City of Lee's Summit, Missouri

2009 Development Report

Development Trends:
January-December 2009

In This Edition:

This report provides a summary of major development activities in the City between January and December of 2009. Information gathered serves as a helpful planning tool for future development and gauges conditions, under which development occurs.

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

Lee's Summit has witnessed a dramatic slowdown in construction over the last two years due to the economic crisis and housing market meltdown that hit the entire country recently. However, compared to other markets in the Kansas City Metropolitan area, Lee's Summit continues to be a relatively strong market for new construction. In the meantime, interest in redevelopment has been growing. As the decade closes out, Lee's Summit looks ahead to 2010 with anticipation of development once again gaining momentum.

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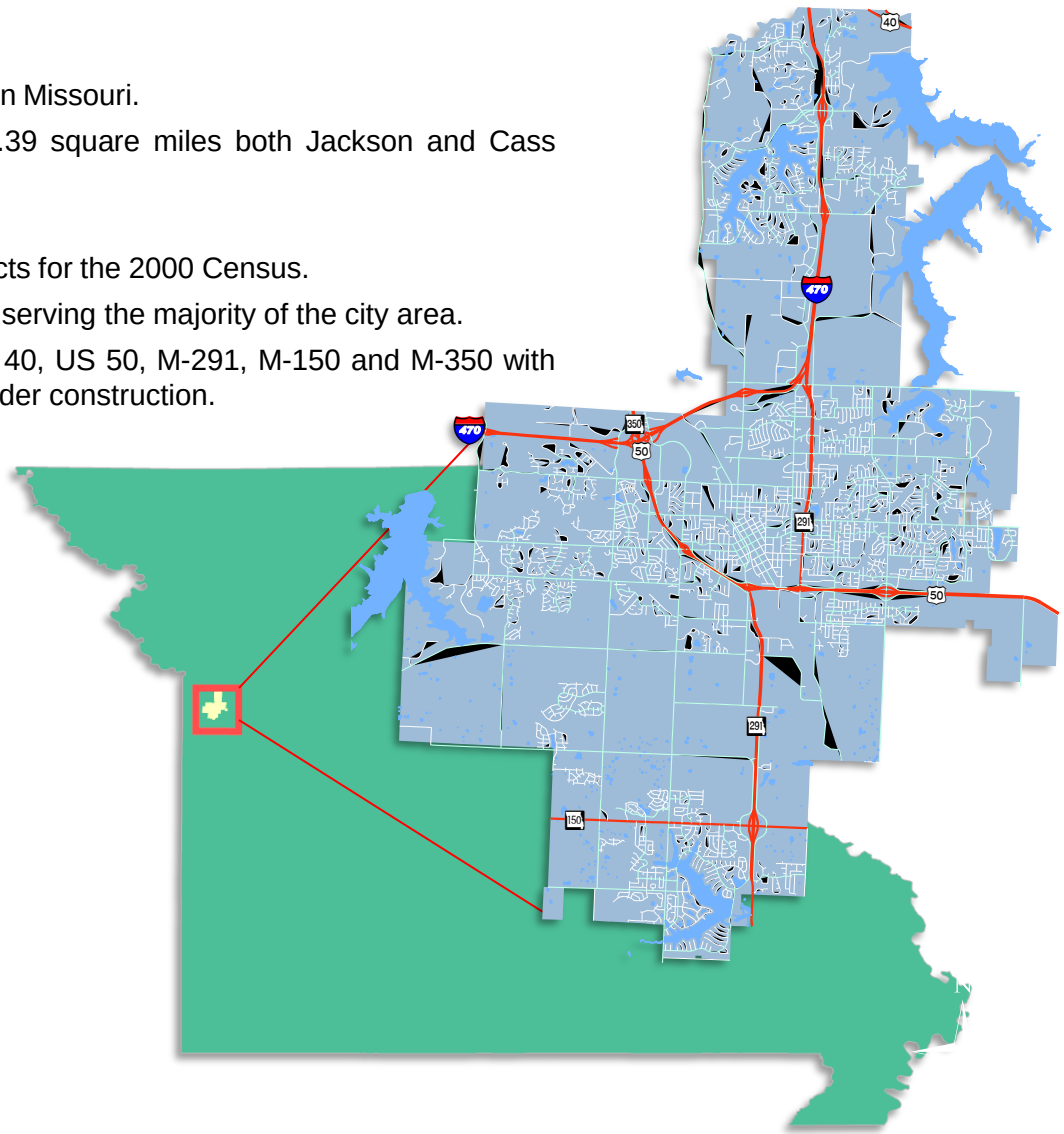
Community Profile

Quick Stats:

- Located in the Kansas City Metropolitan Area, in Western Missouri.
- Currently encompasses a total geographic area of 65.39 square miles both Jackson and Cass counties, Missouri.
- Estimated population: 93,163 as of January 2010.
- Is divided into **4** City Council Districts and 20 census tracts for the 2000 Census.
- Served by five school districts, with Lee's Summit R-VII serving the majority of the city area.
- Served by major highway corridors including I-470, US 40, US 50, M-291, M-150 and M-350 with 13 interchanges. A new interchange at Strother Rd is under construction.
- Served by the Union Pacific Railroad and Amtrak.



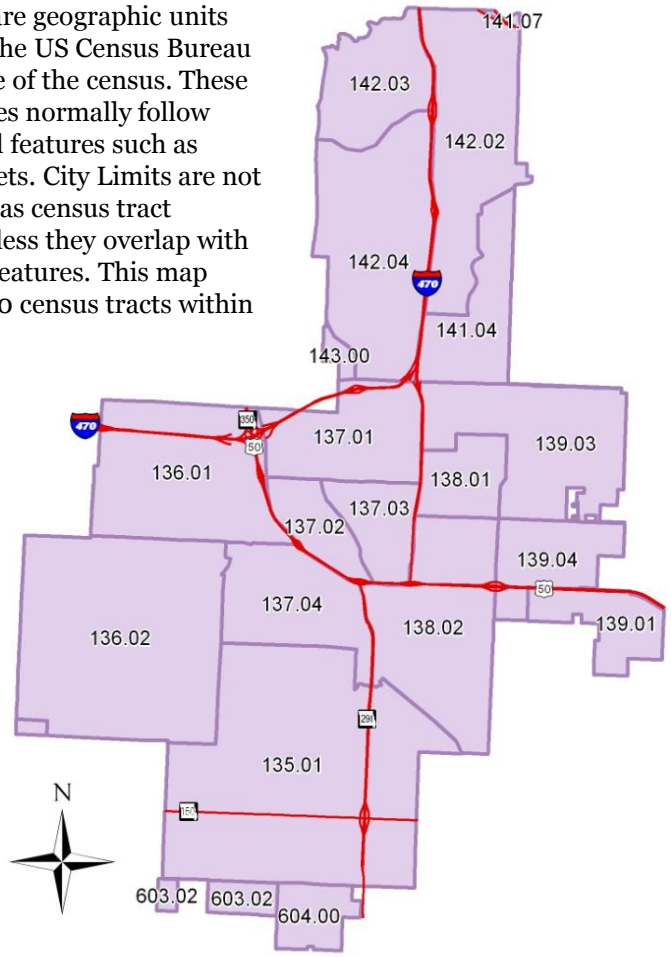
Demographics	
Average Household Size	2.64
Median Age	38.8
Median Household Income	$71,772
Per Capita Income	$31,266
Median Value Owner-Occupied Housing Units	$186,000
Median Rent for Renter-Occupied Housing Units	$960

Source: US Census Bureau, 2009, 2008 American Community Survey

Political & Statistical Boundaries

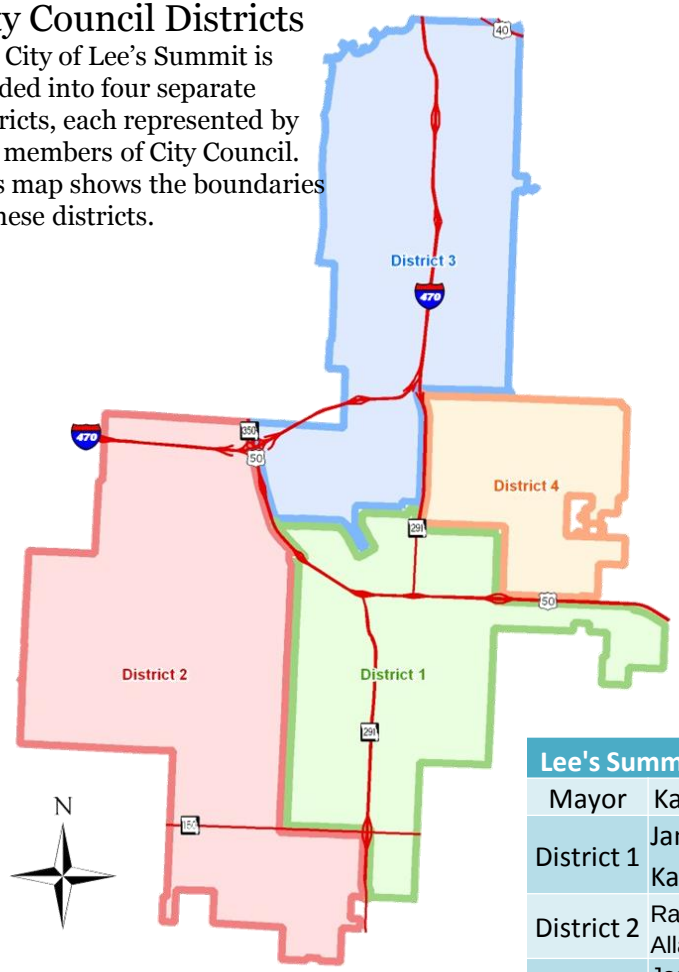
2000 Census Tracts

Census tracts are geographic units delineated by the US Census Bureau for the purpose of the census. These tract boundaries normally follow visible physical features such as rivers and streets. City Limits are not normally used as census tract boundaries unless they overlap with such physical features. This map illustrates 2000 census tracts within the City.



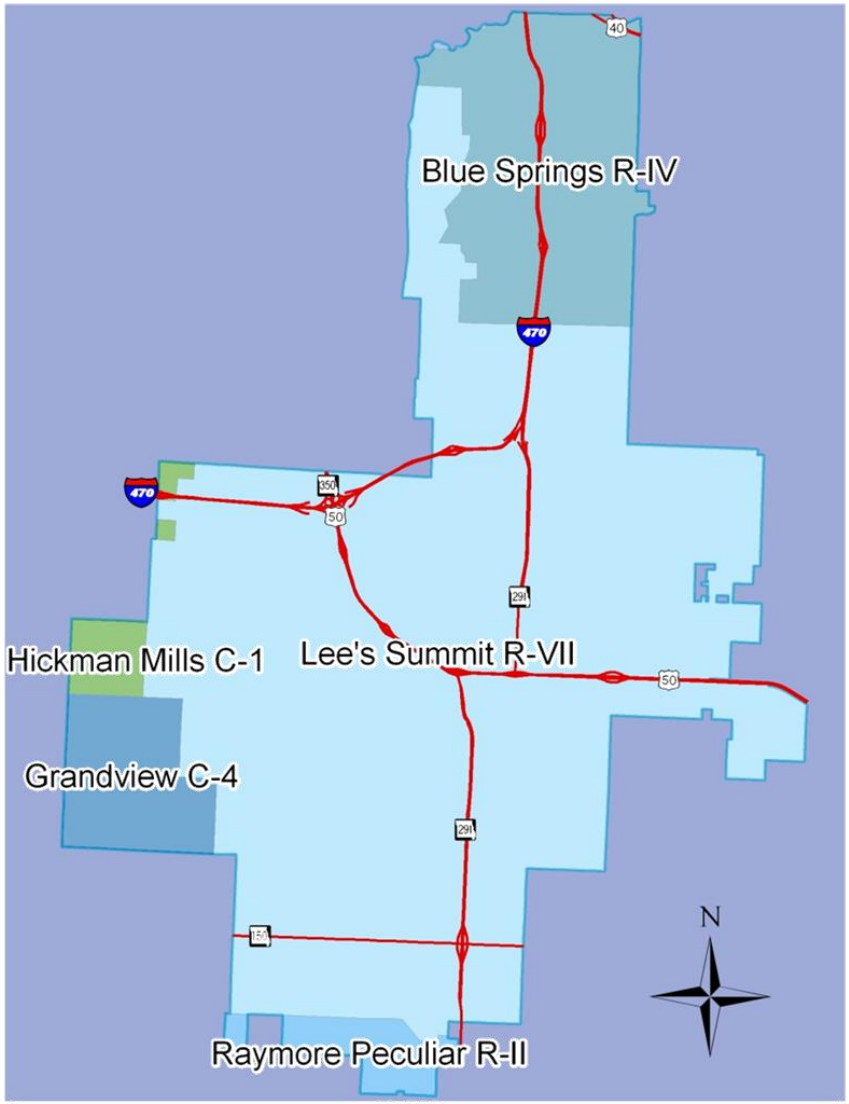
City Council Districts

The City of Lee's Summit is divided into four separate districts, each represented by two members of City Council. This map shows the boundaries of these districts.



Lee's Summit City Council	
Mayor	Karen R. Messerli
District 1	James Hallam Kathy Hofmann
District 2	Randall L. Rhoads Allan S. Gray II
District 3	Joseph Spallo Ed Cockrell
District 4	Bob Johnson Nick Swearngin

School Districts

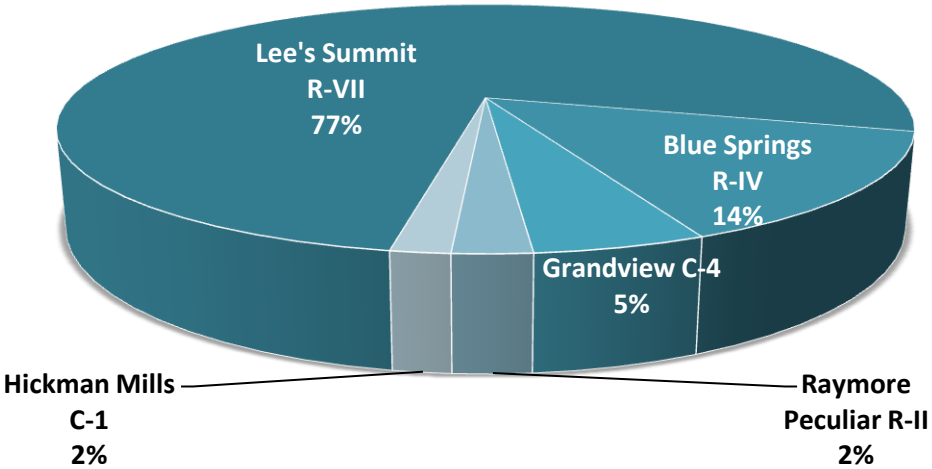


Lee's Summit is generally served by five public school systems. Lee's Summit R-VII School District has the largest service area in Lee's Summit, as shown in the accompanying map and charts here. The table and graph below also summarize the coverage area of each school district within City Limits as well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

School District Area within Lee's Summit

School District	Square Miles	Percentage of Total
Lee's Summit R-VII	50	76.55%
Blue Springs R-IV	9	14.11%
Grandview C-4	3	5.18%
Raymore Peculiar R-II	2	2.38%
Hickman Mills C-1	1.17	1.78%
Total	**65.37**	**100.00%**

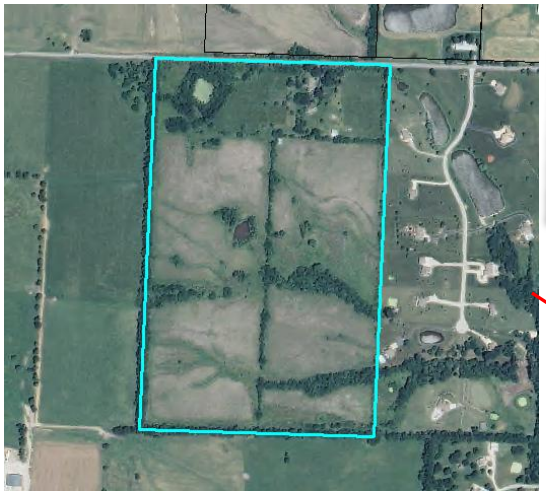
Percentage of School District Area Coverage within Lee's Summit

