

**Tudor & Douglas
Chapter 100 – Public Hearing
Lee’s Summit City Council
December 13, 2022**

Meridian at View High

Lee's Summit, Missouri

Meridian at View High



Meridian at View High



Elevate 114

Lee's Summit, Missouri

Elevate 114



Elevate 114



Crossroads Westside

Kansas City, Missouri

Crossroads Westside



Crossroads Westside



Crossroads Westside



Summit on Quality Hill

Kansas City, Missouri

Summit on Quality Hill



Residences at Prairie fire Overland Park, Kansas

Residences at Prairiefire



Residences at Prairiefire



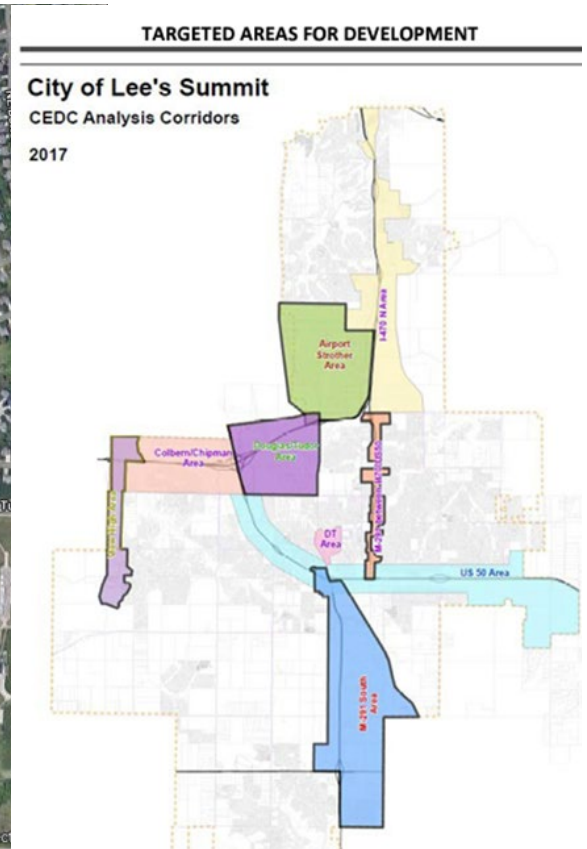
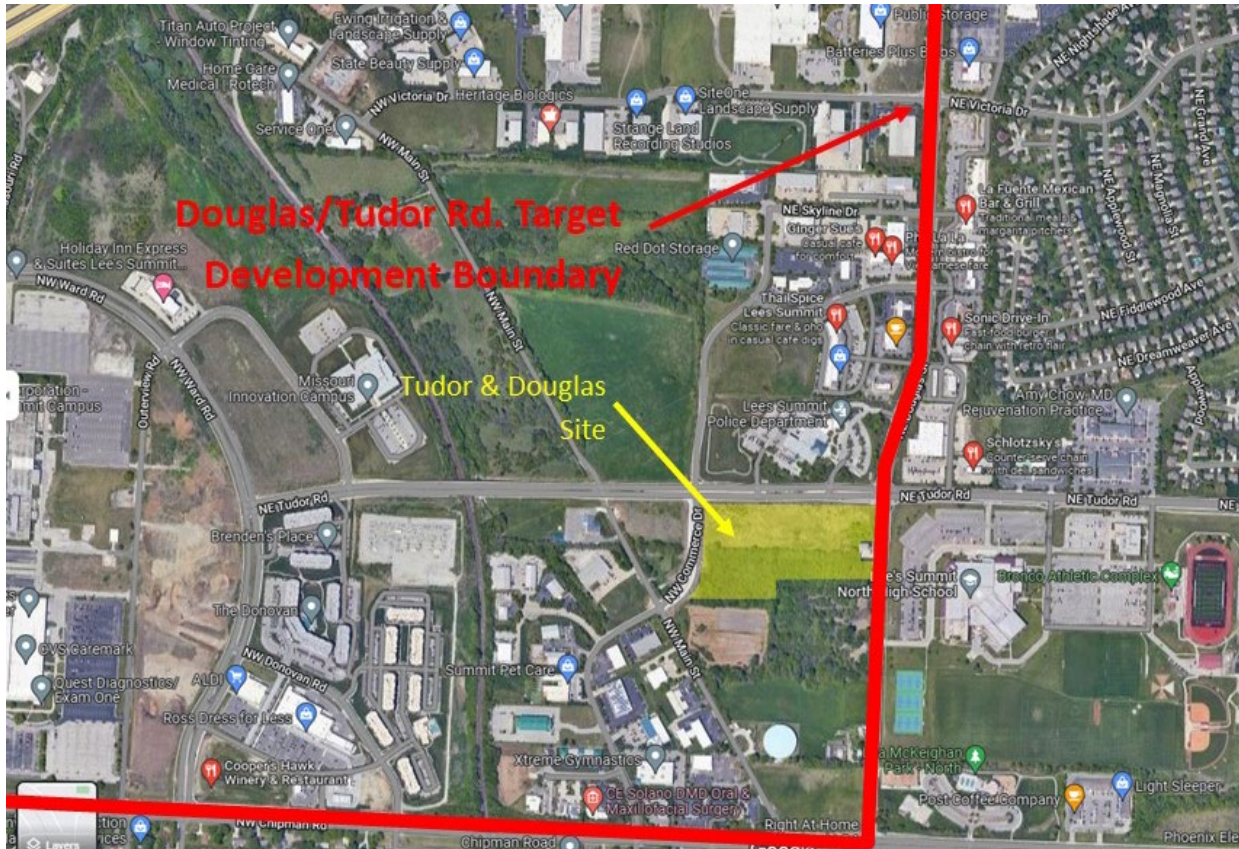
Residences at Prairiefire



