

Cobey Creek PDP

May 2024

Technical Team

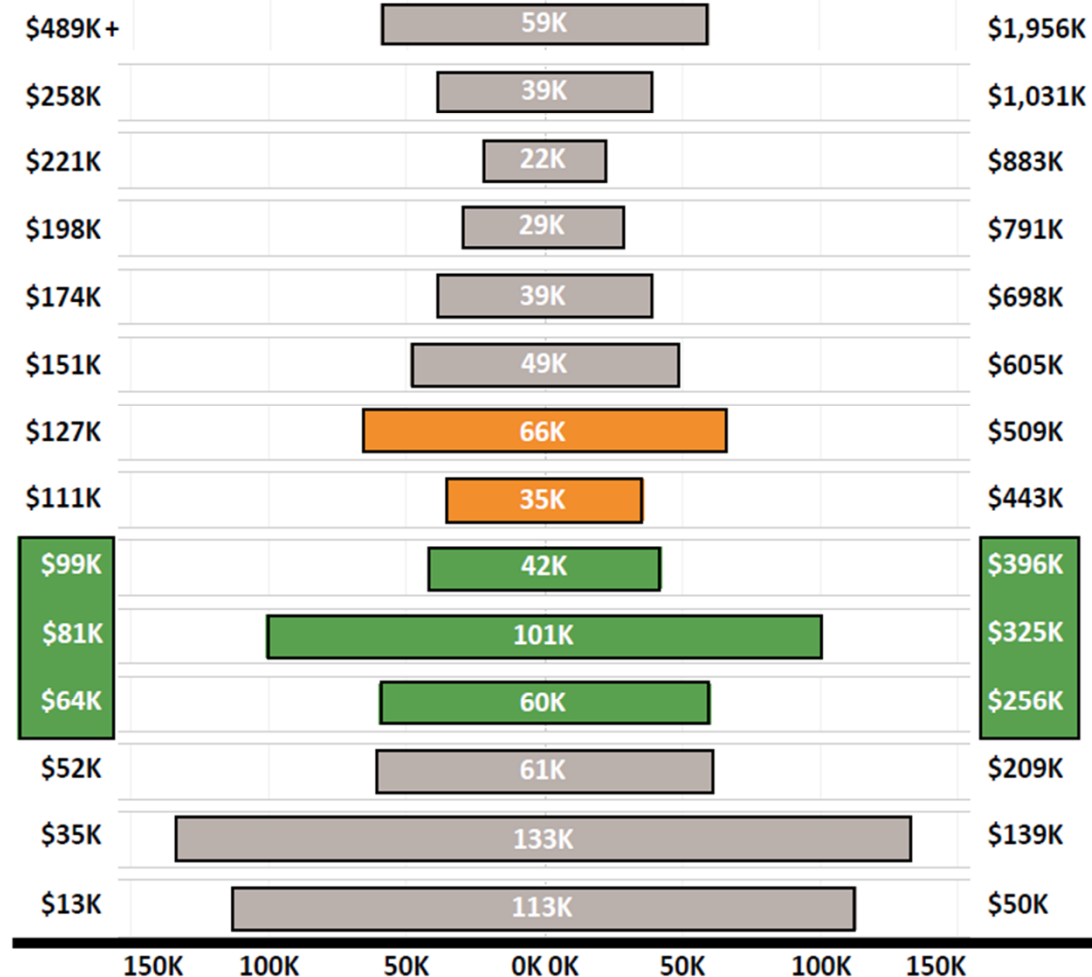
- Christine Bushyhead, Counsel
- Kevin Rohner, PE, Senior Project Manager, OWN Civil Engineers
- Travis Ruf, Development Manager, Summit Homes
- Valerie Gindlesberger, Product Innovation, Summit Homes

Homeownership for All

Attainability Zone - Summit - Kansas City

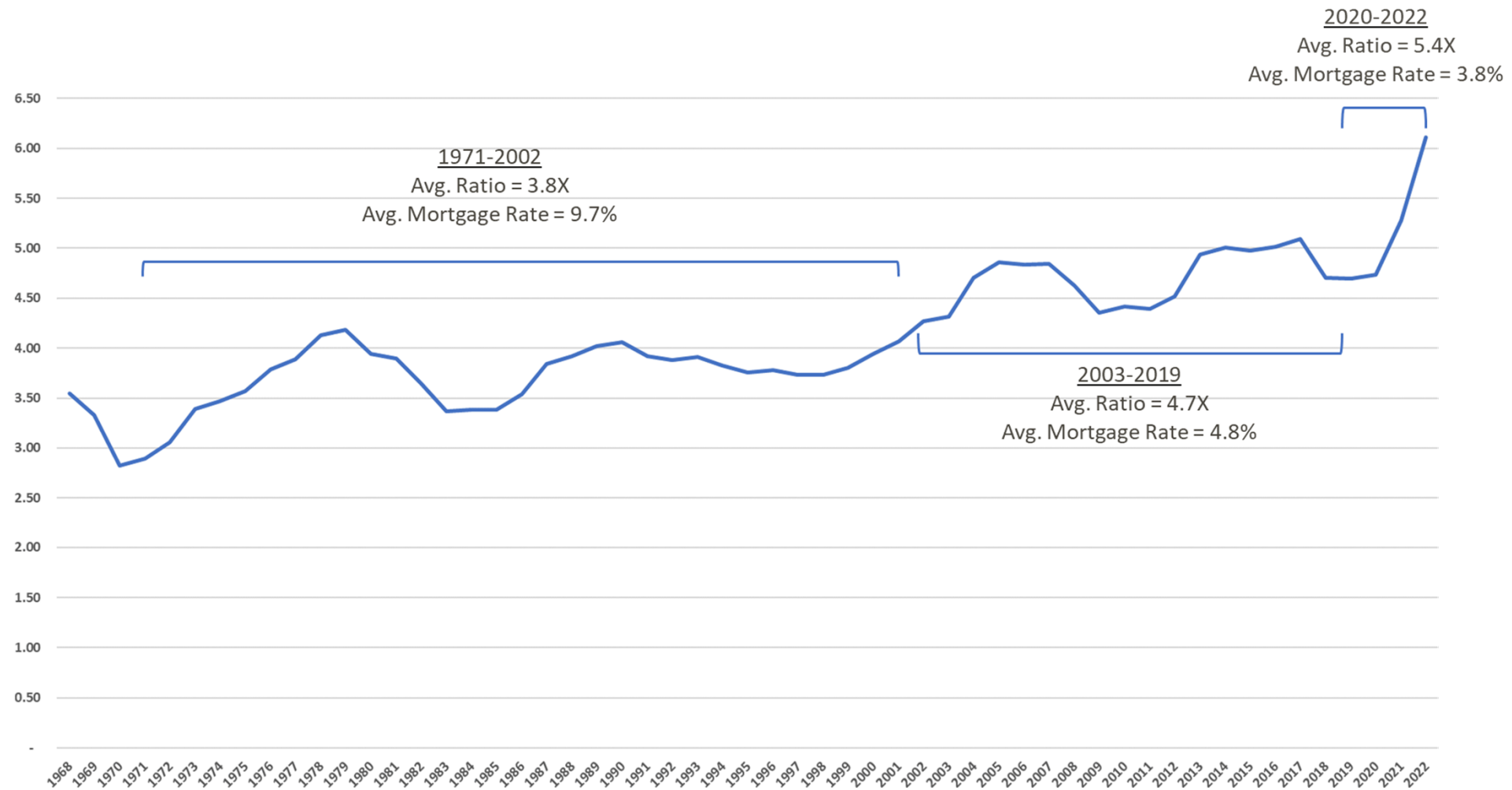
as of Q1 2024

2023 Est. Household Income (HHI) Households Avg. Sales Price (4x HHI)



Attainability Zone Performance								Addressable Households		
< 100% of Median HHI					Total			Current Market	Attainability Zone	Multiple
	%	Units	ASP	GPM	Units	ASP	GPM			
Prior Quarter:	20.7%	12	\$303K	15.2%	58	\$453K	19.0%			
Last 4 Quarters:	12.3%	38	\$319K	13.1%	308	\$473K	18.1%	101K	203K	2.0
Year to Date:	20.7%	12	\$303K	15.2%	58	\$453K	19.0%			

Median Home Price vs. Median HHI Ratio History



Homeownership for All- Why?

- The Jackson County Health Department reported to the LS City Council that lack of attainable housing is a health issue.
- “Housing is both a basic need and it is a means for wealth creation.” Missouri Municipal League Review
- All aspects of our economy contribute to what is financially attainable and what is available.

An aerial photograph of a suburban development. In the center, a large, irregularly shaped pond is surrounded by green grass and trees. To the right of the pond, a cluster of modern, single-story houses is visible. A paved road runs horizontally across the bottom of the image, with a few vehicles including a semi-truck and a car. The background shows more green fields and distant trees under a clear sky.

WELCOME TO COBEY CREEK

Conceptual Purposes Only

Let's hear from our team...

- Kevin Rohner, PE, Senior Project Manager, OWN Civil Engineers
- Travis Ruf, Development Manager, Summit Homes

Cobey Creek Existing Conditions



Compatibility

In summary our team desires to complete this initial presentation with the following data of the proposed PDP and product which confirms the compatibility of the proposed preliminary development plan with the existing development.

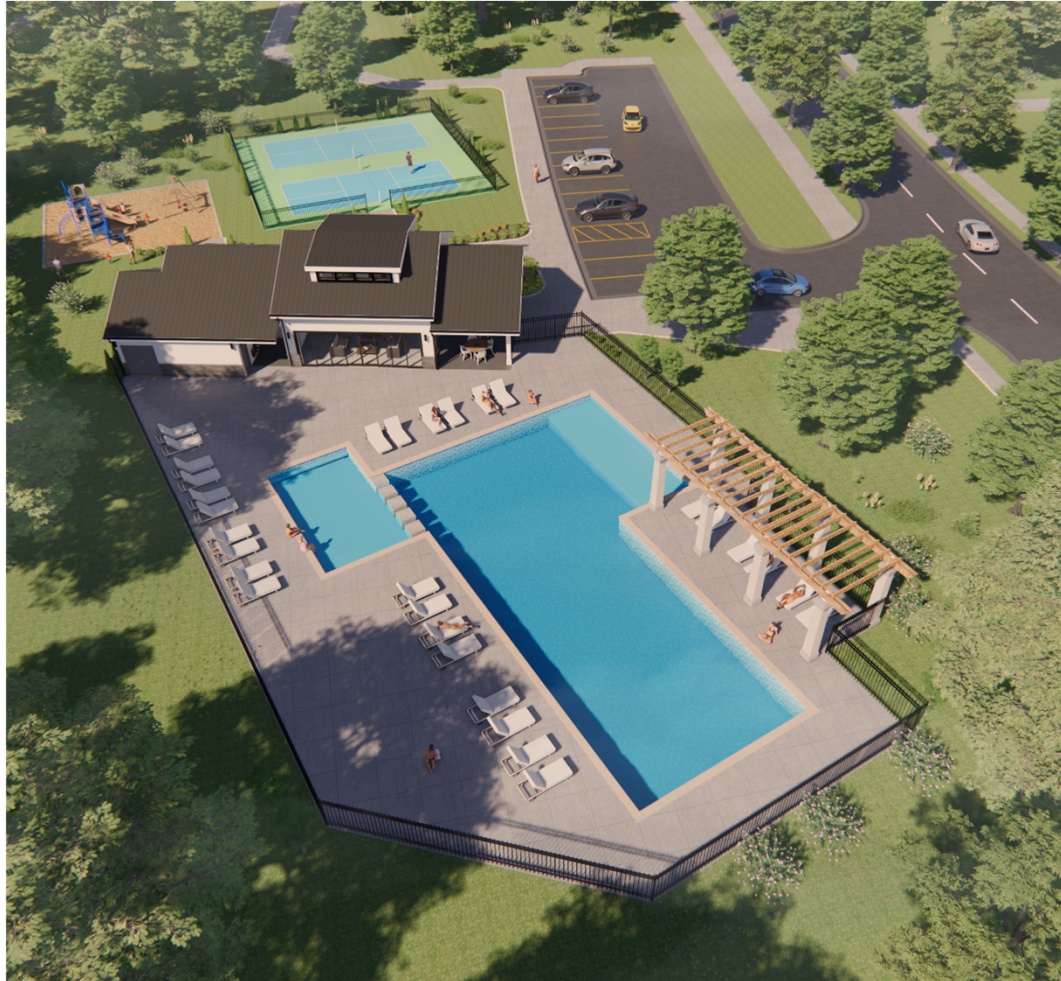
What are the compatibility factors to consider?

- Square footage of homes
- The prior PDP single family product was primarily 1,600 to 2,000 square feet, with reverses and 1-1/2 options at 2200, and 3 car garages. (200 = approx. 1 - 14x14 room, or 2 10x10 rooms)
- Proposed single family detached product **1,608 to 1,856 square foot** with 2 car garages.
- The prior PDP Twins product was 1,000 square foot per side (unit) [Villas with 1,400 square feet]
- Proposed Twins are approximately **1,502 per side (unit)**
- Proposed Townhouses (Quads) are approximately **1,330 to 1,450 per unit**

Building Materials



Amenities



Traffic

Improved Traffic with:

- Redesign of Twins product neighborhood to eliminate cul-de-sacs and follow the more traditional grid layout
- Installation of a permanent traffic signal to be located at the intersection of M-150 and SE Sunset Ridge
- Dedicate ROW for future widening of M-150 Highway

Thank you!

Thank you for your time; our team is here to respond to your questions and the public hearing comments and we respectfully ask for your favorable consideration of this application.

