

December 2, 2020

6:00 p.m.

Meeting Minutes for the discussion of Highland Meadows 5th & 6th Plat

Attendees: Tiffany Ford, Kyle Jones, Brad Campbell, Patrick Joyce

6:01 p.m. - Vincent Walker starts meeting with Introductions

Tiffany Ford gives introduction to online chat process

Patrick Joyce, *Anderson Engineering*, gives summary of Highland Meadows History. Patrick Joyce explained the proposal for completing Phase 5 and 6 with the rezone change to zone R-1, requesting RP-1, which changes the 30' rear yard setback to 20' rear setback. No changes proposed to actual street network or lot layouts.

Vincent Walker, *Summit Homes*, follows up opening remarks explaining that Summit Homes has already built 35% of the existing homes in Highland Meadows as "Lifestyle Homes". The rezoning allows Summit Homes standard home designs to fit on the existing lots. January 7th is the Planning Commission Meeting. City Council meeting is on February 2nd. Mr. Walker explains that the plan is for the 5th Plat to consist of 26 Lots, and 6th Plat 51 Lots, totaling 77. That will finish out Highland Community. Mr. Walker explained that Summit Homes is excited to work within Highland Meadows and the reason for not moving forward with future plats previously, was based on multiple reasons related to the challenges of the lot sizes and internal company decisions.

Tiffany Ford begins to read online questions which Vincent Walker answers. See page 2-5 for questions that were addressed via the chat log. Note that not all questions were able to be answered due to time restraints or not enough information.

7:17 p.m. - Vincent Walker closed the meeting by stating that Summit Homes goal is to be upfront through the process and open for continued questions and feedback by emailing himself and his associates. He suggested that residents with issues or concerns, outside of zoning, request a future meeting.

Questions from the chat log are asked below with responses in red:

From Chip Touzinsky to Everyone: 06:07 PM

If this subdivision was approved prior with the same house sizes and setbacks as a R-1 then I am not sure why you would need RP-1.

Summit Homes has many different styles and options for their customers. Changing some of the rear depths allows more plans to be available to buyers. No changes will be made to lot layouts. All homes will be similar to current subdivision homes.

From Keshia to Everyone: 06:07 PM

duplex? town homes?

No.

From jennifer.lassman to Everyone: 06:07 PM

Would the change from 30 ft to 20 ft be for all of the lots, regardless of lot size? Or just for the lots that are smaller than the others.

The zoning request is a blanket for, the 5th and 6th plat lots providing the ability to offer more home plan options to buyers.

From Kevin Whaley to Everyone: 06:07 PM

Please elaborate on similar but not exact

From Becky Warner to Everyone: 06:07 PM

Similar, but not exact?

"Similar" meaning that Summit Homes never tries to duplicate a home in terms of architecture and color so there will always be variance but the same style.

From Alyssa Fries to Everyone: 06:09 PM

what is the projected price range for these homes?

Similar to what is currently being built in existing subdivision - \$375K to \$500K+.

From Kevin Whaley to Everyone: 06:10 PM

While I appreciate understand the intent, this increases the number of homes that will be built over what was originally planned, correct?

No, it will not change the number. There will be 77 homes/lots.

From NNeighbor to Everyone: 06:10 PM

Are any of these plats slated for anything other than SINGLE FAMILY HOMES?

No.

From Neal Hardin to Everyone: 06:10 PM

Perhaps use one of those lots for a bigger pool?

No. Community was designed for a specific number of lots based on the existing pool.

From NNeighbor to Everyone: 06:10 PM

what is going in on the large lots around the semi-circle (half cul-de-sac) off Fiord??

Same style of homes.

From Kathryn Bolton to Everyone: 06:11 PM

When we built with Summit in phase 4 in 2017/2018, we were required to select a "Signature" style home, and were told that the "Lifestyle" plans were more basic and lower cost. Why aren't the homes in Phase 5 and 6 intended to be "Signature" style homes?

In 2017/18 plans and styles were different than they are currently. "Signature" homes had more options for upgrades in 17/18. "Lifestyle" was more limited. As of today, Signature and Lifestyle homes are more a similar collection of homes that can be blended.

From Brandy West to Everyone: 06:11 PM

what would be the sqft on the new homes?

Review Summit Homes website floor plans.

From Tracie Bruner to Everyone: 06:12 PM

Are the trees that sit between Highland Meadows and Meadows of Winterset staying in place?

Those are important to those of us that currently back up to them along Blazing Star Drive.

Contact Summit Homes after meeting. This will be researched at a later time.

From Jason Brunkan to Everyone: 06:13 PM

Will you extend Longview Blvd. that ends at SE 11TH ST all the way to 150 Hwy?

No.

From Ryan Thompson to Everyone: 06:15 PM

pulled out due to lot constraints? but now you're back and excited to compliment what's already here? what changed?

That was just one of a few reasons why Summit Homes stopped building but can't give an exact reason at this time. However generally when Summit Homes build in an area, they are the only developers.

From Becky Warner to Everyone: 06:16 PM

Exactly how many and which lots "need" this zoning change?

Unable to give exact number of lots at this time but the majority of the lots did not work with the Summit Homes plans.

From Ryan Thompson to Everyone: 06:16 PM

did summit purchase the remaining open phases in question from Mathers? including controlling the HOA?

Yes.

From TDobb to Everyone: 06:18 PM

understanding that you do not intend to build duplexes and townhomes, does this rezoning give you the blanket permission to do that if you change your mind.

No.

From Kathryn Bolton to Everyone: 06:20 PM

If you're requesting to rezone, can't you also adjust the plan to include additional amenities like a pool or playground? Seems like a perfect opportunity to do that.

At this time there are no plans to include amenity sites.

From Randy Warner to Everyone: 06:22 PM

Typically, Summit limits the selection of floorplans within their neighborhoods. Which floorplans do you intend to offer in this neighborhood moving forward?

Please refer to Summit Homes sales team to review all different options.

From Ryan Thompson to Everyone: 06:22 PM

if this rezoning doesn't pass will summit continue with the purchase?

Unable to answer at this time, Summit Homes would have to reassess.

From NNeighbor to Everyone: 06:23 PM

where can we locate the plat plan/map that you keep posting on the screen?

Provide Summit Homes with email address and they will send exhibits.

From Brandy West to Everyone: 06:24 PM

Can the HOA buy a lot or 2 to put in a playground and or tennis courts

Unable to answer at this time. Answers will be researched.

From jennifer.lassman to Everyone: 06:30 PM

I noticed a split level in the Lifestyle house options. Will that be allowed? Also, it looked like some had 2 car garages and the existing houses in Highland Meadows all have 3 car garages.

Intent is to build 3 car garages.

From K S to Everyone: 06:30 PM

when are you breaking ground ?

Estimated by late Spring.

From Chris Stinemetz to Everyone: 06:31 PM

So, you are telling us to reference the website for home sizes. does that mean you will not be adding any more homes to your website collection to satisfy your needs?

Website has been referenced to show current variety, but plans can always evolve. Summit Homes Sales team is best to speak with regarding changes to the collection.

From Kathryn Bolton to Everyone: 06:33 PM

Will Phase 4 be completed before work starts on Phases 5 and 6? Also, there's a detention basin in the southwest corner of Phase 4 that's a complete eyesore-- will there be any similar drainage features in Phases 5 and 6?

Summit Homes does not have control over existing detention basins that are in place. However, Summit Homes is responsive to making sure they look as good as possible and suggest to look at current Summit Homes developments as a point of reference.

Will HOA fees increase over what we already pay?

Unable to address today.

From Kevin Whaley to Everyone: 06:38 PM

RP-1 allows building of patio homes, cluster housing, etc. correct?

Summit Homes did not buy ground to change housing style, but suggested to voice concerns to the City Council to find out if changes are allowed to be made.

From Becky Warner to Everyone: 06:39 PM

Are you actually aware of our existing UNFINISHED pool size and space?

Unable to answer as of right now but suggests a future meeting should be set up with development and HOA.

Exhibits Shown At Meeting



SHEET NUMBER

1 OF 1

B.M.W. COMMUNITIES, INC

HIGHLAND MEADOWS PH5 & PH6

PART OF E 1/2 - SE 1/4
SEC.10, TWP.47, RNG.32
LEE'S SUMMIT, JACKSON COUNTY, MO

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GRC
				CHECK BY: <td>ZAM</td>	ZAM
				LICENSE NO. <td></td>	
				DATE: <td>12/2/2020</td>	12/2/2020
				FIELD BOOK: <td></td>	
				JOB NUMBER: <td>20KC10057</td>	20KC10057

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941 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