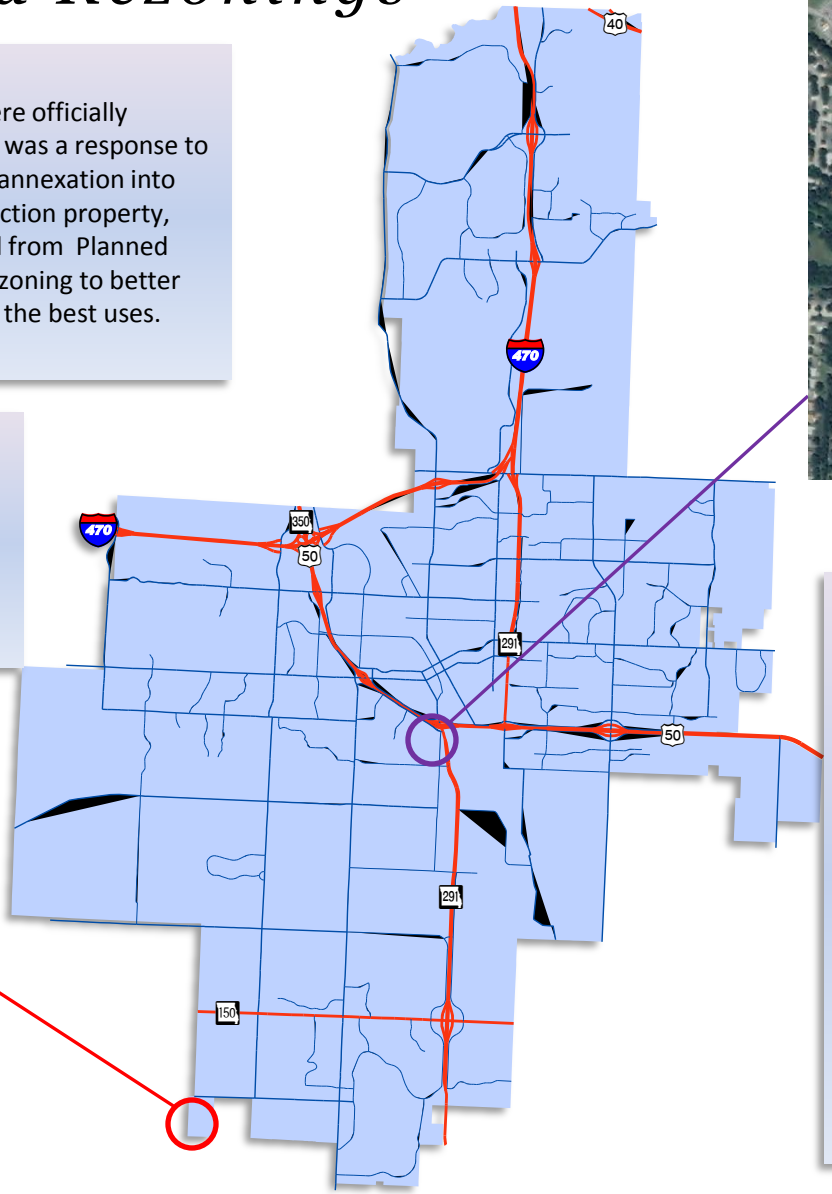


Annexations and Rezonings

In 2009, one annexation and one rezoning were officially approved by the City Council. The annexation was a response to the property owner's request for a voluntary annexation into the City of Lee's Summit. The Adessa Auto Auction property, located at 101 SW Oldham Pkwy was rezoned from Planned Industrial (PI) to a Planned Mixed Use (PMIX) zoning to better suit future development needs and to ensure the best uses.

Annexation: 2355 SW County Line Rd
The addition of this 90-acre property immediately south of County Line Road in Cass County is the most recent annexation and brings the total size of the City to 65.39 square miles. The property is currently zoned Agricultural (AG).





Rezoning: Adessa Auto Auction
Formerly zoned Planned Industrial (PI) accommodating an automobile auction business, this particular property was rezoned in 2009 to Planned Mixed Use (PMIX). Though this property is currently under-utilized, the new zoning was designated to offer better opportunities for the types of development and economic growth suited for this highly visible location. The property lies at the southwest corner of US Highway 50 and M-291, which is ideal for commercial development.

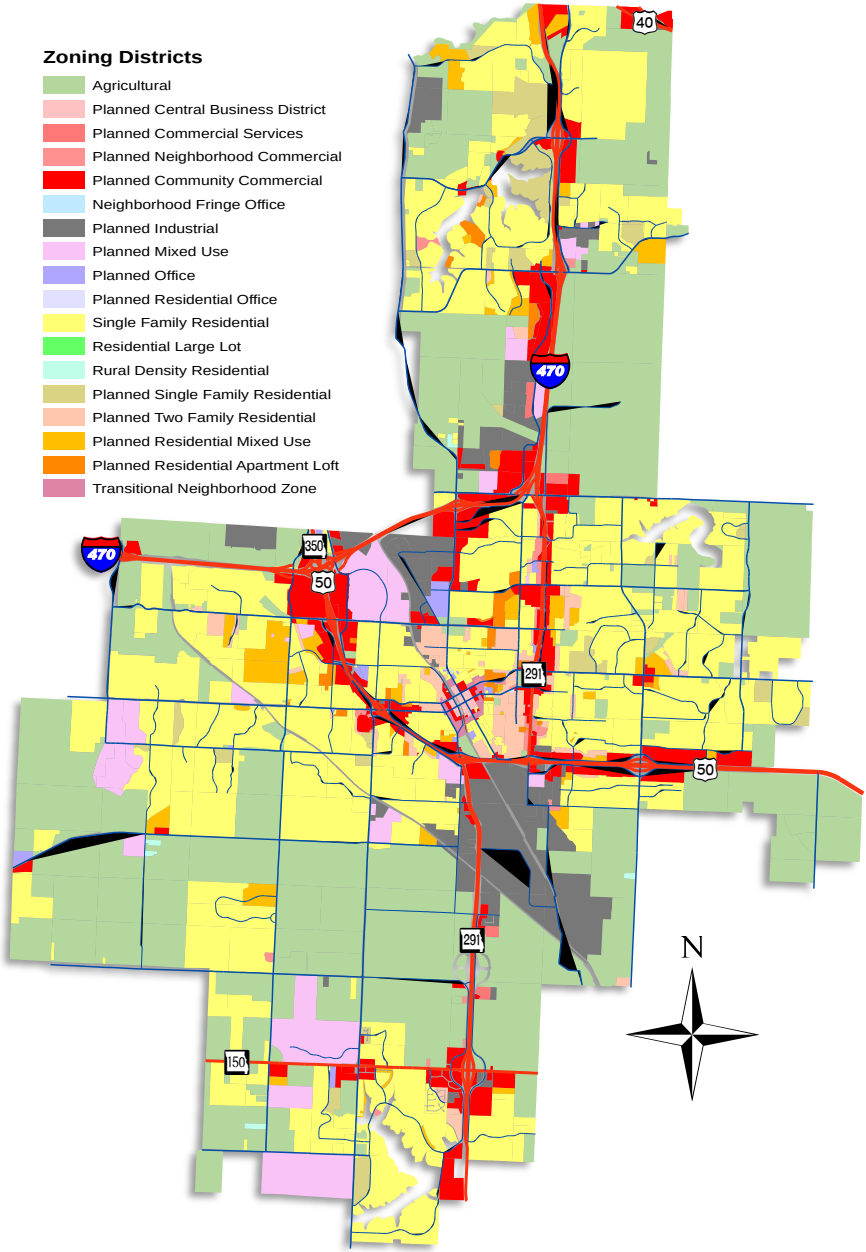
2009 Zoning Statistics

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

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

It is important to note that although Agricultural-zoned land accounts for 41% of the City total, Property Reserve, Inc. (PRI) owns over 4,000 acres of land zoned as such, or roughly 26% of Agriculturally zoned land. Other major uses of Agricultural-zoned land in Lee's Summit are State, County and City parks and natural conservation areas. (See next page for more information about PRI Properties).

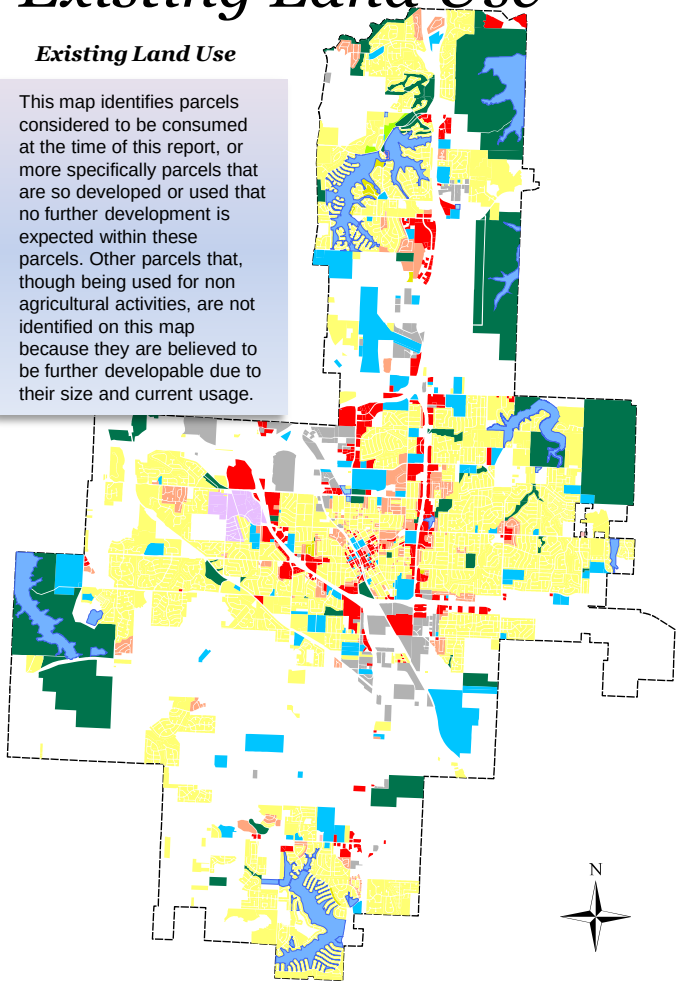
Generalized Zoning Type	Acreage	Percentage of Total
Agricultural	16,043	41.0%
Single family	14,708	37.6%
Multi-family	923	2.4%
Commercial	2,509	6.4%
Industrial	2,273	5.8%
Mixed Use	2,590	6.6%
Transitional Neighborhood	51	0.1%



Existing Land Use

Existing Land Use

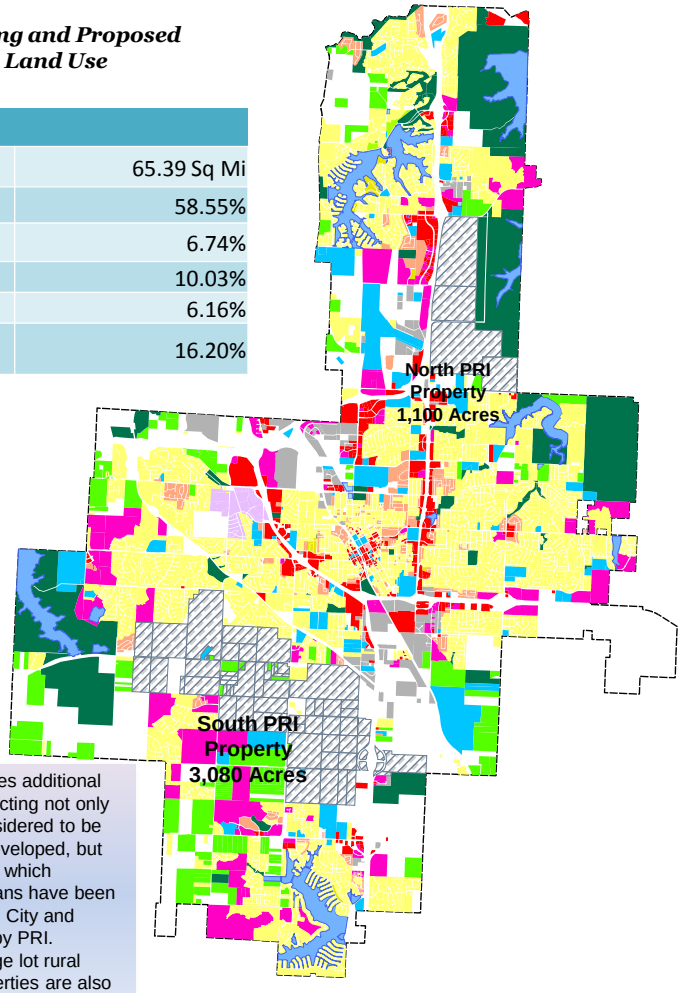
This map identifies parcels considered to be consumed at the time of this report, or more specifically parcels that are so developed or used that no further development is expected within these parcels. Other parcels that, though being used for non agricultural activities, are not identified on this map because they are believed to be further developable due to their size and current usage.



Land Use Composition	
City Area	65.39 Sq Mi
Consumed Land Area	58.55%
On-Going/Planned Development	6.74%
PRI Properties	10.03%
Large-Lot Residential	6.16%
Undeveloped (Without PRI or Large-Lot Residential)	16.20%

- PRI Property
- Approved/Proposed Plan
- Institutional
- Single Family Residential
- Multi-family Residential
- Commercial
- Industrial
- JKV
- Park/Open Space
- Large-Lot Residential

Existing and Proposed Land Use



This map includes additional information depicting not only the parcels considered to be consumed or developed, but also parcels, for which development plans have been approved by the City and parcels owned by PRI. Additionally, large lot rural residential properties are also identified.

Current land use analysis helps us understand our history of community growth. While zoning represents the community's desire for a particular development pattern and types of land uses via means of local regulations and development standards, land use represents what is on the ground. The statistics on this page are derived from calculating parcel sizes by the current land use type based on the following assumptions:

- As long as there is a built structure on site, the parcel is considered built;
- As long as a parcel is final-platted and recorded, it is considered built;
- Large rural residential lots, 5-20 acres in size, with a residential structure are identified separately because they have potential to be further subdivided for future development;
- Large rural parcels are considered undeveloped or vacant.

The map to the right highlights property owned by Property Reserve, Inc. (PRI). Combined, both areas occupy nearly 4,180 acres. This map also includes large-lot residential properties to illustrate future development potential within the city.

Population Growth and Projection

In past decades, Lee's Summit has experienced steady housing growth, however this growth has decelerated considerably in recent years. Since the 2000 Census, the City has estimated a population increase of almost 22,500 over a span of nine years. This table indicates population and percentage growth from 1930 to January 1, 2010.

In April 2010, the U.S. Census Bureau will conduct its decennial census survey to calculate populations throughout the country. This survey will provide an official population counts based on geography. Based on these numbers, population totals may be estimated for the years to follow.

The figures shown for the current year were calculated using 95% of total new dwelling units between July 2008 and June 2009 (to account for vacant units) multiplied by the average household size as given by the 2008 Community Survey provided by the Census Bureau. The average household size fluctuates slightly each year and is currently 2.64 persons per household. In years previous, the average has been between 2.58 to 2.67 persons per Census surveys.

