

**THE VANGUARD – VILLAS AT  
STREETS OF WEST PRYOR  
LCRA REDEVELOPMENT PLAN**

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**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF LEE'S SUMMIT, MISSOURI**

MARCH 17, 2021

## **1. Purpose Of This Redevelopment Plan**

This Redevelopment Plan has been prepared in accordance with the Land Clearance for Redevelopment Authority Act which is set forth in Sections 99.300 through 99.660 of the Revised Statutes of Missouri (the "LCRA Act") for the redevelopment of the property (the "Property") which is legally described on Exhibit 1 attached hereto and depicted on Exhibit 2 attached hereto. The Property is located within the I-470 Chipman/Colbern Targeted Planning Area and identified as an area within the City targeted for redevelopment in the City's Economic Development Incentive Policy. The purpose of this LCRA Redevelopment Plan is to:

- carry out the policy statement of the LCRA Act which is set forth in Section 99.310, RSMo, and, more particularly, remediate the undermined conditions on the portion of the Property identified as the "Redevelopment Project" below, stabilize that property for development, and develop, to redevelop, and otherwise improve that property as described in the "Description of the Project" below to cure the blighted conditions which exist on the Property;
- provide a real property tax abatement of fifty percent (50%) for twenty-five years; and
- provide a sales tax exemption on construction materials.

The mechanism to achieve these purposes will involve public ownership of the "Redevelopment Project" for a period of twenty-five (25) years so that Developer receives a fifty percent (50%) real property tax abatement for twenty-five (25) years and a sales tax exemption certificate for the purchase of construction materials that are used in the construction of the improvements within the Redevelopment Project. Under the proposed structure, fee title to the property within the Redevelopment Project will be transferred to the City and then leased to Developer pursuant to a lease agreement entered into pursuant to the LCRA Act and approved by the City Council ("LCRA Lease Agreement"). Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In order to establish a level of property tax abatement at less than 100%, Developer will make payments in lieu of taxes (PILOTS) equal to 50% of the real property taxes that would otherwise have been paid but for the City's ownership of the Redevelopment Project. Those PILOTS are payable by December 1 on each year and will be distributed to each political subdivision within the Redevelopment Project in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law. This LCRA Redevelopment Plan satisfies the requirements of the LCRA Act, and the items set forth below follow and discuss the requirements of a "redevelopment plan" as defined in the LCRA Act.

## **2. Description of the Project**

This LCRA Redevelopment Plan provides for mine remediation and stabilization of property, development, redevelopment, and improvement of that portion of the Property legally described on Exhibit 3 and depicted on Exhibit 2 (the "Redevelopment Project"), which is generally located south of I-470, west of NW Pryor Road and north and east of NW Lowenstein Drive in Lee's Summit, Missouri. The Redevelopment Project is underlain by mine space that was created when limestone was mined from the area between 1959 and 1981. Significant engineering controls are required in order to make the surface of the Redevelopment Project viable for development. As part of the Redevelopment Project, Developer is proposing substantial mine remediation work for the undermined areas below the Redevelopment Project, including dewatering and backfilling of the mines, in order to stabilize the property and make the surface of the Redevelopment Project viable for development. Upon the completion of the mine remediation, land

stabilization and site work, Developer is proposing the design and construction of approximately 83 market rate residential villa units for rent (the “The Vanguard-Villas Project”). An initial site plan and proposed renderings of The Vanguard-Villas Project are attached hereto as Exhibit 4. An estimated budget for the Redevelopment Project is attached hereto as Exhibit 5.

### **3. Blight Finding**

On January 8, 2019, the City Council adopted Ordinance 8539, which determined that the Property was a “blighted area” as such term is defined in the Section 99.805(1) RSMo, due to the presence of several blighting factors set forth in the Blight Study dated January 20, 2018, that was prepared for the Property by Valbridge Property Advisors and presented to the City Council as evidence that the Property is a blighted area. The definition of “blighted area” under Section 99.805(1) RSMo is the same as the “blighted area” definition set forth in Section 99.320(3) of the LCRA Act and the Property satisfies the criteria of a blighted area under the LCRA Act. Ordinance 8539 is attached hereto as Exhibit 6.

### **4. Description of the Parties**

*The Developer and Affiliated Companies.* A development entity (the “Developer”), to be owned by principals of Drake Development and Tegethoff Development, will be formed as a limited liability company organized and existing under the laws of the State of Missouri prior to the execution of the LCRA Lease Agreement, and Developer will be the “Developer” of record for the Redevelopment Project, and the party signing the LCRA Lease Agreement with the City. During the period of City ownership, the Developer will lease the property comprising the Redevelopment Project from the City pursuant to the LCRA Lease Agreement.

*City of Lee's Summit, Missouri.* The City is a constitutional home rule charter city and municipal corporation organized and existing under the laws of the State of Missouri. The City will lease the property comprising the Redevelopment Project to Developer pursuant to the LCRA Lease Agreement for a term of twenty-five (25) years.

