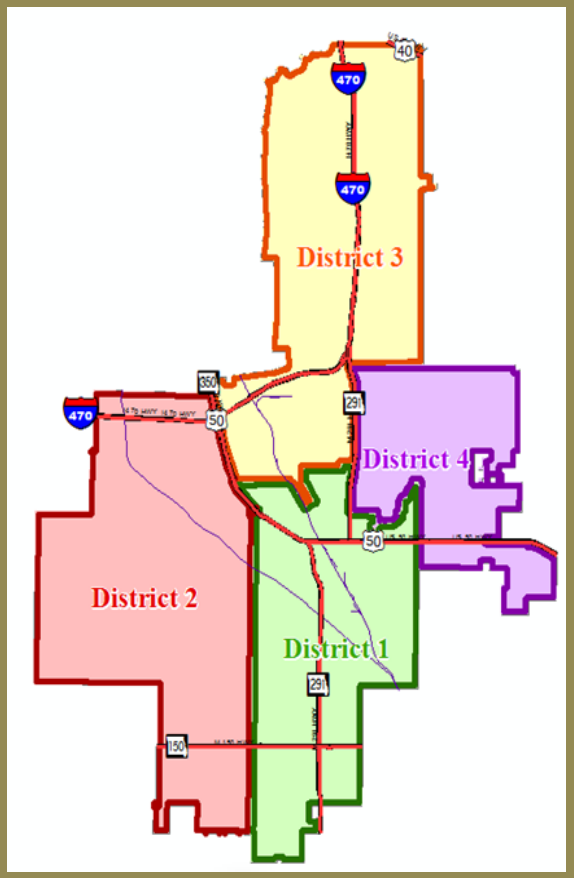
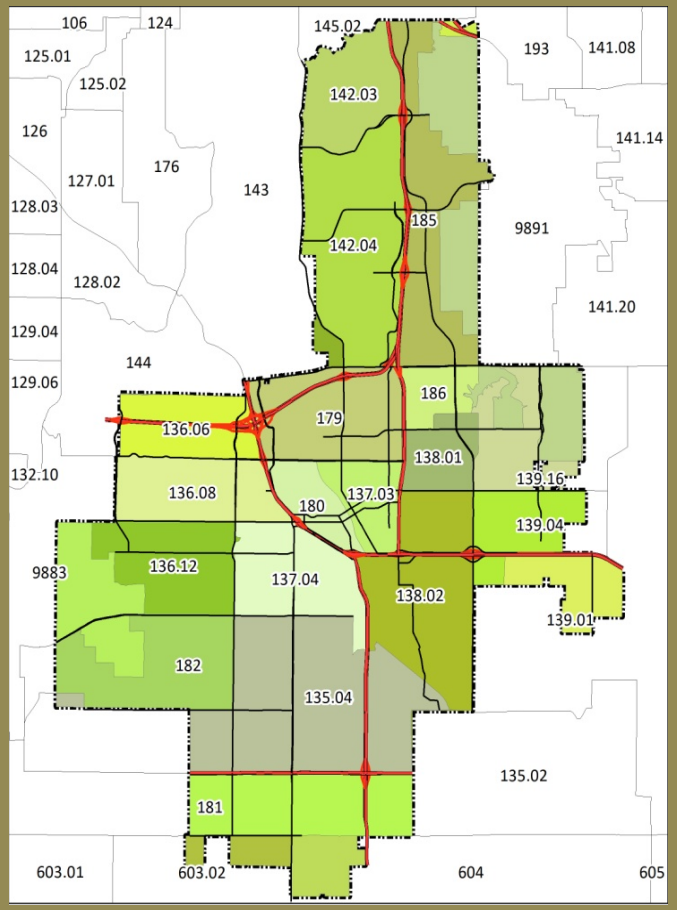
Political & Statistical Boundaries

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	Fred DeMoro & Dave Mosby





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.

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Highlights

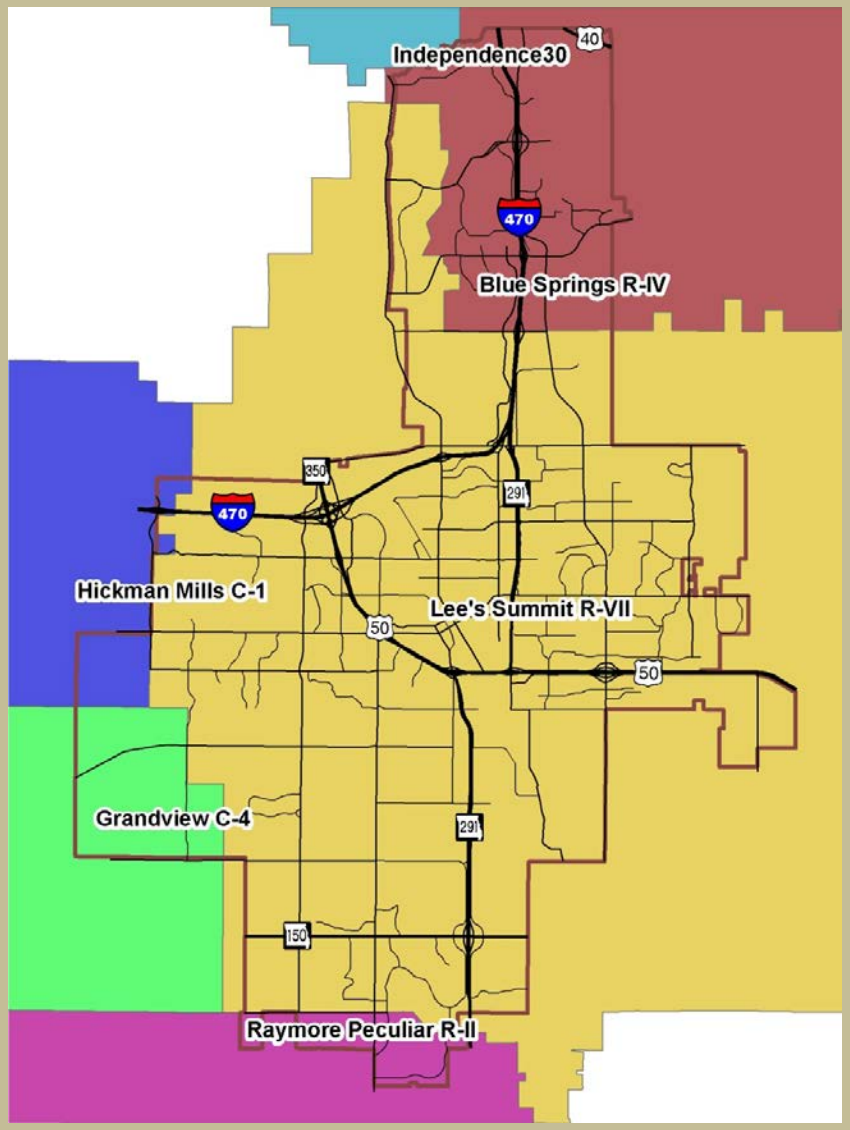
Council Districts: 4

Council Representatives: 8

Levels of Census Geography (small to large)
1. Block
2. Block Group
3. Tract

****

Public School Districts



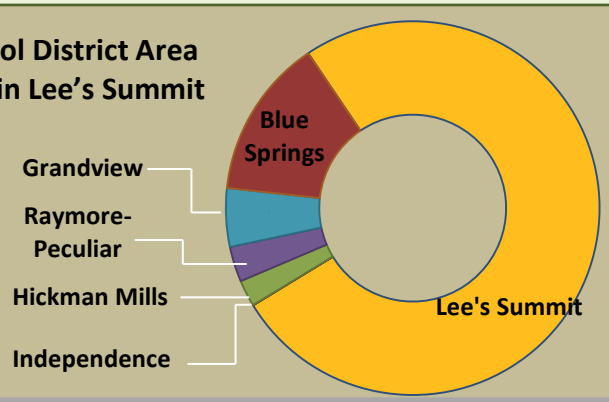
Although Lee's Summit is served by five public school systems, the Lee's Summit R-VII School District has the largest service area, as shown in the accompanying map and charts. The statistics provided below summarize the coverage area of each school district within the city limits as well as its relative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

Lee's Summit R-VII School District Statistics	
Graduation Rate	94.38%
High School Graduates Attending College	84.60%
Student-Teacher Ratio	18:1
Attendance Rate	95.40%
Composite ACT score (vs. National Average of 21)	21.8

*Statistics provided by the Missouri Department of Education 1/2017

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



Public School Districts

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Highlights

Public School Systems: 6

Largest Area Coverage: Lee's Summit Blue Springs Schools

Lee's Summit –VII Graduation Rate: 94.4%

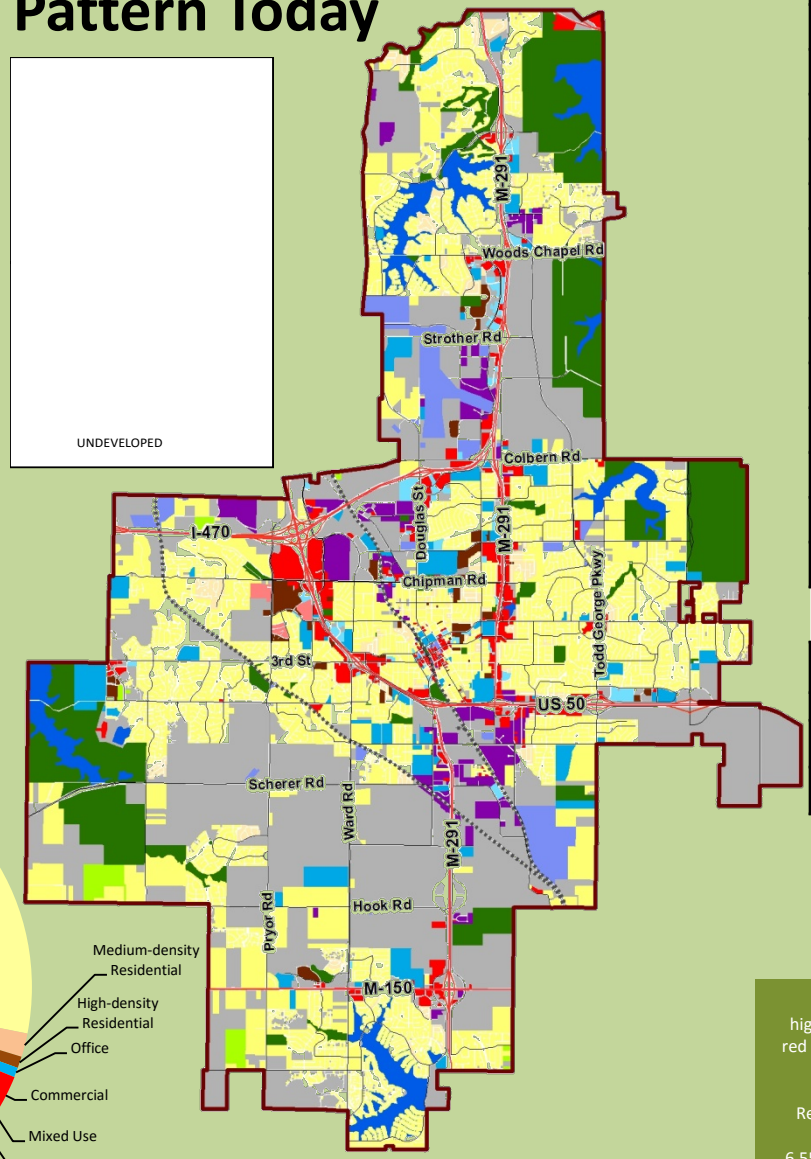
****

CORSICANA ST
NE CRESCENT ST
1-Family
KNOLL BROOK
ELGIN PARK
NE GREYSTONE DR
Duplex
SE FLAGSTONE DR
SE KEYSTONE DR
CRYSTAL VIEW ESTATES
1-Fami

LAND USE

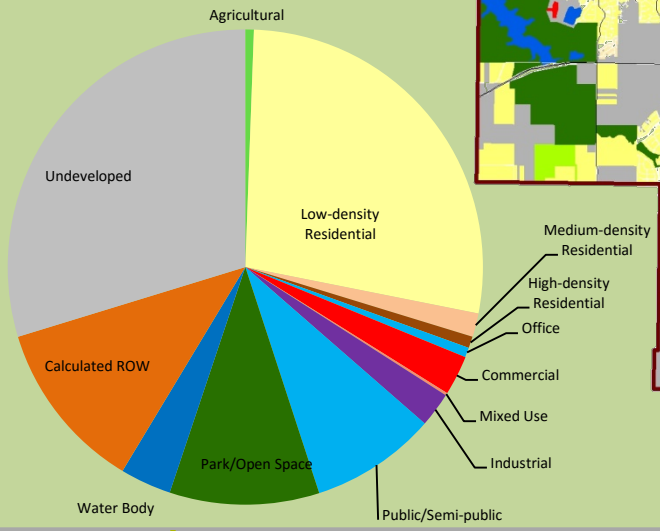
Land Use Pattern Today

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, 2017. 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.

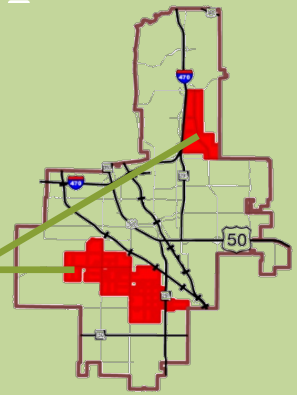


Land Use Type	Sq. Mi.	% of Total
Agricultural	0.38	0.57%
Low-density Residential	18.15	27.56%
Medium-density Residential	1.05	1.60%
High-density Residential	0.52	0.79%
Office	0.43	0.66%
Commercial	1.78	2.70%
Mixed Use	0.12	0.18%
Industrial	1.55	2.35%
Public/Semi-public	5.64	8.56%
Park/Open Space	6.70	10.18%
Water Body	2.30	3.49%
Calculated ROW	7.66	11.63%
Undeveloped	19.58	29.73%

Land Use Status	Sq. Mi.	% of Total
City Overall Area	65.87	100.00%
Developed	46.29	70.27%
Undeveloped	19.58	29.73%



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



Land Use Pattern

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Highlights

% Land Areas

Developed 70%

Undeveloped 30%

Residential 30%

Commercial 6%

PRI Properties 10%

Of Residential Areas

Single-family 92%

Multifamily 8%

Of Resid/Com Areas

Residential 83.6%

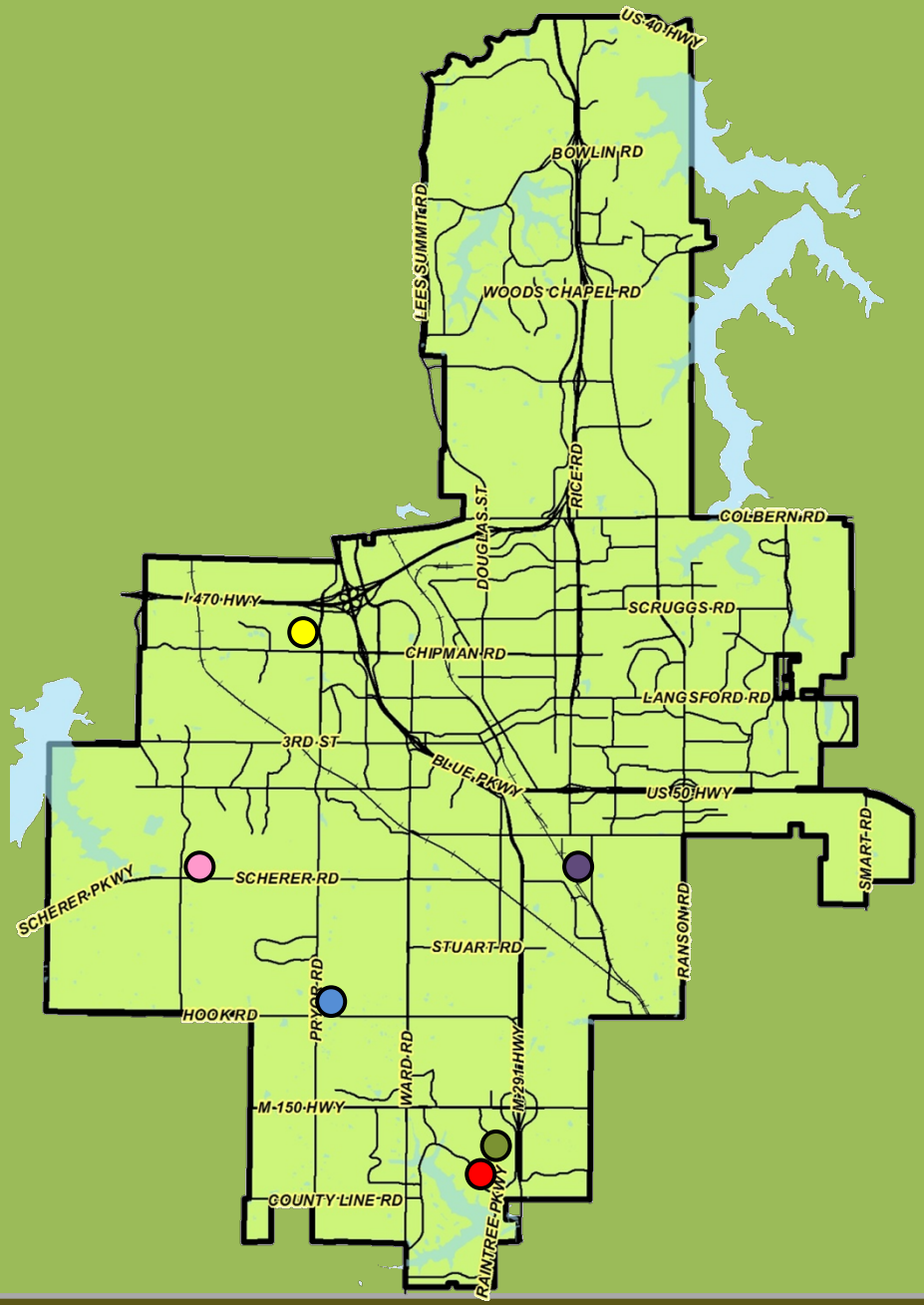
Commercial 16.4%

****

Approved Rezonings in 2017

Rezoning's: The six rezoning requests were approved by the City Council in 2017. The map to the right shows the locations of approved rezoning cases.