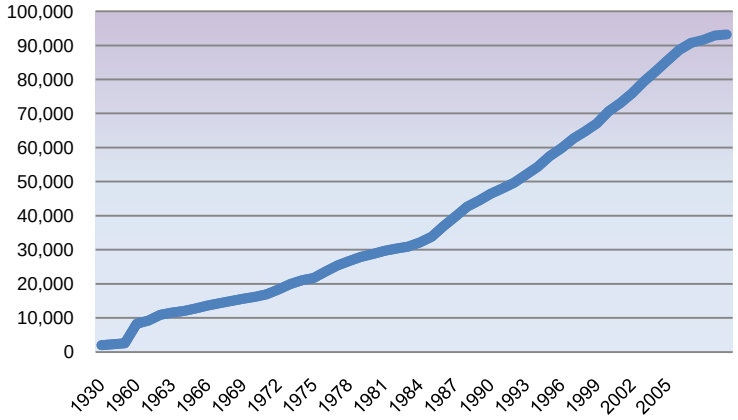
Each year, the City adjusts its population projections for the upcoming decades by closely examining the growth trends. The recent slowdown in growth has prompted a significant cutback of the City's growth projections. At this point, it is unclear how the trend is going to progress. This uncertainty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

Lee's Summit Population Growth since 1960

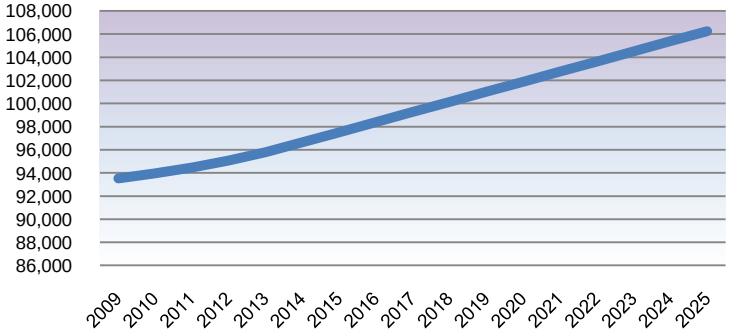
Year	Population	Percentage Growth
1930	2,035	N.A.
1940	2,263	11.20%
1950	2,554	12.86%
1960	8,267	223.69%
1961	9,186	11.11%
1962	10,907	18.74%
1963	11,546	5.86%
1964	12,022	4.12%
1965	12,813	6.58%
1966	13,620	6.30%
1967	14,305	5.03%
1968	14,952	4.53%
1969	15,644	4.63%
1970	16,204	3.58%
1971	16,961	4.67%
1972	18,349	8.18%
1973	19,904	8.47%
1974	21,077	5.89%
1975	21,765	3.26%
1976	23,610	8.48%
1977	25,355	7.39%
1978	26,706	5.33%
1979	27,947	4.65%
1980	28,742	2.84%
1981	29,704	3.35%
1982	30,363	2.22%
1983	30,911	1.80%
1984	32,137	3.97%
1985	33,846	5.32%
1986	36,932	9.12%
1987	39,783	7.72%
1988	42,681	7.28%
1989	44,494	4.25%
1990	46,418	4.32%
1991	47,995	3.40%
1992	49,712	3.58%
1993	52,024	4.65%
1994	54,446	4.66%
1995	57,466	5.55%
1996	59,879	4.20%
1997	62,657	4.64%
1998	64,718	3.29%
1999	67,079	3.65%
2000	70,700	5.40%
2001	73,128	3.43%
2002	76,043	3.99%
2003	79,515	4.57%
2004	82,528	3.79%
2005	85,642	3.77%
2006	88,666	3.53%
2007	90,785	2.39%
2008	91,586	0.88%
2009	92,927	1.46%
2010	93,165	0.26%
Percentage Growth 1930 - 2009		4478.15%

Note: Population as of January 1st except for years ending in "0".

Lee's Summit Population Growth 1930-2009



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

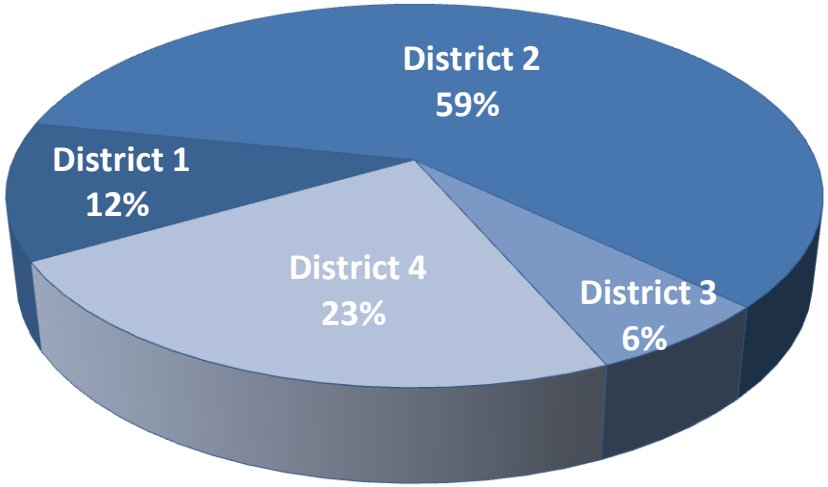


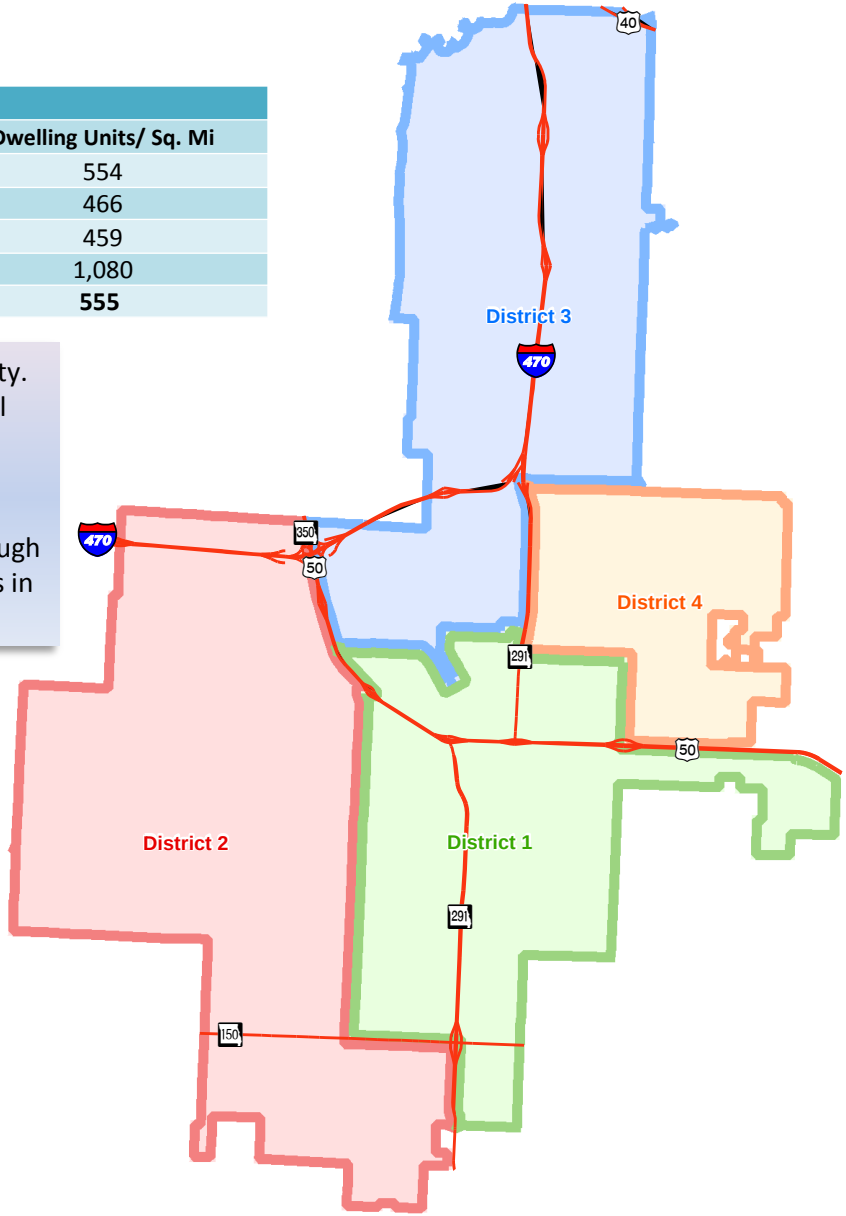
Population by Council District

Population Distribution and Density by Council District				
Council District	**Population Estimate**	**Total Sq. Mi**	**Dwelling Units**	**Dwelling Units/ Sq. Mi**
District 1	21,876	15.38	8,514	554
District 2	27,767	23.21	10,817	466
District 3	22,745	19.31	8,866	459
District 4	20,779	7.49	8,089	1,080
Total	**93,165**	**65.39**	**36,286**	**555**

This page provides a breakdown of population by City Council Districts within the City. These figures were calculated using the same formula used to determine the overall population estimate on the previous page. As the chart below illustrates, the most growth occurred in 2009 in District 2, which accounts for more residential development than all other districts combined. Once again, these figures represent growth between July 2008 and June 2009. Residential development continued through the second half of 2009 including a multi-family development with 54 dwelling units in District 3.

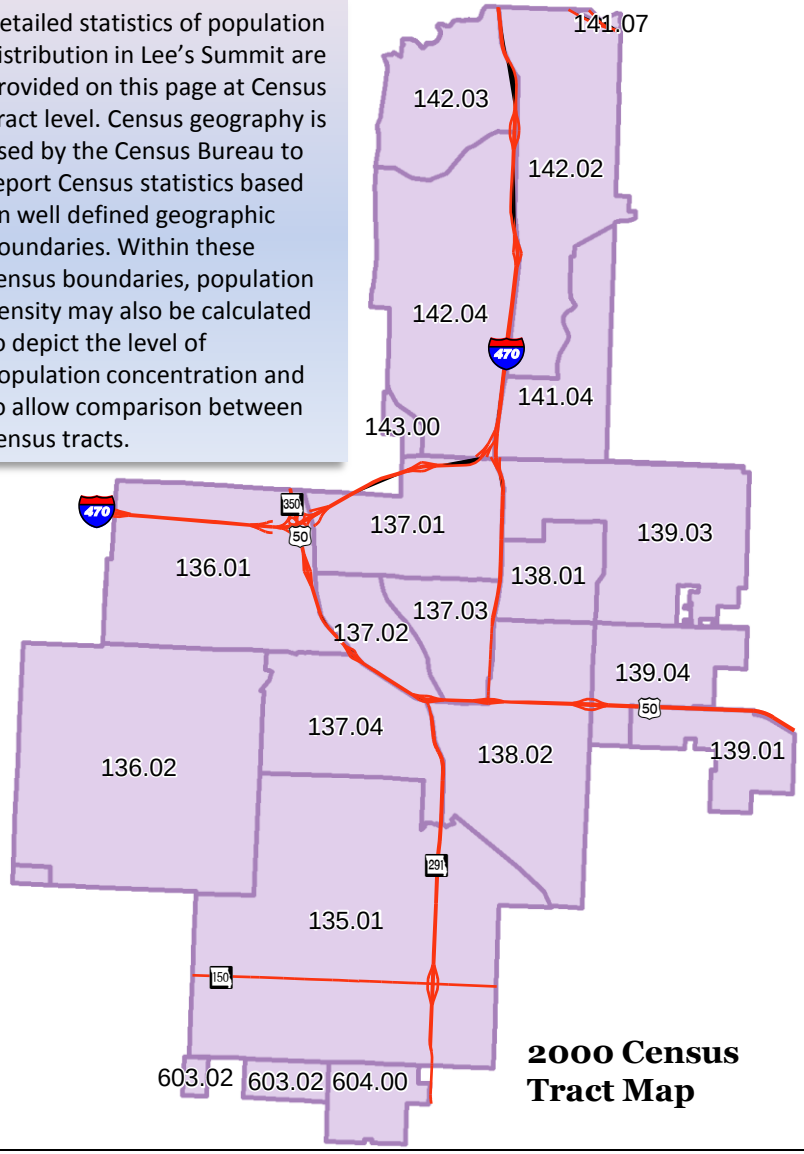
2009 Population Growth per Council District





Population Distribution by Census Tract

Detailed statistics of population distribution in Lee's Summit are provided on this page at Census Tract level. Census geography is used by the Census Bureau to report Census statistics based on well defined geographic boundaries. Within these census boundaries, population density may also be calculated to depict the level of population concentration and to allow comparison between census tracts.



2000 Census Tract Map

Population Estimates by Census Tract				
Census Tract	**Population Estimate**	**Total Sq. Mi**	**Dwelling Units**	**Dwelling Units/ Sq. Mi**
135.01	8,440	11.72	3,288	281
136.01	10,167	5.16	3,957	766
136.02	7,764	8.74	3,026	346
137.01	5,170	2.95	2,011	681
137.02	4,332	1.22	1,685	1,377
137.03	6,739	1.48	2,622	1,775
137.04	6,562	2.96	2,557	863
138.01	5,668	1.39	2,206	1,584
138.02	7,986	4.85	3,107	641
139.01	-	1.54	-	0
139.03	7,160	4.41	2,789	632
139.04	5,707	1.91	2,221	1,162
141.04	41	2.32	16	7
141.07	2	0.06	-	0
142.02	3,252	4.68	1,269	271
142.03	3,887	2.50	1,512	604
142.04	8,490	5.51	3,317	602
143.00	21	0.23	8	35
603.02	1,629	1.04	636	614
604.00	147	0.63	59	93
Total	**93,165**		**36,286**	

History of Lee's Summit Housing Growth

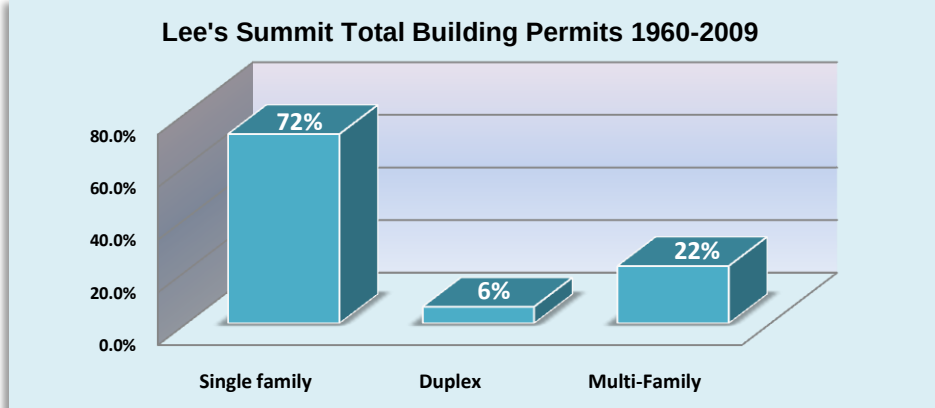
Growth History of Housing Stock

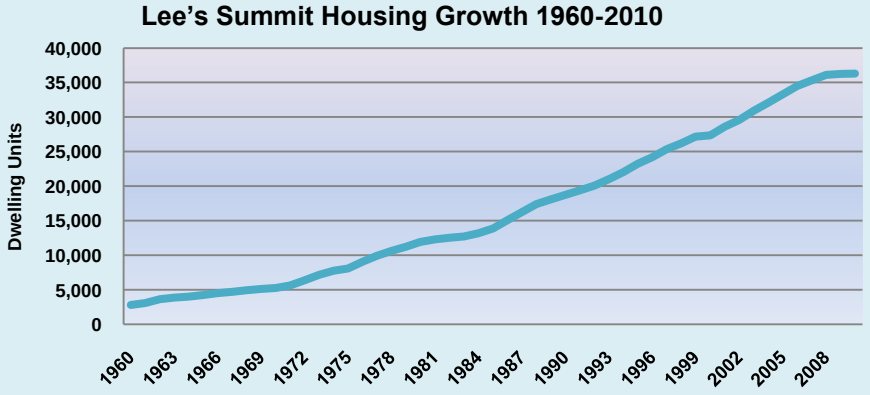
Year	Dwelling Units Built	Percentage Growth
1960	2,803	N.A.
1961	3,103	10.70%
1962	3,676	18.47%
1963	3,876	5.44%
1964	4,019	3.69%
1965	4,269	6.22%
1966	4,523	5.95%
1967	4,734	4.67%
1968	4,931	4.16%
1969	5,142	4.28%
1970	5,281	2.70%
1971	5,667	7.31%
1972	6,375	12.49%
1973	7,168	12.44%
1974	7,766	8.34%
1975	8,117	4.52%
1976	9,058	11.59%
1977	9,948	9.83%
1978	10,637	6.93%
1979	11,270	5.95%
1980	11,923	5.79%
1981	12,293	3.10%
1982	12,534	1.96%
1983	12,727	1.54%
1984	13,201	3.72%
1985	13,873	5.09%
1986	15,110	8.92%
1987	16,245	7.51%
1988	17,392	7.06%
1989	18,089	4.01%
1990	18,755	3.68%
1991	19,395	3.41%
1992	20,093	3.60%
1993	21,034	4.68%
1994	22,020	4.69%
1995	23,251	5.59%
1996	24,233	4.22%
1997	25,364	4.67%
1998	26,202	3.30%
1999	27,162	3.66%
2000	27,374	0.78%
2001	28,618	4.54%
2002	29,561	3.30%
2003	30,908	4.56%
2004	32,084	3.80%
2005	33,309	3.82%
2006	34,489	3.54%
2007	35,316	2.40%
2008	35,643	0.93%
2009	36,190	1.53%
2010	36,285	0.26%
Percentage Growth 1960-2008		1194.51%

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

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

A dramatic drop in housing permits issued in Lee's Summit is noted between 2007 and 2008. Between 2009 and 2010, the percentage growth set an all-time low for the City, at only 0.25%. As the chart below indicates, the vast majority of residential building permits have been issued for single-family dwelling units.





