

Raintree Village Community Improvement District



Lot	Size (ac)	Unit Type	BLDG SF	Unit Count
Lot A	6.08 ac	Multi-Family	1,600 sf	34
Lot B	4.14 ac	Apartment	124,500 sf	100
Lot C	1.87 ac	Restaurant	2,265 sf	
Lot D	4.52 ac	Office/Retail	34,575 sf	
Lot E	1.24 ac	Restaurant	2,825 sf	
Lot F	1.60 ac	Car Wash	6,330 sf	
Lot G	1.03 ac	Restaurant	9,330 sf	
Lot H	1.04 ac	Restaurant	2,825 sf	
Lot I	1.25 ac	Retail	4,575 sf	
Lot J	1.42 ac	Day Care	10,000 sf	



ARBORWALK DEVELOPMENT

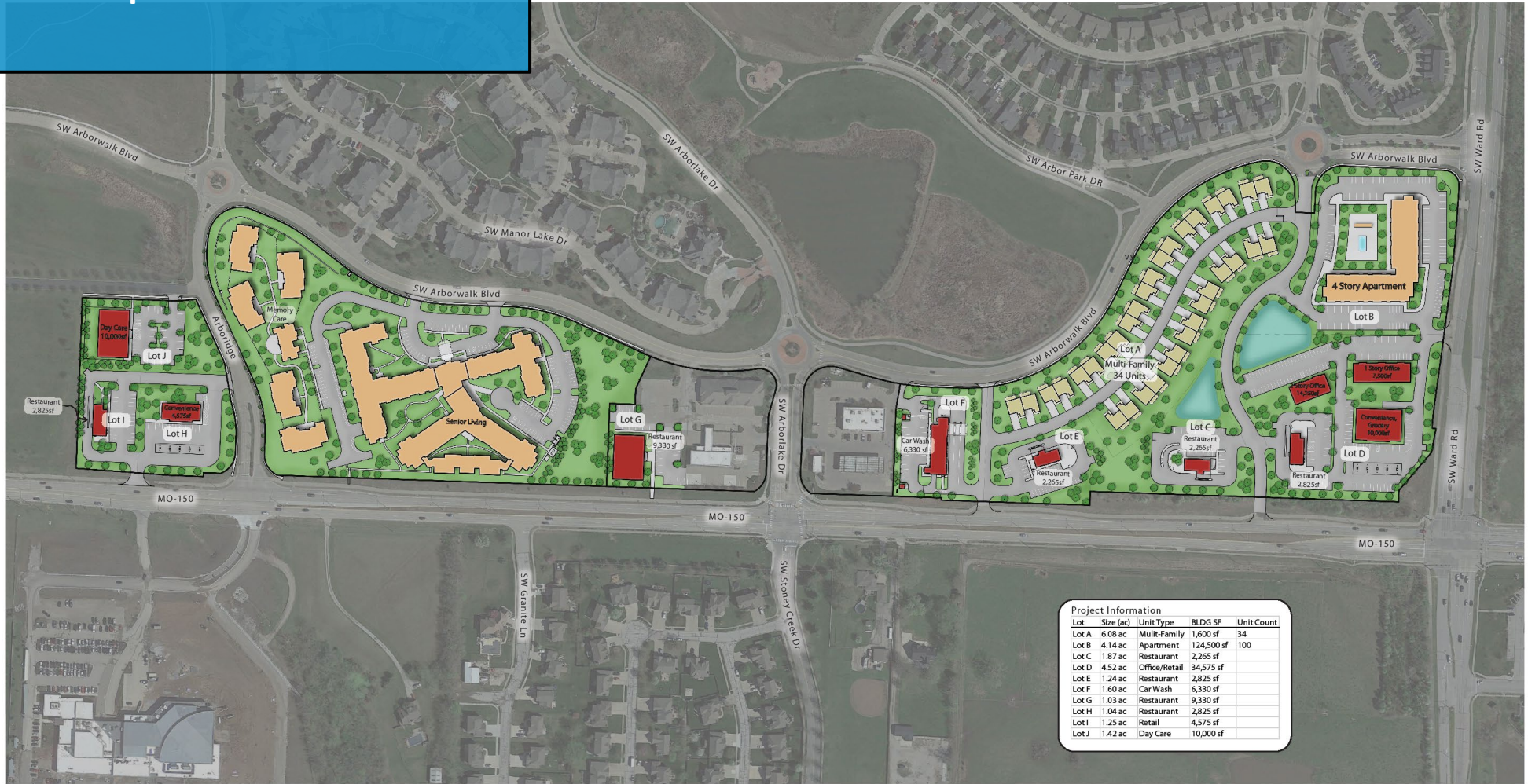


1" = 200'

- ❖ Project History
- ❖ Initial Acquisition - TDD
- ❖ Continued Investment
- ❖ Lengthy effort to create a Conceptual Development Plan and Incentive Request – Presented June 2022



Arborwalk Conceptual Development Plan



Lot	Size (ac)	Unit Type	BLDG SF	Unit Count
Lot A	6.08 ac	Multi-Family	1,600 sf	34
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ARBORWALK DEVELOPMENT



1" = 200'

Scenic Development Project – Currently Under Construction – not within CID Boundary