- Ordinance #8125–The Southeast corner of SW Raintree DR and SW Raintree PKWY ; a change in zoning classification from CP-2 to R-1, 16 acres.
- Ordinance #8127–I-470 on North, NW Pryor Road on East and NW Lowenstein Drive on the Southwest; a change in zoning from R-1 and CP-2 to PMIX, 39 acres.
- Ordinance #8149–SW Raintree PKWY 1/3 mile South of SW Raintree DR; a change in zoning classification from CP-2 to R-1, 9 acres.
- Ordinance #8177–Northeast corner of SW Pryor Rd, and SW Hook RD; a change in zoning classification from AG to R-1, 76 acres.
- Ordinance #8266–At 1600 SE Hamblen Rd; a change in zoning classification from AG to PI, 8.3 acres.
- Ordinance #8279–South of intersection of SW 16th ST. and SW Corinth DR.; a change in zoning classification from CP-2 to RP-3, 2.8 acres.



Annexation & Rezoning

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Highlights

Rezoning Approvals: 6

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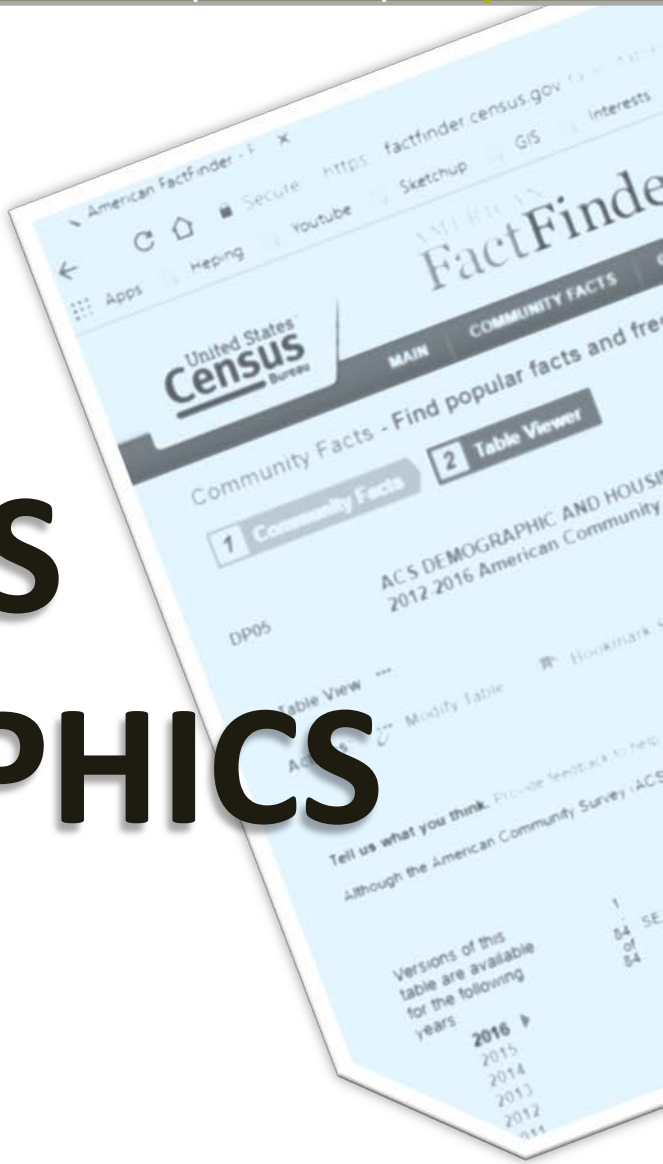
CENSUS DEMOGRAPHICS



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 2016. 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

1,490

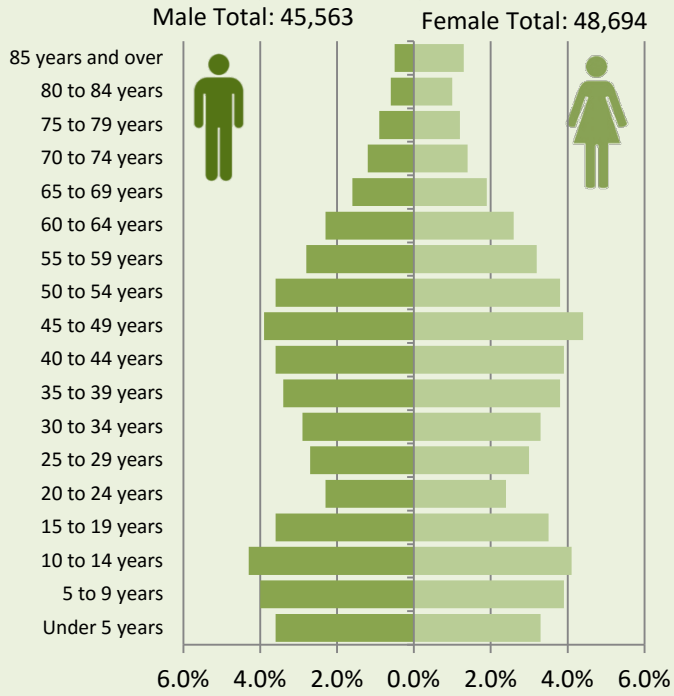
Aged 80 to 84 Years

Largest Age Group

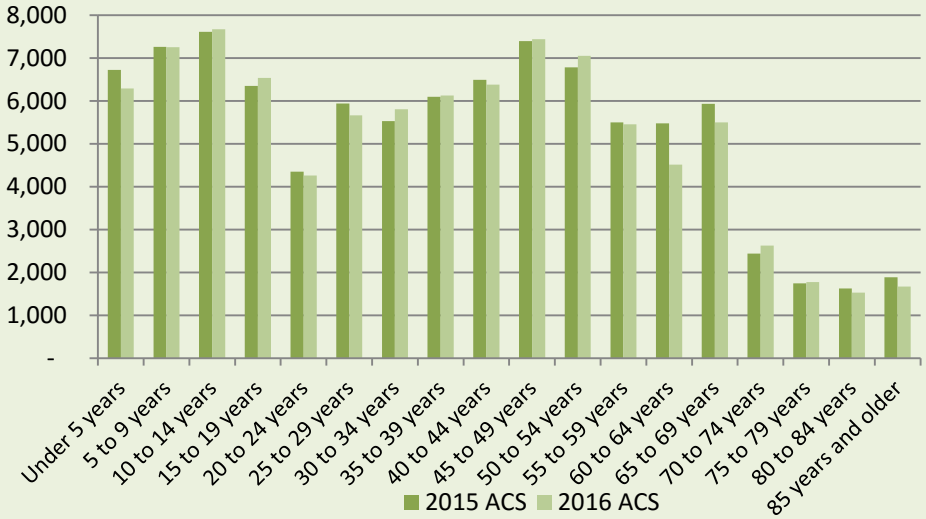
7,666

Aged 10 to 14 Years Old

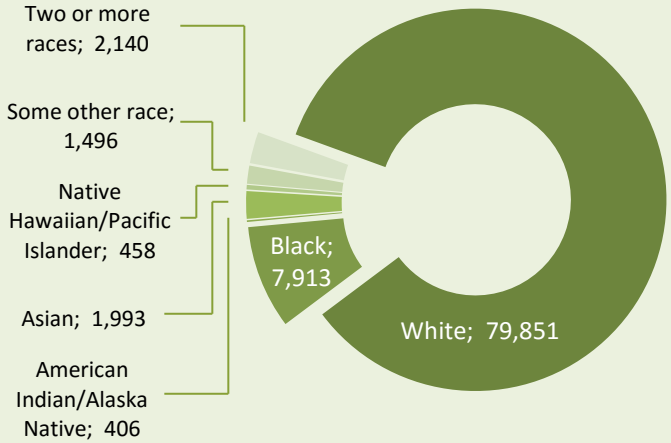
Population by Gender



Population by Age Group



Population by Race



Census Demographics

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Highlights

Population by Gender:
Male – 48.3%
Female – 51.7%

Largest Age Group:
10-14
Smallest Age Group:
80-84

Population by Race:
White – 84.7%
Black – 8.4%
Other Races – 6.9%

Median Age:
38.2

****

Income and Housing

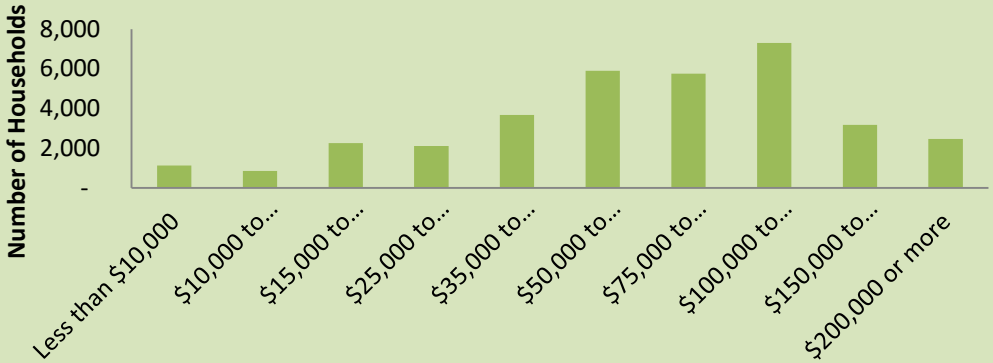
Household Income	Number of Households	Percent
Less than $10,000	1,136	3.3%
$10,000 to $14,999	863	2.5%
$15,000 to $24,999	2,255	6.5%
$25,000 to $34,999	2,113	6.1%
$35,000 to $49,999	3,685	10.6%
$50,000 to $74,999	5,899	17.0%
$75,000 to $99,999	5,751	16.6%
$100,000 to $149,999	7,312	21.1%
$150,000 to $199,999	3,180	9.2%
$200,000 or more	2,471	7.1%
Median Household Income	**$80,494**	

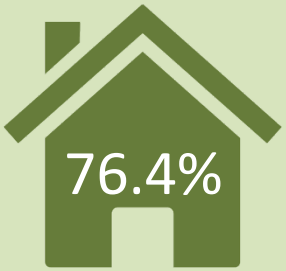
Family Income	Number of Families	Percent
Less than $10,000	527	2.1%
$10,000 to $14,999	190	0.7%
$15,000 to $24,999	933	3.6%
$25,000 to $34,999	1,093	4.3%
$35,000 to $49,999	2,140	8.3%
$50,000 to $74,999	4,219	16.4%
$75,000 to $99,999	4,697	18.3%
$100,000 to $149,999	6,555	25.5%
$150,000 to $199,999	3,014	11.7%
$200,000 or more	2,327	9.1%
Median Family Income	**$93,879**	

Note: The Census Bureau defines a household as one or more persons (related or unrelated) occupying a housing unit, whereas a family refers to one or more persons who are related by birth, marriage, or adoption.

Housing Status		
Housing occupancy		
Total Housing Units	36,627	
Occupied Housing Units	34,665	
Vacant Housing Units	1,962	
Vacancy Rate:	5.4%	
Homeowner Vacancy Rate	1.2%	
Rental Vacancy Rate	6.2%	
Housing Tenure		**% Total**
Owner-occupied Units	26,487	76.4%
Renter-occupied Units	8,178	23.6%
Households/Families		
Total Households	34,665	
Average Household Size:	2.70	
Owner-Occupied Size	2.84	
Renter-Occupied Size	2.25	
Total Families	25,695	
Average Family Size	3.15	

Households by Income Range





Owner-Occupied

Renter-Occupied

Census Demographics

***** ***

Highlights

Median Household Income: **$80,494**

Median Family Income: **$93,879**

Average Household Size: **2.7 Persons/HH**

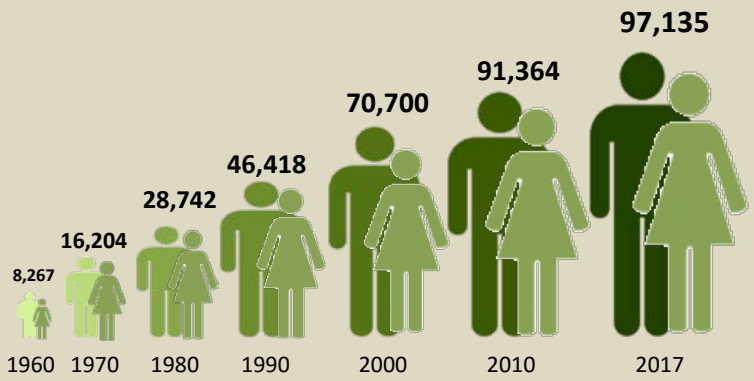
Housing Vacancy Rate: **5.4%**

****

POPULATION AND HOUSING GROWTH

Image Courtesy of Google Earth Pro

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, 2017.

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 2016 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 population for 2017 was calculated using permits from the latter half of 2016 and first half of 2017 and only permits that received certificates of occupancy were used. Because of the use of this methodology, vacancy rate was ignored in the calculation The number of new units is then multiplied by the 2.6% persons per household average, giving the 2017 annual population change of approximately 1,162.

Year	Population	Percentage Growth	Year	Population	Percentage Growth
1960	8,267	N.A.	1990	46,418	4.32%
1961	9,186	11.11%	1991	47,995	3.40%
1962	10,907	18.74%	1992	49,712	3.58%
1963	11,546	5.86%	1993	52,024	4.65%
1964	12,022	4.12%	1994	54,446	4.66%
1965	12,813	6.58%	1995	57,466	5.55%
1966	13,620	6.30%	1996	59,879	4.20%
1967	14,305	5.03%	1997	62,657	4.64%
1968	14,952	4.53%	1998	64,718	3.29%
1969	15,644	4.63%	1999	67,079	3.65%
1970	16,204	3.58%	2000	70,700	5.40%
1971	16,961	4.67%	2001	73,128	3.43%
1972	18,349	8.18%	2002	76,043	3.99%
1973	19,904	8.47%	2003	79,515	4.57%
1974	21,077	5.89%	2004	82,528	3.79%
1975	21,765	3.26%	2005	85,642	3.77%
1976	23,610	8.48%	2006	88,666	3.53%
1977	25,355	7.39%	2007	90,785	2.39%
1978	26,706	5.33%	2008	90,978	0.21%
1979	27,947	4.65%	2009	91,171	0.21%
1980	28,742	2.84%	2010	91,364	0.21%
1981	29,704	3.35%	2011	91,767	0.44%
1982	30,363	2.22%	2012	92,292	0.57%
1983	30,911	1.80%	2013	93,092	0.87%
1984	32,137	3.97%	2014	93,888	0.86%
1985	33,846	5.32%	2015	95,430	1.64%
1986	36,932	9.12%	2016	95,973	0.57%
1987	39,783	7.72%	2017	97,135	1.21%
1988	42,681	7.28%			
1989	44,494	4.25%			
Overall Percent Growth 1960-2017				1,074.9%	

Note: Population as of December 31st except for Decennial U.S. Census Years 1960, 1970, 1980, 1990, 2000, 2010

Decade	Population Change	% Change
1960-70	7,937	96.0%
1970-80	12,538	77.4%
1980-90	17,676	61.5%
1990-00	24,282	52.3%
2000-10	20,664	29.2%
2010-17*	5,771	6.3%

* This decade only includes seven year growth.

Population Growth

***** Highlights *****

2017 Population: 97,135

Annual Increase: 1,162 Persons

Decade of Most Growth: 1990s

Decade of Highest % Growth: 1960s

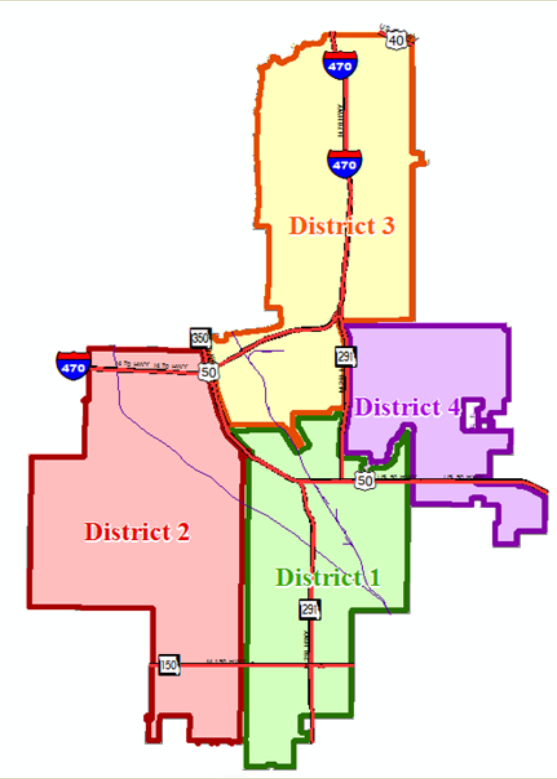
****

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 2017, the estimated population growth was 1,162. As the table to the right shows that Council District 2 had the highest gain in population in 2017, close to 3% increase from 2016, whereas District 1 had the lowest.