Housing Permits Breakdown by Type of Structure

Year	Single Family	Duplex	Multi-Family	Total Units
1960	286	10	4	300
1961	503	62	8	573
1962	130	70	-	200
1963	129	14	-	143
1964	168	50	32	250
1965	164	90	-	254
1966	163	48	-	211
1967	177	20	-	197
1968	171	20	20	211
1969	131	4	4	139
1970	149	20	217	386
1971	155	58	495	708
1972	177	4	612	793
1973	201	30	367	598
1974	219	32	100	351
1975	276	26	639	941
1976	486	72	332	890
1977	628	18	43	689
1978	555	26	52	633
1979	471	30	6	507
1980	265	44	92	401
1981	154	44	75	273
1982	182	20	24	226
1983	377	104	27	508
1984	444	84	179	707
1985	555	118	603	1,276
1986	826	126	224	1,176
1987	918	52	222	1,192
1988	633	38	72	743
1989	651	10	54	715
1990	604	8	78	690
1991	717	12	20	749
1992	965	26	4	995
1993	994	14	34	1,042
1994	1,140	18	132	1,290
1995	998	38	8	1,044
1996	1,114	42	40	1,196
1997	727	114	64	905
1998	802	100	128	1,030
1999	824	46	74	944
2000	680	40	524	1,244
2001	748	32	163	943
2002	887	80	372	1,339
2003	853	94	229	1,176
2004	911	44	270	1,225
2005	791	66	323	1,180
2006	489	42	296	827
*2007	380	56	343	779
2008	129	10	12	151
2009	91	4	-	95
Total Units	25,188	2,230	7,617	35,035
Percentage of Total	71.9%	6.4%	21.7%	100.00%

Residential Permits – Metro City Comparison

Single Family Residential Building Permits - Metro City Comparison (1998-2009)

City	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	Total
Lee's Summit	**110**	**151**	**490**	**616**	**791**	**911**	**853**	**887**	**748**	**680**	**824**	**802**	**7,753**
Blue Springs	52	97	265	284	144	266	147	226	307	307	349	274	2,666
Independence	48	87	67	300	376	443	345	373	295	260	292	288	3,226
Raymore	51	91	186	294	483	437	441	337	257	173	263	222	3,184
Pleasant Hill	10	16	42	208	105	84	115	87	68	60	64	64	913
Liberty	11	49	61	52	127	180	233	215	185	208	259	206	1,775
Overland Park	132	186	355	499	674	848	842	816	941	739	1,205	1,280	8,385
Olathe	305	376	609	849	875	987	1,000	1,200	1,325	1,140	1,501	1,330	11,192
Lenexa	38	79	218	325	345	379	350	343	340	254	291	154	3,078
Shawnee	52	102	217	270	402	422	542	442	485	541	669	663	4,755

Multi-family Residential Building Permits - Metro City Comparison (1998-2009)

City	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	Total
Lee's Summit	**54**	**0**	**288**	**155**	**323**	**270**	**229**	**372**	**163**	**524**	**74**	**128**	**2,526**
Blue Springs	0	0	0	216	122	266	185	58	46	112	34	4	1,043
Independence	0	54	0	240	4	0	35	325	89	113	22	70	952
Raymore	0	269	0	51	8	0	0	4	90	68	52	26	568
Pleasant Hill	0	0	0	0	28	4	34	16	35	2	26	4	149
Liberty	0	0	54	0	0	0	0	0	2	2	43	50	151
Overland Park	808	283	231	599	348	184	596	0	1,447	1,430	1,481	320	6,919
Olathe	0	0	0	530	425	213	361	311	596	114	859	104	3,513
Lenexa	0	309	208	150	0	0	0	8	8	16	282	728	1,709
Shawnee	0	0	124	0	288	224	455	173	426	534	128	0	2,352

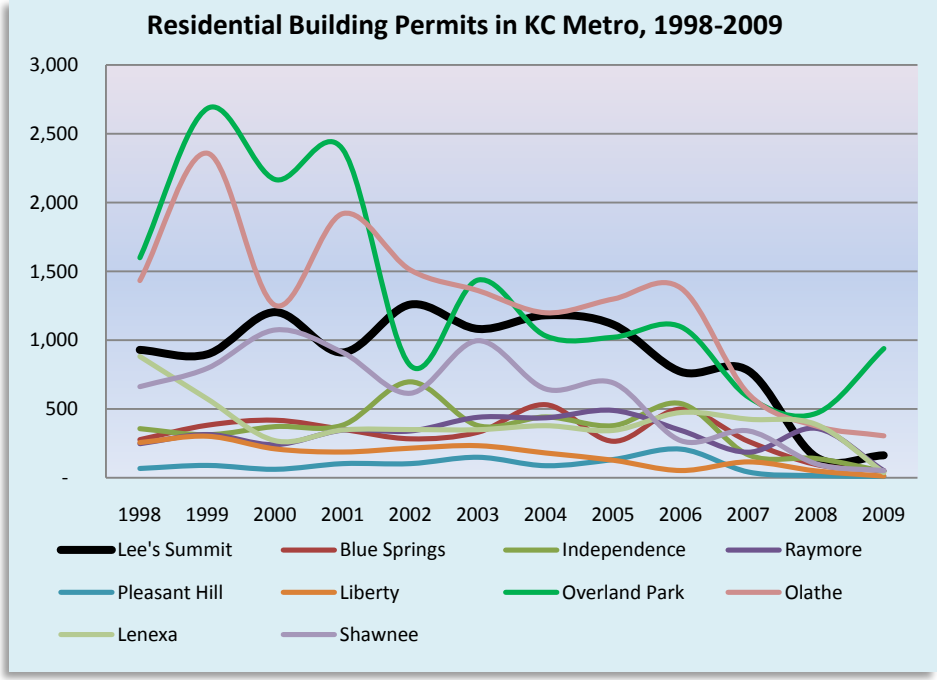
Although 2009 was a slow year for residential development, Lee's Summit issued more residential building permits than most comparable cities in the Kansas City metro area. It is important to note that 54 of the total number of housing units permitted by the City in 2009 were for a multi-unit senior housing development. The majority of Overland Park's issued permits for 2009 were multi-family as seen in the chart below. Lee's Summit and Overland Park are the only cities in the selected metro cities that issued permits for multi-family development. Lee's Summit has ranked third overall in building permits issued over the past twelve years, behind Overland Park and Olathe.

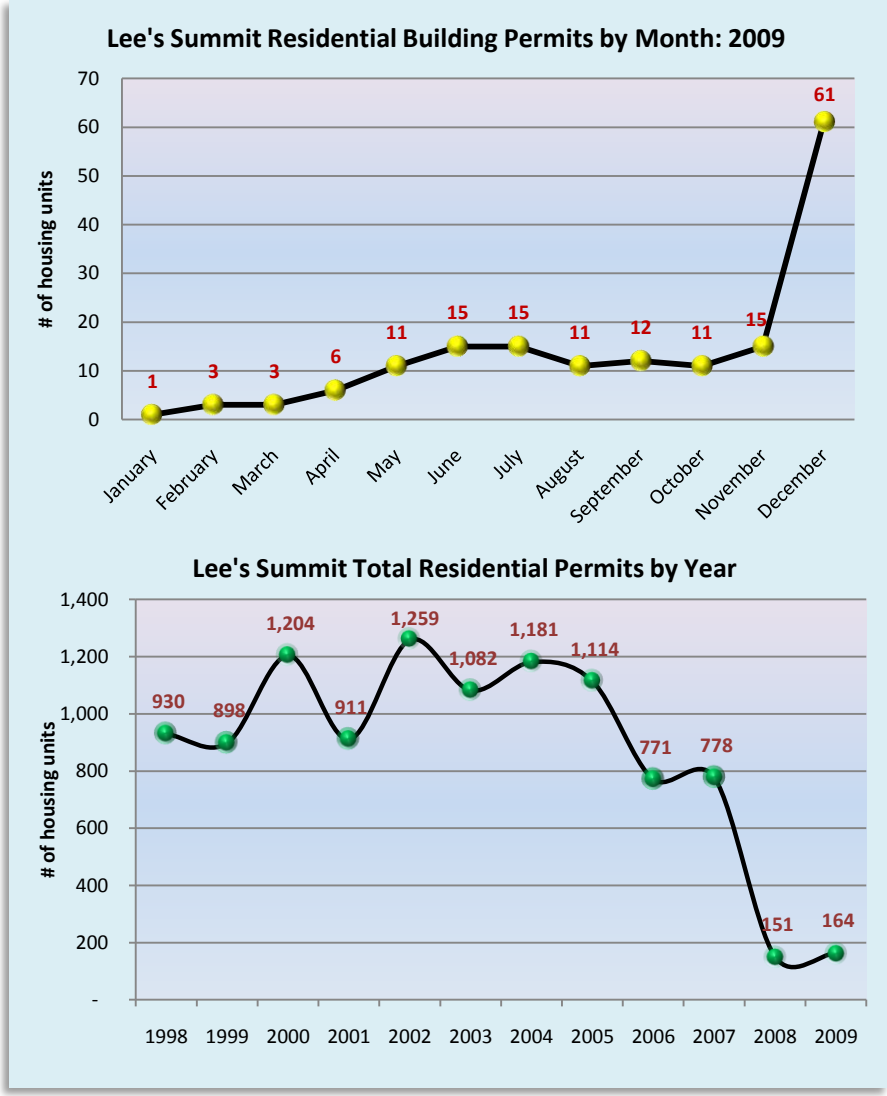
In general, the recent housing market decline has an adverse effect on the greater Kansas City region and despite these conditions, the housing market in this area appears more resilient than other parts of the country. All data on this page is provided by the Home Builders Association of Greater Kansas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

City	Ranking	12-year Total
Overland Park	1	15,304
Olathe	2	14,705
Lee's Summit	**3**	**10,279**
Shawnee	4	7,107
Lenexa	5	4,787
Independence	6	4,178
Raymore	7	3,752
Blue Springs	8	3,709
Liberty	9	1,926
Pleasant Hill	10	1,062

Recent Housing Market Conditions

While the trend has continued downward for most cities, the rate of decline is less than recent years, indicating the slowdown might be nearing an end. The chart below illustrates the housing market decline for Lee's Summit and comparable cities in the Kansas City metro area. Lee's Summit is beginning to show signs of slow recovery in residential building permits issued over the course of a year. The graph to the right depicts monthly history of residential building permits issued in 2009. Typically, more permits are issued during summer and fall than during winter and early spring. The huge jump in December is unusual and in this case it was due to a permit for the construction of a 54-unit multi-family senior housing development.





Historic Preservation and Redevelopment

While a growing community, Lee's Summit has a rich history. It is an important task for the community to manage new growth and an equally important task to preserve its history and invaluable historic assets. Lee's Summit Historic Preservation Commission is charged with the tasks of help facilitate the preservation of the community's history. In recent years, the historic downtown has spurred a lot of interest for reinvestment and redevelopment following an unprecedented public improvement project in the downtown. History preservation is becoming more important when redevelopment and reuse of existing buildings that are of history value. In 2009, two redevelopment and reuse projects started.

Arnold Hall (123 SE 3rd St.)

One of the most prominent preservation endeavors for the City is the restoration of historic Arnold Hall on 3rd Street in downtown Lee's Summit. Originally named the Sherwood Manufacturing Company Building, the Hall was constructed in 1946 and donated in 1950 by its owner, Joseph Arnold, to be dedicated as a community center. In recent years, studies have been conducted to explore possible uses for the building, and in 2009 was considered for nomination to the National Register of Historic Places by the Missouri Advisory Council on Historic Preservation. The vision for the redevelopment of the historic landmark is for the space to be remodeled as the first phase of a creative and performing arts campus. This phase would include a large multi-purpose space suitable for live performances, exhibitions and other events as well as a remodeled public concourse and entry to serve as a visual art exhibition space, among other improvements. Restoration efforts will come in partnership between the City and private contributors. The immediate goal is to raise $4.5 million in private and public funds to refurbish and redesign the building to accommodate the Martin City Melodrama troupe as the primary tenant with the intent of hosting other performance groups, public art shows and community events.

Todd George House (408 SE 3rd St.)

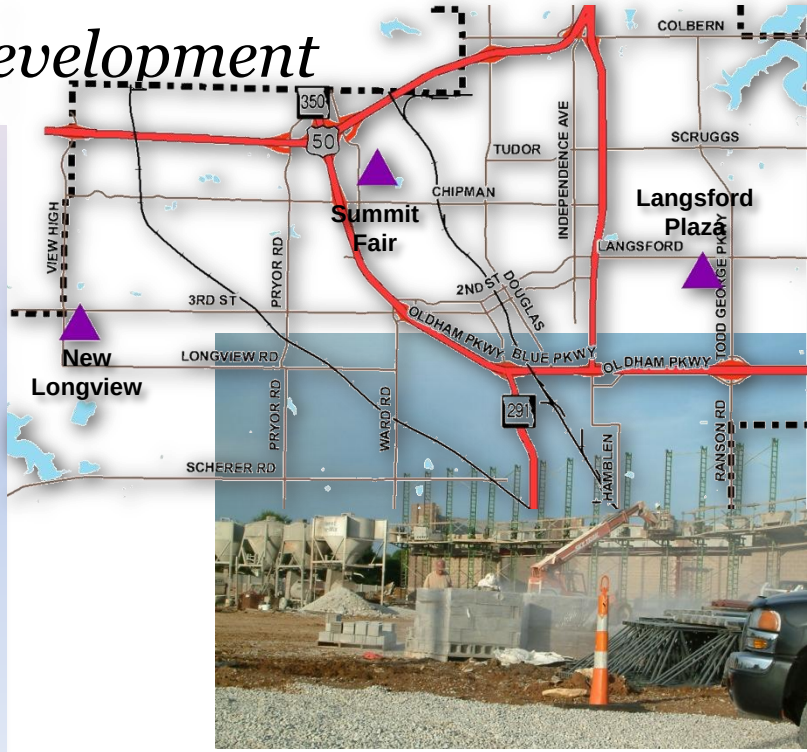
Constructed in 1916 by its namesake, the Todd George House holds historic significance due to it being home to one of Lee's Summit's most celebrated forefathers who paved the way for construction in the City. The house itself, which now sits on a quarter-acre lot, was nominated to the National Register of Historic Places. On November 13, 2009 the nomination was approved by the Missouri Advisory Council on Historic Preservation. Before its nomination, the property was rezoned from Residential to Planned Office district and is currently occupied by a new business tenant. The building is celebrated for its distinct craftsman-styled design symbolic to the time period in which it was constructed.