### **5. Power and Authority Under the LCRA Act**

The LCRA and the City are authorized and empowered pursuant to Section 99.420, RSMo, and other provisions of the LCRA Act, to exercise the following powers which are relevant to this LCRA Redevelopment Plan:

- The LCRA may prepare redevelopment plans and recommend approval to City Council — "To prepare or cause to be prepared and recommend redevelopment plans and urban renewal plans to the governing body" (99.420(2))
- Build and repair public improvements — "To arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with a land clearance project or urban renewal project" (99.420(3))
- Acquire, buy, sell, mortgage and lease real estate and execute contracts for real estate —(4) "Within its area of operation, to purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, eminent domain or otherwise, any real or personal property or any interest therein, including fee simple absolute title, together with any improvements thereon, necessary or incidental to a land clearance project or urban renewal project \*\*\* to sell, lease, exchange, transfer,

assign, subdivide, retain for its own use, mortgage, pledge, hypothecate or otherwise encumber or dispose of any real or personal property or any interest therein; to enter into contracts with redevelopers of property and with other public agencies containing covenants, restrictions and conditions regarding the use of such property for residential, commercial, industrial, recreational purposes or for public purposes in accordance with the redevelopment or urban renewal plan \*\*\* and to enter into any contracts necessary to effectuate the purposes of this law..." (99.420(4))

- Approve plans for redevelopment of existing structures — "To make plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements" (99.420(6))
- Hold public hearings — "Acting through one or more commissioners or other persons designated by the authority, to conduct examinations and investigations and to hear testimony and take proof under oath at public or private hearings on any matter material for its information" (99.420(9))
- Spend public funds — "To make such expenditures as may be necessary to carry out the purposes of this law" (99.420(12))
- City Council can exercise all LCRA powers after delegation by LCRA — "To delegate to a municipality or other public body any of the powers or functions of the authority with respect to the planning or undertaking of a land clearance project or urban renewal project in the area in which the municipality or public body is authorized to act, and the municipality or public body is hereby authorized to carry out or perform such powers or functions for the authority" (99.420(13))
- Exercise general municipal powers to implement the redevelopment plan — The LCRA has "all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this law" (Section 99.420, introductory clause) and may "exercise all powers or parts or combinations of powers necessary, convenient or appropriate to undertake and carry out land clearance, redevelopment and urban renewal plans and projects and all the powers herein granted." (99.420(14))

Other grants of power and authority under the LCRA Act may become applicable to the implementation of this LCRA Redevelopment Plan. The LCRA Act defines "redevelopment plans" and "urban renewal plans" and the definition of these terms in Section 99.320, RSMo, each cross-reference the other definition. All of the procedural requirements and legal authority for each type of plan apply to LCRA redevelopment plans.

## **6. Requirements of the LCRA Act**

Section 99.430, RSMo, requires that each LCRA redevelopment plan contain certain data and information. This section sets forth the several statutory requirements for a redevelopment plan under the LCRA Act along with information to satisfy such requirements.

*Relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.*

Appropriate land uses. The proposed land uses for the Redevelopment Project are consistent with the low-density residential uses recommended by the City's Comprehensive Plan. A Preliminary Development Plan for the Redevelopment Project and property adjacent to the Redevelopment Project was approved by the City on March 9, 2021 pursuant to Ordinance No. 9090 (the "Preliminary Development Plan") and the proposed land uses for the Redevelopment Project are in conformance with the approved Preliminary Development Plan. In approving the Preliminary Development Plan, the City made findings that the proposed land uses within the Redevelopment Project were consistent with the City's Comprehensive Plan.

Improved traffic, public transportation and public utilities. The Preliminary Development Plan for the Redevelopment Project, addresses traffic, parking, transportation issues, public utilities, public improvements and other public services. Developer will enter into a Development Agreement with the City to carry out the City's conditions and requirements in approving the Preliminary Development Plan. That Development Agreement will require the construction and extension of various public improvements and public utilities within the Redevelopment Project and the adjacent property that will improve traffic conditions and provide for the necessary public utilities as part of the Redevelopment Project. The Redevelopment Project involves the construction of additional public improvements to NW Lowenstein Drive and NW Black Twig Circle and the construction and extension of water, sanitary sewer, storm sewer, and related public utilities. A Traffic Impact Study was submitted as part of the application process for the Preliminary Development Plan and considered by the City in approving the Preliminary Development Plan. The Redevelopment Project will not negatively affect the use or aesthetics of any neighboring property and will not impede the normal and ordinary development of the surrounding properties.

Recreational and community facilities and other public improvements. In addition to the public improvements described above, the Redevelopment Project is adjacent to a large tract of open space and is in close proximity to Lowenstein Park.

***Boundaries of the land clearance or urban renewal project area, with a map showing the existing uses and condition of the real property therein***

See Exhibit 2 and Exhibit 4 attached hereto for the boundaries of the Redevelopment Project and the proposed layout of The Vanguard-Villas Project. The property within the Redevelopment Project is currently vacant due to, among other things, the undermined condition of the Redevelopment Project. Attached as Exhibit 7 is an aerial photo and site plan of the Redevelopment Project and surrounding property showing the existing condition of the property and the approximate boundary of the undermined area.

***A land use plan showing proposed uses of the area***

Attached hereto as Exhibit 10 is a site plan that is part of the approved Preliminary Development Plan for the Redevelopment Project.

***Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment or urban renewal***

These issues were considered by the City Council when approving the Preliminary Development Plan and the Preliminary Development Plan addressed this requirement. See Exhibit 10 attached hereto.

***Statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances***

Any changes to the zoning ordinances, maps, street layouts, street levels or grades required in connection with this LCRA Plan are reflected in the Preliminary Development Plan that was approved by the City and no additional changes are anticipated. Additionally, no changes to the building codes and ordinances are anticipated in connection with the improvements to be constructed as part of the Vanguard-Villas Project.

***Statement as to the kind and number of additional public facilities or utilities which will be required in the area after redevelopment or urban renewal***

It is not anticipated that any additional public facilities or utilities will be required in the area after redevelopment or urban renewal, provided that all of the requirements of the Preliminary Development Plan are satisfied when the development occurs.

***A schedule indicating the estimated length of time needed for completion of each phase of the plan***

The Vanguard-Villas Project is to occur in four phases:

- Phase I will consist of 18 units and construction is expected to begin in August of 2021 and be completed in June of 2022.
- Phase II will consist of 22 units and construction is expected to begin in December of 2021 and be completed in October of 2022.
- Phase III will consist of 25 units and construction is expected to begin in March of 2022 and be completed in January of 2023.
- Phase IV will consist of 18 units and construction is expected to begin in June of 2022 and be completed in April of 2023.

***Submission to the City's planning agency for a determination as to whether the Redevelopment Plan is consistent with the Comprehensive Plan***

This Redevelopment Plan will be submitted to the City Plan Commission for a determination that it is consistent with the City's Comprehensive Plan. A similar determination was previously made by the City Plan Commission in approving the Preliminary Development Plan for the Redevelopment Project. The proposed land uses anticipated by this Redevelopment Plan are consistent with the approved Preliminary Development Plan.

***A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment or urban renewal of the land clearance or urban renewal project area***

The estimated costs of the Redevelopment Project, including the acquisition costs allocated to the Redevelopment Project, are set forth in Exhibit 5.

***The estimated proceeds or revenues from its disposal to redevelopers***

The property within the Redevelopment Project has previously been acquired by entities affiliated with Developer and will be transferred to the City and leased to Developer pursuant to the LCRA Lease Agreement as contemplated by this Redevelopment Plan. It is not anticipated that there will be any proceeds or revenues to the City or LCRA resulting from the sale or disposition of the property comprising the Redevelopment Project.

*A statement of the proposed method of financing the project*

The Project is anticipated to be initially financed with private debt and equity.

*A statement of a feasible method proposed for the relocation of families to be displaced from the land clearance or urban renewal project area*

Not applicable to this Redevelopment Project.

**7. Statement of Financial Benefit; Estimated Cost to the City of Sales/Use Tax Exemption**

The total cost of the Redevelopment Project is estimated to be approximately \$30,462,403. The financial benefit to Developer from (i) the sales tax exemption on construction materials, and (ii) the fifty percent (50%) real property tax abatement for the twenty-five (25) years is estimated to be \$2,892,821, as reflected in Exhibit 8 attached.

As shown on Exhibit 8, this financial benefit is approximately 9.50% of the total project costs.

Building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062, RSMo. The estimated sales tax exemption benefit that would be the result of this LCRA Redevelopment Plan is set forth below:

Est. Project Hard Costs	\$30,462,403
Est. Materials Portion	\$10,357,217
<b>Est. Sales/Use Tax Savings</b>	<b>\$813,042</b>

The estimated cost to the City of the sales/use tax exemption is \$48,782, the details of which are set forth below.

Total Construction Budget	\$	30,482,403	
Materials Percentage			34%
Materials Amount	\$	10,357,217	
City			6%
Jackson County (outside City)			24%
Missouri (outside JACO)			35%
Outside Missouri			35%
TOTAL ESTIMATED SAVINGS			
			\$
			<u>813,042</u>
Estimated Sales Tax Rate			7.85%
City Sales Taxes Exempted	\$	48,782	

8. **Tax Impact Analysis**

Attached as Exhibit 9 is a tax impact analysis showing the estimated impact the 50% real property tax abatement for the Redevelopment Project proposed by this Redevelopment Plan will have on the affected taxing jurisdictions.

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EXHIBIT 1

LEGAL DESCRIPTION FOR PROPERTY

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK I47 PAGE 36, AND ALL OF CORLEW'S ESTATES RECORDED IN BOOK 35, PAGE 54, AND ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 2001I0086408, AND ALL OF LOT 17, TRACT C AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50 RECORDED IN BOOK I68, PAGE 62, AND A PORTION OF NW LOWENSTEIN DRIVE RIGHT-OF-WAY, AND UN-PLATTED LAND IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET TO THE POINT OF BEGINNING; THENCE N 31°23'08" E 362.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 85°14'51" E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK I51, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45" E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20" E 511.36 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE EAST LINE OF SAID GERBER HEIGHTS, N 02°27'18" E 417.29 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 77°50'38" E 148.55 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 46°58'04" E 317.20 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 74°45'44" E 322.94 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 87°42'21" E 182.05 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 64°40'25" E 144.66 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW PRYOR ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 444.52 FEET, AND WHOSE CHORD BEARS S 14°41'33" W 441.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 1040.64 FEET, AND WHOSE CHORD BEARS S 02°12'10" W 1011.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 485.50 FEET, AND WHOSE CHORD BEARS S 09°15'26" E 481.84 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 02°56'36" W 154.04 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW LOWENSTEIN DRIVE; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE,

