

Wastewater planning is dependent upon the land uses and density of those land uses for the watershed service area. The projection of wastewater flows from a fully-developed city obviously requires improvements to the City’s wastewater infrastructure. For the purpose of planning wastewater capital improvements, this master plan also considers the impact on the wastewater infrastructure if the PRI property does not develop. Figure 3-4 depicts the anticipated ultimate land use plan without the PRI property being developed.

Finally, Figure 3-5 shows the ultimate land use anticipated by Unity Village. The City of Lee’s Summit provides facilities for conveyance of wastewater generated in Unity Village to the Little Blue Valley Sewer District’s Interceptor.

3.3 DEMOGRAPHIC AND ECONOMIC DATA

3.3.1 Population and Commercial Uses

Population projections were prepared by the City’s Planning and Development (P&D) Department and provided to the consultant’s completing the City’s water and wastewater master plans. The population projections are summarized in Table 3-1. In addition, the P&D Department provided projections of commercial uses, including retail, office, and industrial, to the consultants. Based on a FAR (floor area ratio) of 0.20, estimated building square footages of commercial uses were estimated for the various study periods.

Table 3-1 Population and Housing Forecasts		
Scenario/Study Period	Population	Estimated
Current	88,700	34,100
Year 2015	111,600	42,900
Ultimate Buildout (without PRI)	163,600	62,900
Ultimate Buildout (with PRI)	191,100	73,500

3.3.2 Economic Data

General demographic information for the City of Lee’s Summit was obtained from the Lee’s Summit Economic Development Council and from the Mid-America Regional Council and is tabulated as follows:

- 66.5% of the population is 15 – 64, with 12% over the age of 65
- The median age is 36.1
- The median household income is \$67,800
- The average number of people per household is 2.6