Major Commercial Development/Redevelopment

Despite the recent economic recession, commercial development continues to occur in Lee's Summit. Perhaps the largest and most obvious development is the ongoing activity at Summit Fair Shopping Center, located at the southeast corner of I-470 and 50 Highway. This past year, Summit Fair hosted its grand opening with two of it's anchor tenants: Macy's and JCPenny department stores. Since its opening, the shopping center has added several other tenants and completed thousands of square feet in commercial space. With the Completion of the Blue Parkway overpass scheduled for 2010, access to Summit Fair will open up directly from I-470.

Another Continuation of commercial development is taking place at New Longview, near the western city limits. New Longview is a mixed-use development already offering multi-family residential, office and retail space. Commercial development is planned to continue through the next few years.

Langsford Plaza, depicted to the left, is in its initial phases of construction. Located at the Southwest corner of Langsford and Todd George Rd, this site has two building permits issued in 2009; both of which are retail. Most of the commercial development that took place in 2009 was in fact retail, but also included some office space development in Lakewood Business Park and elsewhere.



Construction at Langsford Plaza.

Completed retail space at Summit Fair.

Clock tower in the heart of the shopping center.

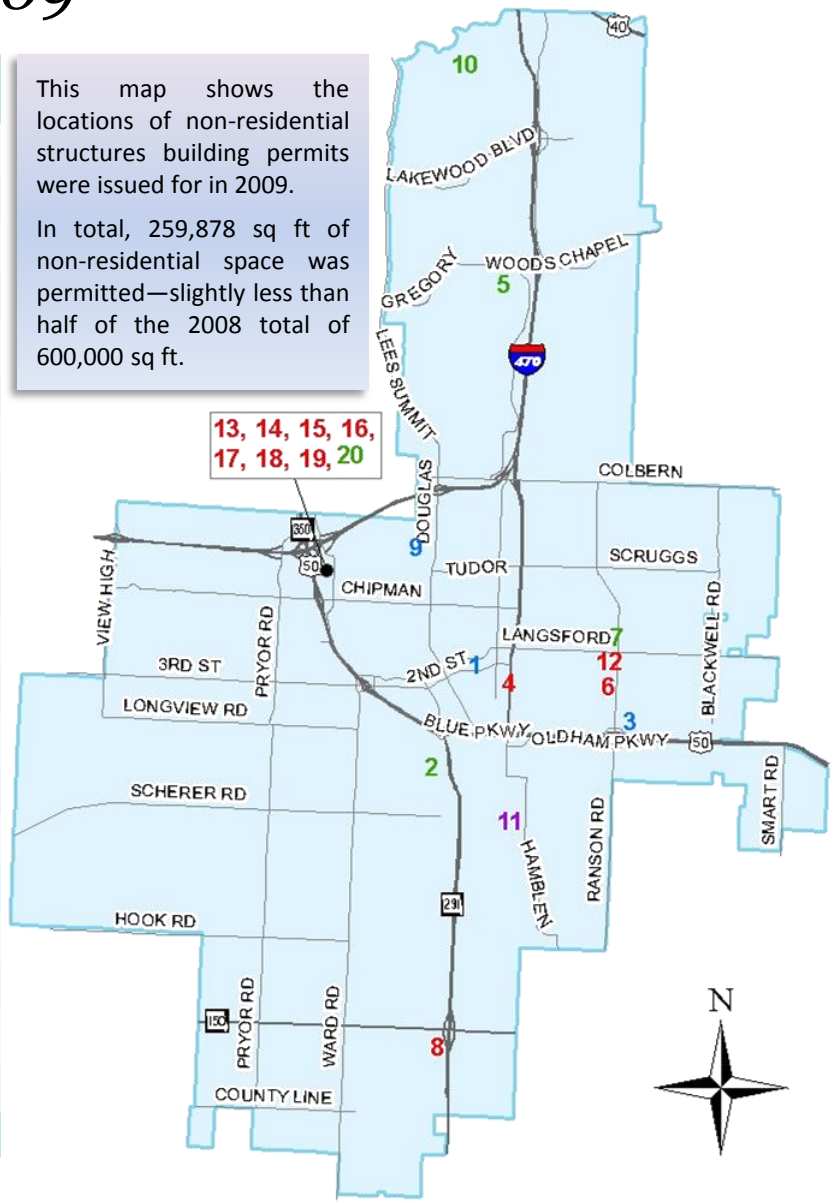
Convenience Store located in Langsford Plaza.

Non-Residential Building Permits:2009

Map #	Name of Development	Location	Building Size (Sq Ft)	Lot size (Acres)	Land Use Type
1	3 Chicks Investment, LLC	408 SE 3rd St	2,808	0.25	Office
2	Abundant Life Baptist Church	400 Persels Rd	23,673	3.15	Other
3	Blue Parkway Medical Building Shell	1831 SE Blue Pkwy	6,500	1.21	Office
4	Cedar Creek Veterinary Clinic Addition	400 SE M-291 HWY	1,474	0.37	Retail
5	Chapel Lakes Center School Addition	3701 NE Independence Ave	16,290	9.76	Other
6	Great Southern Bank	150 SE Todd George Pkwy	1,987	1.18	Retail
7	Life Christian Church Modular Building	1650 NE Langsford Rd	2,068	5.40	Other
8	Splash N' Go Car Wash	100 SW Raintree Plaza Dr	4,633	1.01	Retail
9	Douglas Station Medical Office Building	6 NW Sycamore St	4,122	0.49	Office
10	Oak Ridge Meadows School Addition	201 NE Anderson Dr	9,000	12.13	Other
11	Plastic Enterprises Building Addition	401 SE Thompson Dr	4,800	10.00	Industrial
12	Summit Fair Building B	950 NW Blue Pkwy	10,335	18.90	Retail
13	Summit Fair Building C	910 NW Blue Pkwy	33,247	18.90	Retail
14	Summit Fair Building D	860 NW Blue Pkwy	42,758	18.90	Retail
15	Summit Fair Building I,J,K	840 NW Blue Pkwy	40,968	18.90	Retail
16	Summit Fair Building L	880 NW Blue Pkwy	24,238	18.90	Retail
17	Summit Fair Building N	930 NW Blue Pkwy	17,201	18.90	Retail
18	Summit Fair Building O	970 NW Blue Pkwy	9,155	18.90	Retail
19	Summit Fair Clock Tower	860 NW Blue Pkwy	114	18.90	Other
20	Temp Stop Convenience Store	100 SE Todd George Pkwy	4,507	1.18	Retail
	Total		259,878	197.35	

This map shows the locations of non-residential structures building permits were issued for in 2009.

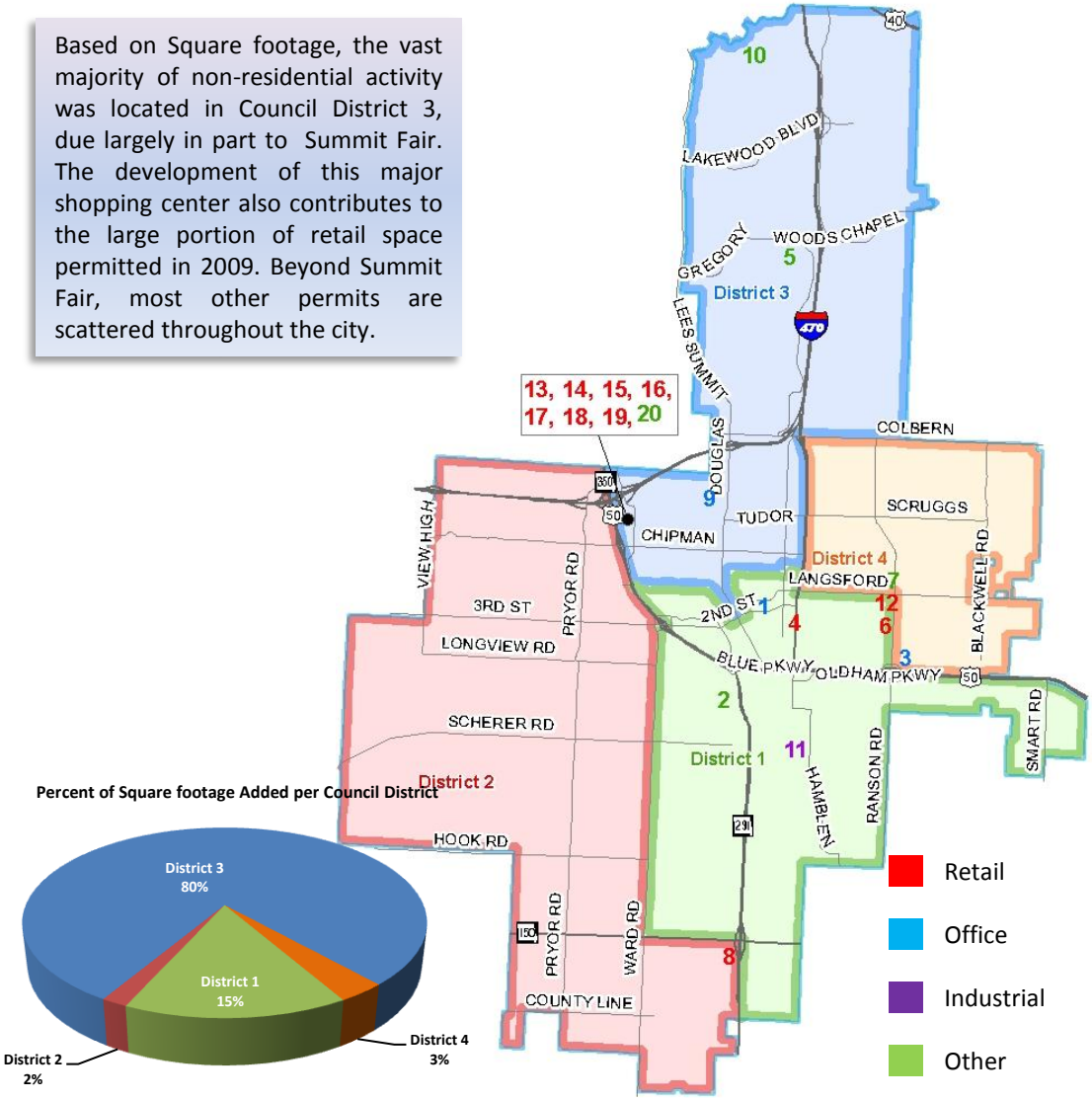
In total, 259,878 sq ft of non-residential space was permitted—slightly less than half of the 2008 total of 600,000 sq ft.



2009 Non-Residential Building Permits by Council District

		Map #	Development	Address	Size of Building (Sq Ft)
District 1	Industrial	11	Plastic Enterprises Building Addition	401 SE Thompson Dr	4,800
				Total	**4,800**
	Office	1	3 Chicks Investment, LLC	408 SE 3rd St	2,808
				Total	**2,808**
	Other	2	Abundant Life Baptist Church	400 Persels Rd	23,673
				Total	**23,673**
	Retail	4	Cedar Creek Veterinary Clinic Addition	400 SE M-291 HWY	1,474
		6	Great Southern Bank	150 SE Todd George Pkwy	1,987
		20	Temp Stop Convenience Store	100 SE Todd George Pkwy	4,507
				Total	**7,968**
				District 1 Total	**39,249**
District 2	Retail	8	Splash N' Go Car Wash	100 SW Raintree Plaza Dr	4,633
				Total	**4,633**
				District 2 Total	**4,633**
District 3	Office	9	Douglas Station Medical Office Building	6 NW Sycamore St	4,122
				Total	**4,122**
	Other	5	Chapel Lakes Center School Addition	3701 NE Independence Ave	16,290
		10	Oak Ridge Meadows School Addition	201 NE Anderson Dr	9,000
		19	Summit Fair Clock Tower	860 NW Blue Pkwy	114
				Total	**25,404**
	Retail	12	Summit Fair Building B	950 NW Blue Pkwy	10,335
		13	Summit Fair Building C	910 NW Blue Pkwy	33,247
		14	Summit Fair Building D	860 NW Blue Pkwy	42,758
		15	Summit Fair Building I,J,K	840 NW Blue Pkwy	40,968
		16	Summit Fair Building L	880 NW Blue Pkwy	24,238
		17	Summit Fair Building N	930 NW Blue Pkwy	17,201
		18	Summit Fair Building O	970 NW Blue Pkwy	9,155
				Total	**177,902**
				District 3 Total	**207,428**
District 4	Office	3	Blue Parkway Medical Building Shell	1831 SE Blue Pkwy	6,500
				Total	**6,500**
	Other	7	Life Christian Church Modular Building	1650 NE Langsford Rd	2,068
				Total	**2,068**
				District 4 Total	**8,568**
				City Total	**259,878**

Based on Square footage, the vast majority of non-residential activity was located in Council District 3, due largely in part to Summit Fair. The development of this major shopping center also contributes to the large portion of retail space permitted in 2009. Beyond Summit Fair, most other permits are scattered throughout the city.



Non-Residential Yearly Totals by Land Use

1997

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

1998

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

1999

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

2000

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

2001

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

2002

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

2003

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

2004

LAND USE	SQUARE FEET	ACREAGE
Office	170,353	19.95
Retail	70,575	20.41
Industrial	337,014	27.15
*Other**	631,147	30.10
Total	1,209,089	97.61

2005

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

2006

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

2007

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

2008

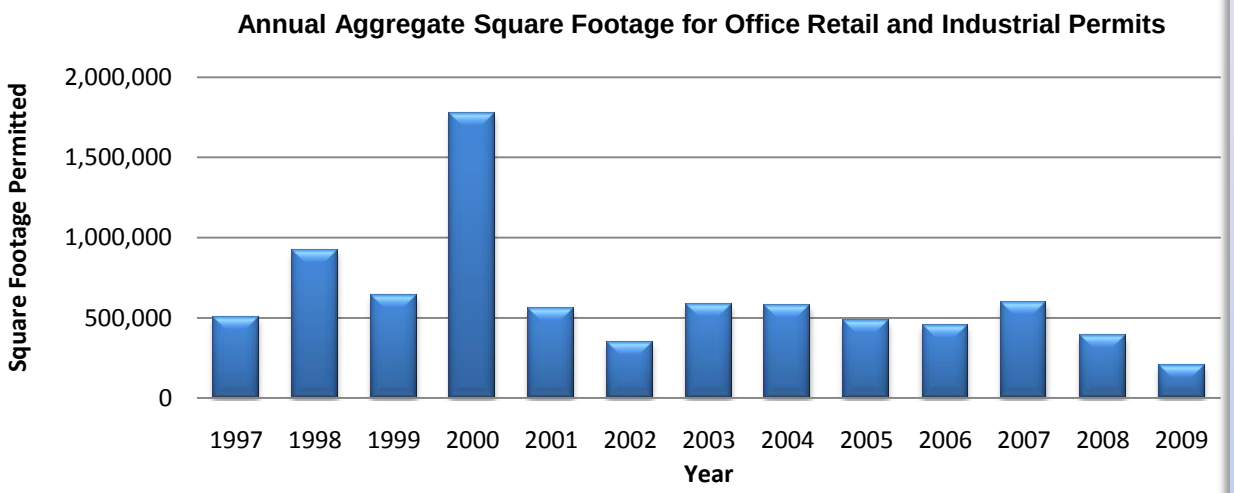
LAND USE	SQUARE FEET	ACREAGE
Office	27,626	4.39
Retail	274,509	22.91
Industrial	90,192	38.07
*Other**	200,477	417.78
Total	592,804	483.16

2009

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

*Other includes public and semi-public development projects.