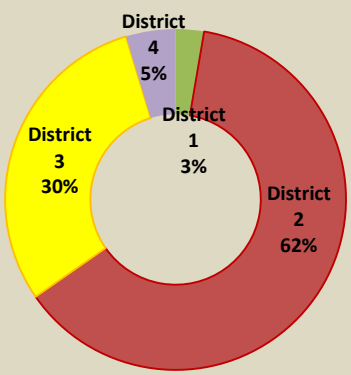
To calculate the number of persons added to the City's population with building permit numbers, the City's average household size of 2.6 persons per household was used and only the permits that received Certificate of Occupancy were included in the calculation in place of using an average vacancy rate.

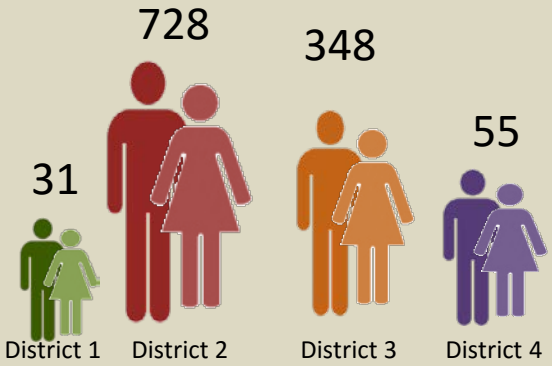
Council District	2017 Population	Percent Change from 2016	Total Square Miles
1	23,188	0.13%	15.38
2	25,727	2.91%	23.21
3	24,274	1.46%	19.81
4	23,946	0.23%	7.47
Citywide	**97,135**	**1.21%**	**65.87**



Total Population Growth in 2017
1,162

Population Growth Distribution by Council District in 2017





Population By Council District

Highlights

2017 Population: 97,135

Annual Increase: 1,162 Persons

Percent Change: 1.21%

Highest Growth District: 2

Smallest Growth District: 1

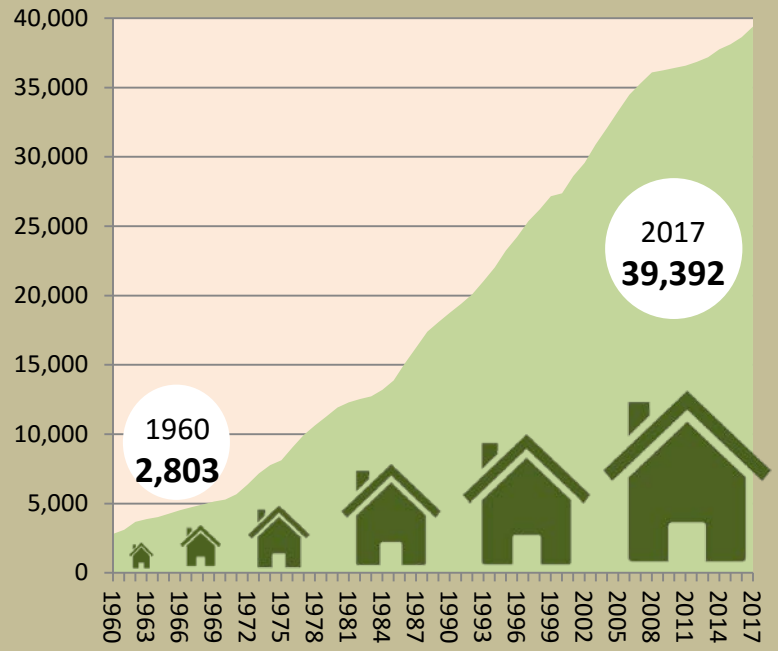
History of Housing Growth

Growth History of Housing Stock (Single-family and Multi-family Combined) Based on City Permits*							
Year	Cumulative Dwelling Units Permited	Increase in Permitted Units	Percent Growth	Year	Cumulative Dwelling Units Permited	Increase in Permitted Units	Percent Growth
1960	2,803		N/A	1989	18,089	697	4.00%
1961	3,103	300	10.70%	1990	18,755	666	3.70%
1962	3,676	573	18.50%	1991	19,395	640	3.40%
1963	3,876	200	5.40%	1992	20,093	698	3.60%
1964	4,019	143	3.70%	1993	21,034	941	4.70%
1965	4,269	250	6.20%	1994	22,020	986	4.70%
1966	4,523	254	5.90%	1995	23,251	1,231	5.60%
1967	4,734	211	4.70%	1996	24,233	982	4.20%
1968	4,931	197	4.20%	1997	25,364	1,131	4.70%
1969	5,142	211	4.30%	1998	26,202	838	3.30%
1970	5,281	139	2.70%	1999	27,162	960	3.70%
1971	5,667	386	7.30%	2000	27,374	212	0.80%
1972	6,375	708	12.50%	2001	28,618	1,244	4.50%
1973	7,168	793	12.40%	2002	29,561	943	3.30%
1974	7,766	598	8.30%	2003	30,908	1,347	4.60%
1975	8,117	351	4.50%	2004	32,084	1,176	3.80%
1976	9,058	941	11.60%	2005	33,309	1,225	3.80%
1977	9,948	890	9.80%	2006	34,489	1,180	3.50%
1978	10,637	689	6.90%	2007	35,316	827	2.40%
1979	11,270	633	6.00%	2008	36,094	778	2.20%
1980	11,923	653	5.80%	2009	36,243	149	0.40%
1981	12,293	370	3.10%	2010	36,413	170	0.50%
1982	12,534	241	2.00%	2011	36,579	166	0.50%
1983	12,727	193	1.50%	2012	36,853	274	0.70%
1984	13,201	474	3.70%	2013	37,187	334	0.90%
1985	13,873	672	5.10%	2014	37,758	571	1.50%
1986	15,110	1,237	8.90%	2015	38,123	365	0.97%
1987	16,245	1,135	7.50%	2016	38,636	513	1.35%
1988	17,392	1,147	7.10%	2017	39,398	762**	1.97%

*Numbers of dwelling units reported here represent true cumulative totals based on the actual building permits issued annually since 1960.

** 2017's Increase in Permitted Units in this table is a result of 774 permitted new units minus 12 units permitted to be demolished.

Total % Growth 1960-2017	1,305%



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 2017.

The table to the left provides cumulative numbers of housing units of all types 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.

For detailed breakdown between single family and multi-family units, see the next page.

Housing Growth

Highlights

2017 Housing Population: 39,398

2017 Percent Growth: 1.97%

1960-2017 Percent Change: 1,305%

Highest Percent Growth: 1962

Lowest Percent Growth: 2009

History of Residential Building Permits By Type

2017 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	2017	389	6	379	774
					Total	27,454	2,258	8,658	38,370

The table to the left provides annual building permits by residential construction 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 2017. Between 2014 and 2017, single family and duplex permits have remained steady whereas multi-family permits have shown a significant jump partially due to growing demand for apartments.

Total Units Permitted Since 1960

Duplex	Multi-Family	Single-Family
2,258	8,658	27,454

Units Permitted in 2017

Duplex	Multi-Family	Single-Family
6	379	389

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

Housing Growth

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Highlights

2017 Units Permitted: 774

Total Permitted Units 1960-2017: 38,370

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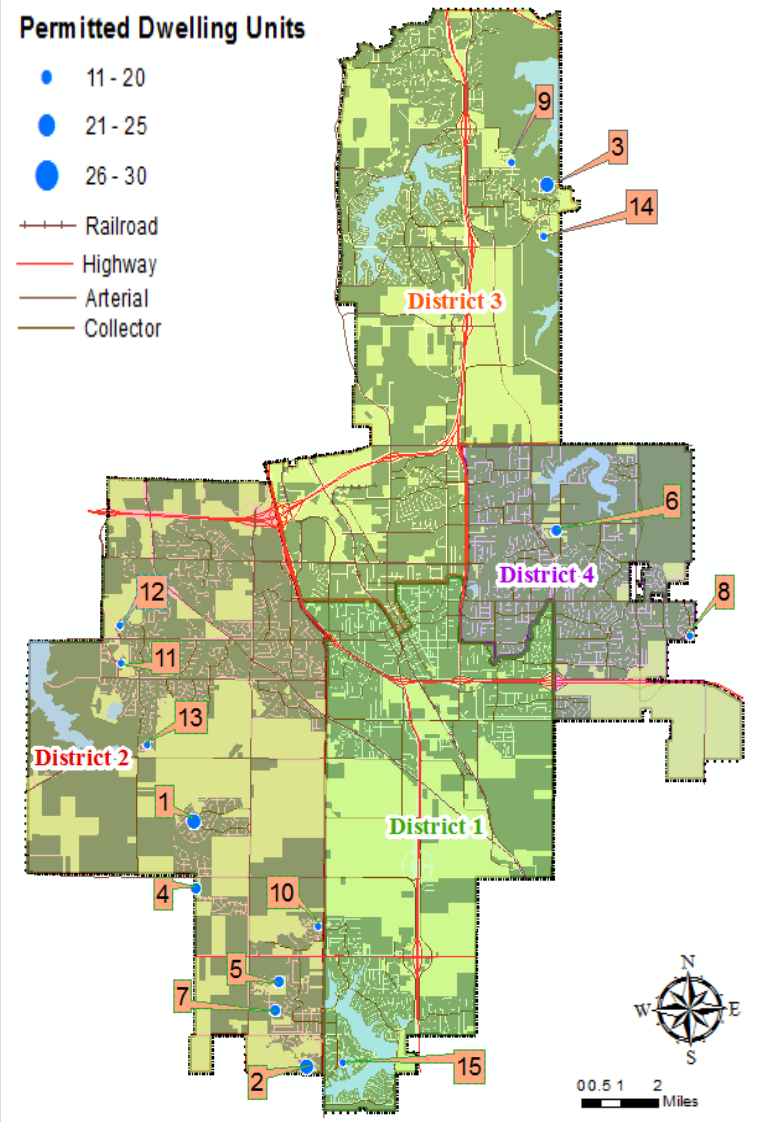
Selected Major Single-Family Residential Activities by Subdivision in 2017

As platted single family residential subdivisions in Lee's Summit continued to be developed, there was an interest in opening up new subdivisions for continued growth due to market demand. Within existing platted subdivisions, building permits were issued all across the City. Statistics on this page focuses on platted subdivisions that received the most building permits.

The table below lists 15 single family subdivisions that received more than 10 building permits in 2017. The map to the right provides locations for these subdivisions with matching map index numbers. Of the 48 subdivisions that received permits, the 15 below represent about 78 percent of the 389 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 Districts
15	RAINTREE LAKE ESTATES	11	1
		11	CD1
1	EAGLE CREEK	29	2
2	KENSINGTON FARMS	28	2
4	SUMMIT VIEW FARMS	24	2
5	NAPA VALLEY	23	2
7	THE RESERVE AT STONEY CREEK	22	2
10	ARBORWALK	18	2
11	KESSLER RIDGE AT NEW LONGVIEW	17	2
12	WINTERSET VALLEY	17	2
13	SIENA AT LONGVIEW	13	2
		191	CD2
3	PARK RIDGE	27	3
9	MONTICELLO	20	3
14	TRAILS OF PARK RIDGE	11	3
		58	CD3
6	NORTH PARK VILLAGE	23	4
8	MILL CREEK OF SUMMIT MILL	20	4
		43	CD4
		303	Grand



Housing Growth

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Highlights

CD 1 Units Permitted: 11

CD 2 Units Permitted: 191

CD 3 Units Permitted: 58

CD 4 Units Permitted: 43

Total Units Permitted: 303

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Residential Permits – Metro City Comparison

Housing Growth

Single-Family Residential Building Permits												
City	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	Total
Blue Springs	227	180	183	165	139	87	65	45	52	97	265	1,505
Independence	127	81	86	57	66	61	113	59	48	87	67	852
Lee's Summit	**389**	**323**	**310**	**319**	**319**	**270**	**166**	**170**	**110**	**151**	**490**	**3,017**
Lenexa	308	201	247	188	217	123	85	63	38	79	218	1,767
Liberty	59	27	22	30	39	33	17	16	11	49	61	364
Olathe	638	599	516	505	528	457	311	374	305	376	609	5,218
Overland Park	462	429	381	388	422	353	274	220	132	186	355	3,602
Pleasant Hill	49	72	46	18	26	15	15	11	10	16	42	320
Raymore	281	207	141	103	110	68	66	48	51	91	186	1,352
Shawnee	181	155	181	203	153	142	58	66	52	102	217	1,510

Multi-Family Residential Building Permits												
City	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	Total
Blue Springs	43	43	-	108	-	-	-	-	-	-	-	194
Independence	-	-	12	-	-	-	-	-	-	54	-	66
Lee's Summit	**385**	**198**	**211**	**252**	**15**	**4**	**-**	**-**	**54**	**-**	**288**	**1,407**
Lenexa	519	459	316	506	131	292	-	-	-	309	208	2,740
Liberty	-	48	-	-	-	-	-	-	-	-	54	102
Olathe	316	214	159	311	32	-	-	-	-	-	-	1,032
Overland Park	287	798	1,024	552	1140	230	462	-	808	283	231	5,815
Pleasant Hill	-	-	-	-	-	-	-	-	-	-	-	0
Raymore	-	12	6	56	-	-	-	-	-	269	-	343
Shawnee	-	288	-	-	-	-	-	-	-	-	124	412

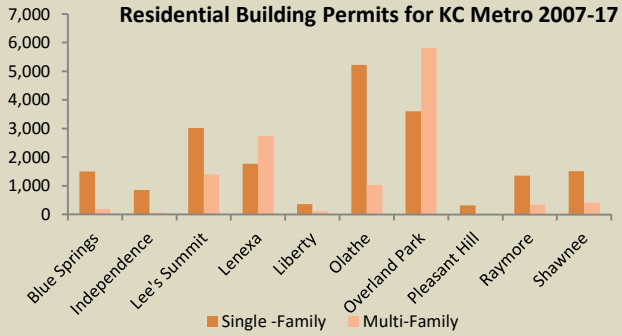
In 2017, there was a slight decrease in residential development in the Kansas City Metro area. There was an increase in Single-family but decrease in Multi-family. In 2017, Lee's Summit issued more residential building permits than most comparable cities in the region, behind Olathe and Lenexa Kansas.

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 declined by 1%. However, those issued in Lee's Summit increased by about 49%.

