

April 30<sup>th</sup>, 2024



**RE: Neighborhood Meeting  
Preliminary Development Plan  
500 SE M Highway  
Lee's Summit, MO 64082**

Dear Property Owner,

Summit Homes in conjunction with OWN has submitted a Preliminary Development Plan application to the City of Lee's Summit proposing a mixed use Residential and Commercial Development for the property located at 500 SE M Highway.

Summit Homes held a neighborhood meeting on April 22nd to discuss the proposed development. Questions and comments from attendees were gathered at that time. Responses to those questions and concerns are included with this mailer. Unfortunately, due to a miscommunication on the mailing list not all property owners received the required notice of the meeting. Therefore, Summit Homes would like to invite you to an additional neighborhood meeting at which time we can answer any additional questions and receive any comments you may have about the proposed development.

Neighborhood Meeting Information:

- **Date:** Wednesday, May 8th, 2024
- **Time:** 6:00pm to 8:00pm
- **Location:** Summit Homes Design Center  
71 SE 29<sup>th</sup> Terrace, Suite A  
Lee's Summit, MO 64082

Sincerely,

A handwritten signature in blue ink that reads "Trevor Fox".

Trevor Fox, P.E.  
Project Engineer  
OWN

Cc: Brad Kempf, Summit Homes  
Travis Ruf, Summit Homes  
Scott Ready, City of Lee's Summit

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? – *Single family, twin and townhomes/quadplexes*
- Will the quadplexes be up for rent? - *No, all product in this community is a for sale product*
- Are maintained villas still going to be installed with this development? – *No, only the townhomes/quadplexes will offer yard maintenance.*
- How compatible will the new homes be with the existing homes already constructed? - *The same exterior elevation trim and landscape packages will be the same as those offered in the 1<sup>st</sup> plat so we maintain the current high-quality streetscape throughout the entire development.*
- Will there be additional trees planted on phase 1 roads for beautification purposes? - *No, the trees installed to date are what the City requires.*
- Will the stop light along Highway 150 be built with the phase 2 plans? - *Yes, that is the current plan.*
- How much of Highway 150 will be upgraded with this development? - *There are no "improvements" to Highway 150 itself beyond the property lines, it will remain a 2-lane road, however, we are adding turn lanes into the Cobey Creek development and a signal at the 2<sup>nd</sup> entrance, per plans agreed to with MODOT.*
- Will Doc Henry be opened up at any time as an additional connection to the development would be beneficial? - *Not to our knowledge.*
- Will the current fencing requirements be maintained with the new plan? - *Yes*
- What is the timeframe for 100% completion of the development? - *That is very hard to forecast, cannot provide a final date, depends on how quickly the home sales velocity occurs.*
- Will any new home owners be paying the same HOA fees that we are paying? - *Yes*
- Can more diversity in houses be added to the plans for the future phases? - *There are currently a variety of homes offered and with the addition of the townhomes/quadplexes we have a wide variety of products to choose from.*
- Will the clubhouse/pool be able to sustain the increased density that is being proposed? - *Yes, the amenity area has been sized for complete total buildout of the proposed community plans.*
- If this proposed plan goes forward, will Summit Homes be willing to buy the houses off of anybody who wants to move? - *No*
- Will there be any upper end homes built in this development? - *We currently have a variety of homes offered and will continue to offer these and additional plans as stated.*

- Can community building be the first thing constructed in the next phase of the development? - *No, the City requires the site have paved roadways and water available before vertical construction of structures is allowed. The amenity is scheduled to start construction as soon as the 2<sup>nd</sup> plat infrastructure is finished and accepted by the City.*
- Can more amenities be added to the community building and the surrounding area? - *A variety of amenities are being offered with the current plan; we do not plan to change what is being offered.*
- Can current owners get a pass to other Summit Homes community pools while the community building is still in the works? – *This request is under review.*
- Can the second entrance to be built be used for the construction entrance? - *The 2<sup>nd</sup>, or new entrance, will primarily be used for construction, however the existing entrance will also be used to accommodate all construction needs.*
- If these plans get approved, when can we expect the new homes to be built? - *New homes, like the amenity site, will begin construction when the City accepts the 2<sup>nd</sup> Plat improvements, approximately 15 months after commencement of construction, hoping to start 2<sup>nd</sup> plat construction early next year.*
- What is the plan with the empty lot on Carter Road? Will Clayton buy this lot? - *Lot 17 is owned by H&R, we have no control over when they choose to build on this lot.*
- What percentage of clients have been looking for the lower priced homes that are being proposed? - *We just started the new offerings 4/1/2024, we do not have that data at this time.*
- Can the same sized houses built in the first phase be built in the future phases just with smaller yards? - *No, the City requires certain front/side/rear setbacks that would not allow this to occur.*

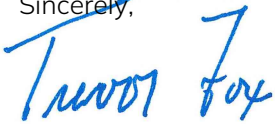
General comments/concerns:

- 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. - *In our 22 years of experience, we find new construction only increases the values of surrounding homes.*
- Owners have concerns about the value of larger (phase 1) homes going down with the introduction of a lot more smaller lots. - *In our 22 years of experience, we find new construction only increases the values of surrounding homes, regardless of lot size.*
- 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. - *The new plan has been under development for over a year, the neighborhood meeting was the first public sharing of the plan or anything related to it.*
- 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. - *Street light issue has been resolved as of 4/17, Everygy is completing the design and will expedite installation due to the fact they are responsible for the two-year delay.*
- 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. - *City is aware this project is in Lee's Summit jurisdiction; this will not be an issue going forward.*
- There is an existing problem with flooding on the east side of the Cobey Creek Drive and Highway 150 connection point. - *MODOT and the prior developer did not provide adequate drainage in this location, it will be resolved with 2<sup>nd</sup> plat construction.*
- 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. - *Addressed above.*
- There 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. - *Addressed above.*
- 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? - *HOA fees are currently covering the minimal YMG administrative expenses, lawn mowing, chemical applications, retention basin maintenance, etc. The balance after expenses is going into reserves for future maintenance needs of the amenity complex.*
- Worried about sidewalks not being installed along the roads. - *City requires sidewalks at time lots are built upon.*
- 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. - *Under consideration*
- 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. - *The amenity is scheduled to start construction as soon as the 2<sup>nd</sup> plat infrastructure is finished and accepted by the City.*
- Concerned about flooding with the increased density in future phases. - *City requires master drainage plan that will address any potential flooding issue.*
- 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. - *Under review. Potentially radar speed limit signs are an option.*
- Planting of additional trees would help the homes sell faster if that is a concern for the development. - *Additional trees will be planted on the lots at time of home construction. Trees along 150 Hwy will be required by the City on the commercial pad sites when developed.*
- 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. - *Streets will be cleaned weekly when home construction is underway.*
- 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,



Trevor Fox, P.E.  
Project Engineer  
OWN