Non-Residential Yearly Totals by Land Use



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

For the third straight year, retail has been the strongest sector of non-residential development in Lee's Summit and has stayed relatively consistent over that time period. The land use type that has experienced the greatest decline is the industrial sector. In 2009 industrial only accounted for roughly 50,000 square feet of non-residential building permit activity, compared to 2007, when that figure was above 200,000. The office sector remained fairly steady and continued to develop all over the City.

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

As stated in previous development reports, public infrastructure is important to sustaining commercial development. The City of Lee's Summit continues to make these improvements along major corridors where development is expected to occur. Through proactive planning and financing strategies, the City is able to create and sustain conditions, under which this type of development may occur. The following page gives a detailed analysis of the short-term development outlook for the City.

Short-Term Development Outlook

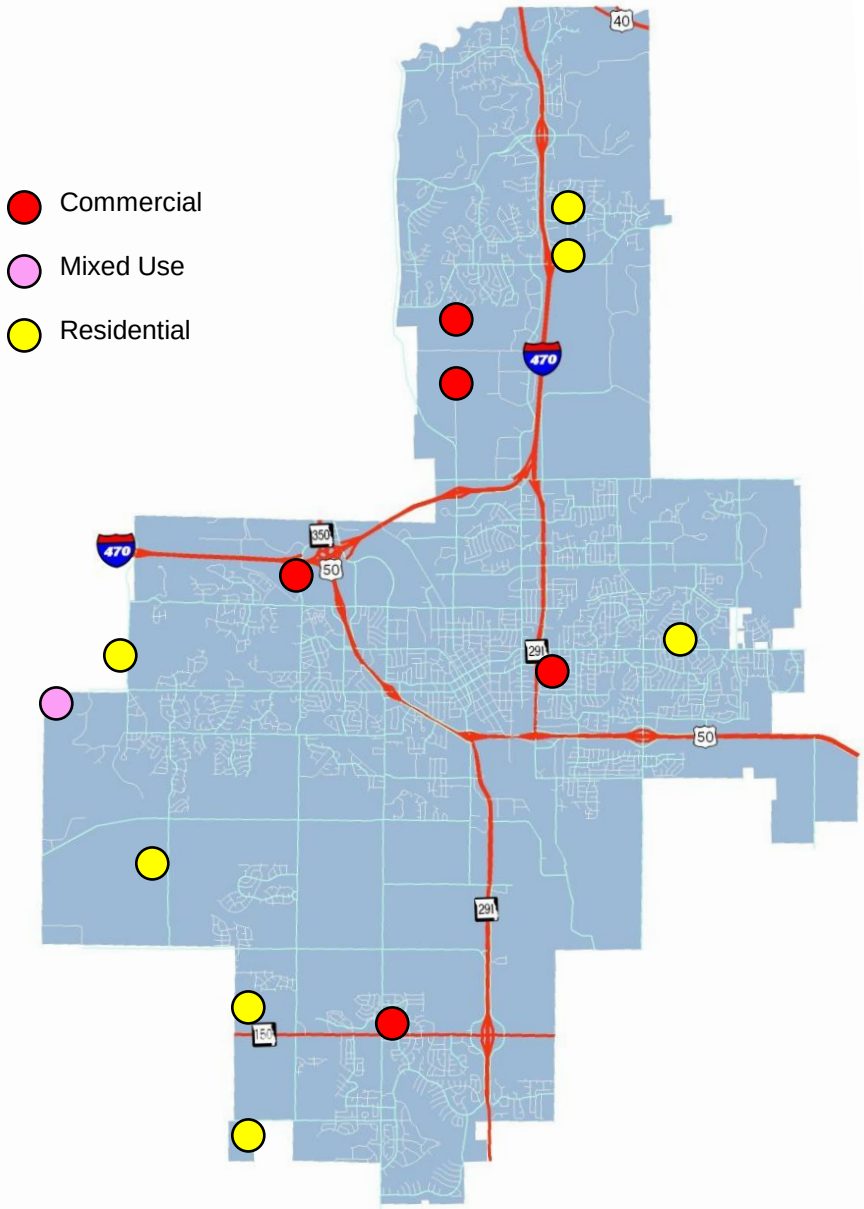
It is anticipated that the impact of the current economic conditions will continue to be felt in the building industry in 2010 and years to come. On the residential side, the City currently has a stock of over 5,000 preliminary platted single family lots yet to be built on, a supply that will take several years to be completely absorbed. It is reasonable to predict that, in the short term, majority of new single family residential construction will be concentrated in these already platted subdivisions, as symbolized in yellow on the map to the right. Multi-family residential, on the other hand, does not have as much of a stock of platted but unbuilt lots in Lee's Summit.

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

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

Other road improvements, such as the interchange at I-470 and Woods Chapel Road widening, are well underway. With the completion of the planned Todd George Road extension north of Colbern Road and realignment of Strother Road, the area between Colbern and Woods Chapel will spur new interest for commercial and industrial development. Improvements such as these are crucial to providing necessary infrastructure to meet the City's development needs.

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



List of Major Single-Family Subdivisions

Subdivision	Council District	Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Before 2000	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009				Proposed/Planned	Final Plat
Amber Hills	4	139.03	194	194	194											194	100%	100%		
Amber Hills East	4	139.03	118	118	118											118	100%	100%		
Arbores	***3***	***142.02***	***119***	***119***	***98***	***2***	***1***	***1***	***1***	***1***	***2***		***1***			***107***	***90%***	***90%***	***12***	***12***
Arborwalk	**2**	**135.01**	**669**	**191**						**9**	**18**	**6**	**14**	**4**	**4**	**55**	**8%**	**29%**	**614**	**136**
Asbury Park	***4***	***139.04***	***56***	***56***	***56***											***56***	***100%***	***100%***		
Ash Grove	**3**	**142.03**	**103**	**32**	**27**	**1**	**2**	**2**								**32**	**31%**	**100%**	**71**	
Ashton @ Charleston Park	4	139.04	428	428	428											428	100%	100%		
Banner Ridge	4	139.04	18	18	18											18	100%	100%		
Banner View	4	138.01	36	36	36											36	100%	100%		
Belmont Farms	***1***	***135.01***	***147***	***176***					***12***	***33***	***34***	***32***	***2***	***0***	***1***	***114***	***78%***	***65%***	***33***	***62***
Bent Tree Bluffs	2	136.01	327	328	327										1	328	100%	100%		
Beverly Village	3	137.01	88	88	88											88	100%	100%		
Blackwell Valley	1	138.02	17	17	17											17	100%	100%		
Bordner East	1	138.01	21	21	21											21	100%	100%		
Bordner Estates	4	138.01	235	235	235											235	100%	100%		
Bordner Estates North	4	138.01	156	156	156											156	100%	100%		
Bordner South	1	138.02	36	36	36											36	100%	100%		
Brandywine	1	139.03	36	36	36											36	100%	100%		
Brentwood Estates	1	138.02	35	35	35											35	100%	100%		
Briarcroft	1	138.02	168	168	168											168	100%	100%		
Briarcroft East	1	138.02	45	45	45											45	100%	100%		
Bridgehampton	1	138.02	79	79	77	1	1									79	100%	100%		
Bridgeport	4	139.03	245	245	245											245	100%	100%		
Bridlewood	2	136.02	261	261	42	28	58	60	53	20						261	100%	100%		
Brookfield	**4**	**138.01**	**92**														**0%**	**0%**	**92**	
Brookridge Estates	2	136.01	84	84	84											84	100%	100%		
Brooks Farm	***1***	***137.04***	***120***	***120***	***44***							***5***	***9***	***5***	***4***	***67***	***56%***	***56%***	***53***	***53***
Brookshire Estates	4	139.03	61	61	61											61	100%	100%		
Cambridge Heights	3	137.01	168	168	168											168	100%	100%		
Canterbury	4	139.04	194	194	194											194	100%	100%		
Canyon Estates	**3**	**142.03**	**29**	**29**							**1**	**1**				**2**	**7%**	**7%**	**27**	**27**
Carriage Point @ Richardson Ranch	4	139.03	126	126	21	40	30	32	3							126	100%	100%		
Castle Rock Estates	4	138.01	98	98	98											98	100%	100%		
Cedar Creek	***2***	***136.01***	***25***	***25***	***22***	***1***	***1***									***24***	***96%***	***96%***	***1***	***1***
Cedar Creek Estates	***2***	***137.04***	***49***	***49***	***39***	***2***	***2***	***1***	***1***							***45***	***92%***	***92%***	***4***	***4***
Cedar Creek Village	***2***	***137.04***	***44***	***44***	***28***	***1***							***4***	***1***	***3***	***34***	***77%***	***77%***	***10***	***10***
Cheddington	***2***	***135.01***	***140***	***140***		***15***	***10***	***21***	***38***	***27***						***111***	***79%***	***79%***	***29***	***29***
Chipman Heights	2	136.01	18	18	18											18	100%	100%		
Clubhouse Cottages of Lakewood	**3**	**142.03**	**46**	**46**						**9**	**2**	**3**	**1**			**15**	**33%**	**33%**	**31**	**31**
Cly-Mar Gardens	3	137.01	36	36	36											36	100%	100%		
Colony Garden	1	138.02	66	66	66											66	100%	100%		

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			Prelim	Final	Before 2000	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009				Proposed/Planned	Final Plat
Cottages at Cedar Creek	***2***	***137.04***	***63***	***63***	***38***						***5***	***5***		***3***	***1***	***52***	***83%***	***83%***	***11***	***11***
Cottonwood Estates	4	138.01	26	26	26											26	100%	100%		
Country Glen	**2**	**137.04**	**30**	**30**							**14**					**14**	**47%**	**47%**	**16**	**16**
Countryside	2	137.04	51	51	51											51	100%	100%		
Craigmont Addition	2	136.01	275	275	274											274	100%	100%	1	1
Crestwood South	1	138.02	66	66	66											66	100%	100%		
Crossings, The	2	137.04	187	187	181	1	1			2	2					187	100%	100%		
Crystal View Estates	4	139.04	206	206	205		1									206	100%	100%		
Dalton's Ridge	**3**	**142.02**	**176**	**176**								**32**	**37**	**1**		**70**	**40%**	**40%**	**106**	**106**
Deer Valley Estates	4	138.01	13	13	6	2		3	1				1			13	100%	100%		
Deerbrook	4	139.03	257	257	256								1			257	100%	100%		
Deerbrook North	4	139.03	82	82	82											82	100%	100%		
Dell @ White Ridge	2	137.04	11	11				1	3	6	1					11	100%	100%		
Duck Pond @ Raintree Lake	***2***	***135.01***	***28***	***28***					***8***	***16***	***2***					***26***	***93%***	***93%***	***2***	***2***
Eagle Creek	***2***	***136.02***	***743***	***509***	***20***	***48***	***52***	***79***	***80***	***86***	***56***	***28***	***31***	***7***	***4***	***491***	***66%***	***96%***	***252***	***18***
East Lake Village	3	142.04	331	331	323	4	3		1							331	100%	100%		
Edgewood Trail	2	136.01	54	54	43	6	4		1							54	100%	100%		
Enclave At Lakewood Pointe	**3**	**142.04**	**14**	**13**									**1**	**2**		**3**	**21%**	**23%**	**11**	**10**
Emerald View	4	138.01	148	148	148											148	100%	100%		
Emerald View East	4	138.01	61	61	61											61	100%	100%		
Estates of Chapel Ridge	**3**	**142.04**	**23**	**23**	**0**								**7**		**1**	**8**	**35%**	**35%**	**15**	**15**
Estates of Saddlebrook	1	135.01	21	21	17	1	1	1		1						21	100%	100%		
Fairfield Green	3	142.04	55	55	53	1	1									55	100%	100%		
Fairfield Woods	**3**	**142.04**	**37**	**37**								**3**	**6**		**1**	**10**	**27%**	**27%**	**27**	**27**
Fairway Homes Village	***3***	***142.04***	***273***	***273***	***265***			***1***								***266***	***97%***	***97%***	***7***	***7***
Falls at Lakewood	***3***	***142.04***	***36***	***36***		***5***	***7***	***4***	***1***	***3***	***5***	***2***				***27***	***75%***	***75%***	***9***	***9***
Fields of Highland Park	**4**	**139.04**	**70**	**70**									**30**	**3**	**4**	**37**	**53%**	**53%**	**67**	**67**
Forest @ Brookridge	***2***	***136.01***	***49***	***49***	***47***				***1***							***48***	***98%***	***98%***	***1***	***1***
Forest @ St. Andrews	3	142.03	6	6	5	1										6	100%	100%		
Fountains @ Raintree	**2**	**604.00**	**176**	**176**					**16**	**17**	**16**	**15**	**22**	**10**	**4**	**100**	**57%**	**57%**	**76**	**76**
Foxwood	4	138.01	56	56	56											56	100%	100%		
Foxwood East	4	138.01	129	129	129											129	100%	100%		
Foxwood Hills	4	138.01	56	56	49	3	2	1	1							56	100%	100%		
Fritchie Bluff	**4**	**139.03**	**37**	**37**									**3**	**1**	**1**	**5**	**14%**	**14%**	**32**	**32**
Gatewood Hills	4	139.03	44	44	44											44	100%	100%		
Glen @ The Meadows of Winterset	2	136.02	233	233	71	11	10	16	5	47	55	17				232	100%	100%	1	1
Golden Fields	**4**	**139.04**	**31**	**31**									**12**			**12**	**39%**	**39%**	**19**	**19**
Gordanier Estates	1	138.02	218	218	217						1					218	100%	100%		
Gray Ridge Acres	1	137.02	27	27	27											27	100%	100%		
Greenridge One	1	138.02	62	62	62											62	100%	100%		
Greystone Park	4	139.04	68	68	68											68	100%	100%		

