



April 23, 2024

Mr. Scott Ready  
Planning Department  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

RE: PL2024037  
Preliminary Development Plan  
Neighborhood Meeting Minutes

Dear Mr. Ready,

A neighborhood meeting for the Preliminary Development Plan of the Cobey Creek was held on April 22<sup>nd</sup>, 2024 at the Summit Homes Design Center in Lee's Summit. The meeting was held from 6-8 pm with approximately 25 attendees with 18 that elected to sign in with representatives from Clayton Properties Group (3 members), OWN (3 members), and Bushyhead LLC (1 member). An introduction and summary of the Preliminary Development Plan as well as the Clayton Properties Group mission went from 6-6:30 pm. The meeting was then opened up to questions or concerns about the proposed development plan which ran from 6:30 pm until the meeting was adjourned at 8 pm. Below is a summary attendee questions and comments.

General Questions:

- How many product types will be found in the development?
- Will the quadplexes be up for rent?
- Are maintained villas still going to be installed with this development?
- How compatible will the new homes be with the existing homes already constructed?
- Will there be additional trees planted on phase 1 roads for beautification purposes?
- Will the stop light along Highway 150 be built with the phase 2 plans?
- How much of Highway 150 will be upgraded with this development?
- Will Doc Henry be opened up at any time as an additional connection to the development would be beneficial?
- Will the current fencing requirements be maintained with the new plan?
- What is the timeframe for 100% completion of the development?
- Will any new home owners be paying the same HOA fees that we are paying?
- Can more diversity in houses be added to the plans for the future phases?
- Will the clubhouse/pool be able to sustain the increased density that is being proposed?
- If this proposed plan goes forward, will Summit Homes be willing to buy the houses off of anybody who wants to move?
- Will there be any upper end homes built in this development?
- Can community building be the first thing constructed in the next phase of the development?
- Can more amenities be added to the community building and the surrounding area?
- Can current owners get a pass to other Summit Homes community pools while the community building is still in the works?
- Can the second entrance to be built be used for the construction entrance?
- If these plans get approved, when can we expect the new homes to be built?

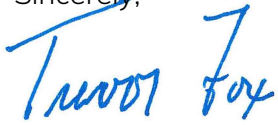
- What is the plan with the empty lot on Carter Road? Will Clayton buy this lot?
- What percentage of clients have been looking for the lower priced homes that are being proposed?
- Can the same sized houses built in the first phase be built in the future phases just with smaller yards?

#### General comments/concerns:

- Is the justification for the increased density of this development that we are lower density than the Ovation development to the south? I'm worried that this increased density will worsen the value of our properties.
- Owners have concerns about the value of larger (phase 1) homes going down with the introduction of a lot more smaller lots.
- Bought into this development because there was the expectation that there would be larger homes, similar to phase 1, throughout the development.
- Think that newer home owners in the development should have been told about the plans moving forward before they purchased as they would not have bought if they knew the plan for smaller houses.
- Have concerns with there being no street lights in the neighborhood. It is hard to see at night so there should be more lights installed.
- Nobody ever comes out to salt and treat the roads when there is snow or ice. Contacts at the city have repeatedly said that the development is not in Lee's Summit so they will not send anything to treat the streets.
- There is an existing problem with flooding on the east side of the Cobey Creek Drive and Highway 150 connection point.
- Don't like the idea of more cookie cutter homes being introduced to the development as they are already on Corbin Drive and they don't look good.
- Don't like the smaller houses in terms of square footage going into phase 3 of the development.
- There shouldn't be changes to density just because of affordability reasons as it will come at the cost of current residents.
- Don't like being left in the dark with the changes as OWN and before that Anderson Engineering have been coming to the site without telling anybody any of the changes that are being made.
- here are existing drainage issues behind the houses on Carter Road. After there is a storm, it takes over 24 hours for the water to stop accumulating behind the houses.
- There are existing drainage issues behind the houses between Carter Road and David Road.
- Don't like how much we have to pay for HOA fees. Where is all the money that we have to pay going?
- Worried about sidewalks not being installed along the roads.
- The name of the streets for Carter and Madison Road should be switched so that Carter Road extends off of the existing Carter Road in the first phase.
- Think that the clubhouse and pool should be built first as it will increase the selling ability of the development. The HOA fees are being collected with there being no amenity building currently.
- Concerned about flooding with the increased density in future phases.
- Want there to be speed limit and children at play signs in the development as there are a lot of kids that play near the streets.
- Planting of additional trees would help the homes sell faster if that is a concern for the development.
- Worried about nails and screws with the new construction puncturing tires on cars as there were no sweepers or anybody to clean them up with the current construction that has been ongoing.
- Previous developer said homes would be the same as it was just a change in ownership as the previous developer was given an offer they couldn't refuse.

Please don't hesitate to reach out to me with any questions about the neighborhood meeting.

Sincerely,

A handwritten signature in blue ink that reads "Trevor Fox". The signature is fluid and cursive, with the first name "Trevor" and last name "Fox" clearly distinguishable.

Trevor Fox, P.E.  
Project Engineer  
OWN



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Cobey Creek Neighborhood Meeting - Attendees  
Monday, April 22, 2024

	Name	Address	Phone	Email
1	Trevor Fox	8455 College Blvd, OP., KS	916-777-0400	tfox@weareown.com
2	Cameron Fisher	3533 SE Corbin Dr.	316-648-8008	camerontfisher@me.com
3	Chris & Susan Tyler	3530 SE Corbin Dr	816-522-7806	sforttyler@yaho.com
4	Danny & Li Sanders	508 SE CARTER Road	816-985-1154	dan@smi-kl.com
5	Tim & Cindy McGrail	532 SE Carter Rd.	573-694-3266	cjm McGrail@gmail.com
6	Susan EHSCOT	529 SE CARTER RD	816-634-0567	susanescot@att.net
7	Mahmoud & Gamileh Yousef	528 SE David Rd	660-580-5279	yousef@ucmo.edu
8	Dwight & Dawn Sage	528 SE Carter Rd	913-219-6228	dwright.sage@ike.com
9	David & Melanie Trantham	537 SE Carter Rd	816-590-9340	mtrantham1@gmail.com
10	Crysti York	3546 SE Corbin Dr	918-284-5240	crysti.york@gmail.com
11	Gingmarie Zeky	504 SE David Rd	954-309-7788	2-el2886@comcast.net
12	Sayyid & Grace Oyerinde	3550 SE Corbin Dr. LS MO	816-405-7928	sayyid0@att.net
13	Marshall Fief	8455 College Blvd. OP., KS	316-213-3964	mfiel@weareown.com
14	Jake Konnesky	5840 West 78th Street P.V., KS	913-953-1857	jkannesky@weareown.com
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