N 63°21'08" W 614.37 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 46°56'08" W 1305.77 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW BLACK TWIG LANE; THENCE N 46°07'56" W 55.00 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF NW LOWENSTEIN DRIVE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NW BLACK TWIG LANE; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF NW LOWENSTEIN DRIVE, N 45°11'41" W 1073.28 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 73°35'29" W 146.53 FEET; THENCE N 31°23'08 E 397.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,199,695.26 SQUARE FEET, 73.45 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35. TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

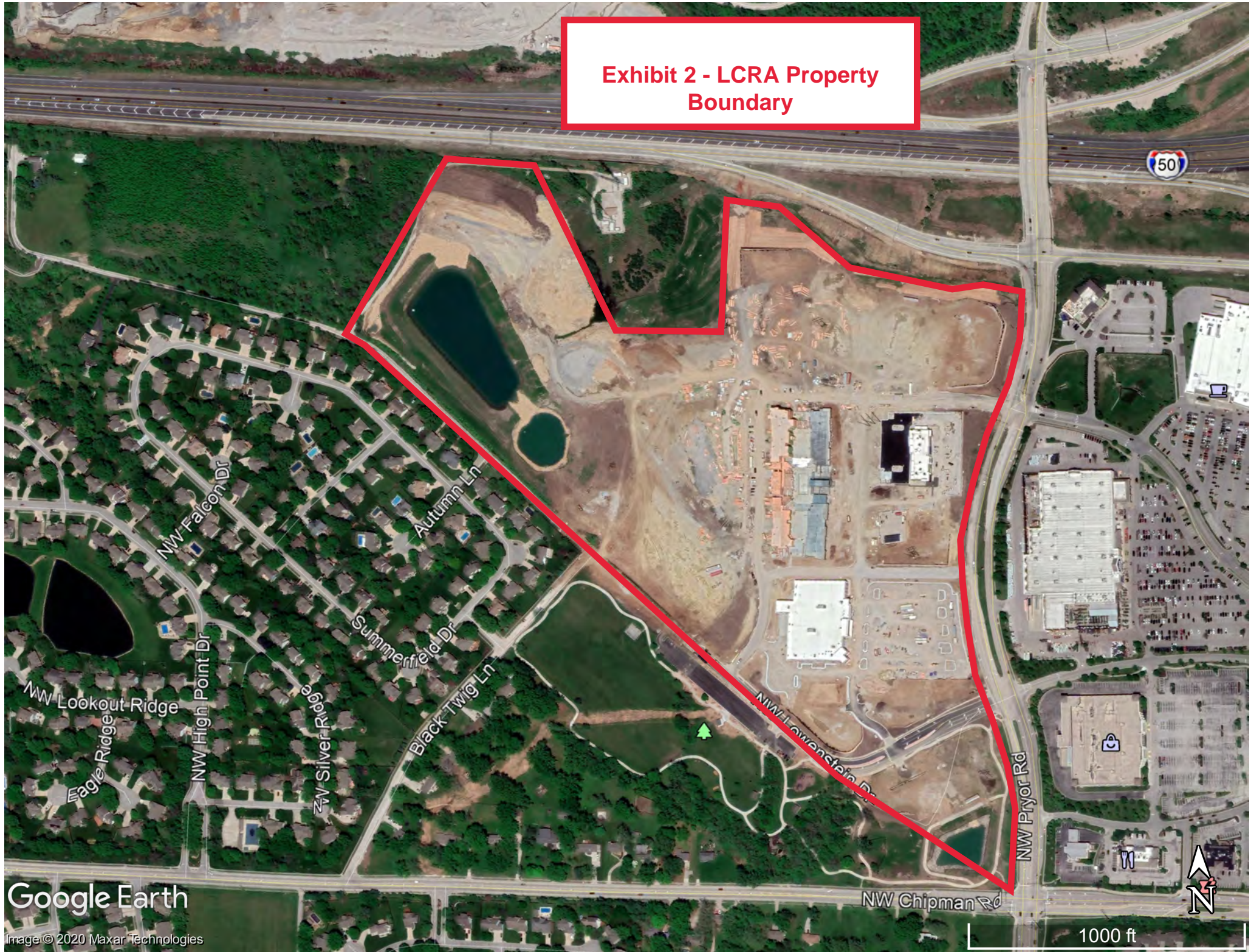
**EXHIBIT 2**

**SITE PLAN**

**DEPICTION OF THE PROPERTY AND REDEVELOPMENT PROJECT**

**[SEE ATTACHED]**

**Exhibit 2 - LCRA Property Boundary**



Google Earth

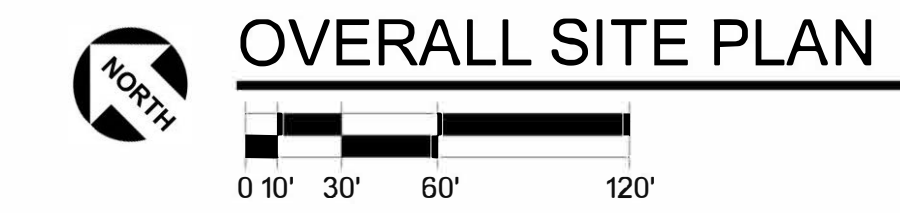
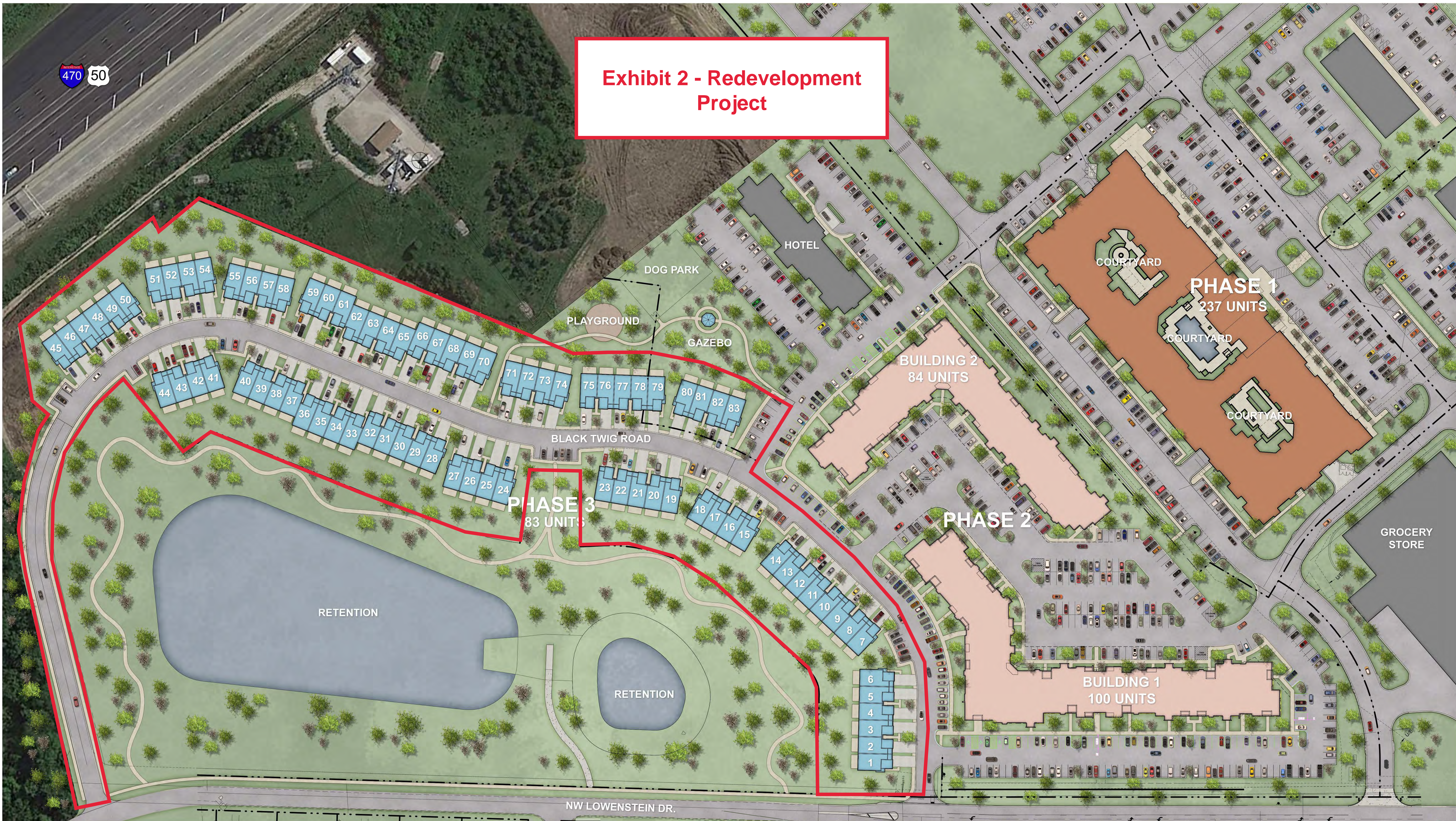
Image © 2020 Maxar Technologies



1000 ft



# Exhibit 2 - Redevelopment Project



## The Vanguard Villas

**EXHIBIT 3**

**LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT**

A tract of land being located in Section 35, Township 48 North, Range 32 West, in Jackson County, Missouri being more particularly described as follows:

