

Welcome!



# Re-imagining the Village Experience

HYBRID VILLA PDP NEIGHBORHOOD MEETING  
JAN. 15, 2026

# Tonight's Agenda

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- Surrounding property owners have been notified of JKV's next proposed project in compliance with the City of Lee's Summit Preliminary Development Plan (PDP) policies.
- Please see following AOI Map as generated by the City.
- We plan to build 6 – 15 unit hybrid villas (mini apartment buildings) over the next 4-5 years per the following schematics. Construction of the first hybrid villa would begin in the late spring/early summer. The following buildings would be a constructed at a pace determined by sales success, other JKV redevelopment plans, and other external factors – interest rates, tariffs, etc.

# Area of Interest (AOI) Map

- The area inside the darker circle is the actual location of the proposed buildings.
- The larger, pink area is the area of notification, as mandated by the City of Lee's Summit.



# Hybrid Villa Site Plan

- Plan includes demolition of older, dilapidated inventory viewable from Pryor Road.
- Extension of Faith Drive to Pryor Road...and eventually demolition of the Peace Pkwy. connection to Pryor Road.
- Over time, golf course will be enhanced along Pryor Road.



# Hybrid Villa Phasing Plan

- Hybrid Villa in pink will be the first building constructed, starting spring/summer of 2026.
- The two villas in purple will be Phase 2, based on sales & other market conditions.
- The three villas in green will be constructed starting in next 3-5 years.



# Hybrid Villa Rendering

- Each hybrid villa will be approx. 41,600 SF (including Level 1 parking).
- 3 finished floors over parking.
- 15-units per building, with floorplans ranging from 1,400-1,800 SF.
- Each building will take approx. 12 months to construct.



1 PDP - SOUTHEAST PERSPECTIVE  
A2 N.T.S.