



IGNITE
COMPREHENSIVE PLAN
LEE'S SUMMIT, MISSOURI

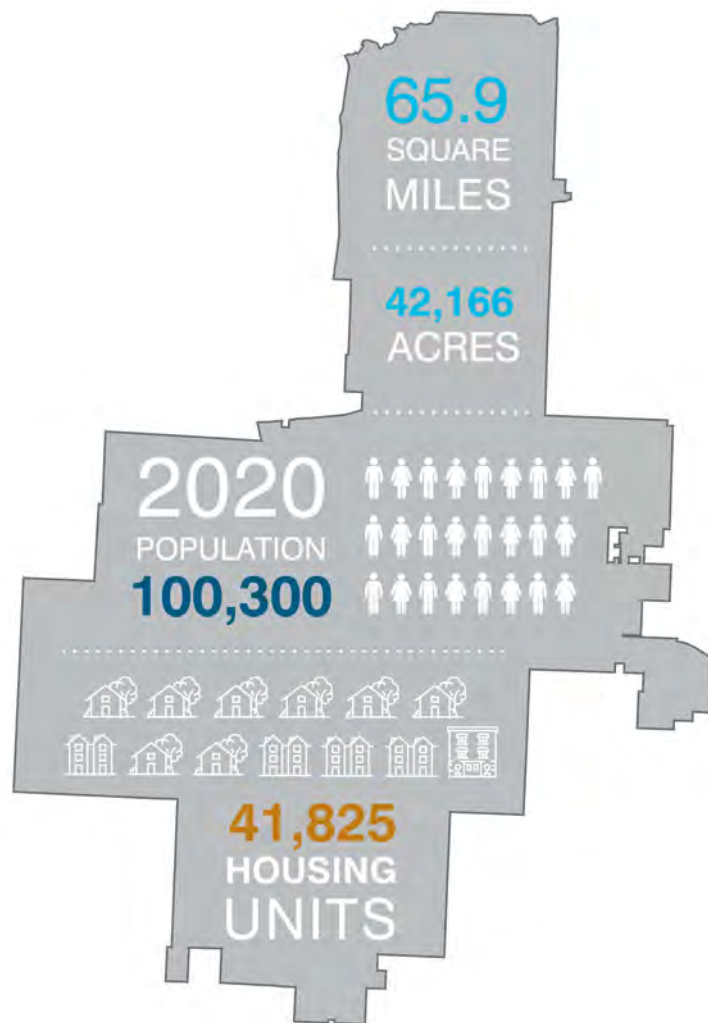




LEE'S SUMMIT



Geographic Location Lee's Summit is located southeast of Kansas City in Jackson County in a rapidly growing part of the metropolitan area. The southern portion of the city stretches into Cass County. The City of Independence is located immediately to the north, the City of Blue Springs to the northeast, the City of Greenwood to the southeast and the City of Raymore to the southwest





LEE'S SUMMIT HISTORY

- ⌋ Founded: 1865
- ⌋ Incorporated: 1877
- ⌋ Charter Form of Government
- ⌋ Growth rate from July 1, **1997** to July 1, **1998** was 5.72 citizens per day.
- ⌋ William B. Howard is the founding father of Lee's Summit.
- ⌋ William H. Colbern was a Major General.

Once known as the small, 11-block Town of Strother, Lee's Summit has expanded into a thriving community covering over 65 square miles. The history of Lee's Summit is filled with the tragedies and triumphs of courageous people who have never failed in their dream of creating a city that will continually progress and prosper. From yesterday to today, the story

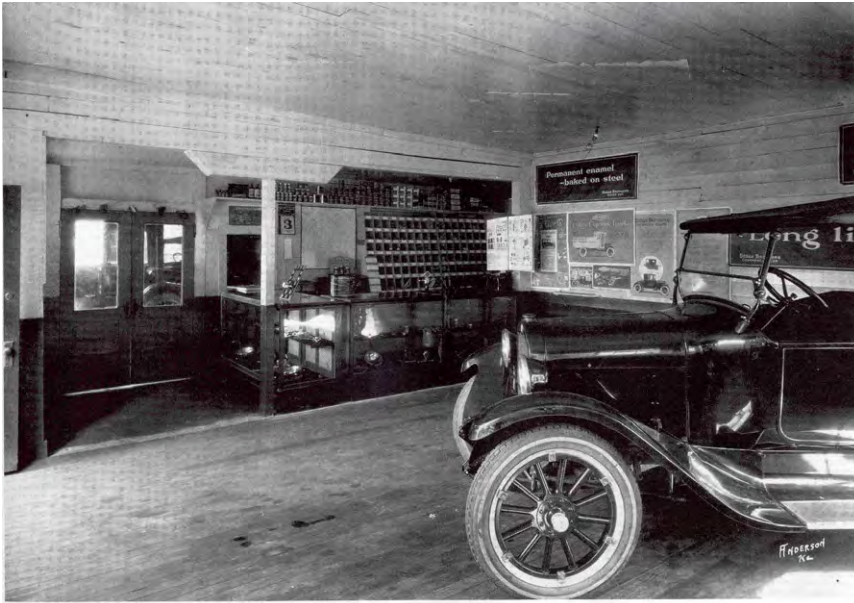


*The present defines the future.
The future builds on the
foundation of the past.*

Lailah Gifty Akita

of this once small town is filled with courage, dedication, and quiet determination of its citizens.