Beginning at the Southwest Corner of Tract "A" of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", a subdivision in Lee's Summit, Jackson County, Missouri; thence N 73°35'29" W, a distance of 82.81 feet; thence N 31°23'08" E, a distance of 376.82 feet; thence S 58°36'52" E, a distance of 16.45 feet; thence along a curve to the right having an Initial Tangent Bearing of N 35°45'03" E and a radius of 325.00 feet, an arc distance of 216.87 feet; thence N 16°00'59" W, a distance of 28.89 feet; thence N 31°23'08" E, a distance of 112.09 feet; thence S 85°14'51" E, a distance of 246.04 feet; thence S 4°45'09" W, a distance of 17.00 feet; thence S 85°14'51" E, a distance of 71.09 feet; thence S 24°49'45" E, a distance of 584.85 feet; thence along a curve to the right having an Initial Tangent Bearing of S 52°46'57" E and a radius of 526.00 feet, an arc distance of 336.40 feet; thence along a curve to the left having an Initial Tangent Bearing of S 82°56'10" W and a radius of 400.00 feet, an arc distance of 67.71 feet; thence S 73°14'15" W, 58.61 feet; thence along a curve to the right having an Initial Tangent Bearing of S 16°45'45" E and a radius of 400.00 feet, an arc distance of 91.52 feet; thence S 3°39'09" E, a distance of 167.38 feet; thence along a curve to the right tangent to the preceding course and having a radius of 200.00 feet, an arc distance of 167.29 feet; thence S 44°16'27" W, a distance of 145.26 feet; thence N 45°11'41" W, a distance of 155.01 feet; thence N 44°16'27" E, a distance of 143.98 feet; thence along a curve to the left tangent to the preceding course and having a radius of 45.00 feet, an arc distance of 37.64 feet; thence N 3°39'09" W, a distance of 167.38 feet; thence along a curve to the left tangent to the preceding course and having a radius of 245.00 feet, an arc distance of 201.29 feet; thence along a reverse curve having a radius of 555.00 feet, an arc distance of 24.67 feet; thence N41°49'12" E, a distance of 130.00 feet; thence along a curve to the right having an Initial Tangent Bearing of N 48°10'48" W and a radius of 425.00 feet, an arc distance of 67.19 feet; thence S 50°52'40" W, a distance of 130.00 feet; thence along a curve to the right having an Initial Tangent Bearing of N 39°07'20" W and a radius of 555.00 feet, an arc distance of 138.45 feet; thence N 24°49'45" W, a distance of 335.79 feet; thence N 87°02'19" W, a distance of 53.04 feet; thence N 4°49'07" E, a distance of 137.81 feet; thence along a curve to the left having an Initial Tangent Bearing of N 85°10'53" W and a radius of 275.00 feet, an arc distance of 214.78 feet; thence S 31°23'08" W, a distance of 418.78 feet to the Point of Beginning.

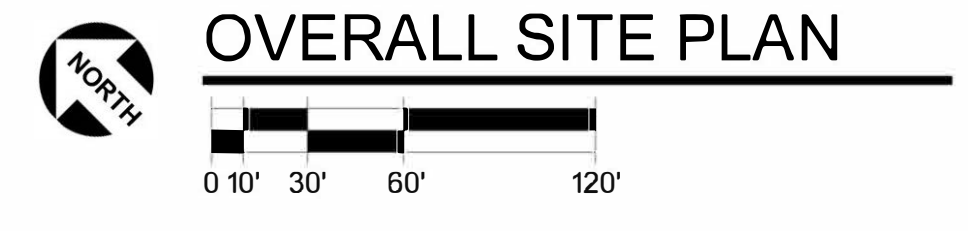
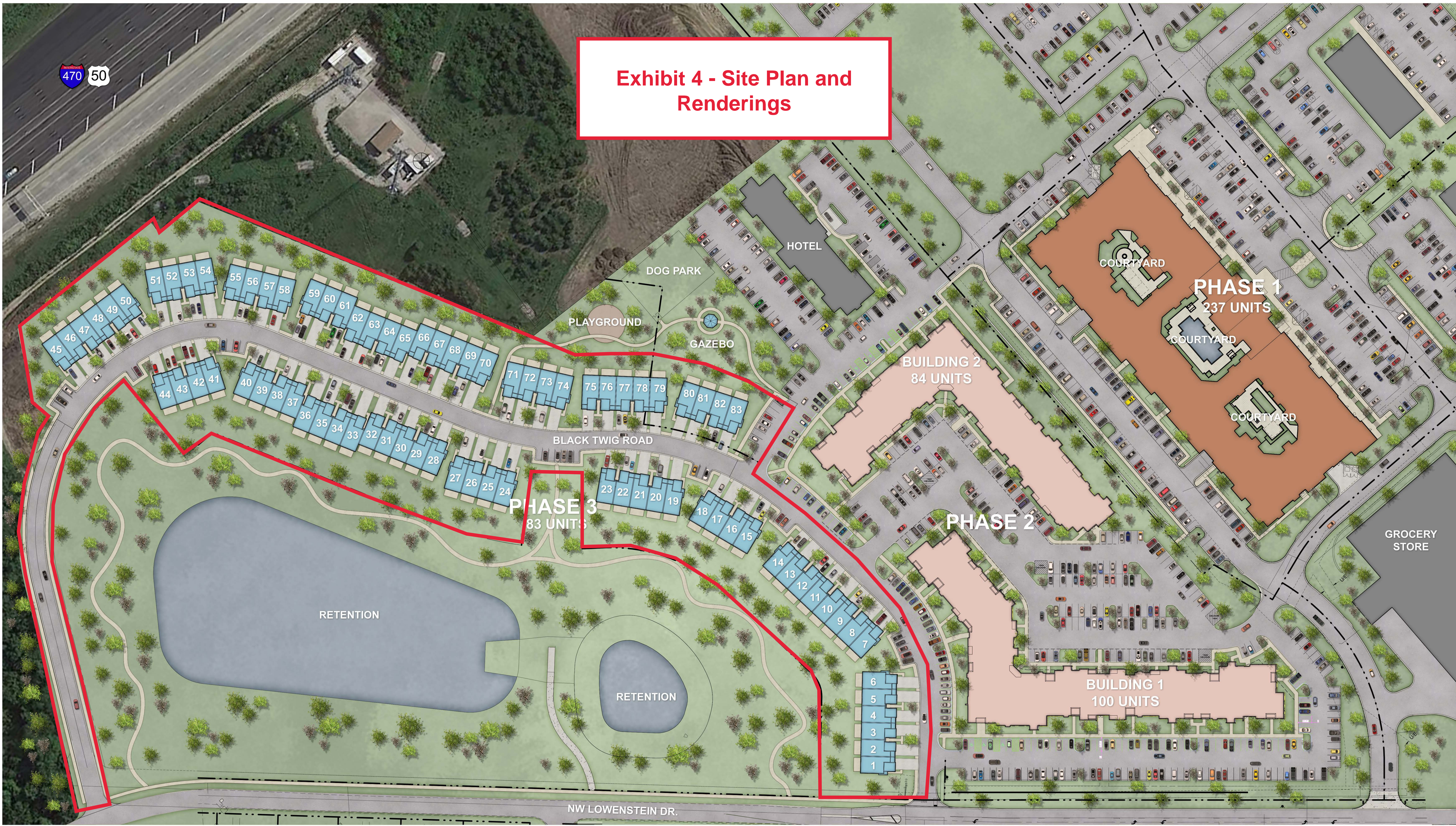
**EXHIBIT 4**