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	11-Year Total (All Housing Types)
Overland Park	1	9,417
Olathe	2	6,250
Lenexa	3	4,507
Lee's Summit	**4**	**4,424**
Shawnee	5	1,922
Blue Springs	6	1,699
Raymore	7	1,695
Independence	8	918
Liberty	9	466
Pleasant Hill	10	320



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Highlights

2017 Single-fam. Permit Ranking: 3rd

2017 Multi-fam. Permit Ranking: 2nd

Single-fam. Permit Ranking 2007-17: 3rd

Multi-fam. Permit Ranking 2007-17: 3rd

Overall Ranking: 4th

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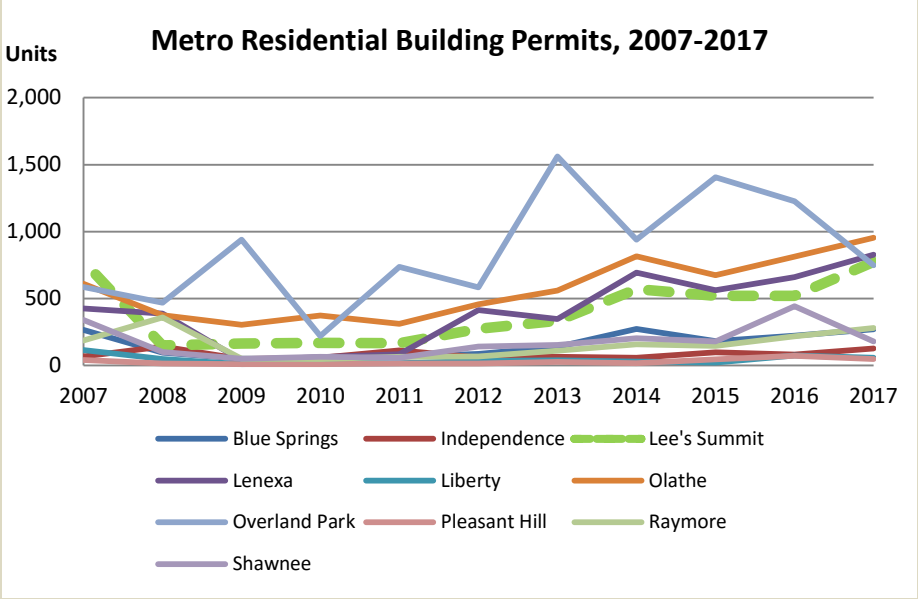
Housing Growth

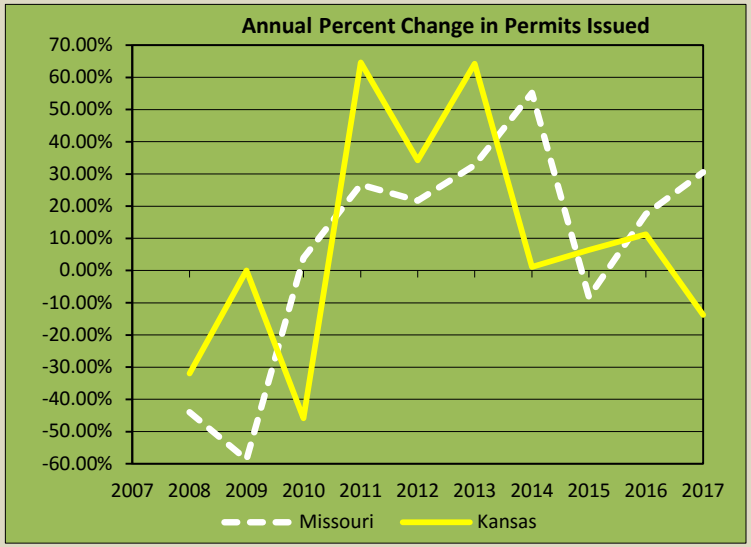
Recent Housing Market Conditions

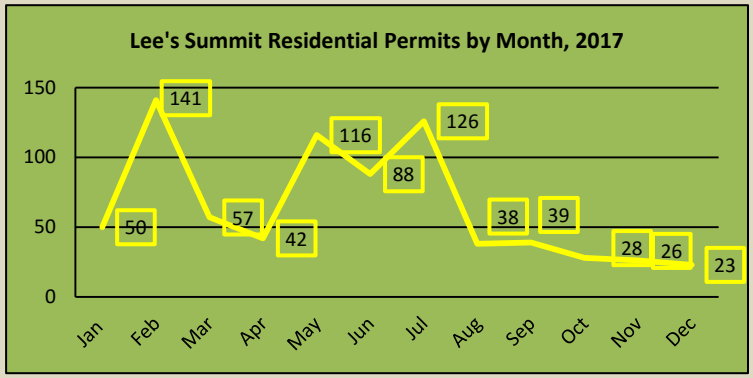
Based on the Home Builders Association of Greater Kansas City, since the burst of the housing bubble around 2007, the downward trend in home construction has seen signs of reversal for most of the selected cities. The depressed housing market is largely recovering, indicating the slowdown has passed.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

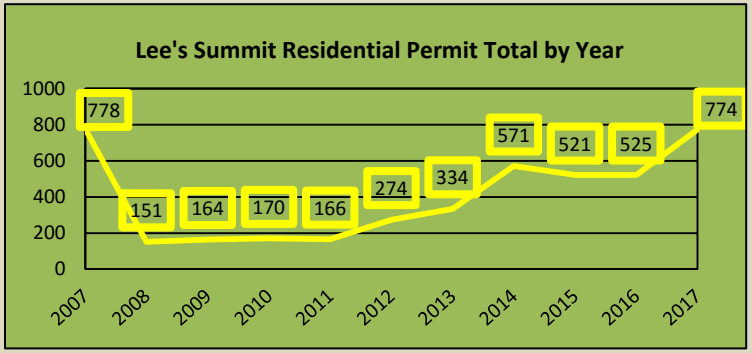
Lee's Summit continues to show signs of steady recovery in residential building permit numbers over the course of recent years.

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









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Highlights

Housing Trend in Past Decade: Steady Recovery

Most Active Market: Overland Park

Most Active Multi-fam. Market: Overland Park

Most Active Single-fam. Market: Olathe

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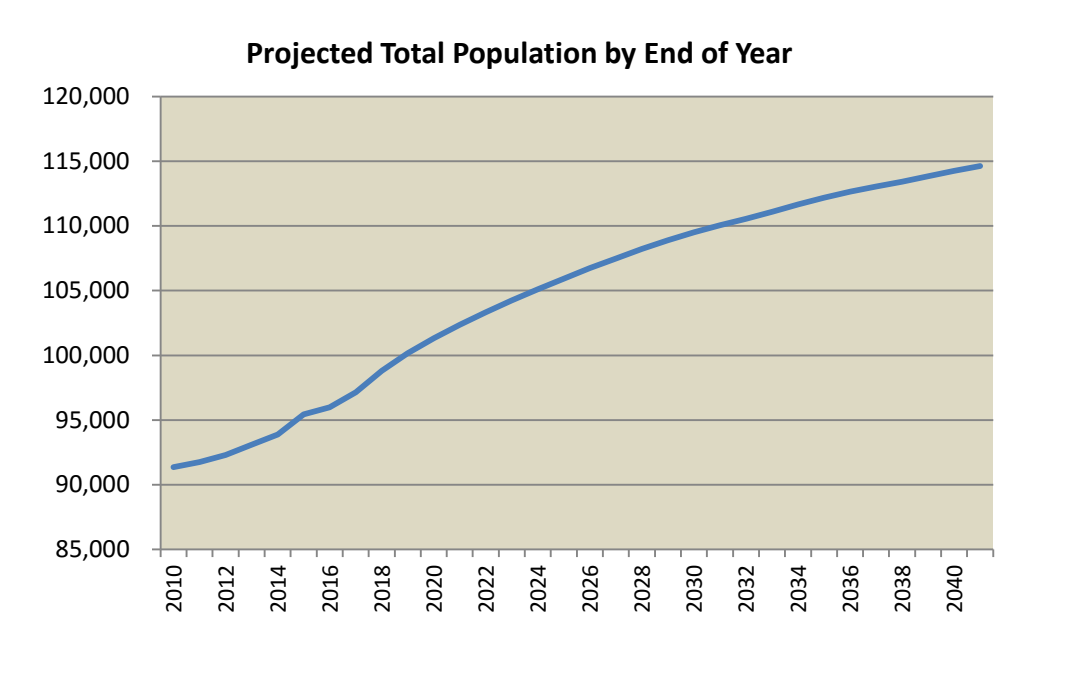
Population Growth Projections

Year	Projected Population by End of Year
2010	91,364
2011	91,767
2012	92,292
2013	93,092
2014	93,888
2015	95,430
2016	95,973
2017	97,135
2018	98,814
2019	100,158
2020	101,319
2021	102,358
2022	103,335
2023	104,252
2024	105,107
2025	105,932
2026	106,726
2027	107,490
2028	108,223
2029	108,896
2030	109,507
2031	110,056
2032	110,545
2033	111,095
2034	111,669
2035	112,183
2036	112,641
2037	113,038
2038	113,405
2039	113,832
2040	114,260
2041	114,627

Each year, the City adjusts its population projections for the upcoming decades by closely examining the growth trends, as reflected primarily by the number of residential building permits issued for new construction. The recent housing market and economic growth trend 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 sustainable growth. How differently the market will behave in the years to come is yet to be seen. 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 and the community's land capacity.



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Highlights

Projection Approach: Moderately Conservative

Year to Reach 10,000 Population: By End of 2019

Overall Trend the Next 2 Decades: Grow at Decreasing Rate

Primary Reason for Decreasing Growth Rate: Land Availability without PRI Properties

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NON-RESIDENTIAL DEVELOPMENT

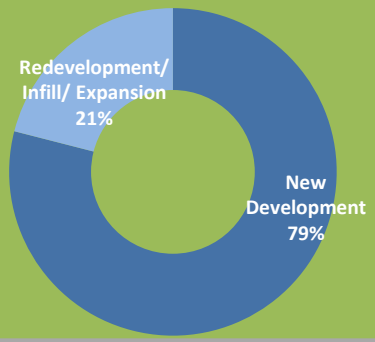
Image Courtesy of Google Earth Pro

2017 Non-Residential Building Permits

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 2017 new development and redevelopment were both strong. Redevelopment/expansion had the biggest increase compared to the 3% in 2016.

2017 Non-Residential Development	Total Building Floor Area (Sq. Ft.)	% of Overall Permitted Square Footage
New Development	214,167	79%
Redevelopment/Infill/ Expansion	56,962	21%
Total:	271,129	100%



New Retail Development

B&B Theaters at New Longview.

PetSmart on Sam Walton Ln

New Industrial Development

LBP V-A on Independence Ave

New Office Development

Control Service Company on Akin.

Summit Eye Center on Blue Pkwy

Custom Eye on Ralph Powell Rd

Redevelopment

Price Chopper (seen above), made way for two more retail businesses-Planet Fitness and soon to be Harbor Freight.

New Church Development

Eagle Creek Church building on Stuart Rd

Non-Residential Development

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Highlights

***Non-residential New Development:* 79%**

***Redevelopment:* 21%**

***Redevelopment:* More Active than 2016**

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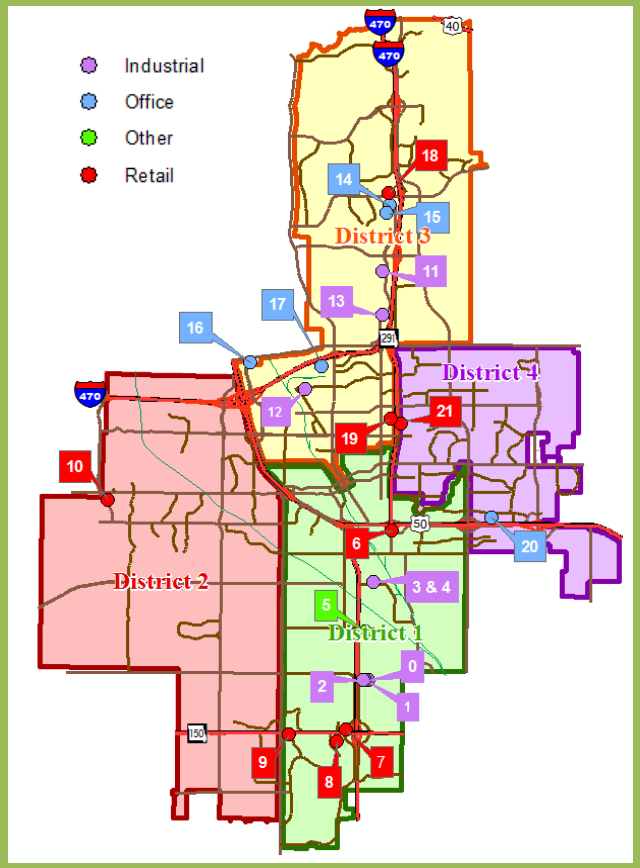
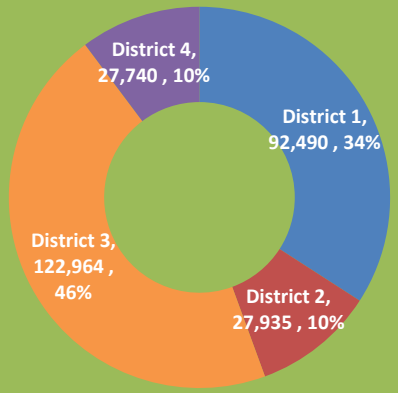
2017 Non-Residential Permits by Council District

Map #	Name of Development	Address	Building Floor Area (Sq.Ft.)	Site Acreage	CC District	Land Use	Development Type
0	SHAMROCK BUSINESS PARK - LOT 13	101 SE 29TH TER	10,160	0.8	1	Industrial	New Development
1	SHAMROCK BUSINESS PARK - LOT 14	71 SE 29TH TER	10,160	0.8	1	Industrial	New Development
2	SHAMROCK BUSINESS PARK - LOT 15	21 SE 29TH TER	5,088	0.6	1	Industrial	New Development
3	FLNA WAREHOUSE	150 SE THOMPSON DR	12,696	4.7	1	Industrial	New Development
4	FLNA WAREHOUSE - DETACHED GARAGE	150 SE THOMPSON DR	1,430	4.7	1	Industrial	Expansion
5	EAGLE CREEK CHURCH	125 SE STUART RD	32,165	17.6	1	Other	New Development
6	ALDI GROCERY STORE EXPANSION	600 SE OLDHAM PKWY	3,590	2.3	1	Retail	Expansion
7	QUIKTRIP (M-150)	120 SW M 150 HWY	5,773	2.4	1	Retail	New Development
8	COSENTINO'S PRICE CHOPPER #171 - ALTERATION	251 SW GREENWICH DR	10,978	10.5	1	Retail	Expansion
9	SCOOTER'S COFFEE KIOSK	805 SW M 150 HWY	450	0.6	1	Retail	New Development
District 1	Total		92,490				
10	B&B THEATRES NEW LONGVIEW 7	3201 SW FASCINATION DR	27,935	6.3	2	Retail	New Development
District 2	Total		27,935				
11	LBP V-A	2900 NE INDEPENDENCE AVE	41,215	7.7	3	Industrial	New Development
12	STRANGE WORKS MEZZANINE ALTERATION	275 NW VICTORIA DR	378	1.3	3	Industrial	Expansion
13	B&J PEERLESS ADDITION	2301 NE INDEPENDENCE AVE	5,625	1.7	3	Industrial	Expansion
14	CUSTOM EYES	3660 NE RALPH POWELL RD	7,860	1.2	3	Office	New Development
15	CONTROL SERVICE COMPANY	3621 NE AKIN DR	26,518	5.0	3	Office	New Development
16	SUMMIT EYE CENTER	1621 NW BLUE PKWY	6,470	3.1	3	Office	New Development
17	SAINT LUKES EAST - OR ADDITION #2	100 NE SAINT LUKES BLVD	11,015	41.2	3	Office	Expansion
18	QUIKTRIP #208	800 NE WOODS CHAPEL RD	5,773	2.3	3	Retail	New Development
19	PETSMART	920 NE SAM WALTON LN	18,110	2.1	3	Retail	New Development
District 3	Total		122,964				
20	Lee's Summit Medical Center Tower Expansion	2100 SE BLUE PKWY	23,946	28.5	4	Office	Expansion
21	COMMUNITY AMERICA CREDIT UNION	825 NE RICE RD	3,794	1.2	4	Retail	New Development
District 4	Total		27,740				
	City Wide Total		271,129				





Non-Residential Development

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Highlights

Total Non-Residential Building Space: 271,129 Sq. Ft.

Industrial Gain: 86,752 Sq. Ft.

Retail Gain: 76,403 Sq. Ft.

Office Gain: 75,809 Sq. Ft.

Other Gain: 32,165 Sq. Ft.

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Non-Residential Permit Yearly Totals by Land Use

Year	OFFICE		RETAIL		INDUSTRIAL		OTHER		Total	
	Square Feet	Acreage	Square Feet	Acreage	Square Feet	Acreage	Square Feet	Acreage	Square Feet	Acreage
2000	215,668	24.73	1,237,538	129.23	320,405	23.60	111,960	18.70	1,885,571	196.26
2001	158,830	15.28	236,205	38.78	163,247	19.43	293,101	25.50	851,383	98.99
2002	63,092	9.02	110,730	7.58	175,468	38.46	89,734	23.64	439,024	78.70
2003	218,643	26.34	251,582	34.62	115,849	18.88	665,443	159.77	1,251,517	239.61
2004	170,353	19.95	70,575	20.41	337,014	27.15	631,147	30.10	1,209,098	97.61
2005	247,313	96.15	120,547	20.12	111,154	38.58	189,129	50.73	668,143	205.58
2006	101,679	16.41	110,818	10.69	241,600	28.81	359,863	206.88	813,960	262.79
2007	92,397	16.71	296,234	69.25	205,852	79.85	121,627	167.77	716,110	333.58
2008	27,626	4.39	274,509	22.91	90,192	38.07	200,477	417.78	592,804	483.16
2009	13,430	1.95	190,503	136.04	4,800	10.00	51,145	49.34	259,878	197.33
2010	19,643	46.00	23,494	6.56	65,724	7.67	100,858	162.73	209,709	222.96
2011	100,581	136.10	34,029	5.32	7,402	8.14	55,923	29.44	197,935	179.00
2012	73,637	43.80	106,279	20.57	19,664	17.68	19,061	11.00	218,641	93.05
2013	21,741	58.10	62,871	25.90	20,240	11.50	35,463	38.80	140,315	134.30
2014	2,110	1.30	129,695	38.30	49,586	25.10	93,084	28.70	280,475	93.40
2015	74,462	35.40	112,138	18.04	83,084	43.25	15,488	5.61	285,172	102.30
2016	91,755	9.26	414,942	77.98	104,158	49.83	296,951	223.71	907,806	360.78
2017	75,809	78.94	76,403	27.68	86,752	22.22	32,165	17.56	271,129	146.41

2017 Non-residential Permits by Land Use

Other* 5%

Office 23%

Industrial 36%

Retail 36%

*Other includes public/semi-public uses.

2017		
LAND USE	SQUARE FEET	ACREAGE
Office	75,809	78.94
Retail	76,403	27.68
Industrial	86,752	22.22
Other	32,165	17.56

Also see the chart on Page 25 for non-residential growth trend lines.