The area now known as Lee's Summit began as a gently rolling prairie land inhabited by the Osage Native Americans. In **1808**, a treaty was signed between the Osage Native Americans and the U.S. government, and the Osage were



forced to give up their land along the Missouri River and move to reservations in Central Kansas. Immediately afterwards, Southern settlers migrated to the area to benefit from the fertile land and abundant water supply.

During the **1850s**, a border war ensued between Missouri and Kansas, escalating into the Civil War in **1861**. Homes and businesses were burned to the ground and many of the area's settlers fled, including Lee's Summit's founder William B. Howard. After the Civil War, William B. Howard returned to the area, negotiated with the Missouri Pacific Railroad, and brought the town back to life.

Founded by William B. Howard in **1865**, the Town of Strother offered access to the Missouri Pacific Railroad, fertile land for farming, and the dream of building a community. In **1868**, the name of the town changed to the Town

of Lee's Summit. While the word "Summit" is based on the fact that the town's elevation is the highest point on the railroad between Kansas City and St. Louis, there are numerous theories on the origin of "Lee". One theory suggests the town was named after Civil War General, Robert E. Lee, because the name change took place shortly after the war and many residents had migrated from Southern states. However, another theory suggests the town was named after a prominent early settler, Dr. Pleasant Lea, with the discrepancy in the spelling of "Lea" attributed to railroad sign painters.

The Fire of **1885** demonstrated yet again the stamina characterized by citizens in Lee's Summit. Virtually the entire business district was destroyed by fire with a total of 25 buildings consumed by the flames. However, the stalwart citizens took their losses in stride and promptly commenced in rebuilding the town.

In 1912, R.A. Long purchased approximately 1,700 acres in the southwest portion of Lee's Summit and constructed Longview Farm, which became internationally known for horses and



livestock and was one of only three dozen showplace farms in the country.

By this time, the city shifted towards automobiles as the preferred choice of travel causing shifts in development practices. Former President Harry Truman spent time in Lee's Summit and was responsible for paving key roads in the area, including Lee's Summit

Road in the 1920s. By the 1930s, the effects of the Great Depression were in full swing and development was at a standstill through the end of World War II.

Like most suburban communities, Lee's Summit's population exploded during the post-World War II economic expansion. Since very little housing was built during the Great Depression and World War II, a housing boom occurred, resulting in affordable suburban homes. Between 1950 and 1960, the population nearly tripled. Lee's Summit's population steadily increased as commute times decreased, and as its small-town atmosphere and proximity to Kansas City made it an increasingly appealing place to live. As many Kansas City area residents sought new homes, they looked for clean air, green lawns, open space, and better schools. Lee's Summit was, and still is, a top choice for families.

History shows that Lee's Summit is comprised of dedicated people who never lose touch with the basic values that make a community livable. Today, over 100,000 people call Lee's Summit home because they view Lee's Summit as a vibrant community ensuring the finest quality of life for all generations.



Lee's Summit - History Timeline



Founded in 1865

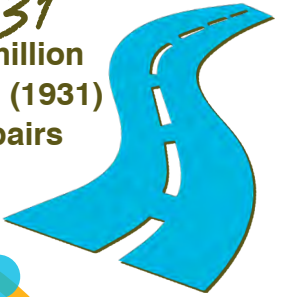
1887
With more than 350 farms, Lee's Summit was known for its apple orchards



1905
City Limits Extended

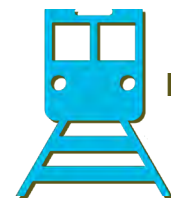
1912
1,700 acres purchased to develop Longview Farm

1928 & 1931
Voters approve \$6 million (1928) and \$3 million (1931) bonds for road repairs



1930's-1940's
Development is stagnant between the Great Depression and World War II

1930's
3rd Street redirected from original railroad purposes to commercial, auto-centric development



1970's
First Amtrak passenger train stops at the now historic train depot

1958
First land use planning document produced

1954
A sewer disposal plant is built



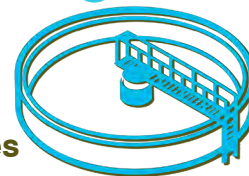
1947
Moderate upgrades to the water system

1977
Airport is purchased by the City



1961
Western Electric Opens *Western Electric*

1956
Sewer and water facilities extended to a manufacturing plant



1951
Population exploding - more land is annexed with a desire to build new schools, highways, and industrial sites



1980's
Wal-Mart and K-Mart both came to town expanding retail offerings
Number of dining options expanded
Downtown began to struggle with additional retail developing

1990's
Rapid residential growth - new elementary, middle and high schools constructed
Redevelopment of the Western Electric Facility started - data centers/technology campus begins
Start of revitalization of downtown








2000
Summit Woods constructed and opened

2005
Comprehensive plan updated

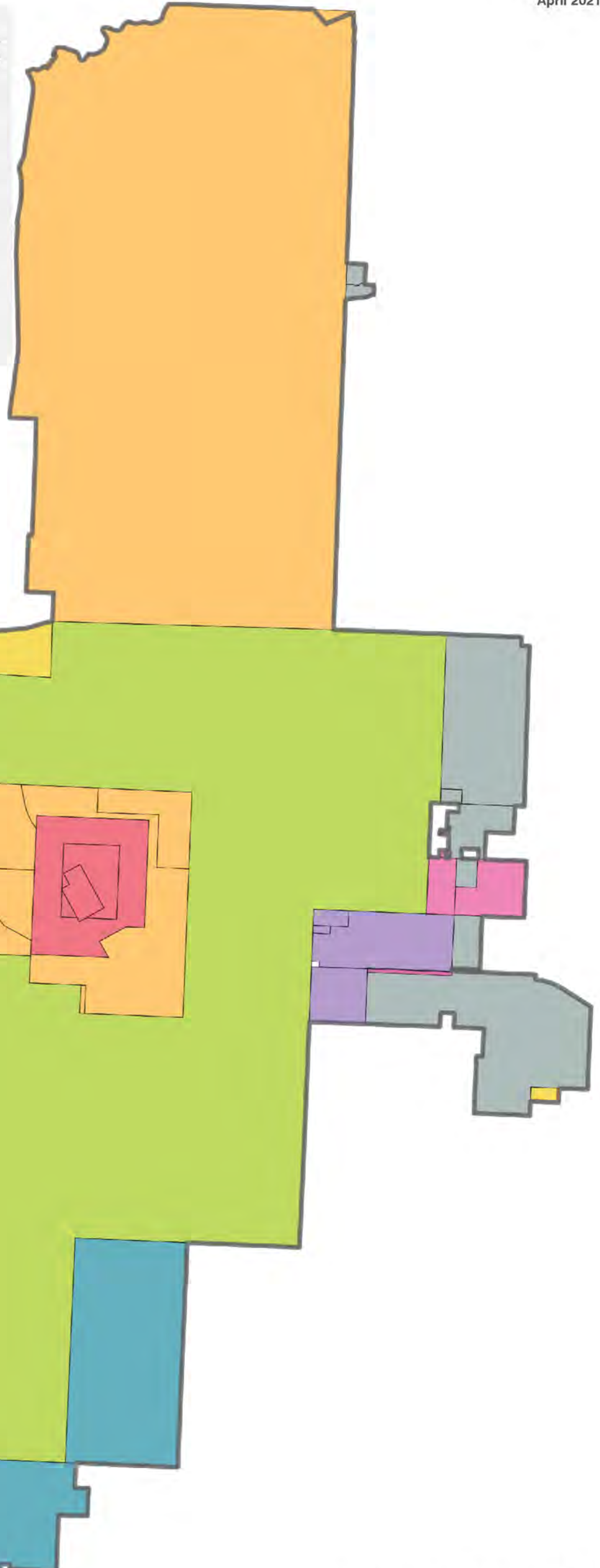


Fuel Our Future
IGNITE
comprehensive plan

Annexation History by Decade

	Population	Acres Added	Total Acres
 Before 1950	2,263	65	65
 1950 - 1959	2,554	10,581	10,646
 1960 - 1969	8,267	24,358	35,004
 1970 - 1979	16,230	1,969	36,973
 1980 - 1989	28,742	563	37,536
 1990 - 1999	46,486	272	37,808
 2000 - 2009	70,700	2,382	40,190
 2010 - 2019	87,027	338	40,528

*Population counts are for the first year of each decade
 *2018 population - 96,325
 *2020 population - 100,300



POPULATION
 2020: 100,300 people
 Growing 1-2% Annually
 65+ will see largest growth over next 20 years

RESIDENTIAL
 Total Acres: 12,902
 Current Housing Units:
 • Category 1: 30,049 (72%)
 • Category 2: 5,562 (13%)
 • Category 3: 6,214 (15%)
 TOTAL: 41,825

LAND USE
 City Limits Total Area:
 • 65.87 square miles
 • 42,157 acres
 Undeveloped Acres: 11,670
 Developed Acres: 25,192
 Parks/Open Space: 4,289

NON-RESIDENTIAL
 Current Acres:
 • Commercial: 1,606
 • Industrial: 1,006
 • Mixed Use: 83
 • Office: 286

EMPLOYMENT
 2020 Jobs (ESR): 95,471
 Top 3 Professions:
 • Education / Health Care & Social Assistance
 • Professional / Scientific / Management Services
 • Retail Trade

OPPORTUNITIES
 • More Retail
 • Industrial / Flextech
 • Housing to Meet Changing Market Demands