RAINTREE VILLAGE

LEE'S SUMMIT, MISSOURI

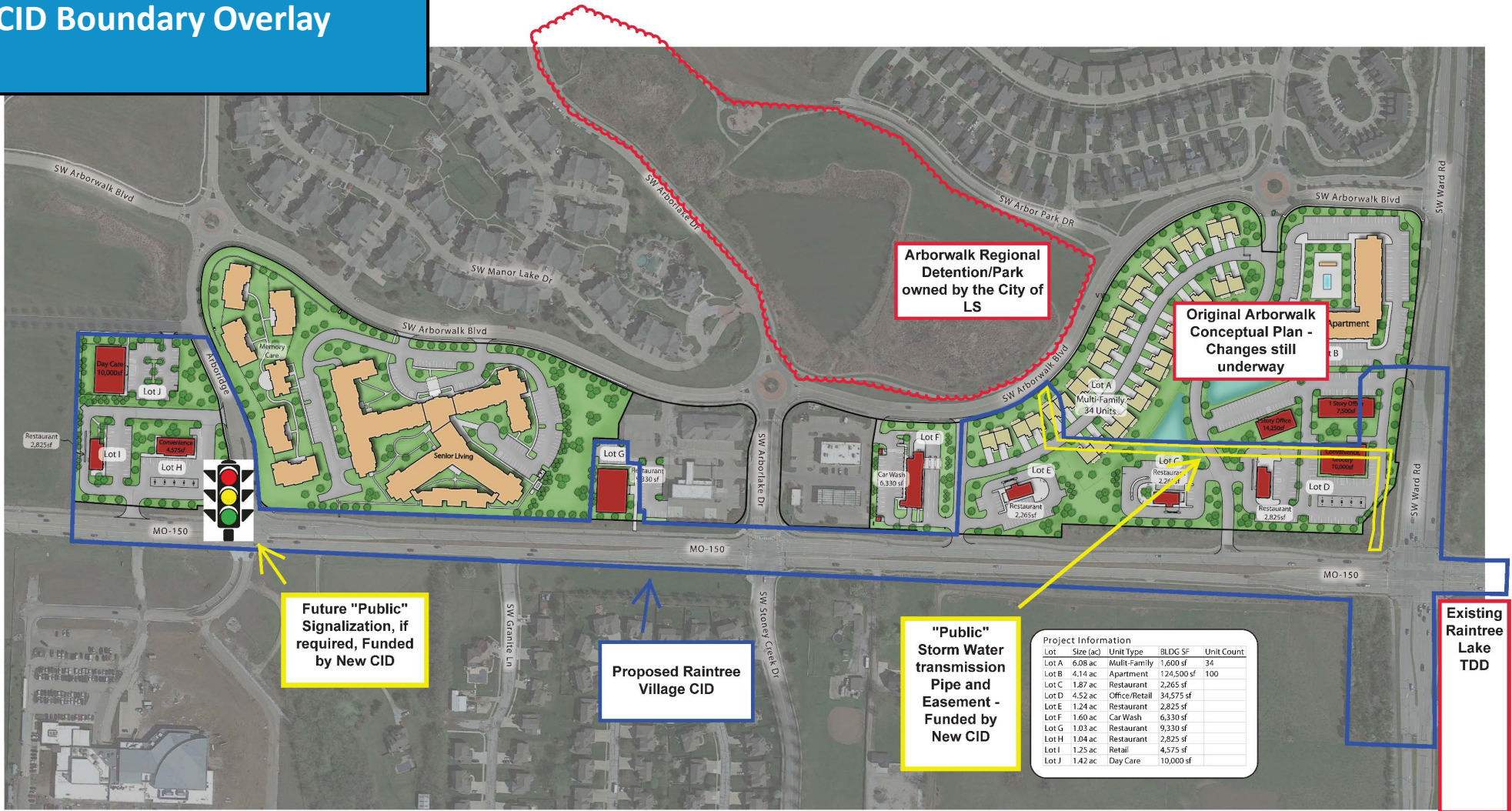
SCENIC DEVELOPMENT LLC
RETIREMENT COMMUNITY DEVELOPERS AND MANAGEMENT SERVICES



Existing Raintree Lake TDD - New Raintree Village CID

- ❖ 24.19 +/- Acre Mixed Use Development – Based on the current conceptual development plan, the project would include 250,000 +/- sq. ft. of Residential, Office and Commercial construction.
- ❖ Estimated Arborwalk Development total investment in the 250,000 +/- sq. ft. upon full development is \$65,000,000.
- ❖ The project is requesting the establishment of a 1.0% CID Sales tax on the commercial portions of the project for the term of 27 Years. New CID project costs in the amount of \$750,000, would include construction of Public Stormwater management from the existing City of LS owned regional detention basin through the property. Additionally, if needed, future signalization at the intersection of MO-150 Hwy and Arboridge.
- ❖ The CID revenues would first be used to repay \$750,000 of new CID reimbursable project costs. Any excess revenues would be applied to the outstanding \$2,300,000 in Raintree Lake TDD reimbursable project costs for public transportation improvements for the original TDD project. In total, the CID project costs will be \$3,050,000.
- ❖ The existing TDD would continue to contribute revenues toward the original TDD costs, and our hope is that the additional development and the combination of the TDD and CID revenues will speed the repayment of all reimbursable costs that benefit this portion of the 150 Hwy corridor.