**THE VANGUARD-VILLAS PROJECT SITE PLAN AND RENDERINGS**

**[SEE ATTACHED]**



# Exhibit 4 - Site Plan and Renderings



## The Vanguard Villas

**TRI**  
**ARCHITECTS**  
9812 Manchester Road  
St. Louis, Missouri 63119  
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LEE'S SUMMIT  
20-001

MISSOURI  
11-18-2020







BUILDING PERSPECTIVE

**The Vanguard Villas**

LEE'S SUMMIT,  
20-001

MISSOURI  
09-23-2020

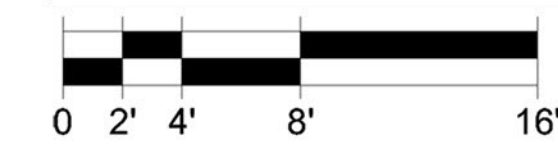




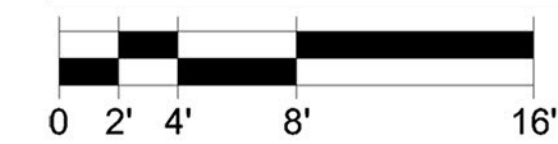
**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



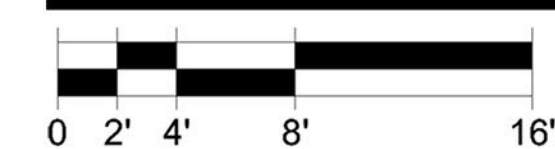
**EXTERIOR MATERIAL LEGEND**

(EIFS-1)	EIFS	MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE
(AS-1)	ALUMINUM SIDING	MFR: FASTPLANK SYSTEMS, SIZE: 4" COLOR: DARK CHERRY
(FCS-1)	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER
(FCS-2)	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY
(BR-1)	THIN BRICK	MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: THIN BRICK
(BR-2)	THIN BRICK	MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: THIN BRICK
(CST-1)	CAST STONE	MFR: ELDORADO STONE, SERIES: LEDGECUT 33, COLOR: BIRCH
(SF)	STOREFRONT	COLOR: BLACK

- GL-1 RESIDENTIAL WINDOW WITH CLEAR GLASS  
COLOR: BLACK
- GL-2 GARAGE DOOR WITH FROSTED GLASS  
COLOR: BLACK



**NORTH ELEVATION**



**The Vanguard Villas**

LEE'S SUMMIT,  
20-001

MISSOURI  
09-24-2020

**EXHIBIT 5**

**ESTIMATED PROJECT BUDGET**

**The Vanguard - Villas at SWP**

**3/10/2021**

<b>BUDGET SUMMARY</b>	
Acquisition	\$475,000
Site Work - Off Site - Off Site Storm and Sewer Improvements	\$705,067
Mining Remediation	\$2,169,404
Site Work - On Site	\$2,147,912
Site Monuments	\$120,000
Building Improvements	\$21,912,000
Construction Carry	\$1,651,618
Site Work A&E - Construction Management	\$253,003
A&E Lowenstein Road Relocation	\$103,018
Legal, Development Fee's and Closing Costs	\$787,008
Site Permits and Fee's	\$138,372
<b>Total Development Costs</b>	<b>\$30,462,403</b>

**EXHIBIT 6**

**ORDINANCE 8539**

**[SEE ATTACHED]**

AN ORDINANCE APPROVING THE STREETS OF WEST PRYOR TAX INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA AND DESIGNATING THE REDEVELOPMENT AREA AS A BLIGHTED AREA.