Non-Residential Development

****

Highlights

Year with Most Growth: 2000

Year with Least Growth: 2013

Year with Most Retail Growth: 2000

Year with Most Office Growth: 2005

Year with Most Industrial Growth: 2004

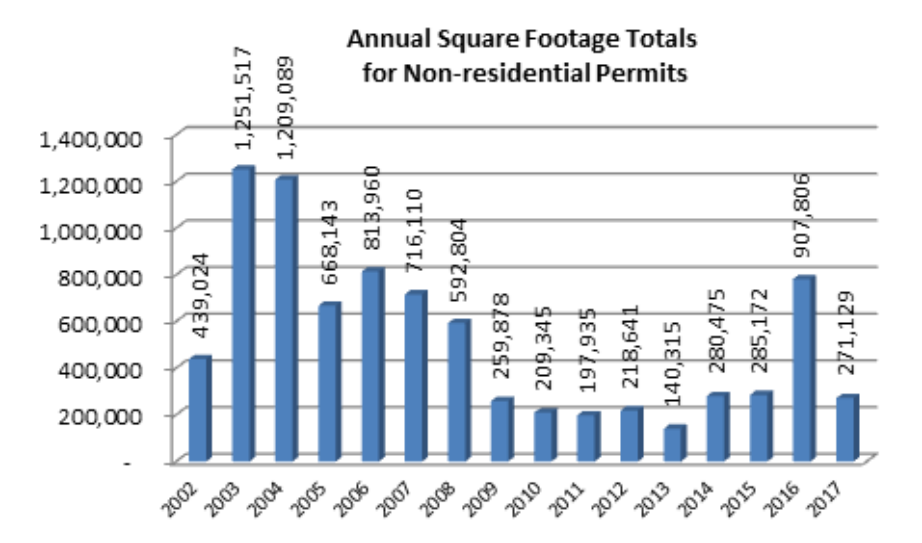
****

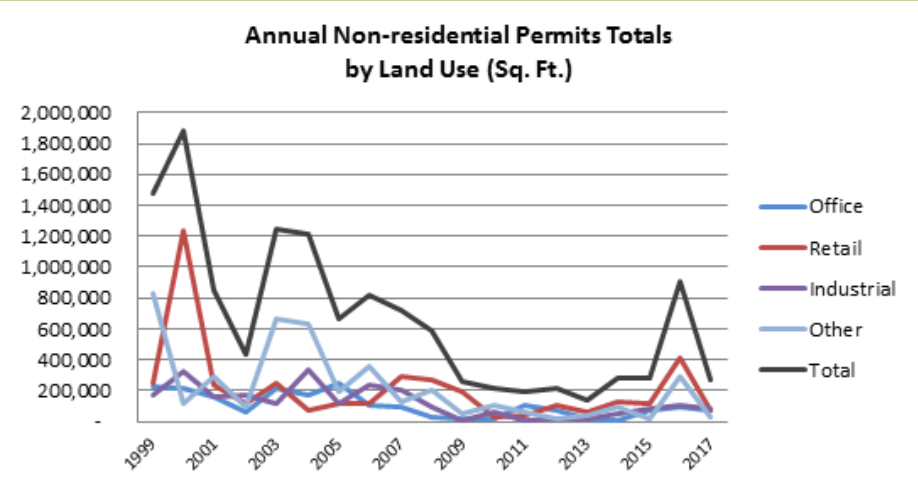
Non-Residential Permit Yearly Totals by Land Use

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 moderately upward trend in the no-residential side. We have also seen infill, expansion and redevelopment activities persisting in recent years and 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 interchange will likely boost development and redevelopment potential.





****

Highlights

Most Yearly Growth in Past 15 Years:
2003 and 2004

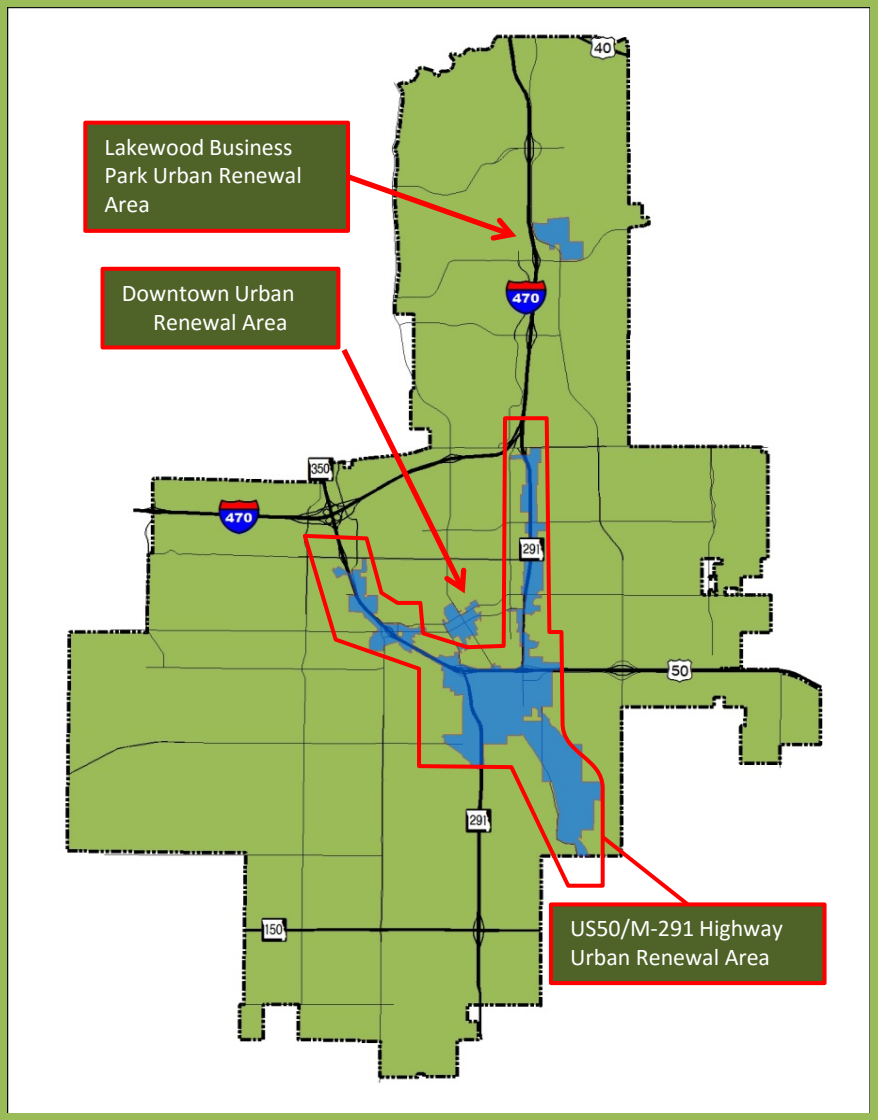
Least Yearly Growth in Past 15 Years:
2013

Span of Slow Growth:
2009-2013

****

ECONOMIC DEVELOPMENT AND REDEVELOPMENT STRATEGIES

Land Clearance for Redevelopment Authority 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.

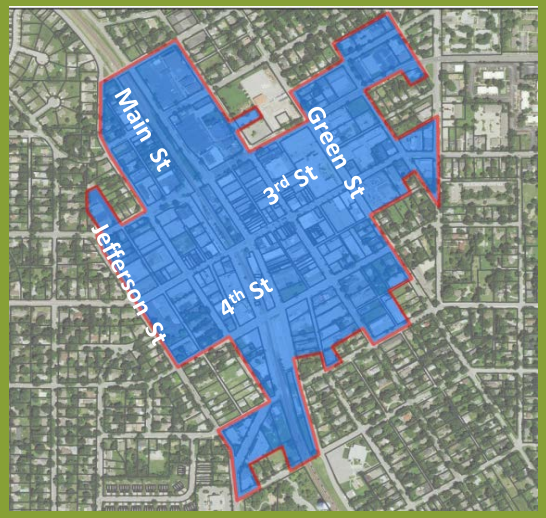
Once established, and with governing body approval, the LCRA may provide the financing of any land clearance or urban renewal project within the redevelopment area through, among other powers, the issuance of bonds or certificates of qualification for tax abatement for property owners within the area.

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

In 2017, two redevelopment projects were approved benefitting from the LCRA:

- Bridge Space – 210 SW Market St. (former post office converted to a co-work space)
- Coleman Equipment – 4101 NE Lakewood Way



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

Incentive Policies and Strategic Areas for Economic Development

The Economic Development Incentive Policy adopted by the City Council in February 2015, with amendments in late 2015 and in 2018, lays out areas of focus for economic development and redevelopment through different types and levels of incentives. The Policy establishes nine Targeted Areas, as depicted in the map to the right and targeted outcomes as a result of incentives that support or benefit: 1) Development and maintenance of infrastructure; 2) Attract or retain targeted businesses; 3) Reserve and enhance residential developments; 4) Allow for business retention and expansion; and 5) Help generate a positive community image.

Incentive tools provided include special taxing districts, such as CID (Community Improvement District), NID (Neighborhood Improvement District) and TDD (Transportation Development District), property tax abatements, such as Chapter 99 (Land Clearance for Redevelopment Authority), Chapter 100 (Industrial Development Bonds) and Chapter 353 (Urban Redevelopment Corporation), and TIF (Tax Increment Financing).

Availability of Incentives

Incentives	Areas of Focus: Downtown	Entrepreneurship	Redevelopment	Attraction/ Retention	Targeted Businesses	Guidelines: Minimum Investment	*Incentive
TIF	X		X	X	X	$5m New / $3m Existing	**25%
CID	X		X	X	X	Public Improvement Required	up to 1 cent
NID	X		X	X	X	Public Improvement Required	Special Assessment
TDD	X		X	X	X	Public Improvement Required	up to 1 cent
Chapter 100	X		X	X	X	$5m New / $3m Existing	50% - 10 yrs
Chapter 353	X		X	X	X	$5m New / $3m Existing	50% - 10 yrs
LCRA	X		X	X	X	$500k	50% - 10 yrs
Sales Tax Reimbursement			X	X	X	$250k (Public Improvements)	up to 1/2 cent
Site Specific Incentives	X	X	X	X	X	TBD	TBD

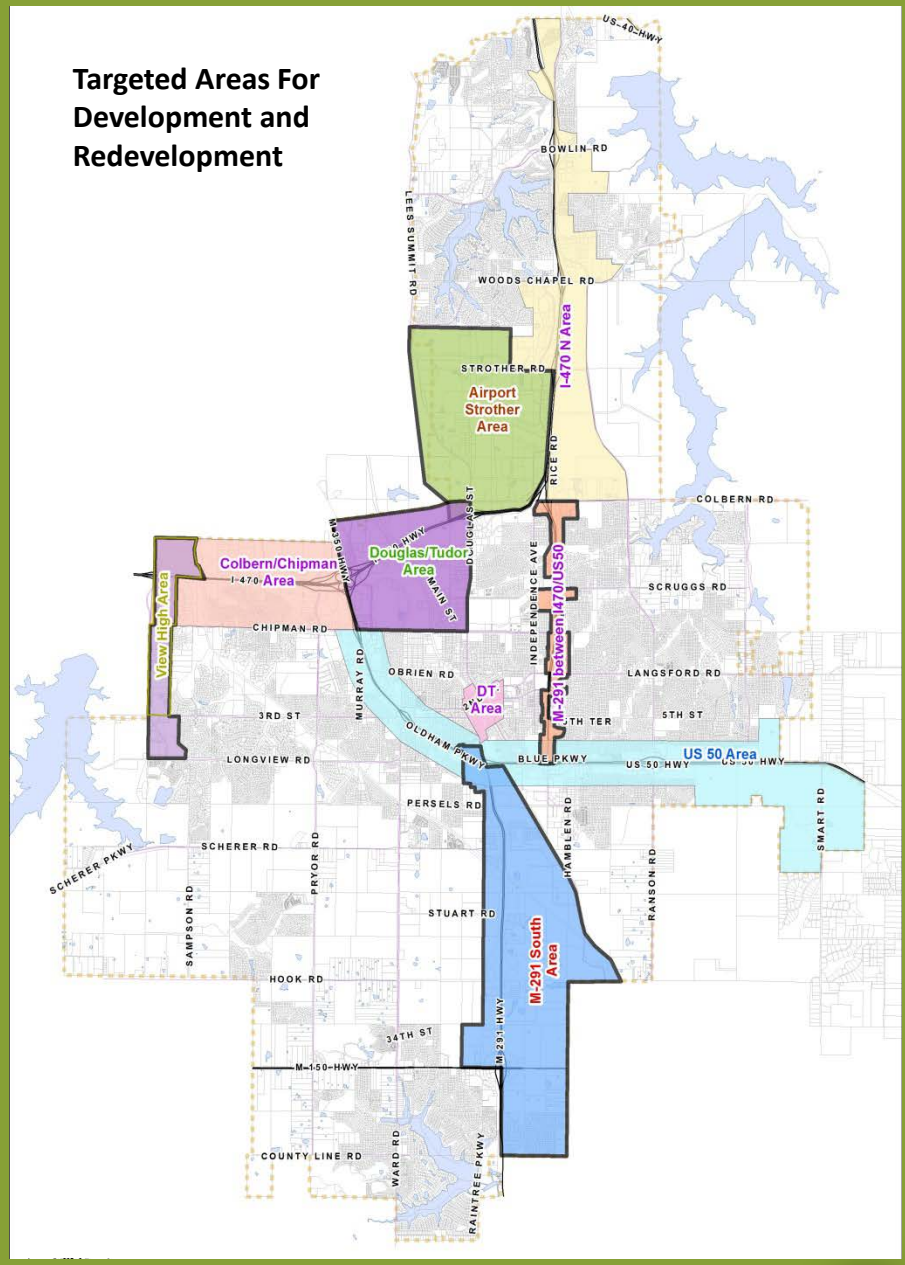
* If request is below the listed amount City staff may proceed with review and presentation to Council. If request exceeds listed amount a conceptual presentation shall first be made to the City Council before proceeding with request.

** The value of the incentive is calculated by multiplying the cap amount and the total private development cost. Private development costs and activities are items that will not have public ownership.

Economic Development Vision Statement of the City Council

"Lee's Summit will build upon and promote its unique downtown, educational excellence and cultural heritage to create and nurture a business environment which fosters entrepreneurship, commercial and neighborhood redevelopment, and the attraction and retention of high quality jobs in targeted businesses. In doing so, the tax base will grow ensuring the City's continued ability to deliver an outstanding quality of life and services to both businesses and residents."

Targeted Areas For Development and Redevelopment



LISTS OF MAJOR SUBDIVISIONS

List of Major Single-Family Subdivisions

Regular print – 100% built subdivisions based on preliminary plat.
Italicized print – Subdivision with less than 50% remaining preliminary platted lots.
Bold Italicized print – Subdivisions with more than 50% remaining Preliminary platted lots.
Yellow Highlighted Print- *Permits issued in 2017*
**** Numbers rechecked in 2017 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-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				Proposed/Planned	Final Plat
Amber Hills	4	186	194	194	194	0	0	0	0	0	0	0	0	0	0	194	100%	100%	0	0
Amber Hills East	4	186	118	118	118	0	0	0	0	0	0	0	0	0	0	118	100%	100%	0	0
*Arbores***	*3*	*185*	*116*	*116*	*107*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*4*	*0*	*111*	*96%*	*96%*	*5*	*5*
Arborwalk	***2***	***135.04***	***669***	***191***	***47***	***4***	***4***	***5***	***3***	***2***	***6***	***1***	***5***	***1***	***18***	***96***	***14%***	***50%***	***573***	***95***
Asbury Park	4	139.04	56	56	56	0	0	0	0	0	0	0	0	0	0	56	100%	100%	0	0
Ash Grove**	***3***	***142.03***	***103***	***32***	***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	428	100%	100%	0	0
Banner Ridge	4	139.04	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Banner View	4	138.01	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0
*Belmont Farms***	*1*	*181*	*175*	*175*	*114*	*0*	*1*	*3*	*2*	*3*	*13*	*11*	*11*	*8*	*6*	*172*	*98%*	*98%*	*3*	*3*
Bent Tree Bluffs	2	136.06	328	328	327	0	0	0	1	0	0	0	0	0	0	328	100%	100%	0	0
Beverly Village	3	179	88	88	88	0	0	0	0	0	0	0	0	0	0	88	100%	100%	0	0
Blackwell Valley	1	138.02	17	17	17	0	0	0	0	0	0	0	0	0	0	17	100%	100%	0	0
Bordner East	1	138.01	21	21	21	0	0	0	0	0	0	0	0	0	0	21	100%	100%	0	0
Bordner Estates	4	138.01	235	235	235	0	0	0	0	0	0	0	0	0	0	235	100%	100%	0	0
Bordner Estates North	4	138.01	156	156	156	0	0	0	0	0	0	0	0	0	0	156	100%	100%	0	0
Bordner South	1	138.02	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0
Brandywine	1	139.16	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0
Brentwood Estates	1	138.02	35	35	35	0	0	0	0	0	0	0	0	0	0	35	100%	100%	0	0
Briarcroft	1	138.02	168	168	168	0	0	0	0	0	0	0	0	0	0	168	100%	100%	0	0
Briarcroft East	1	138.02	45	45	45	0	0	0	0	0	0	0	0	0	0	45	100%	100%	0	0
Bridgehampton	1	138.02	79	79	78	0	0	0	0	0	0	0	0	0	1	79	100%	100%	0	0
Bridgeport	4	139.16	245	245	245	0	0	0	0	0	0	0	0	0	0	245	100%	100%	0	0
Bridlewood**	2	136.12	260	260	260	0	0	0	0	0	0	0	0	0	0	260	100%	100%	0	0
Brookfield (Expired)	*4*	*138.01*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0%*	*0%*	*0*	*0*
Brookridge Estates	2	136.08	84	84	84	0	0	0	0	0	0	0	0	0	0	84	100%	100%	0	0
Brooks Farm	1	135.04	120	120	61	5	4	3	3	8	9	16	7	4	0	120	100%	100%	0	0
Brookshire Estates	4	139.16	61	61	61	0	0	0	0	0	0	0	0	0	0	61	100%	100%	0	0
Cambridge Heights	3	179	168	168	168	0	0	0	0	0	0	0	0	0	0	168	100%	100%	0	0
Canterbury	4	139.04	194	194	194	0	0	0	0	0	0	0	0	0	0	194	100%	100%	0	0
*Canyon Estates***	*3*	*142.03*	*28*	*28*	*4*	*0*	*0*	*0*	*0*	*0*	*1*	*1*	*3*	*6*	*5*	*20*	*71%*	*71%*	*8*	*8*
Carriage Point at Richardson Ranch**	4	139.16	125	125	125	0	0	0	0	0	0	0	0	0	0	125	100%	100%	0	0