List of Major Single-Family Subdivisions

Subdivision	Council District	Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Before 2000	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009				Proposed/Planned	Final Plat
Harbor Cove	***2***	***135.01***	***52***	***52***	***51***											***51***	***98%***	***98%***	***1***	***1***
Harris Highlands	1	137.02	29	29	29											29	100%	100%		
Hawks Ridge East	***1***	***138.02***	***296***	***296***	***229***	***24***	***35***	***6***								***294***	***99%***	***99%***	***2***	***2***
Heather Hill Farms	**3**	**137.03**	**27**	**27**									**1**			**1**	**4%**	**4%**	**10**	**10**
Hidden Creek	4	139.04	14	14	14											14	100%	100%		
Highland at the Meadows of Winterset	**2**	**136.02**	**214**	**50**										**8**	**7**	**15**	**7%**	**30%**	**199**	**35**
Highway Lane	2	136.01	152	152	152											152	100%	100%		
Highway Mannor Annex	2	136.01	48	48	48											48	100%	100%		
Highway Manor	2	136.01	38	38	38											38	100%	100%		
Hinsdale	1	137.04	234	234	232	1		1								234	100%	100%		
Hook Farm	**2**	**136.02**	**333**														**0%**	**0%**	**333**	
Indian Creek	1	138.02	58	58	58											58	100%	100%		
Indian Creek South	1	138.02	134	134	134											134	100%	100%		
Indian Valley	1	138.02	12	12	12											12	100%	100%		
Kensington Farms	**2**	**603.02**	**745**	**368**								**17**	**19**		**9**	**45**	**6%**	**12%**	**700**	**323**
Knollbrook	4	139.03	120	120	120											120	100%	100%		
Knollbrook East	4	139.03	61	61	61											61	100%	100%		
Knollbrook North	4	139.03	51	51	51											51	100%	100%		
Lake Lee's Summit	3	142.04	730	730	730											730	100%	100%		
Lake Pointe	***3***	***142.03***	***11***	***11***					***1***	***4***	***3***					***8***	***73%***	***73%***	***3***	***3***
Lake Ridge Meadows	3	142.02	291	291	291											291	100%	100%		
Lakewood Forest	3	142.04	63	63	63											63	100%	100%		
Lakewood Oaks	***3***	***142.03***	***163***	***163***	***154***	***4***	***1***									***159***	***98%***	***98%***	***4***	***4***
Lakewood Point Villas	***3***	***142.04***	***53***	***33***	***5***	***10***	***4***		***3***	***3***	***3***	***1***		***1***		***30***	***57%***	***91%***	***23***	***3***
Lakewood Shores	***3***	***142.04***	***141***	***141***	***75***	***10***	***12***	***7***	***6***	***12***	***2***					***124***	***88%***	***88%***	***17***	***17***
Landings @ Lakewood	3	142.03	73	73	72	1										73	100%	100%		
Legacy Wood	***4***	***139.03***	***266***	***123***							***12***	***27***	***16***	***12***	***7***	***74***	***28%***	***60%***	***192***	***49***
Longview Falls	***1***	***137.04***	***4***	***4***							***3***					***3***	***75%***	***75%***	***1***	***1***
Longview Farm	2	136.02	110	110	103	5	2									110	100%	100%		
Longview Farm Estates	2	136.02	62	62	45	10	4	3								62	100%	100%		
Longview Farm Highlands	***2***	***136.02***	***67***	***67***	***48***	***7***	***6***		***1***							***62***	***93%***	***93%***	***5***	***5***
Longview Farm Manor	***2***	***136.02***	***52***	***52***	***45***	***4***	***1***		***1***							***51***	***98%***	***98%***	***1***	***1***
Longview Farm Villas	2	136.02	36	36	23	3	2	1	4	2	1					36	100%	100%		
Madison Park	**2**	**136.02**	**74**	**72**								**11**	**12**	**6**	**2**	**31**	**42%**	**43%**	**43**	**41**
Maple Tree	3	137.01	342	342	342											342	100%	100%		
Meadowbrook	***4***	***139.03***	***8***	***8***	***5***											***5***	***63%***	***63%***	***3***	***3***
Meadows of Summit Ridge	***1***	***135.01***	***192***	***192***			***19***	***24***	***45***	***42***	***26***	***19***	***8***	***2***	***6***	***191***	***99%***	***99%***	***1***	***1***
Meadows of Winterset	***2***	***136.02***	***183***	***183***	***97***	***7***	***12***	***22***	***37***	***4***	***1***					***180***	***98%***	***98%***	***3***	***3***
Metheny Addition	1	137.03	20	20	20											20	100%	100%		
Miesner	**2**	**135.01**	**4**	**4**													**0%**	**0%**	**4**	**4**
Mill Creek of Summit Mill	***4***	***139.04***	***122***	***86***						***3***	***32***	***4***	***9***	***2***	***3***	***53***	***43%***	***62%***	***69***	***33***

List of Major Single-Family Subdivisions

Subdivision	Council District	Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Before 2000	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009				Proposed/Planned	Final Plat
Mill Harbor	2	135.01	55	55	54							1				55	100%	100%		
Mission Ridge	1	137.04	68	68	68											68	100%	100%		
Mission Woods	1	137.04	70	70	70											70	100%	100%		
Monarch View	***2***	***136.02***	***247***	***247***	***22***	***37***	***40***	***37***	***39***	***36***	***24***	***8***	***2***	***1***		***246***	***99%***	***99%***	***1***	***1***
Morgan Acres	4	139.04	250	250	250											250	100%	100%		
Morningside Acres	1	137.03	19	19	19											19	100%	100%		
Mulberry East	4	139.03	82	82	82											82	100%	100%		
Mulberry III	4	139.03	189	189	189											189	100%	100%		
Napa Valley	**2**	**135.01**	**216**	**88**							**20**	**9**	**5**	**5**	**3**	**42**	**19%**	**48%**	**174**	**46**
Newberry	***1***	***138.02***	***282***	***300***	***55***	***33***	***19***	***66***	***54***	***24***	***1***					***252***	***89%***	***84%***	***30***	***48***
Nine Oaks	**4**	**138.01**	**22**	**22**								**5**	**1**		**2**	**8**	**36%**	**36%**	**14**	**14**
Nolleen Acres	1	138.02	76	76	76											76	100%	100%		
North Shore at Raintree Lake	***2***	***135.01***	***50***	***50***							***23***	***7***	***6***			***36***	***72%***	***72%***	***14***	***14***
Oak Cliff	***2***	***136.01***	***3***	***3***	***2***											***2***	***67%***	***67%***	***1***	***1***
Oak Hill Estates	1	137.04	94	94	94											94	100%	100%		
Oak Hill South	1	138.02	147	147	95	23	22	7								147	100%	100%		
Oak Tree Farms	4	138.01	353	353	352		1									353	100%	100%		
Oaks Ridge	***3***	***142.03***	***112***	***112***	***69***	***3***	***30***	***5***	***3***							***110***	***98%***	***98%***	***2***	***2***
Oaks Ridge Estates	3	142.03	20	20	18	2										20	100%	100%		
Oaks Ridge Meadows	***3***	***142.03***	***599***	***599***	***258***	***100***	***72***	***99***	***41***	***15***	***1***					***586***	***98%***	***98%***	***13***	***13***
Orchard Hills	***3***	***137.01***	***88***	***88***	***87***											***87***	***99%***	***99%***	***1***	***1***
Orchard Manor	3	137.01	59	59	59											59	100%	100%		
Orchard View	***1***	***137.03***	***26***	***26***	***23***											***23***	***88%***	***88%***	***3***	***3***
Orchards of Lakewood	3	142.03/142.04	6	6	6											6	100%	100%		
Oxford Hills	1	138.02	18	18	18											18	100%	100%		
Oxford Meadows	1	138.02	79	79	79											79	100%	100%		
Oxford Pointe	1	138.02	30	30	30											30	100%	100%		
Paddock @ Richardson Ranch	***4***	***139.03***	***278***	***269***	***6***	***19***	***17***	***18***	***27***	***40***	***33***	***14***	***9***	***2***	***5***	***190***	***68%***	***71%***	***88***	***79***
Park Ridge	**3**	**142.02**	**410**	**205**								**43**	**21**	**6**	**3**	**73**	**18%**	**36%**	**337**	**132**
Parker Place	2	136.01	11	11	10	1										11	100%	100%		
Parkwood @ Stoney Creek	***2***	***135.01***	***161***	***161***			***19***	***41***	***25***	***30***	***23***	***1***	***3***		***1***	***143***	***89%***	***89%***	***18***	***18***
Pergola Park (New Longview)	***2***	***136.02***	***138***	***81***						***13***	***39***	***17***	***7***	***4***	***1***	***81***	***59%***	***100%***	***57***	
Pine Meadows	1	137.04	89	89	89											89	100%	100%		
Pine Ridge	2	137.04	113	113	113											113	100%	100%		
Prairie Hills	4	139.03	5	5	5											5	100%	100%		
Prairie Ridge Estates	4	139.03	18	18					6	6	6					18	100%	100%		
Prairie Valley	**2**	**135.01**	**26**	**25**									**2**			**2**	**7%**	**8%**	**24**	**23**
Prairie View	4	139.03	8	8	8											8	100%	100%		
Preston Meadows	***4***	***138.01***	***40***	***40***						***6***	***16***	***9***	***7***			***38***	***95%***	***95%***	***2***	***2***
Princeton Heights	1	139.04	306	306	306											306	100%	100%		
Pryor Meadows	2	135.01	193	193	13		5	24	11	61	53	25	1			193	100%	100%		
Raintree Lake	***2***	***135.01***	***1,010***	***1,010***	***922***	***8***	***30***	***17***	***13***		***4***		***1***			***995***	***99%***	***99%***	***15***	***15***

List of Major Single-Family Subdivisions

Subdivision	Council District	Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Before 2000	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009				Proposed/Planned	Final Plat
Raintree Lake Estates	***2***	***604.00***	***287***	***255***	***65***	***26***	***22***	***16***	***27***	***16***	***32***	***10***	***9***	***1***	***2***	***226***	***79%***	***89%***	***61***	***29***
Raintree Pointe	**2**	**604.00**	**7**														**0%**	**0%**	**7**	
Raintree Reserve	2	135.01	**30**	**30**													**0%**	**0%**	**30**	**30**
Raintree Villas	***2***	***135.01***	***53***	***53***				***5***	***4***	***14***	***10***	***1***				***34***	***64%***	***64%***	***19***	***19***
Ravencrest	2	136.02	24	24	24											24	100%	100%		
Remington by the Park	4	139.03	11	11	11											11	100%	100%		
Remington Woods	2	136.01	49	49	49											49	100%	100%		
Ridgewood Hills	3	142.02	222	222	222											222	100%	100%		
Roseland Height	1	137.03	85	85	85											85	100%	100%		
Saddlebrook	***1***	***135.01***	***75***	***49***	***46***					***2***						***48***	***64%***	***98%***	***27***	***1***
Saddlebrook East	1	135.01	78	78	54	7	4	12	1							78	100%	100%		
Saddlebrook Farm	***1***	***135.01***	***19***	***19***	***0***	***1***	***1***	***7***	***3***	***3***	***1***					***16***	***84%***	***84%***	***3***	***3***
Savannah Ridge	***3***	***134.02***	***113***	***113***	***40***	***6***	***27***	***11***	***12***	***10***	***2***	***2***				***110***	***97%***	***97%***	***3***	***3***
Silkwood Estates	1	138.02	197	197	185	11			1							197	100%	100%		
Silver Pointe	1	137.04	41	41	41											41	100%	100%		
Somerset @ Charleston Park	4	139.04	272	272	248	6	7	3	3	2	2	1				272	100%	100%		
South Crossing	2	137.04	50	50	50											50	100%	100%		
South Lea Addition	1	137.04	186	186	186											186	100%	100%		
South Pointe @ East Lake Village	***3***	***142.04***	***58***	***58***				***15***	***11***	***16***	***5***	***1***				***48***	***83%***	***83%***	***10***	***10***
Southgate	1	135.01	73	73	73											73	100%	100%		
Spring Meadow	3	142.04/143	11	11	11											11	100%	100%		
Sterling Hills	2	136.01	256	256	251				5							256	100%	100%		
Stoney Creek Estates	***2***	***135.01***	***500***	***268***	***23***	***10***	***28***	***43***	***39***	***53***	***18***	***23***	***12***	***5***	***2***	***256***	***51%***	***96%***	***244***	***12***
Strother East	4	139.03	29	29	29											29	100%	100%		
Summerfield	2	136.01	96	96	96											96	100%	100%		
Summit Crossings	2	137.04	133	133	41	7	5	17	22	32	8	1				133	100%	100%		
Summit Falls	***2***	***137.04***	***76***	***76***	***53***	***4***	***5***	***7***	***1***		***1***					***71***	***93%***	***93%***	***5***	***5***
Summit Mill	***4***	***139.04***	***96***	***96***	***37***	***13***	***6***	***16***	***19***	***3***	***1***					***95***	***99%***	***99%***	***1***	***1***
Summit Station	3	137.01	171	171	171											171	100%	100%		
Summit View Farms	**2**	**135.01**	**122**	**45**												**0**	**0%**	**0%**	**122**	**45**
Sunnybrook	4	139.03	133	133	133											133	100%	100%		
Sunnybrook East	4	139.03	13	13	13											13	100%	100%		
Sunset Cove	2	135.01	46	46	46											46	100%	100%		
Sunset Hills	2	137.04	101	101	101											101	100%	100%		
Sunset Ridge	2	135.01	38	38	38											38	100%	100%		
The Mist	***4***	***139.03***	***25***	***25***				***6***	***2***		***1***	***4***	***1***			***14***	***56%***	***56%***	***11***	***11***
Tiffany Woods	**3**	**142.03**	**8**	**8**								**1**				**1**	**13%**	**13%**	**7**	**7**
Timber Hills	***3***	***142.02***	***83***	***83***						***33***	***32***	***10***	***2***			***77***	***93%***	***93%***	***6***	***6***
Timber's Edge	***1***	***138.02***	***23***	***23***	***21***	***1***										***22***	***96%***	***96%***	***1***	***1***
Tower Park (New Longview)	**2**	**136.02**	**30**													**0**	**0%**	**0%**	**30**	
Tudor Heights	4	138.01	17	17	17											17	100%	100%		

List of Major Single-Family Subdivisions

Subdivision	Council District	Census Tracts	Total Lots Platted		Number of Permits Issued											Units Built	% Prelim Lots Built	% Final Lots Built	Remaining Lot Inventory	
			Prelim	Final	Before 2000	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009				Proposed/Planned	Final Plat
Tudor Place	4	138.01	18	18	18											18	100%	100%		
Twin Creek	2	137.04	45	45	45											45	100%	100%		
Valle Vista	3	137.03	66	66	66											66	100%	100%		
Valley Forge	4	138.01	22	22	11	2	2	2		3	2					22	100%	100%		
Victoria Station	3	137.01	53	53	53											53	100%	100%		
Villas of Chapel Ridge	**3**	**142.04**	**42**	**42**								**4**	**8**	**3**		**15**	**36%**	**36%**	**27**	**27**
Villas of Parkwood	**2**	**135.01**	**79**	**79**								**1**				**1**	**1%**	**1%**	**79**	**79**
Village Fair	***1***	***137.02***	***249***	***249***	***238***						***3***					***241***	***97%***	***97%***	***8***	***8***
Villas @ Lake Ridge Meadows	3	142.02	30	30	30											30	100%	100%		
Villas @ Meadows of Summit Ridge	**1**	**135.01**	**37**	**37**							**7**			**3**	**1**	**11**	**30%**	**30%**	**26**	**26**
Villas @ Meadows of Winterset	***2***	***136.02***	***60***	***60***			***5***	***7***	***13***	***12***	***9***	***6***	***7***	***1***		***60***	***100%***	***100%***		
Villas of Mill Creek	**4**	**139.04**	**65**	**65**													**0%**	**0%**	**65**	**65**
Vista del Verde	1	138.02	464	464	464											464	100%	100%		
Waters Edge	3	142.04	18	18	18											18	100%	100%		
Weather Ridge	2	136.01	9	9	9											9	100%	100%		
West Lake Village	3	142.04	209	209	209											209	100%	100%		
West Woods Estates	3	142.04	16	16	16											16	100%	100%		
Westwind Estates	4	138.01	39	39	39											39	100%	100%		
Whispering Woods	2	136.02	On Hold														0%	0%		
White Ridge Farm	2	137.04	317	317	317											317	100%	100%		
Whiteridge Villas Addition	**2**	**137.04**	**3**	**3**													**0%**	**0%**	**3**	**3**
Windemere	***2***	***135.01***	***244***	***244***	***156***		***9***	***29***	***40***	***6***	***1***					***241***	***99%***	***99%***	***3***	***3***
Windridge	2	136.01	33	33	33											33	100%	100%		
Windsboro @ Charleston Park	***4***	***139.04***	***220***	***220***	***216***	***2***										***218***	***99%***	***99%***	***2***	***2***
Windsor Station	3	137.01	47	47	47											47	100%	100%		
Winterset Garden	***2***	***136.02***	***60***	***60***			***5***	***16***	***13***	***3***	***8***	***5***	***3***	***2***	***2***	***57***	***95%***	***95%***	***3***	***3***
Winterset Park	2	136.02	576	576	432	43	38	41	20	2						*576*	100%	100%		
Winterset Valley	***2***	***136.01***	***182***	***182***						***46***	***47***	***22***	***14***	***17***	***11***	***157***	***86%***	***86%***	***25***	***25***
Whispering Woods	**2**	**135.01**	**203**														**0%**	**0%**	**203**	
Winterset Woods	***2***	***136.01***	***90***	***90***	***5***	***10***	***13***	***16***	***17***	***19***	***4***	***1***				***85***	***94%***	***94%***	***5***	***5***
Wood Creek @ Richardson Ranch	4	139.03	50	50		26	13	3	7	1						*50*	100%	100%		
Woodbury Park	3	137.01	108	108	108											*108*	100%	100%		
Woodland Glen	**1**	**138.02**	**143**	**86**				**4**	**12**	**15**	**19**	**7**	**6**			**63**	**44%**	**73%**	**80**	**23**
Woodland Shores	**4**	**139.03**	**280**	**207**					**24**	**30**	**15**	**14**	**24**	**5**	**7**	**119**	**43%**	**57%**	**161**	**88**
Woodridge Manor	4	138.01	47	47	47											*47*	100%	100%		
Woodview Estates	***4***	***138.01***	***55***	***55***								***3***	***12***		***3***	***18***	***33%***	***33%***	***37***	***37***
Woods Chapel Acres	3	142.04	337	337	337											*337*	100%	100%		
Total			29,429	26,388	18,203	661	730	877	839	899	768	484	410	123	106	24,097	82%	91%	5,351	2,310

