



Summit Orchards West – Preliminary Development Plan – Community Meeting

Date: 9/21/2022

Time: 5:30 PM – 6:30 PM

Location: 789 NW Donovan Rd, Lee's Summit, MO 64086

- **Introduction of Overall Project**
 - Introduction of Project Team (refer to attached sign in sheet).
 - Discussed expansion of Summit Orchards master-planned development.
 - Covered all area and overall plans along with site specific plans for Lots 10A, 10B, 10C.
 - Discussed site access points, site history, and site development standards.
 - Discussed parking plans, site circulation, and overall signage / lighting initial designs.
 - Reviewed elevations and sample exterior materials from PDP documents.
- **Questions & Answers:**
 - After preliminary presentation, the discussion was opened to questions and answers.
 - The only attendees from the community were Steve & Karen Baxter, who own the residence at 611 NW Ward Rd.
 - They asked about the specific plan for the south lot that was clarified by Steve Rich.
 - Planned use is retail/drive through fast casual restaurant, comparable to other recent developments in the area (Coopers Hawk).
 - Steve Baxter also asked about the occupancy rates of the first two phases of apartments nearby.
 - Both Summit Square and The Donovan have maintained occupancies at or above 97% since initial lease up, which is well above the industry standard of 93% occupied for a stabilized apartment community.
 - The attendees were in support of the overall PDP plan and each specific use for each of the lots 10A, 10B and 10C, citing the increased property values that they have seen to date and expect to continue to see with more development in the area.
 - They did not have any concerns or further questions with the proposed plans.

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