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			Prelim	Final	Pre-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				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	136.06	27	27	23	0	0	0	0	0	0	0	4	0	0	27	100%	100%	0	0
*Cedar Creek Estates***	*2*	*137.04*	*69*	*69*	*62*	*0*	*0*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*1*	*64*	*93%*	*93%*	*5*	*5*
Cedar Creek Village**	2	137.04	44	44	37	1	3	0	0	0	0	0	0	3	0	44	100%	100%	0	0
Cheddington**	2	181	107	107	107	0	0	0	0	0	0	0	0	0	0	107	100%	100%	0	0
Chipman Heights	2	136.08	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
*Clubhouse Cottages of Lakewood***	*3*	*179*	*49*	*49*	*18*	*0*	*0*	*0*	*0*	*1*	*3*	*8*	*1*	*6*	*3*	*40*	*82%*	*82%*	*9*	*9*
Cly-Mar Gardens	3	179	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0
Colony Garden	1	138.02	66	66	66	0	0	0	0	0	0	0	0	0	0	66	100%	100%	0	0
Cottages at Cedar Creek**	2	137.04	58	58	44	3	1	2	0	1	2	4	1	0	0	58	100%	100%	0	0
Cottonwood Estates**	4	138.01	26	26	26	0	0	0	0	0	0	0	0	0	0	26	100%	100%	0	0
*Country Glen***	*2*	*181*	*30*	*30*	*15*	*0*	*0*	*0*	*0*	*1*	*2*	*2*	*1*	*4*	*3*	*28*	*93%*	*93%*	*2*	*2*
Countryside	2	136.08	51	51	51	0	0	0	0	0	0	0	0	0	0	51	100%	100%	0	0
Craigmont Addition	2	136.08	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*	*185*	*176*	*176*	*67*	*1*	*0*	*9*	*22*	*23*	*15*	*9*	*6*	*11*	*2*	*165*	*94%*	*94%*	*11*	*11*
Deer Valley Estates	4	186	14	14	13	0	0	0	0	0	0	0	1	0	0	14	100%	100%	0	0
Deerbrook	4	186	257	257	257	0	0	0	0	0	0	0	0	0	0	257	100%	100%	0	0
Deerbrook North	4	186	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
Duck Pond at Raintree Lake**	2	181	26	26	26	0	0	0	0	0	0	0	0	0	0	26	100%	100%	0	0
*Eagle Creek***	*2*	*182*	*743*	*616*	*441*	*7*	*4*	*7*	*9*	*13*	*24*	*30*	*21*	*25*	*29*	*610*	*82%*	*99%*	*133*	*6*
East Lake Village**	3	142.04	320	320	319	0	0	0	0	0	0	0	1	0	0	320	100%	100%	0	0
Edgewood Trail	2	136.08	54	54	54	0	0	0	0	0	0	0	0	0	0	54	100%	100%	0	0
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
*Enclave at Lakewood Pointe***	*3*	*142.04*	*13*	*13*	*1*	*2*	*0*	*0*	*0*	*0*	*3*	*4*	*1*	*0*	*0*	*11*	*85%*	*85%*	*2*	*2*
Estates of Chapel Ridge**	***3***	***142.04***	***23***	***23***	***7***	***0***	***1***	***1***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***9***	***39%***	***39%***	***14***	***14***
Estates of Saddlebrook	1	181	21	21	20	0	0	0	0	0	0	0	1	0	0	21	100%	100%	0	0

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			Prelim	Final	Pre-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				Proposed/Planned	Final Plat
Fairfield Green	3	142.04	55	55	55	0	0	0	0	0	0	0	0	0	0	55	100%	100%	0	0
Fairfield Woods	*3*	*142.04*	*37*	*37*	*9*	*0*	*1*	*1*	*2*	*0*	*3*	*4*	*4*	*13*	*0*	*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*	*1*	*0*	*2*	*30*	*83%*	*83%*	*6*	*6*
*Fields of Highland Park***	*4*	*139.04*	*69*	*69*	*29*	*3*	*4*	*6*	*3*	*2*	*3*	*5*	*1*	*4*	*5*	*65*	*94%*	*94%*	*4*	*4*
Forest at Brookridge	2	136.08	49	49	48	0	0	0	0	0	0	1	0	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	1	0	0	0	0	0	1	100%	100%	0	0
Fountains at Raintree	2	604	177	177	86	10	4	3	10	16	19	11	18	0	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*	*186*	*37*	*37*	*4*	*1*	*1*	*4*	*5*	*5*	*6*	*3*	*1*	*1*	*1*	*32*	*86%*	*86%*	*5*	*5*
Gatewood Hills	4	139.16	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	1	0	0	1	1	0	3	100%	100%	0	0
Glen at The Meadows of Winterset**	2	136.12	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	13	0	0	2	3	2	4	4	2	0	0	30	100%	100%	0	0
Gordanier 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	180	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*	*181*	*54*	*54*	*53*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*53*	*98%*	*98%*	*1*	*1*
Harris Highlands	1	180	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*	*7*	*0*	*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***	***8***	***7***	***6***	***13***	***15***	***18***	***11***	***5***	***7***	***2***	***92***	***43%***	***100%***	***122***	***0***
Highland at the Meadows of Winterset	***2***	***136.12***	***214***	***50***	***0***	***8***	***7***	***6***	***13***	***0***	***0***	***0***	***0***	***0***	***5***	***39***	***18%***	***78%***	***175***	***11***
Highway Lane	2	136.08	152	152	152	0	0	0	0	0	0	0	0	0	0	152	100%	100%	0	0
Highway Mannor Annex	2	136.08	48	48	48	0	0	0	0	0	0	0	0	0	0	48	100%	100%	0	0
Highway Manor	2	136.08	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

Regular print – 100% built subdivisions based on preliminary plat.
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Bold Italicized print – Subdivisions with more than 50% remaining Preliminary platted lots.
Yellow Highlighted Print- *Permits issued in 2017*
**** Numbers rechecked in 2017 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-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				Proposed/Planned	Final Plat
Kensington Farms**	***2***	***603.02***	***745***	***279***	***36***	***0***	***9***	***28***	***10***	***2***	***8***	***6***	***5***	***2***	***28***	***134***	***18%***	***48%***	***611***	***145***
Knollbrook	4	139.16	120	120	120	0	0	0	0	0	0	0	0	0	0	120	100%	100%	0	0
Knollbrook East	4	139.16	61	61	61	0	0	0	0	0	0	0	0	0	0	61	100%	100%	0	0
Knollbrook North	4	139.16	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	1	0	0	0	730	100%	100%	0	0
*Lake Pointe***	*3*	*142.03*	*11*	*11*	*8*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*0*	*0*	*0*	*9*	*82%*	*82%*	*2*	*2*
Lake Ridge Meadows	3	185	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	1	0	0	0	164	100%	100%	0	0
Lakewood Point Villas	3	142.04	32	32	28	1	0	0	1	0	0	0	0	1	1	32	100%	100%	0	0
*Lakewood Shores***	*3*	*142.04*	*145*	*145*	*130*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*130*	*90%*	*90%*	*15*	*15*
Landings at Lakewood	3	142.04	73	73	73	0	0	0	0	0	0	0	0	0	0	73	100%	100%	0	0
*Legacy Wood***	*4*	*139.16*	*266*	*245*	*62*	*12*	*7*	*16*	*12*	*26*	*23*	*27*	*14*	*4*	*0*	*203*	*76%*	*83%*	*63*	*42*
Longview Falls**	***1***	***137.04***	***4***	***4***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0%***	***0%***	***4***	***4***
Longview Farm**	2	136.12	112	112	112	0	0	0	0	0	0	0	0	0	0	112	100%	100%	0	0
Longview Farm Estates**	2	136.12	71	71	70	0	0	0	0	0	0	0	0	0	0	70	99%	99%	1	1
Longview Farm Highlands**	2	136.12	67	67	67	0	0	0	0	0	0	0	0	0	0	67	100%	100%	0	0
Longview Farm Manor**	2	136.12	57	57	57	0	0	0	0	0	0	0	0	0	0	57	100%	100%	0	0
Longview Farm Villas**	2	136.12	36	36	36	0	0	0	0	0	0	0	0	0	0	36	100%	100%	0	0
Madison Park**	***2***	***136.12***	***273***	***76***	***24***	***6***	***2***	***4***	***4***	***4***	***9***	***8***	***2***	***4***	***8***	***75***	***27%***	***99%***	***198***	***1***
*Manor at Stoney Creek***	*2*	*181*	*41*	*41*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*21*	*0*	*0*	*21*	*51%*	*51%*	*20*	*20*
Maple Tree	3	179	342	342	342	0	0	0	0	0	0	0	0	0	0	342	100%	100%	0	0
*Meadow Brook Estates***	*4*	*139.16*	*8*	*8*	*6*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*6*	*75%*	*75%*	*2*	*2*
Meadows of Parkwood	2	136.12	45	45	16	0	0	0	0	0	0	9	9	9	2	45	100%	100%	0	0
Meadows at Summit Ridge	1	135.04	192	192	184	2	6	0	0	0	0	0	0	0	0	192	100%	100%	0	0
Meadows of Winterset**	2	136.12	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
Miesner	***2***	***181***	***4***	***4***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0%***	***0%***	***4***	***4***
*Mill Creek of Summit Mill***	*4*	*139.04*	*177*	*177*	*49*	*2*	*3*	*8*	*6*	*10*	*7*	*0*	*18*	*20*	*20*	*143*	*81%*	*81%*	*34*	*34*
Mill Harbor	2	181	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	182	218	218	216	1	0	0	0	0	0	0	0	0	0	217	100%	100%	1	1

List of Major Single-Family Subdivisions

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			Prelim	Final	Pre-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				Proposed/Planned	Final Plat
Monticello	***3***	***185***	***160***	***68***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***11***	***20***	***31***	***19%***	***46%***	***129***	***37***
Morgan Acres	4	139.04	250	250	250	0	0	0	0	0	0	0	0	0	0	250	100%	100%	0	0
Morningside Acres	1	137.03	19	19	19	0	0	0	0	0	0	0	0	0	0	19	100%	100%	0	0
Mulberry East	4	186	82	82	82	0	0	0	0	0	0	0	0	0	0	82	100%	100%	0	0
Mulberry III	4	186	189	189	189	0	0	0	0	0	0	0	0	0	0	189	100%	100%	0	0
Napa Valley**	***2***	***181***	***216***	***216***	***34***	***5***	***3***	***4***	***3***	***4***	***0***	***1***	***6***	***5***	***23***	***88***	***41%***	***41%***	***128***	***128***
Newberry**	1	138.02	251	251	251	0	0	0	0	0	0	0	0	0	0	251	100%	100%	0	0
*Nine Oaks**	*4*	*138.01*	*22*	*22*	*6*	*0*	*2*	*0*	*1*	*2*	*3*	*2*	*2*	*3*	*0*	*21*	*95%*	*95%*	*1*	*1*
Noeleen Acres spelling	1	138.02	76	76	76	0	0	0	0	0	0	0	0	0	0	76	100%	100%	0	0
*North Shore at Raintree Lake***	*2*	*604*	*50*	*50*	*36*	*0*	*0*	*0*	*1*	*2*	*3*	*1*	*4*	*2*	*0*	*49*	*98%*	*98%*	*1*	*1*
Oak Cliff**	2	136.06	3	3	3	0	0	0	0	0	0	0	0	0	0	3	100%	100%	0	0
Oak Hill Estates	1	138.02	94	94	94	0	0	0	0	0	0	0	0	0	0	94	100%	100%	0	0
Oak Hill South**	1	138.02	147	147	147	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	374	100%	100%	0	0
Oaks Ridge**	3	142.03	113	113	113	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	20	100%	100%	0	0
Oaks Ridge Meadows**	3	142.03	574	574	571	0	0	0	0	1	0	1	0	0	0	573	100%	100%	1	1
Orchard Hills**	3	179	88	88	88	0	0	0	0	0	0	0	0	0	0	88	100%	100%	0	0
Orchard Manor	3	137.03	59	59	59	0	0	0	0	0	0	0	0	0	0	59	100%	100%	0	0
*Orchard View**	*1*	*137.04*	*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	6	100%	100%	0	0
Oxford Hills	1	137.04	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Oxford Meadows	1	137.04	79	79	79	0	0	0	0	0	0	0	0	0	0	79	100%	100%	0	0
Oxford Pointe	1	137.04	30	30	30	0	0	0	0	0	0	0	0	0	0	30	100%	100%	0	0
*Paddock at Richardson Ranch**	*4*	*139.16*	*220*	*220*	*182*	*2*	*5*	*5*	*4*	*10*	*4*	*1*	*2*	*2*	*1*	*218*	*99%*	*99%*	*2*	*2*
*Park Ridge**	*3*	*185*	*410*	*410*	*65*	*6*	*3*	*7*	*10*	*33*	*38*	*17*	*17*	*24*	*27*	*247*	*60%*	*60%*	*163*	*163*
Parker Place	2	136.08	11	11	11	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Parkwood at Stoney Creek	2	181	205	205	123	0	1	7	11	9	10	34	10	0	0	205	100%	100%	0	0
*Pergola Park (New Longview)**	*2*	*136.12*	*138*	*90*	*76*	*4*	*1*	*1*	*0*	*5*	*1*	*0*	*1*	*1*	*0*	*90*	*65%*	*100%*	*48*	*0*
Pine Meadows	1	137.04	89	89	89	0	0	0	0	0	0	0	0	0	0	89	100%	100%	0	0
Pine Ridge	2	137.04	113	113	112	0	0	0	1	0	0	0	0	0	0	113	100%	100%	0	0
Prairie Hills	4	139.16	5	5	5	0	0	0	0	0	0	0	0	0	0	5	100%	100%	0	0