List of Major Multi-Family Subdivisions

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

List of Major Multi-Family Subdivisions

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

List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units per Type	Council District	Census Tract	Number of Living Units Permitted to be Built												
				Before 2001 Units	2001 Units	2002 Units	2003 Units	2004 Units	2005 Units	2006 Units	2007 Units	2008 Units	2009 Units	Total Units Permitted Units	Sub-Division Total Units	Difference
Lowes Addition	Duplex (12)	1	137.03	4			8							12	12	0
Maple Tree Manor	Duplex (74)	3	137.01	74										74	74	0
Marketplace	Duplex (112)	1	137.02	104	4	4								112	112	0
Michael Manor	Duplex (42)	3	137.03	42										42	42	0
Morningside Acres	Duplex (4)	1	137.03	4										4	4	0
Myrtle Park	Duplex (12)	3	137.03	12										12	12	0
Nancene Apartments	Apartment (103)	2	137.04	103										103	103	0
Newberry Commons	Fourplex (164)	1	138.02	96	28	40								164	164	0
Noel Richardson Addition	Duplex (2)	1	138.02	2										2	2	0
Onahome Addition	Apartment (12)	1	137.03	12										12	12	0
Orchard Hills	Duplex (36)	3	137.01	36										36	36	0
Oxford Place Townhouses	Fourplex (56)	1	137.04	56										56	56	0
Park Lane West Condominium	Apartment (60)	3	137.02	60										60	60	0
Peter's Resurvey	Triplex (6)	4	137.03	4										4	4	0
Pheasant Run Apartments	Apartment (160)	3	137.01	160										160	160	0
Pin Oak Estates	Duplex (48)	3	137.03	46										46	46	0
Pinecrest	Fourplex (8), Duplex (2)	1	137.02	10										10	10	0
Pinetree Village	Fourplex (56)	1	137.02	56										56	56	0
Raintree Lake	Fourplex (12), Triplex (3), Duplex (6)	2	135.01	21										21	21	0
Raintree Villas	Duplex (80)	2	135.01			8	18	22	12	10	8	2		80	84	4
Ranville Corner	Duplex (2)	1	137.02						2					2	2	0
0R0i0dgeview Manor	Mixed Density (140)	4	138.01	140										140	140	0
Robin Hills	Apartment (61), Duplex (46)	3	137.02	107										107	107	0
Sage Crossing	Apartment (152)	3	137.03	152										152	152	0
Scherer Crossing	Fourplex (68)	1	137.04					28	16	12	8			64	68	4
Scherer Ridge Villas	Fourplex (68), Duplex (12)	1	137.04							24	56			80	80	0
Second & Corder Place	Duplex (6)	1	137.03	6										6	6	0
Siena At Longview	Duplex (124), Single Family (5)	2	136.02			14	4		12	6	2	2	3	43	124	81
Somerset Villa Apartments	Apartment (48)	2	136.01	48										48	48	0
South Lea Addition	Triplex (9)	2	137.04	9										9	9	0
Southview Heights	Duplex (6)	1	137.03	6										6	6	0
Strasbourg Apartments	Apartment (71)	3	137.02	71										71	71	0
Summit Apartments	Apartment (12)	4	137.03	12										12	12	0
Summit Center	Fourplex (40)	2	136.01	40										40	40	0
Summit East Plaza Condominiums	Apartment (150)	1	137.03	150										150	150	0
Summit Grove Senior Apartments	Apartments (54)	3	137.01										54	54	54	0
Summit Point Condominium	Apartment (101)	3	137.01	101										101	101	0
Summit Ridge	Duplex (46), Single Family (1)	1	138.02	46								1		46	46	0
Summit Village	Duplex (12)	1	138.02	12										12	12	0
Sunrise East	Duplex (26)	1	137.03	26										26	26	0
Todd George Historic House 5-Plex	Apartment (5)	4	137.03	5										5	5	0

List of Major Multi-Family Subdivisions

Subdivision	Building Type & Number of Units Per Type	Council District	Census Tract	Number of Living Units Permitted to be Built												
				Before 2001 Units	2001 Units	2002 Units	2003 Units	2004 Units	2005 Units	2006 Units	2007 Units	2008 Units	2009 Units	Total Units Permitted Units	Sub-Division Total Units	Difference
Town of Strother	Fourplex (4), Duplex (2)	3	137.03	6										6	6	0
Townhomes Of Chapel Ridge	Triplex and Fourplex (60)	3	142.04								11			11	60	49
Trails of Park Ridge	Duplex (60), Fourplex (208)	3	142.02									16		16	252	236
Tudor Ridge	Duplex (18)	4	138.01				8		10					18	18	0
Unnamed Douglas 8-Plex	Apartment (8)	1	137.03	8										8	8	0
Valle Vista	Duplex (14)	3	137.03	14										14	14	0
Villas At Summit Ridge	Fourplex (152)	3	142.02	24	32	32	16	28	16	4				152	152	0
Vista Del Verde	Fourplex (72), Duplex (124)	1	138.02	196										196	196	0
Vogue Condominiums	Condominiums Units (18)	1	137											0	0	0
Walnut Grove	Duplex (2)	1	137.02	2										2	2	0
Waters Edge	Duplex (18)	3	142.04	18										18	18	0
WB Howards	Apartment (16), Triplex (9), Duplex (6)	4	137.03	31										31	31	0
Westbrooke	Duplex (132)	2	136.01	110	4	6	2				10			132	132	0
Westvale	Duplex (104)	2	136.01	92			10	2						104	104	0
Westwind Estates	Duplex (40)	4	138.01	40										40	40	0
Whispering Winds At Lake Ridge Meadows	Fourplex (84)	3	142.02	84										84	84	0
White Ridge Farm (The Oaks Apartments)	Apartment (126)	2	137.04	126										126	126	0
White Ridge Villas Addition	Duplex (2)	2	137.04					2						2	2	0
Whiting and Cooper's Addition	Apartment (12)	4	137.03	12										12	12	0
Wilshire Hills	Mixed Density (Retirement) (192)	3	142.04						66					66	192	126
Wilshire at Lakewood--Care Center	Multi-family Senior (160)	3	142.04						160					160	160	0
Windsong At Raintree Lake	Fourplex (68)	2	135.01	68										68	68	0
Wind Ridge	Fourplex (4), Duplex (4)	2	136.01	8										8	8	0
Woods Chapel Acres	Fourplex (8), Duplex (70)	3	142.04	78										78	78	0
Woods Chapel Park	Fourplex (20)	3	142.04	20										20	20	0
Woodway Pines	Duplex (16)	1	138.02	16										16	16	0
Total				7,652	197	450	311	316	549	338	381	26		10,277	11,051	784

List of Major Industrial, Office, and Retail Developments

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

List of Major Industrial, Office, and Retail Developments

Name	Council District	Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Colbern Plaza	4	139.03	Retail	110,305	377,339
Count Beverage Building Addition	1	138.02	Industrial	11,280	968,520
Crawford Mechanical Contracts	1	138.02	Industrial	3,040	246,743
Creative Blow Mold, Inc	3	142.04	Industrial	7,500	241,091
Creative World Early Chidhood	1	138.02	Office	99,222	11,810
Darron Building	3	137.03	Retail	7,855	7,864
Deerbrook Commercial Park	4	139.03	Retail	63,463	365,456
Desendorf Acres	3	137.01	Retail	9,500	104,581
Developers Addition	1	138.02, 137.03	Industrial	13,800	42,429
DG Acres	1	135.01	Retail	8,800	98,228
Don Brownes Subdivision	1	137.04	Industrial	4,800	15,899
Douglas A Addition	1	137.03	Industrial	12,000	21,643
Douglas Corner	3	137.01	Retail	36,786	214,096
Douglas Corporate Center	3	142.04	Industrial	31,250	148,944
Douglas Square Center	3	137.01	Retail	227,548	1,493,285
Douglas Station Commercial Park	3	137.01	Retail	117,012	644,553
East Haven Acres	1	137.04	Retail/ Office	25,827	128,730
Eastport Professional Office Park	3	142.02	Office	63,760	284,977
Eastridge Business Center	1	137.03	Office	3,979	20,595
Eastside Business Park	1	138.02	Industrial/ Retail	125,744	700,348
Edmondson Crest	3	137.01	Retail	10,918	64,980
Emergent Care Plus of Lee's Summit	3	142.04	Office	6,906	49,741
Executive Lakes Center	3	142.02	Retail/ Office	166,257	966,925
Executive Plaza	1	138.02	Retail	22,778	172,392
Fairway Village	3	142.04	Retail/ Office	30,177	113,432
Farmers Commercial	1	138.02	Retail	10,000	57,622
Firestone Tire Company	2	137.04	Retail	7,257	36,573
First Federal Bank Commercial Park	1	138.02	Retail	5,577	56,754
First National Bank	2	136.01	Retail	4,500	99,371
For-Mart Office Center	3	137.02	Retail	4,627	23,647
FPC Place	2	137.04	Retail	6,230	33,262
Genesys Properties	3	142.03	Industrial	13,000	278,760
Golf Park	3	142.02	Retail	5,470	990,206
Gregory Estates	4	139.03	Retail	30,372	203,931
Greystone Park	4	139.04	Retail	27,321	213,584
Hagerty Industrial Park	1	137.04	Industrial	3,200	156,410
Hallams Subdivision	3	137.01	Retail	2,233	24,560
Hamblen Business Park	1	138.02	Retail	15,150	98,338
Hamblen Plaza	1	138.02	Industrial	116,082	462,019
Hamblen Road Industrial Park	1	138.02	Industrial	104,161	455,696
Hardees Addition	2	136.01	Retail	2,206	35,881
Harris Highlands	1	137.02	Industrial	15,382	125,082

List of Major Industrial, Office, and Retail Developments

Name	Council District	Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Hawkins Commercial	1	135.01	Retail	2,724	46,212
HCA Midwest	4	139.04	Retail	189,756	1,263,218
Hearnes Addition	3	137.03	Industrial	28,612	156,564
Hertzogs Subdivision	1	137.02	Retail	3,950	20,791
Hinsdale Place Revised	1	137.04	Office	16,498	51,819
Hollywood Acres	1	135.01	Industrial/ Retail	12,340	206,622
Holmes Drywall	3	142.04	Industrial	30,000	123,002
Hunch Estates	1	137.01	Industrial	35,042	416,468
I-470 Business & Technology Center	3	142.04	Industrial	6,906	49,741
Jakes Corner	2	137.04	Retail	6,750	76,057
Jefferson Commons	1	137.02	Office	22,210	76,365
Jefferson Street Industrial Park	1	137.04	Industrial	68,602	204,015
Jefferson Street Mini Storage	1	137.04	Industrial	29,550	102,123
John Knox Village East Commercial	2	136.01	Office	29,598	219,722
John Deere	1	138.02	Industrial	17,000	196,897
Knollbrook	4	138.01	Retail	2,160	21,497
Lakewood Business Center	3	142.04	Industrial	634,212	4,097,561
Lakewood Business Center on I-470	3	142.04	Industrial	19,440	109,790
Lakewood Business Park	3	142.02	Industrial	396,258	1,629,153
Lakewood Village Shops	3	142.02	Retail	33,713	208,298
Langsford Landing	4	138.01	Retail/ Office	125,576	656,083
Langsford Plaza	1	138.02	Retail	6,907	462,221
Lawn & Leisure Addition	1	138.02	Industrial	16,000	59,993
LBP IIIB	3	142.04	Industrial	31,512	272,501
Lees Summit Industrial Park	3	137.01	Industrial	19,600	110,875
Lees Summit North Industrial Park	3	137.01	Industrial	404,493	2,665,065
Lees Summit Retail Center	1	137.03	Retail	15,500	72,134
Lee's Summit South Industrial Park	1	138.02	Industrial	75,215	486,734
Lee's Summit Subaru	3	142.04	Retail	18,298	130,679
Lees Summit Technology Center	3	137.01	Industrial	32,000	129,420
Lelands Commercial Park	1	137.04	Retail	5,648	47,568
Lemone-Smith Business & Rail Center	1	138.02	Industrial	1,140,930	3,226,143
LH Higgins Place	1	137.02	Retail	10,740	85,247
Long Chiropractic Office	2	135.01	Office	7,400	36,533
Lowes Addition	1	137.03	Retail	9,072	54,680
LS Park	4	139.03	Retail	38,035	483,229
LSMC Summit Ridge Campus	2	136.01	Office	58,050	174,164
Maddox Acres	1	138.02	Industrial	71,858	297,883
Magl Park	1	138.02	Industrial	6,600	116,321
Main Street Development	3	137.01	Industrial	42,785	221,693
Maisel Resurvey	4	138.01	Retail	101,437	333,041
Mang Addition	1	137.04	Retail	15,446	68,187

List of Major Industrial, Office, and Retail Developments

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

List of Major Industrial, Office, and Retail Developments

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

List of Major Industrial, Office, and Retail Developments

Name	Council District	Census Tract	Land Use	Size of Building (Sq Ft)	Size of Lot (Sq Ft)
Tarmac Place	3	141.07	Office	11,050	629,356
Terrys Industrial Park	1	137.04	Industrial	9,000	236,486
Three o Three	1	137.02	Retail	2,400	43,042
Tower Park Commercial	2	136.02	Retail	66,762	171,108
Town of Strother	1	137.02,137.03	Industrial/Retail	86,056	396,098
TravelClean	3	137.01	Retail	12,920	144,613
Tudor Square Executive Business Center	3	137.01	Office	76,970	356,513
Valle Vista East	4	138.01	Retail	11,748	170,367
Valle Vista Resurvey	1	137.03	Retail/ Office	2,611	12,284
Valle Vista Shopping Center	3	137.03	Retail	58,211	233,530
Van Duss Business Park	1	138.02	Retail	45,962	390,093
Victoria Park	3	137.01	Industrial	67,649	321,362
Village of Summit East	1	138.02, 137.03	Retail	142,319	708,772
Villages of Lakewood Fairway Homes Village	3	142.03, 142.04	Retail	39,020	221,005
Vista Del Verde	1	138.02	Retail	3,050	29,738
Vista Plaza	1	138.02	Retail	43,501	224,124
Wal-Mart	2	137.04	Retail	83,434	352,616
Walnut Grove	1	137.02	Office	6,625	71,953
Watt Acres	1	138.02	Retail	9,200	111,868
WB Howards 1st Addition	1,3	137.03	Industrial	105,096	377,086
WB Howards 2nd Addition	1,3	137.02, 137.03	Industrial	27,746	152,678
Weavers Plat	1	135.01	Retail	7,595	189,011
Westbrooke Business Center	1	137.03	Office	19,296	107,888
Westside Plaza	1	137.04	Office	40,877	189,531
Whiting & Coopers Addition	1	137.03	Office	5,745	22,853
Willow Trace	1	137.03	Office	22,668	64,022
Windsor Commons	3	137.01	Office	20,300	188,510
Windsor Park	3	137.01	Retail	40,820	203,309
Windsor Park Business Center	3	137.01	Office	49,480	188,327
Winterset Park	2	136.02	Retail	8,487	40,126
Ziegler Addition	1	137.02	Retail	12,190	59,533
Unidentified				*957,813*	*8,618,784*
Total				**15,167,066**	**83,623,002**

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