Tudor & Douglas

Lee's Summit, Missouri

Tudor & Douglas



City of Lee's Summit Target Area:

This site lies within the Douglas/Tudor Rd. Targeted Planning Area, an area where development is most desired by the City.

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SITE AMENITIES

- | | |
|--|----------------------------|
| 1. CLUBHOUSE | 9. MAINTENANCE BUILDING |
| 2. POOL WITH SHALLOW SUNDECK AND SWIM UP BAR | 10. DOG PARK - SMALL DOGS |
| 3. SPA | 11. DOG PARK - LARGE DOGS |
| 4. FIRE PIT | 12. BMP DETENTION AREA |
| 5. GRILL STRUCTURE AND TV WALL | 13. ENTRY MONUMENT SIGN |
| 6. BOCCIE BALL COURT | 14. TRASH ENCLOSURE |
| 7. PING PONG TABLE | 15. DETACHED GARAGE |
| 8. PICKLEBALL COURTS | 16. VAN ACCESSIBLE PARKING |

ARCHITECTURE
LANDSCAPE
INTERIORS
SUSTAINABILITY SERVICES

NSPJ
ARCHITECTS, A
NSPJARCH.COM
3515 W. 25TH ST., SUITE 201
POMONA, ILLINOIS 62450



A NEW MULTIFAMILY PROJECT FOR:
TUDOR ROAD
25 NE TUDOR ROAD
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
 • 08/23/22 PER A/E/L
 • 08/23/22 PER A/E/L
 • 08/23/22 PER A/E/L

REVISIONS

DATE
08.23.22
JOB NO.

DRAWN BY:
SLW / AEL
CHECK BY:

PRELIMINARY DEVELOPMENT PLAN SP1.00



SITE PLAN
1" = 50'-0"

PRELIMINARY DEVELOPMENT PLAN

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Douglas & Tudor - Sales Tax Exemption Analysis

Est. Construction Budget	\$	53,200,000	
Est. Materials Percentage		35.00%	
Est. Materials Cost	\$	18,620,000	
Total Sales and Use Tax Rate		8.35%	
Est. Sales and Use Tax Savings	\$	1,138,729	
City Sales and Use Tax Rate		2.750%	(As c
County Sales Tax Rate		1.125%	
State Sales Tax Rate		4.225%	
Zoo Sales Tax Rate		0.125%	
Children's Services		0.125%	
		8.350%	
Est. Allocation of Material Purchases:			
	Lee's Summit	5.00%	
	Missouri (outside Lee's Summit)	45.00%	
	Outside Missouri	50.00%	
Lee's Summit Sales Tax Savings	\$	25,603	
Lee's Summit Use Tax Savings	\$	256,025	
Total Lee's Summit Sales and Use Tax	\$	281,628	
County Sales Tax Savings	\$	57,606	
State Sales and Use Tax Savings	\$	786,695	
Zoo Sales Tax Savings	\$	6,401	
Children's Services Sales Tax Savings	\$	6,401	
Lee's Summit % of Total Savings		24.73%	

Douglas & Tudor – Proposed PILOT

PROJECT	PILOT/DOOR
Meridian at View High	\$1,051
Streets of West Pryor - Phase 1	\$1,135
The Donovan	\$1,131
Echelon	\$993
Streets of West Pryor - Phase 2	\$1,135
Griffin Riley	\$1,400
<i>Proposed Summit Square III (Northpoint)</i>	<i>\$1,800</i>
Proposed Douglas & Tudor (Cityscape)	\$1,800

Douglas & Tudor – Basis for Proposed PILOT

Avg. 2021 Property Taxes for five Comparable Projects *:

\$1,965

Real Property Tax/Unit

* Excludes streets of West Prior (outlier)

- Likely lower due to appeals if the properties were not subject to fixed PILOTs

75% of Est. Douglas & Tudor Construction Costs

\$1,744

PILOT/UNIT

Douglas & Tudor – Level of Abatement

90% of Est. Douglas & Tudor Construction Costs:

\$2,093

Real Property Tax/Unit

Avg. 2021 Property Taxes for five Comparable Projects *:

\$1,965

Real Property Tax/Unit

* Excludes streets of West Prior (outlier)

- Likely lower due to appeals if the properties were not subject to fixed PILOTs

9% - 14% Abatement (or lower if appeals)

Tudor & Douglas





Cityscape

Residential

WWW.CITYSCAPERESIDENTIAL.COM