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			Prelim	Final	Pre-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				Proposed/Planned	Final Plat
Prairie Ridge Estates	4	186	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Prairie Valley**	2	181	25	25	3	0	0	0	0	3	6	3	10	0	0	25	100%	100%	0	0
Prairie View	4	139.16	8	8	8	0	0	0	0	0	0	0	0	0	0	8	100%	100%	0	0
*Preston Meadows***	*4*	*186*	*40*	*40*	*39*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*39*	*98%*	*98%*	*1*	*1*
Princeton Heights	1	139.04	306	306	306	0	0	0	0	0	0	0	0	0	0	306	100%	100%	0	0
Pryor Meadows**	2	135.04	193	193	191	0	0	0	0	0	0	0	2	0	0	193	100%	100%	0	0
Raintree Lake**	2	181	1002	1002	981	0	0	6	2	1	1	2	1	1	0	995	99%	99%	7	7
Raintree Lake Estates	*2*	*604*	*311*	*311*	*236*	*1*	*2*	*0*	*6*	*6*	*7*	*6*	*5*	*5*	*11*	*285*	*92%*	*92%*	*26*	*26*
Raintree Pointe	***2***	***604***	***7***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0%***	***0%***	***7***	***0***
Raintree Reserve**	*2*	*181*	*30*	*30*	*0*	*0*	*0*	*0*	*0*	*6*	*5*	*1*	*3*	*0*	*6*	*21*	*70%*	*70%*	*9*	*9*
Raintree Villas (Single Family Only)**	2	181	34	34	34	0	0	0	0	0	0	0	0	0	0	34	100%	100%	0	0
Ravencrest	2	136.12	24	24	24	0	0	0	0	0	0	0	0	0	0	24	100%	100%	0	0
Remington by the Park	4	139.16	11	11	11	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Remington Woods	2	136.06	49	49	49	0	0	0	0	0	0	0	0	0	0	49	100%	100%	0	0
Ridgewood Hills	3	185	222	222	222	0	0	0	0	0	0	0	0	0	0	222	100%	100%	0	0
Roseland Height	1	137.03	85	85	85	0	0	0	0	0	0	0	0	0	0	85	100%	100%	0	0
Saddlebrook**	1	181	46	46	46	0	0	0	0	0	0	0	0	0	0	46	100%	100%	0	0
*Saddlebrook East***	*1*	*181*	*78*	*78*	*77*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*77*	*99%*	*99%*	*1*	*1*
*Saddlebrook Farm***	*1*	*181*	*19*	*19*	*18*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*0*	*0*	*19*	*100%*	*100%*	*0*	*0*
Savannah Ridge**	3	185	111	111	110	0	0	0	0	0	1	0	0	0	0	111	100%	100%	0	0
*Schick Place***	*1*	*137.03*	*6*	*6*	*2*	*0*	*0*	*0*	*0*	*0*	*2*	*0*	*0*	*0*	*0*	*4*	*67%*	*67%*	*2*	*2*
*Siena at Longview (Single family only)***	*2*	*136.12*	*86*	*86*	*13*	*0*	*0*	*0*	*0*	*4*	*5*	*12*	*12*	*9*	*13*	*68*	*79%*	*79%*	*18*	*18*
Silkwood Estates	1	138.02	197	197	197	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	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	270	100%	100%	0	0
South Crossing	2	137.04	50	50	50	0	0	0	0	0	0	0	0	0	0	50	100%	100%	0	0
South Lea Addition	1	137.04	186	186	186	0	0	0	0	0	0	0	0	0	0	186	100%	100%	0	0
*South Pointe at East Lake Village***	*3*	*142.04*	*54*	*54*	*47*	*0*	*0*	*0*	*0*	*0*	*0*	*2*	*0*	*2*	*0*	*51*	*94%*	*94%*	*3*	*3*
Southgate	1	135.04	73	73	73	0	0	0	0	0	0	0	0	0	0	73	100%	100%	0	0
Spring Meadow	3	142.04	11	11	11	0	0	0	0	0	0	0	0	0	0	11	100%	100%	0	0
Sterling Hills	2	136.08	256	256	256	0	0	0	0	0	0	0	0	0	0	256	100%	100%	0	0
*Stoney Creek Estates***	*2*	*181*	*265*	*265*	*247*	*5*	*2*	*1*	*0*	*5*	*1*	*2*	*0*	*0*	*0*	*263*	*99%*	*99%*	*2*	*2*
Strother East	4	139.16	29	29	29	0	0	0	0	0	0	0	0	0	0	29	100%	100%	0	0
Summerfield	2	136.6	96	96	96	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	1	0	0	0	0	0	131	100%	100%	0	0

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			Prelim	Final	Pre-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				Proposed/Planned	Final Plat
*Summit Falls***	*2*	*137.04*	*77*	*77*	*72*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*1*	*0*	*0*	*74*	*96%*	*96%*	*3*	*3*
Summit Mill	*4*	*139.04*	*96*	*96*	*89*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*89*	*93%*	*93%*	*7*	*7*
Summit Station	3	179	171	171	171	0	0	0	0	0	0	0	0	0	0	171	100%	100%	0	0
Summit View Farms**	***2***	***135.04***	***121***	***45***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***1***	***24***	***25***	***21%***	***56%***	***96***	***20***
Sunnybrook	4	139.16	133	133	133	0	0	0	0	0	0	0	0	0	0	133	100%	100%	0	0
Sunnybrook East	4	139.16	13	13	13	0	0	0	0	0	0	0	0	0	0	13	100%	100%	0	0
Sunset Cove	2	181	46	46	46	0	0	0	0	0	0	0	0	0	0	46	100%	100%	0	0
Sunset Hills	2	137.04	101	101	101	0	0	0	0	0	0	0	0	0	0	101	100%	100%	0	0
Sunset Ridge	2	181	38	38	38	0	0	0	0	0	0	0	0	0	0	38	100%	100%	0	0
The Manor at Stoney Creek	2	181	41	41	0	0	0	0	0	0	0	19	0	20	0	39	95%	95%	2	2
*The Mist***	*4*	*139.16*	*25*	*25*	*18*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*2*	*21*	*84%*	*84%*	*4*	*4*
The Reserve at Stoney Creek	*2*	*181*	*59*	*59*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*38*	*0*	*38*	*64%*	*64%*	*21*	*21*
Tiffany Woods**	***3***	***142.03***	***7***	***7***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***1***	***0***	***0***	***0***	***1***	***14%***	***14%***	***6***	***6***
Timber Hills**	3	185	82	82	74	0	0	0	1	3	3	1	0	0	0	82	100%	100%	0	0
Timber's Edge	1	138.02	23	23	22	0	0	0	0	0	0	0	1	0	0	23	100%	100%	0	0
Trails of Park Ridge (1Fam Only)**	***3***	***185***	***114***	***41***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***9***	***9***	***11***	***11***	***40***	***35%***	***98%***	***74***	***1***
Tudor Heights	4	186	17	17	17	0	0	0	0	0	0	0	0	0	0	17	100%	100%	0	0
Tudor Place	4	138.01	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Twin Creek	2	137.04	45	45	45	0	0	0	0	0	0	0	0	0	0	45	100%	100%	0	0
Valle Vista	3	137.03	66	66	66	0	0	0	0	0	0	0	0	0	0	66	100%	100%	0	0
Valley Forge**	4	186	22	22	22	0	0	0	0	0	0	0	0	0	0	22	100%	100%	0	0
Victoria Station	3	179	53	53	53	0	0	0	0	0	0	0	0	0	0	53	100%	100%	0	0
Village Fair**	1	180	249	249	249	0	0	0	0	0	0	0	0	0	0	249	100%	100%	0	0
*Villages of Lakewood Fairway Homes Village***	*3*	*142.04*	*269*	*269*	*262*	*0*	*0*	*0*	*0*	*0*	*0*	*4*	*0*	*0*	*0*	*266*	*99%*	*99%*	*3*	*3*
Villas at Lake Ridge Meadows**	3	185	30	30	30	0	0	0	0	0	0	0	0	0	0	30	100%	100%	0	0
*Villas at Meadows of Summit Ridge***	*1*	*135.04*	*37*	*27*	*17*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*4*	*3*	*3*	*27*	*73%*	*100%*	*10*	*0*
Villas at Meadows of Winterset	*2*	*136.12*	*60*	*60*	*47*	*7*	*1*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*55*	*92%*	*92%*	*5*	*5*
Villas of Chapel Ridge**	***3***	***142.04***	***73***	***42***	***12***	***3***	***0***	***1***	***0***	***0***	***0***	***0***	***5***	***2***	***1***	***24***	***33%***	***57%***	***49***	***18***
Villas of Mill Creek	*4*	*139.04*	*65*	*65*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0%*	*0%*	*65*	*65*
*Villas of Parkwood***	*2*	*181*	*79*	*79*	*16*	*0*	*0*	*0*	*0*	*0*	*0*	*9*	*9*	*8*	*0*	*42*	*53%*	*53%*	*37*	*37*
Vista del Verde	1	138.02	464	464	464	0	0	0	0	0	0	0	0	0	0	464	100%	100%	0	0
Waters Edge	3	142.04	18	18	18	0	0	0	0	0	0	0	0	0	0	18	100%	100%	0	0
Weather Ridge	2	136.08	9	9	9	0	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 less than 50% remaining preliminary platted lots.
Bold Italicized print – Subdivisions with more than 50% remaining Preliminary platted lots.
Yellow Highlighted Print- *Permits issued in 2017*
**** Numbers rechecked in 2017 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-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				Proposed/Planned	Final Plat
West-Baz Estates	3	185	2	2	0	0	0	0	0	0	2	0	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
Whispering Woods	***2***	***181***	***203***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0%***	***0%***	***203***	***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***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***1***	***33%***	***33%***	***2***	***2***
Windemere**	2	181	240	240	240	0	0	0	0	0	0	0	0	0	0	240	100%	100%	0	0
Windridge	2	136.08	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	179	47	47	47	0	0	0	0	0	0	0	0	0	0	47	100%	100%	0	0
Winterset Garden**	2	136.12	57	57	50	3	2	2	0	0	0	0	0	0	0	57	100%	100%	0	0
Winterset Park**	2	136.12	581	581	581	0	0	0	0	0	0	0	0	0	0	581	100%	100%	0	0
*Winterset Valley***	*2*	*136.08*	*373*	*309*	*129*	*17*	*11*	*13*	*6*	*16*	*26*	*19*	*27*	*27*	*17*	*308*	*83%*	*100%*	*65*	*1*
*Winterset Woods***	*2*	*136.08*	*89*	*89*	*85*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*85*	*96%*	*96%*	*4*	*4*
Wood Creek at Richardson Ranch**	4	139.16	50	50	50	0	0	0	0	0	0	0	0	0	0	50	100%	100%	0	0
Woodbury Park	3	179	108	108	108	0	0	0	0	0	0	0	0	0	0	108	100%	100%	0	0
Woodland Glen*	***1***	***137.04***	***143***	***86***	***60***	***0***	***0***	***0***	***0***	***0***	***4***	***0***	***0***	***0***	***2***	***66***	***46%***	***77%***	***77***	***20***
*Woodland Shores***	*4*	*139.16*	*200*	*200*	*110*	*5*	*7*	*8*	*10*	*19*	*15*	*14*	*5*	*2*	*0*	*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	16	0	3	1	1	0	0	1	6	0	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	**26,922**			**3,409**	**1,102**

List of Major Multi-Family Subdivisions

= New Development in 2017 = 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-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017			
AMLI Summit Ridge	Apartment (432)	3	179	432	0	0	0	0	0	0	0	0	0	0	432	432	0
Arborwalk	Apartment (280), Fourplex (323), Duplex (93)	2	135.04	400	4	0	0	0	0	0	0	0	2	0	406	406	0
Arlington Park Estates	Duplex (26)	1	137.03	26	0	0	0	0	0	0	0	0	0	0	26	26	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	179	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 (102)	1	180	102	0	0	0	0	0	0	0	0	0	0	102	102	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	180	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	274	0	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**	**27**	**0**	**27**	**93**	**66**
Cheddington	Duplex (66)	2	181	66	0	0	0	0	0	0	0	0	0	0	66	66	0
Cobblestone	Mixed Density (35)	2	181	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

List of Major Multi-Family Subdivisions

= New Development in 2017

= 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-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017			
Cottage Gate	Duplex (10)	1	137.03	10	0	0	0	0	0	0	0	0	0	0	10	10	0
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**	**136.08**	**40**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**43**	**44**	**1**
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	136.08	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	181	10	0	0	0	0	0	0	0	0	0	0	10	10	0
Duncan Estates (LS Housing Authority)	Duplex (66)	1	180	66	0	0	0	0	0	0	0	0	0	0	66	66	0
Eagle Creek Townhomes	**Fourplex (140)**	**1**	**182**	**176**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**60**	**288**	**412**	**124**
East Haven Acres	Duplex (14), Triplex (3), Fourplex (8)	2	138.01	25	0	0	0	0	0	0	0	0	0	0	25	25	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	139.16	190	0	0	0	0	0	0	0	0	0	0	190	190	0
Elmwood Farm	Duplex (8)	2	136.06	8	0	0	0	0	0	0	0	0	0		8	8	0
English Manor	Fourplex (72)	3	179	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	180	8	0	0	0	0	0	0	0	0	0	0	8	8	0
Gambles Subdivision	Duplex (12)	1	137.04	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), Fourplex (52)	4	139.04	88	0	0	0	0	0	0	0	0	0	0	88	88	0
Hamel Heights	Duplex (90)	3	137.03	90	0	0	0	0	0	0	0	0	0	0	90	90	0
Hearnes Addition	Apartment (16), Fourplex (4), Triplex (6), Duplex (34)	3	137.03	58	0	0	0	0	0	0	0	0	2	0	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

List of Major Multi-Family Subdivisions

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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-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017			
John Calvin Manor	Multi-Family Senior (100)	2	136.08	100	0	0	0	0	0	0	0	0	0	0	100	100	0
John Knox Retirement Village	JKV (1,578)	2	136.08	1653	0	0	0	0	0	11	-7	-79	111	3	1,692	1,692	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	139.16	20	0	0	0	0	0	0	0	0	0	0	20	20	0
Lacys Addition (Le Grand Estates)	Apartment (47)	1	137.03	47	0	0	0	0	0	0	0	0	0	0	47	47	0
Lacys Addition	Triplex (3)	1	137.03	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	50	0	0	50	50	0
Maple Tree Manor	Duplex (74)	3	179	74	0	0	0	0	0	0	0	0	0	0	74	74	0
Marketplace	Duplex (112)	1	180	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 (11)	1	137.03	11	0	0	0	0	0	0	0	0	0	0	11	11	0
Orchard Hills	Duplex (36)	3	137.03	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

List of Major Multi-Family Subdivisions

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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-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017			
Park Lane West Condominium	Apartment (60)	3	180	60	0	0	0	0	0	0	0	0	0	0	60	60	0
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
Pinecrest	Fourplex (8), Duplex (2)	1	180	10	0	0	0	0	0	0	0	0	0	0	10	10	0
Pinetree Village	Fourplex (56)	1	180	56	0	0	0	0	0	0	0	0	0	0	56	56	0
Raintree Lake	Fourplex (12), Triplex (3), Duplex (6)	2	181	21	0	0	0	0	0	0	0	0	0	0	21	21	0
Raintree Villas	**Duplex (80)**	**2**	**181**	**78**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**84**	**4**
Ranville Corner	Duplex (2)	1	180	2	0	0	0	0	0	0	0	0	0	0	2	2	0
Residences at New Longview (Kessler)	Apartment (309)	2	136.12	0	0	0	0	0	0	0	208	101	0	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	180	107	0	0	0	0	0	0	0	0	0	0	107	107	0
Scherer Crossing	Fourplex (68)	1	137.04	64	0	0	0	0	0	0	0	0	4	0	68	68	0
Scherer Ridge Villas	Fourplex (68), Duplex (12)	1	137.04	80	0	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**	**136.12**	**38**	**2**	**3**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**46**	**124**	**78**
Somerset Villa Apartments	Apartment (48)	2	136.12	48	0	0	0	0	0	0	0	0	0	0	48	48	0
South Lea Addition	Mixed (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	137.04	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	181	40	0	0	0	0	0	0	0	0	0	0	40	40	0
Summit East Plaza Condominiums	Apartment (150)	1	142.04	150	0	0	0	0	0	0	0	0	0	0	150	150	0
Summit Grove Senior Apartments	Apartments (54)	3	137.03	0	0	54	0	0	0	0	0	0	0	0	54	54	0
Summit Orchard	Apartments (308)	2	179	0	0	0	0	0	0	0	0	0	0	308	308	308	0
Summit Point Condominium	Apartment (101)	3	179	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	1	0	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
Sun Valley Village	**Mixed (98)**	**2**	**136.08**	**96**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**98**	**98**	**0**

List of Major Multi-Family Subdivisions

= New Development in 2017

= 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-2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017			
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	138.02	5	0	0	0	0	0	0	0	0	0	0	5	5	0
Tower Park Commercial	Apartment (206)	2	136.12	206	0	0	0	0	0	0	0	0	0	0	206	206	0
Town of Strother	Fourplex (4), Duplex (2)	3	180	6	0	0	0	0	0	0	0	0	0	0	6	6	0
Townhomes Of Chapel Ridge	**Triplex and Fourplex (60)**	**3**	**142.04**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**19**	**60**	**41**
Trails of Park Ridge	**Duplex (64), Fourplex (208)**	**3**	**185**	**0**	**16**	**0**	**0**	**0**	**0**	**4**	**2**	**2**	**0**	**2**	**26**	**252**	**226**
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	135.04	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	18	0	0	0	0	0	18	18	0
Walnut Grove	Duplex (2)	1	180	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	136.08	132	0	0	0	0	0	0	0	0	0	0	132	132	0
Westvale	Duplex (104)	2	136.08	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	185	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**	**42**	**0**	**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	181	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				**10,406**	**10,065**	**10,103**	**10,053**	**10,055**	**10,078**	**10,080**	**10,315**	**10,149**	**10,278**	**10,470**	**11,427**	**12,051**	**624**

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 **2,744** 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
The Carlyle	Apartments (118) and Cottages (5)	3
Dogwood Springs Retirement	Apartments (52)	4
John Knox Retirement Village	Mixed Densities (1,692)	2
John Calvin Manor	Multi-Family Senior (100)	2
Lees Summit Retirement	Multi-Family Senior (123)	3
Le Grand Retirement Village	Apartments (40)	1
Magnolia Place at Charleston Park	Multi-Family Senior (50)	4
Summit Grove Senior Apartments	Apartments (54)	3
Wilshire Hills	Mixed Density (Retirement) (234)	3
Wilshire at Lakewood--Care Center	Multi-family Senior (160)	3

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
Lee's Summit Housing Authority-Duncan Estates	Apartments (66)	1
Lee's Summit Housing Authority-Lea Haven	Apartments (50)	1