Conceptual Development Plan – CID Boundary Overlay



ARBORWALK DEVELOPMENT



Original TDD
Improvements to be
included in CID

N

Raintree Lake
Village TDD
Improvements

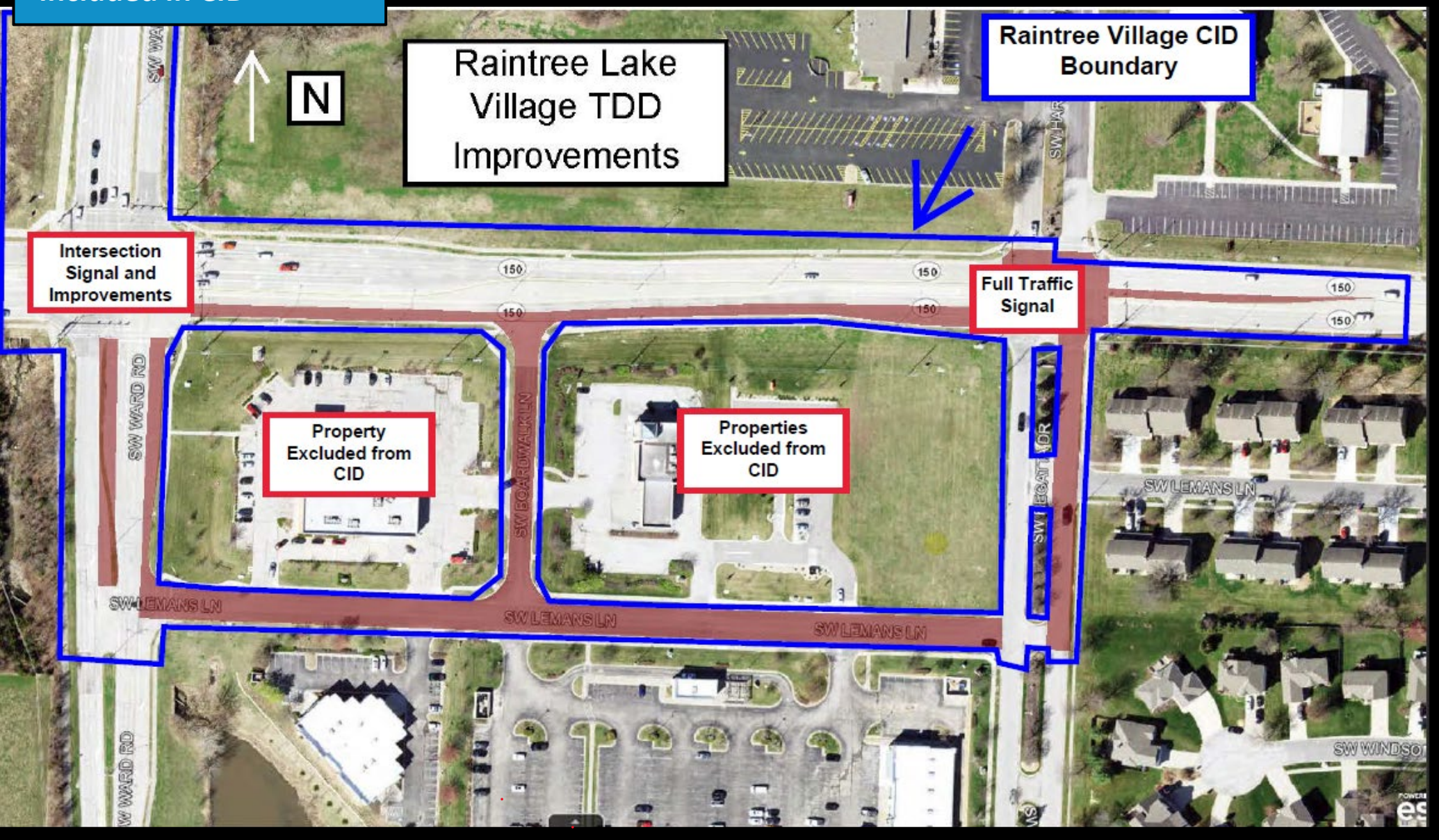
Raintree Village CID
Boundary

Intersection
Signal and
Improvements

Full Traffic
Signal

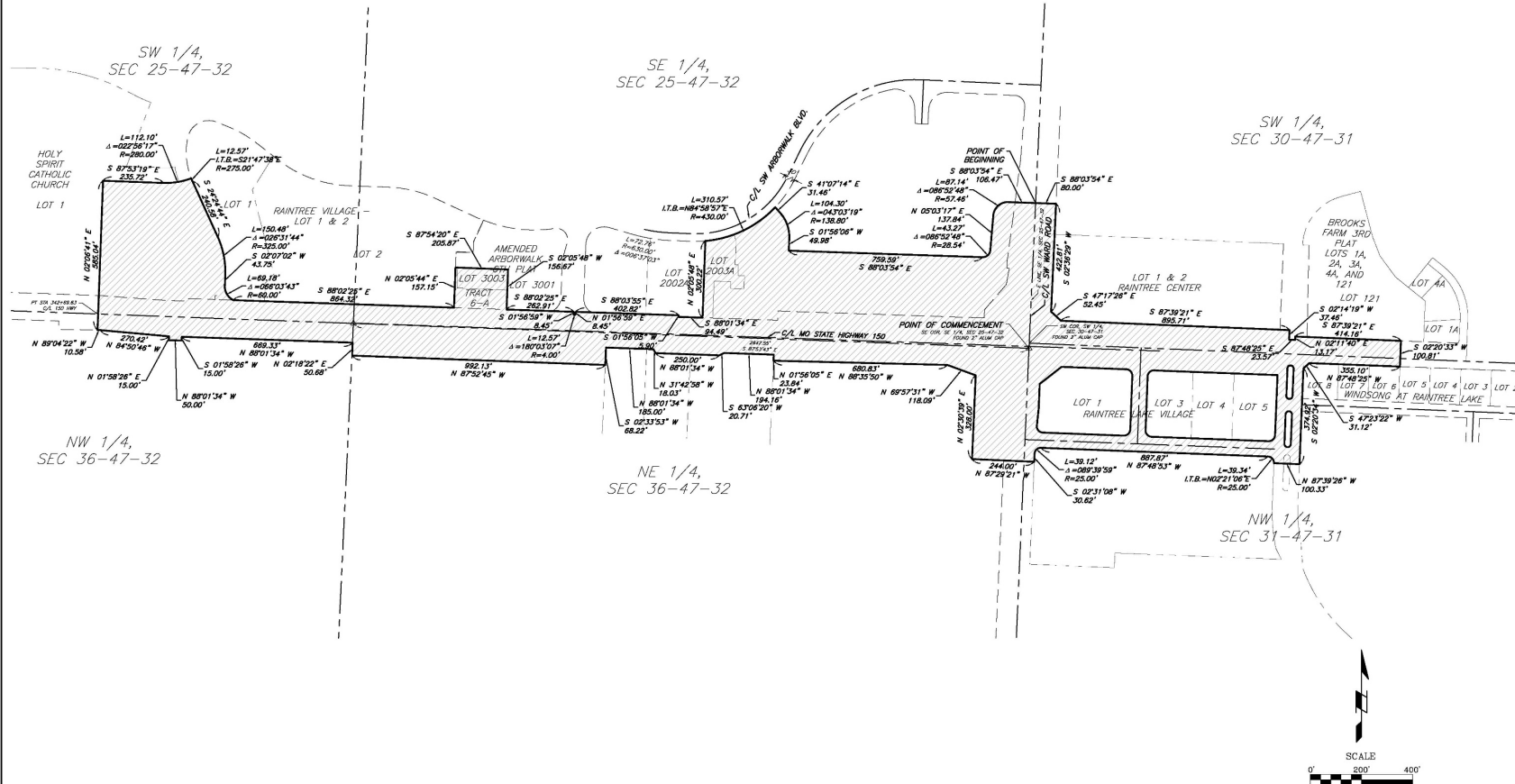
Property
Excluded from
CID

Properties
Excluded from
CID



CID Boundary attached to the Petition

CID BOUNDARY SECTION 25 & 36, TOWNSHIP 47 NORTH, RANGE 32 WEST AND SECTION 30 & 31, TOWNSHIP 47 NORTH, RANGE 31 WEST LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Location: S12-008 - NE Corner M-100 & SW West R61 (NW/4)203,044-CD BOUNDARY 2023.07.23 R070500132.4980K1-22, 2023-12-28pm

5-04-23	INITIAL	SUBMITTAL
1		



JOHN R. YOUNG LICENSED SURVEYOR
MISSOURI
PHONE: (816) 673-1017 • FAX: (816) 673-1018



BENEFITS

**Substantial Development
underway or ready to
proceed**

**Significant opportunities
for Sales/Use Tax and
Retail Sales Tax creation**

**CID will provide needed
Public Improvements**

**Additional \$65,000,000
investment in the
Community**

**Years long effort to
assemble the properties
and submit a conceptual
Development Plan and
Incentive Request**

**Proven Developers ready
to develop a long vacant
area of the City**



ARBORWALK DEVELOPMENT

