



May 9th, 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 second neighborhood meeting for the Preliminary Development Plan of the Cobey Creek was held on May 9th, 2024 at the Summit Homes Design Center in Lee's Summit. The meeting was held from 6-8 pm with approximately 25 attendees with 13 that elected to sign in with representatives from Clayton Properties Group (3 members), OWN (3 members), and Bushyhead LLC (1 member). Travis Ruf, with Summit Homes, provided a brief recap of the Preliminary Development Plan to start the meeting at 6pm. 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 7:30 pm after no further questions or comments were offered. Below is a summary of attendee questions and comments, many relating to the HOA or reiterating previously expressed comments. Answers to a majority of the questions were provided within the first meeting minutes.

General Questions:

- Will Commercial lots be sold or will Summit be developing those lots?
- In Phase 1, the center drain back behind Carter Road (lot 18) does not drain. Will OWN be fixing the drainage on these lots?
- Will HOA allow somebody to come in and buy a house and then rent the property?
- Do current homeowners get to vote on supplement regarding if somebody can come in and rent any of the houses?
- Are current twin homes going to be maintenance provided?
- Are the quadplexes in the last phases surrounded by single family homes?
- Would Summit be open to changing the quadplexes into more single-family lots?
- Are there more duplexes in the current PDP compared to the previous?
- Are the Hue collection (orange) all single-family homes?
- What were the original lot sizes for this development?
- Will a clause that the Homeowner must occupy the house be included in the new homes?
- Can we currently rent our homes as it is today?
- How long until there is a HOA board as part of the neighborhood?
- Can we only pick from the 6 colors for a front door that was provided? Do we have to wait until all lots are finished before we can choose any other color?
- Is there a balance sheet available for the HOA?
- We saw holes being built by Evergy, are these the light poles?

- Are you going to offer passes or the availability to use other pools at other communities until the Amenity building is built and completed?
- Is the pool going to be in the same spot that was approved?
- The plans mentioned 25 parking spaces for the Amenity building and there are 26, is that correct?
- With the original plans, were there villas proposed?
- Are the twins going to be slabs or will they have basements?
- Are the 40' lots going to have homes that are 26' in width?
- With the small width on the houses, what are the square footages for these smaller houses?
- What do you see for the upper end prices for phases 3-5?
- How are the future houses going to be compatible with the houses on David and Carter?
- How are you going to safeguard our home prices with this new plan?
- With Summit being a for profit company, do you have any idea on how any of this will affect prices for our homes and future homes?
- Where is the golf course in relation to the plan/property?
- Is Shamrock and the houses just north of us going to be similar houses to what is currently here as of right now?
- Why did the pool get delayed by two years?
- Why can't we build the road right next to the Amenity before anything else is don't so that we can start construction on the Amenity building as soon as possible?
- With the increased lot count, can the HOA fees be reduced with more people paying in?
- Will everybody be paying the same price for the HOA, even the townhomes and twins?
- Is there no willingness to add a larger buffer between our homes and the homes in the future phases?
- Would Summit consider bringing in other builders for the lots?
- Is there only going to be one pickleball court for the entire development?
- Is there going to be any electricity going to be ran out to the signs along Highway 150?
- Is there going to be a stoplight with the new entrance to the development?
- Do you ever see the highway going to double lanes?
- Can we get a dead-end sign on Gillette Street?
- Is it possible to add entrance into the commercial lots from Highway 150 so that traffic does not increase within Cobey Creek?
- When did the plans first start to change from the original plan to what is being presented today?
- Why do you think that this is a slow selling development?
- Are there any plans for that lot that is not being constructed? Is there any plan to buy it back?
- How many lots are still for sale in the first phase?
- Will the remaining lots for build along Corbin be the same two floor plans alternating back and forth?
- What is the plan if the city does not approve this plan as you are presenting it?
- Will there be any more trees being planted along Carter?
- Is there any plan to put in trees behind the homes that back up to Greenwood as there is no privacy in the back of the houses on that street?
- Can M-150 be widened to 4 lanes?
- Is the other entrance going to have a stop light?
- Is there going to be lighting on neighborhood signs in front?
- Could HOA dues be lowered with the increased density?
- Will the roads continuing north be tied into?
- Who owns the property to the north?

General comments/concerns:

- Grades do not get water to drainage inlets; our houses are like swamps in the back.
- I think it makes more sense for the homeowners on Carter to be backed up against lots that are similar and not smaller lots.
- We were told that the next homes built in this development will be the same as what is here.
- The affordability for people to come in is taking money out of our pockets so that others can buy cheaper homes.
- With prices going down, why would Summit not continue with the development as it was.
- Trying to cut homes in half and make twice the profit by putting more lots on the property.
- Bringing down the cost per square foot is going to bring worse quality houses.
- Our HOA prices are higher than other developments and they have more Amenities than we do.
- The thing that I dislike most from this development is the quadplexes.

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

Sincerely,



Trevor Fox, P.E.
Project Engineer
OWN