List of Major Industrial, Office, and Retail Developments

= New Permits Issued for Center in 2017

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
291-Conoco	1	Retail	8,041	140,867
3rd & Ward Commercial	2	Retail	9,910	71,476
50 Highway Office Park	1	Industrial/Retail	152,424	746,771
400 Colbern Road	3	Retail	45,560	922,311
500 West Business Center	1	Office	32,892	138,319
608 Business Center	1	Retail	8,022	30,733
Abbys Addition	2	Retail	4,500	23,375
Lee's Summit Airport	3	Industrial	10,712	571,742
AMC-Midland Plaza	3	Retail	34,258	205,491
Arborwalk	2	Retail	14,541	193,131
Associated Women's Care Addition	3	Office	8,319	89,941
Auction Transport of Kansas City	1	Industrial	4,892	208,091
Auto Complex	3	Retail	80,110	452,393
Balls Food Center	4	Retail	126,993	398,524
Bank of America JKV	2	Retail	5,201	63,267
Bayberry	1	Office	50,562	280,993
Bayberry Crossing	1	Retail	189,194	1,292,497
Bayberry Place	1	Retail	28,116	164,167
Bayberry Point	1	Retail	7,054	34,174
Bayberry Professional Plaza	1	Retail	13,020	36,023
Blue Parkway Business Center	3	Retail/ Industrial	238,480	1,325,555
Blue Valley Office Park	1	Office	27,250	63,010
Bob Sight Ford	3	Retail	42,640	318,347
Boise Cascade	3	Industrial	3,360	420,898
Borders Addition	1	Retail	3,000	14,875
Bridgehampton	1	Retail	64,339	426,559
Browning Industrial Park	1	Industrial	292,231	1,048,791
Browning-Dark Farm	3	Office	29,200	145,355
Butchers Subdivision	1	Retail	2,300	15,326
Bybee Acres	3	Industrial	14,400	172,039

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
C.L. Long Addition	1	Industrial	2,688	37,667
Campbell Middle School Gym Addition (R-7)	4	Other	7,665	2,095,035
CBD	1,3	Retail/ Office	337,004	531,394
Cedar Creek Estates	2	Retail	2,838	104,544
Chapel Lakes Center	3	Retail	50,434	286,152
Chapel Ridge	3	Retail/ Office	264,491	1,272,062
Chapel Ridge Business Park	**3**	**Retail/ Office**	**395,602**	**1,762,396**
Charleston Park	4	Retail	19,222	130,383
Cheddington Commons	2	Retail/ Office	21,496	139,292
Children's World	3	Retail	8,104	36,554
Chipman Plaza	3	Retail	26,116	186,906
Chipman-Hwy 50	2	Retail	810,409	3,751,676
Chopp Limited Plaza	1	Industrial	64,215	206,831
Chouteau Corner	1	Retail	2,800	41,156
Clover Acres	4	Retail	6,000	59,670
Cly-Mar Meadow	3	Retail	8,224	170,694
Colbern Plaza	4	Retail	110,305	377,339
Count Beverage Building Addition	1	Industrial	11,280	968,520
Crawford Mechanical Contracts	1	Industrial	3,040	246,743
Creative Blow Mold, Inc	3	Industrial	7,500	241,091
Creative World Early Chidhood	1	Office	99,222	11,810
Crown Pointe Church Addition	3	Other	23,164	708,652
Darron Building	3	Retail	7,855	7,864
Deerbrook Commercial Park	4	Retail	63,463	365,456
Desendorf Acres	3	Retail	9,500	104,581
Developers Addition	1	Industrial	13,800	42,429
DG Acres	1	Retail	8,800	98,228
Don Brownes Subdivision	1	Industrial	4,800	15,899
Douglas A Addition	1	Industrial	12,000	21,643

List of Major Industrial, Office, and Retail Developments

= New Permits Issued for Center in 2017

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Douglas Corner	3	Retail	36,786	214,096
Douglas Corporate Center	3	Industrial	31,250	148,944
Douglas Square Center	3	Retail	227,548	1,493,285
Douglas Station Commercial Park	3	Retail	117,012	644,553
Eagle CreekChurch	1	Other	32,165	765,078
East Haven Acres	1	Retail/ Office	25,827	128,730
Eastport Professional Office Park	3	Office	63,760	284,977
Eastridge Business Center	1	Office	3,979	20,595
Eastside Business Park	1	Industrial/ Retail	136,114	1,197,995
Edmondson Crest	3	Retail	10,918	64,980
Emergent Care Plus of Lee's Summit	3	Office	6,906	49,741
Executive Lakes Center	3	Retail/ Office	166,257	966,925
Executive Plaza	1	Retail	40,678	189,995
Fairway Village	3	Retail/ Office	30,177	113,432
Farmers Commercial	1	Retail	10,000	57,622
Fascination at New Long View	2	Retail	27,935	273,992
Fire Station No 2	3	Other	8,324	55,760
Firestone Tire Company	2	Retail	7,257	36,573
First Federal Bank Commercial Park	1	Retail	5,577	56,754
First National Bank	2	Retail	4,500	99,371
For-Mart Office Center	3	Retail	4,627	23,647
FPC Place	2	Retail	6,230	33,262
Genesys Properties	3	Industrial	13,000	278,760
Goddard School	2	Retail	8,262	96,255
Golf Park	3	Retail	5,470	990,206
Green Lantern Lee's Summit	3	Retail	13,294	82,567
Gregory Estates	4	Retail	35,780	203,931
Greystone Park	4	Retail	27,321	213,584
Hagerty Industrial Park	1	Industrial	3,200	156,410
Hallams Subdivision	3	Retail	2,233	24,560
Hamblen Business Park	1	Retail	15,150	98,338
Hamblen Plaza	1	Industrial	116082	462019
Hamblen Road Industrial Park	1	Industrial	107,751	455,696

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Hardees Addition	2	Retail	2,206	35,881
Harris Highlands	1	Industrial	15,382	125,082
Hawkins Commercial	1	Retail	2,724	46,212
HCA Midwest	4	Retail	218,297	1,263,218
Hearnes Addition	3	Industrial	28,612	156,564
Hertzogs Subdivision	1	Retail	3,950	20,791
Hinsdale Place Revised	1	Office	16,498	51,819
Hollywood Acres	1	Industrial/ Retail	12,340	206,622
Holmes Drywall	3	Industrial	30,000	123,002
Hunch Estates	1	Industrial	35,042	416,468
I-470 Business & Technology Center	3	Industrial	127,325	1,208,581
Jakes Corner	2	Retail	6,750	76,057
Jefferson Commons	1	Office	22,210	76,365
Jefferson Street Industrial Park	1	Industrial	68,602	204,015
Jefferson Street Mini Storage	1	Industrial	29,550	102,123
John Knox Village East Commercial	2	Office	29,598	219,722
John Deere	1	Industrial	17,000	196,897
Journey Church International	2	Other	16,444	386,445
Knollbrook	4	Retail	2,160	21,497
Lakewood Business Center	3	Industrial	670,193	4,097,561
Lakewood Business Center on I-470	3	Industrial	60,655	109,790
Lakewood Business Center on I-470 Addition	3	Industrial	50,124	231,513
Lakewood Business Park	3	Industrial	401,332	1,629,153
Lakewood Village Shops	3	Retail	34,668	208,298
Langsford Landing	4	Retail/ Office	141,767	316,066
Lawn & Leisure Addition	1	Industrial	16,000	59,993
LBP IIIB	3	Industrial	31,512	272,501
Le Grand Retirement Village Addition	1	Other	490	109,780
Lee's Summit High School Addition	1	Other	8,887	1,913,510
Lee's Summit Honda	3	Retail	38,400	213,041
Lee's Summit Industrial Park	3	Industrial	19,600	110,875

List of Major Industrial, Office, and Retail Developments

= New Permits Issued for Center in 2017

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Lee's Summit North Industrial Park	**3**	**Industrial**	**475,269**	**3,469,360**
Lee's Summit Retail Center	1	Retail	15,500	72,134
Lee's Summit South Industrial Park	1	Industrial	75,215	486,734
Lee's Summit Subaru	3	Retail	18,298	130,679
Lees Summit Technology Center	3	Industrial	32,000	129,420
Lelands Commercial Park	1	Retail	5,648	47,568
Lemone-Smith Business & Rail Center	**1**	**Industrial**	**1,344,595**	**3,226,143**
LH Higgins Place	1	Retail	10,740	85,247
Living Hope Fellowship Addition	1	Other	288	28,419
Long Chiropractic Office	2	Office	7,400	36,533
Lowes Addition	1	Retail	9,072	54,680
LS Park	4	Retail	38,035	483,229
LSMC Summit Ridge Campus	2	Office	58,050	174,164
Maddox Acres	1	Industrial	71,858	297,883
Magl Park	1	Industrial	6,600	116,321
Main Street Development	3	Industrial	42,785	221,693
Maisel Resurvey	4	Retail	101,437	333,041
Mang Addition	1	Retail	15,446	68,187
Maple Leaf	1	Retail	4,896	22,276
Maple Tree Plaza	3	Retail	19,462	268,072
Maple Tree Plaza Addition	3	Retail	6,224	41,273
Marians Kids	3	Other	22,655	24,331
Market Center	1	Office	10,486	56,161
Market Street Commercial Park	1	Retail/ Industrial	17,720	129,795
McCambridge Court	3	Industrial	6,999	56,307
McCord Addition	3	Retail	22,841	218,470
McDonalds Restaurant	4	Retail	4,127	40,855

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
McKees Corner	4	Retail	25,036	251,024
Medical Center John Knox Village	2	Office	100,962	204,882
Metheny Commercial	2	Retail	10,300	70,663
Metro Auction of Kansas City	1	Industrial	42,966	916,522
Metro Estates	1	Industrial	44,585	150,292
Mid-Summit Industrial Park	1	Industrial	28,830	159,891
Mini-Storage Buildings G, F, P, Q	1	Industiral	9,600	173,804
Mission Hills	3	Office	13,880	262,761
Mission Square	1	Retail	23,250	120,125
Moehle Acres	1	Office	18,000	103,476
Morningside Acres	1	Office	6,673	62,827
Morningside Business Center	1	Office	14,757	132,257
Myrtle Park	3	Retail/ Industrial	5,410	70,779
National Tire and Battery	2	Retail	8,435	43,660
Netterville Properties	1	Office	1,146	5,660
Newberry Commons	1	Retail	7,855	45,197
Newberry Landings	1	Industrial	22,345	587,471
New Longview Commercial	2	Retail	60,380	625,531
Northwest Commerce Development	3	Industrial	48,675	359,184
Olive Garden Restaurant	2	Retail	7,441	75,301
O'Reilly Auto Parts Addition	1	Retail/ Office	12,550	83,844
Owen Lumber	1	Retail	5,660	28,414
Parkway Plaza	1	Retail/ Office	83,514	587,794
Patterson Addition	1	Retail	11,842	86,946
Patterson Oil	1	Retail	2,660	29,235
Pfizer	1	Industrial	266,000	2,327,845
Pine Tree Plaza	1	Retail	118,130	529,332
Pine Woods	1	Office	10,550	80,671
Pipes Place	1	Retail	23,438	45,630
McDonalds Restaurant	4	Retail	4,127	40,855
McKees Corner	4	Retail	25,036	251,024
Pizza Hut Addition	2	Retail	2,776	36,098

List of Major Industrial, Office, and Retail Developments

= New Permits Issued for Center in 2017

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Polk Addition	1	Retail	17,825	181,522
Ponderosa	2	Retail	12,816	91,838
QuikTrip	1	Retail	20,564	193,264
Quiktrip Blue Parkway	1	Retail	6,858	115,538
R&D Tool Subdivision	1	Industrial	45,240	131,609
Raintree 150 Center	2	Retail	28,718	223,918
Raintree Lake Village	2	Office	29,420	443,099
Raintree North Shopping Center	2	Retail	147,318	823,207
Red Lobster Restaurant	2	Retail	7,013	75,909
Rice Acres	3	Industrial	24,000	142,899
Ritter Plaza	3	Retail	271,384	1,173,501
Ritters Acres	4	Office	4,737	52,169
Robert Miller Addition	1	Retail	21,685	75,752
Rolling Meadows	3	Office	49,692	173,752
Rollins Meadows	3	Office	168,332	1,097,571
Royal Acres	4	Retail	6,156	43,215
Rumor's Restaurant Addition	4	Retail	1,428	58,823
Saint Lukes Hospital of Lees Summit	3	Retail/ Office	505,642	1,793,771
Saint Michael Archangel Church	3	Other	36,459	2,921,468
Savanna Square	4	Retail	43,864	232,990
Scotts Addition	1	Retail	9,840	66,576
Shamrock Addition	1	Retail	17,500	55,060
Shamrock Business Park	1	Industrial	98,918	417,060
Shamrock Park	1	Industrial/ Retail	61,479	490,101
Sharp Addition	1	Industrial	37,050	108,156
Silverthorn Industries	3	Retail	22,070	464,709
Simonin Addition	1	Industrial/ Retail	43,465	269,841
Solar Vista	4	Retail	16,331	166,249
Sonic Addition	1	Retail	1,526	22,837
Sonic View	1	Retail	1,362	42,462

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
South M-291 Mini Safety Storage	2	Retail	54,220	357,776
South Market Business Center	1	Industrial	22,300	128,186
South Port Business Park	1	Industrial	101,516	531,193
Southside Industrial Park	1	Industrial	91,397	605,856
Southview Heights	1	Retail	3,920	28,911
Springtime Greenhouse	4	Retail	14,112	427,019
Star Fuel Center of Lees Summit	1	Retail	5,035	27,124
Strother Crossing	3	Retail	5,703	730,907
Stuart Road Commercial Park	1	Industrial	6,650	626,210
Summit Corporate Center	1	Industrial	48,500	159,667
Summit East Plaza	1	Retail	3,120	24,426
Summit Fair	3	Retail	324,582	2,287,137
Summit North Business Park	3	Industrial/Retail	105,591	491,974
Summit Plaza	3	Retail	15,545	534,481
Summit Point Plaza	3	Retail	56,428	143,777
Summit Retail Center	2	Retail	35,870	296,734
Summit Ridge	1	Retail	14,656	118,638
Summit Ridge Square	2	Retail	8,440	100,188
Summit Shopping Center	2	Retail	167,427	728,030
Summit South Business Park	1	Industrial	73,054	889,466
Summit Square	1	Retail	21,837	183,190
Summit Tec Annex	3	Office/Retail/Indsu trial	36,232	209,781
Summit Tec Industrial Park	3	Industrial	192,514	1,001,548
Summit Technology Campus	3	Industrial	1,060,975	4,356,245
Summit View Addition	3	Industrial	90,077	428,424
Summit Village Corporate Park	3	Office	6,470	271,827
Summit West	2	Retail	6,962	35,615
Summitcrest Plaza	1	Retail	29,950	171,309
Su-Nor Addition	4	Retail	54,842	285,393
Sunrise South	1	Retail	34,600	139,833
Symtech Addition	1	Industrial	6,000	102,808

List of Major Industrial, Office, and Retail Developments

= New Permits Issued for Center in 2017

Name	Council District	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Talley Addition	1	Retail	10,766	49,043
Tarmac Place	3	Office	11,050	629,356
Terrys Industrial Park	1	Industrial	29,000	236,486
The United Methodist Church of Lee's Summit	2	Other	34,340	1,012,391
Three o Three	1	Retail	2,400	43,042
Todd George Marketplace	1	Retail	103,191	503,828
Tower Park Commercial	2	Retail	66,762	171,108
Town of Strother	1	Industrial/Retail	101,531	396,098
TravelClean	3	Retail	12,920	144,613
Tudor Square Executive Business Center	3	Office	76,970	356,513
Valle Vista East	4	Retail	11,748	170,367
Valle Vista Resurvey	1	Retail/ Office	2,611	12,284
Valle Vista Shopping Center	3	Retail	58,211	233,530
Van Duss Business Park	1	Retail	45,962	390,093
Victoria Park	3	Industrial	84,506	808,926
Village of Summit East	1	Retail	142,319	708,772
Villages of Lakewood Fairway Homes Village	3	Retail	39,020	221,005
Vista Del Verde	1	Retail	3,050	29,738
Vista Plaza	1	Retail	43,501	224,124
Wal-Mart	2	Retail	83,434	352,616
Wal-Mart-Raintree	1	Retail	167,244	915,537
Walnut Grove	1	Office	6,625	71,953
Water Utilities Facility	1	Other	39,438	401,852
Watt Acres	1	Retail	9,200	111,868
WB Howards 1st Addition	1,3	Industrial	105,096	377,086
WB Howards 2nd Addition	1,3	Industrial	27,746	152,678
Weavers Plat	1	Retail	7,595	189,011
Westbrooke Business Center	1	Office	19,428	107,888
Water Utilities Facility	1	Other	39,438	401,852
Watt Acres	1	Retail	9,200	111,868
WB Howards 1st Addition	1,3	Industrial	105,096	377,086
WB Howards 2nd Addition	1,3	Industrial	27,746	152,678
Weavers Plat	1	Retail	7,595	189,011
Westbrooke Business Center	1	Office	19,428	107,888
Winterset Park	2	Retail	8,487	40,126
Woods Chapel Church of God Addition	3	Other	16,421	493,212
Ziegler Addition	1	Retail	12,190	59,533
Total*			**16,509,837**	**104,538,745**

Additional Resources

Local Information

City of Lee's Summit Website – cityofls.net
City's Development Related Webpage – cityofls.net/Development.aspx
Past Issues of Development Reports – cityofls.net/Development/Demographics-and-Statistics.aspx
GIS Map Gallery – 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
Home Builders Association of Greater Kansas City Permit Reports – http://www.kchba.org/news/permit-reports/
Missouri Census Data Center – http://mcdc2.missouri.edu/

National Information

US Census Bureau – http://census.gov
American FactFinder – http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml