

City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

April 23, 2024

Dwight & Dawn Sage
528 SE Carter Road
Lee's Summit, MO 64082

Dear Sir or Madam,

We are contacting you in regard to a meeting that we had yesterday, April 22, 2024, at Summit Homes (SH) Design Center. We are writing this letter as the tentative schedule shows that revised plans need to be submitted by 4:00 pm on April 23, 2024 (today). When we asked SH yesterday if there were going to be any meetings or anything today, we were told no.

Background:

When my wife and I were looking at places to buy, we had looked at multiple properties and multiple subdivisions. We liked Cobey Creek (CC) because we are familiar with south Lee's Summit, the accessibility to 291, Lee's Summit West High School and our floorplan, which we had also looked at in different subdivisions by the same builder. When we purchased our home, we asked and were told that SH had bought out CC and was barring any of the existing builders from purchasing anymore of the lots and building anymore of their homes on any of the lots. When we purchased our home the approved development plans were to continue building to the North with homes of similar size and character to the homes on Carter Rd. and David Rd.

Attendees:

Chelsea Fanders, Valerie Gindlesberger, Trevor Fox, Keasha McNeal, maybe 8 to 10 residents from Cobey Creek, another representative from SH but didn't catch her name, and several others but didn't get their names or who they worked for. I asked if there was a representative from the city and they said no, the city doesn't normally attend these meetings. They said they would provide contacts for the city, however, that has not happened.

Safety Issues:

The current entrance into CC holds water and freezes during the winter. It holds a substantial amount of water that makes it hard to drive through after a rainstorm.

The lighting is very poor in CC. The entrance lights by entrance signs are very dim. Then, once in the subdivision, there are no streetlights. It sounded like this was supposed to be addressed soon by the city, but the person overseeing this had been hurt.

Notice Concerns:

The OWN letter from Mr. Fox was dated April 8, 2024. The public notice associated with this letter looks like it may have been sent to 15 people, only 7 of which appear to be currently living in CC. We only received this notice because Young Management Group (our HOA manager) emailed Mr. Fox's letter out on April 15, 2024, which didn't give residents much time since the meeting was scheduled for April 22, 2024. When reading the LS Development Services Residential Preliminary Development Plan Applicant's Letter dated April 8, 2024, under the Planning Commission and City Council Presentations it has a section called Notice Requirements 1). Notification of Surrounding Property Owners – Mail Notices. Which states the applicant must mail letter notices to all property owners with 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. **We have never received anything in the mail from Mr. Fox, OWN, or SH regarding the revised phases of CC.** When we told Mr. Fox that we had not received anything in the mail Mr. Fox said the planning hearing had not happened yet, but he planned to send notification of the planning hearing via certified mail once the city confirmed the hearing date. We went over #2 and #3 and asked why the neighborhood meeting was just now taking place since it was #3, and Mr. Fox said that these items didn't have to occur in this order. Mr. Fox also told us the city provided the list of property owners that needed notification, implying that if we were not notified, it was the city's fault.

We are concerned that not all the CC residents were timely and properly notified of the neighborhood meeting. Some of the residents attending the meeting did not even understand that Young Management Group (YMG) was our HOA manager. So, I would assume some of the other residents may have thought the e-mail from YMG may have been spam, or unimportant. It's not clear that the other residents of CC have been given clear guidance regarding SH's future plans for CC.

Home Valuations Concerns:

Under the Analysis of Residential Preliminary Development Plan under #7 it states, "please provide a narrative statement that briefly describes the proposed PDP and the previously approved PDP. Please also speak to how the proposed residential units will be compatible with the existing residential homes." We read this statement to SH and asked what their response was to this requirement and the response was something along the lines of the new homes should be comparable in price. I think this response was concerning for these reasons:

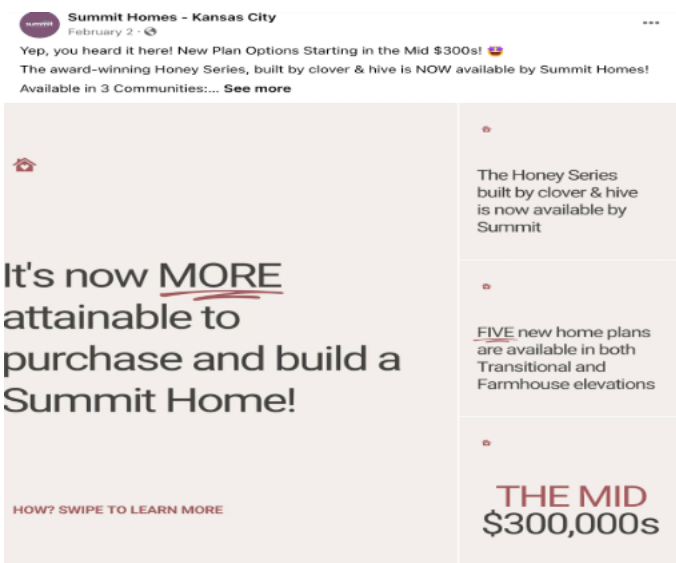
1. SH submitted CC Phase 2 plans to the city in March 2022 and they continued to revise these plans through March 2023, before withdrawing the plans sometime later in 2023. SH's Phase 2 plans were consistent with the original plans for CC to

continue building to the North with homes of similar size and character to the homes on Carter Rd. and David Rd. After withdrawing the CC Phase 2 plans, SH submitted a revised plan in March 2024, with 387 “doors”, where the lots to the North have been substantially decreased in size. At the meeting, I recall SH saying they added something like 60 “doors” to the new plan, however, the City of Lee’s Summit Development Services Department letter, dated June 8, 2018, includes 186 single-family homes and 44 duplexes (88 units) for a total of 274 “doors”. This is an increase of 113 “doors” over the original plan, a 41% increase.

2. Quadplexes were never part of the original plan, however, the SH revised plan includes 12 Quadplexes.
3. The “larger” homes that SH is planning to build on Amara are still not comparable to the homes that are currently on Carter Rd. and David Rd. At best, they will be comparable to the existing homes on Corbin Drive, but on smaller lots. Plus, there are only going to be around 22 of these types of homes. The remaining single-family homes that SH is planning to build will be even smaller.
4. The single-family home lots in SH’s revised Phase 2 plan will be approximately 9,000 SF. In Phase 3, the “larger” single-family homes will be on lots that are approximately 7,000 SF, 22% smaller. The remaining Phase 3, Phase 4, and Phase 5 single-family lots will be approximately 5,200 SF, 26% smaller.
5. It seems like SH is only interested in making about 6 variations of their houses which is very cookie-cutter like. Plus, one of their signs outside the subdivision states “unique home designs.” They seem to think that different colored paint on the same floor plan will fix this problem.
6. SH did not talk about building any new homes over the \$500,000 price point. They seemed to only be focused on possibly \$300,000-\$450,000. This will substantially decrease the value of the homes on Carter Rd. and David Rd., including our home, as we paid over \$500,000 for ours. SH made it seem like homes that were over \$450,000 were just sitting on the market. We told them that homes in places like Hook Farms and Summit View Farms are very nice looking and those homes are selling mostly selling over \$600,000. What is also concerning to us is when we were purchasing our home, we were told that builders from the previous developer still wanted to purchase lots and build homes and they were told no. If this is a correct statement, we could have had more high-end homes in CC but were blocked by SH. We were also told at the meeting that the previous developer was going bankrupt, and that SH has tried to come in and save CC. This seems odd as the previous developers still seem to be currently building in KC and don’t seem have went broke. Also, the initial plans SH submitted, and got approved, for Phase 2 were still consistent with continuing to build nicer homes. It appears something else changed and the developer bankruptcy story is being used as cover.
7. One of the subdivisions that SH was bringing up last night was Foxwood. When reviewing Foxwood on SH’s Facebook (FB) none of the homes they have listed are over \$400,000. The SH sign in front of CC states “homes starting in the 400s” which seems to be conflicting with the prices in Foxwood.



8. SH never really had a response to how the new homes they are planning to build will be comparable to the homes on Carter Rd. and David Rd. The new homes SH is planning to build appear to be a lot smaller homes and smaller lots which, when someone on Carter Rd. or David Rd goes to sell a buyer is more than likely not going to notice that the homes on Carter Rd. and David Rd. have larger lots and bigger homes with more SF. Usually, when a subdivision is being developed the homes in the back are usually larger to bring up the value of the older homes, while this appears to be just the opposite. SH was also saying that they are trying to make their homes more “attainable.” When looking at what SH defines as “attainable,” that appears to be homes in the mid \$300,000 price range. I don’t see how this going to help the value of my house. In short, the message to the current homeowners on Carter Rd. and David Rd. appears to be, “you need to suck it up and accept lower valuations on your homes, so SH can build cheaper homes for future residents to buy.”



Other Concerns:

1. In Phase 2 we would like the Roads of Madison and Carter to be switched, to better align with the existing Carter Road, as there are already issues with mail and deliveries.
2. It seems like some people were under the impression there would be villas in the 2nd phase.
3. It seems like some people thought that the pool would be opening this summer. Most people didn't understand that the pool was in Phase 2. It seemed to us that SH was saying that if they can't get this new plan approved then everyone is just going to have wait on the pool. It was almost like the pool was trying to be used as a negotiation tool. The pool being in Phase 2 was then blamed on the first developer for not putting it in the original plans and there would be no water supply to it yet there is a fire hydrant past where the road is cutoff.
4. There was confusion over who installed the CC monument signs. SH claimed they didn't know who put in the monument them or the original developer and didn't know if the new entrance would use the same monument signs or not.
5. The swale behind the houses on Carter was brought up and may need to be re-enforced on the new plans.
6. People were told there was going to be walking trails.
7. It looks like the pool, playground, and pickleball court area is going to be very small for the amount of new building SH is planning to do.

Conclusion:

We are very concerned that these new plans are severely going to negatively impact our home and our neighbors' homes on Carter Rd. and David Rd. We don't believe that adequate notice and information is being shared with the residents of CC. In our opinion, the city should request that SH come up with a new plan that better protects the value of the existing homes in CC.