WHEREAS, the City of Lee's Summit, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, pursuant to the Real Property Tax Increment Financing Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (the "TIF Act"), Streets of West Pryor, LLC (the "Developer") submitted the Streets of West Pryor Tax Increment Financing Plan (the "TIF Plan") to the City; and,

WHEREAS, on November 19, 2018, after due notice in accordance with the Act, the Tax Increment Financing Commission ("TIF Commission") opened a public hearing, at which all interested persons and taxing districts affected by the TIF Plan were afforded an opportunity to make comments, file written objections, protests and be heard orally regarding adoption of the TIF Plan, and the TIF Commission took evidence and testimony and, having heard and considered the objections, protests, comments and other evidence adduced at the public hearing, closed the public hearing and voted 8-2 to adopt Resolution 2018-1 which recommends that the Council make required findings, approve the TIF Plan, designate the proposed property as the Redevelopment Area for the TIF Plan, approve the Redevelopment Project for the TIF Plan, designate the Streets of West Pryor, LLC, as the developer of record for the TIF Plan and enter into a tax increment financing contract to implement the TIF Plan; and,

WHEREAS, on December 18, 2018, at a public meeting of the City Council, after the posting of proper notice of the consideration of this issue and after all parties in interest and citizens were provided the opportunity to be heard, the City Council considered the TIF Plan, the recommendation of the TIF Commission, the recommendations of City staff and consultants and considered the public objections, protests, comments and other evidence; and,

WHEREAS, having heard and considered the objections, protests, comments and other evidence adduced at the meeting, the evidence and testimony submitted at the TIF Commission public hearing, the recommendation of the TIF Commission and the recommendation of City staff, the City Council desires to approve the TIF Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. The TIF Plan, a copy of which is on file in the Office of the City Clerk, is hereby approved and adopted. In the event of any conflict or inconsistency between the TIF Plan and this Ordinance, the provisions of this Ordinance shall control.

SECTION 2. The tract of land legally described in Exhibit A of this Ordinance is hereby designated as the Redevelopment Area.

SECTION 3. The City Council hereby finds that:

A. the TIF Plan sets forth in writing a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the initial project costs which are expected to be incurred, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to Section 99.845, RSMo, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Area;

B. the Redevelopment Area is a blighted area, as such term is defined in Section 99.805(1), RSMo, due to the presence of several blighting factors as set forth in the Blight Study in Exhibit 3 of the TIF Plan, which includes:

- inadequate Street Layout due to limited lot access, lacks curbs, gutters, street lights, storm sewers and limited access to Pryor Road;
- unsanitary or unsafe condition due to aged houses, undermining, a mining certification process that involves studies, certification and possible remediation, and violations of Property Maintenance Code for abandoned, discarded and unused objects and dead, dying or diseased trees;
- deterioration of site improvements due to street improvements in fair condition and the Age of structures from 1940 to 1978;
- improper subdivision or obsolete platting due to Irregular lots having a long and narrow configuration and a 29-acre parcels limiting access to smaller parcels; and
- the existence of conditions which endanger life or property due to lack of sewer sewer access, septic systems for houses, transmission lines and the cost to move them and general site conditions with the property serving as a dumping ground.

The TIF Plan is also accompanied by an affidavit which is set forth in Exhibit 13, signed by the Developer, attesting to the conditions of the Redevelopment Area which qualify the area as a blighted area;

C. the Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. The TIF Plan is accompanied by an affidavit which is set forth in Exhibit 13, signed by the Developer, attesting to this statement;

D. the TIF Plan is in conformance with the Comprehensive Plan for the development of the City as a whole;

E. the TIF Plan contains both estimated dates of completion of the redevelopment projects and estimated dates for the retirement of obligations incurred to finance redevelopment project costs, and said dates are not more than twenty-three (23) years from the adoption of an ordinance approving tax increment financing within the Redevelopment Project Area;

F. the TIF Plan includes a Relocation Assistance Plan attached as Exhibit 4 to the TIF Plan;

G. the TIF Plan is accompanied by a Cost Benefit Analysis and other evidence and documentation from Developer showing the economic impact of the Plan on each taxing district and political subdivision, and that the proposed project is financially feasible, but only with TIF assistance, and the Plan and Redevelopment Project are financially feasible for the Developer only if TIF assistance is provided;

H. the TIF Plan does not include the initial development or redevelopment of any gambling establishment; and

I. the areas selected for the Redevelopment Project include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements.

SECTION 4. Streets of West Pryor, LLC, is hereby designated as a developer of record for the TIF Plan.

SECTION 5. Approval of the TIF Plan by this Ordinance is conditioned upon the developer of record entering into a tax increment financing redevelopment contract with the City upon terms acceptable to the City to carry out the goals and objectives of the TIF Plan. The City Manager is authorized and directed to negotiate a tax increment financing redevelopment contract with the developer of record to implement the TIF Plan. Failure of the developer of record to enter into such contract shall nullify and render void the approvals granted in this ordinance upon such declaration by the City Council.

SECTION 6. City officers and agents of the City are each hereby authorized and directed to take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.


SECTION 7. This Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Mayor.



**BILL NO. 18-215**

**ORDINANCE NO. 8539**

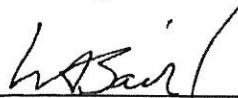
PASSED by the City Council for the City of Lee's Summit, Missouri, this 8<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
Mayor William A. Baird

ATTEST:

  
\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 11<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
Mayor William A. Baird

ATTEST:

  
\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

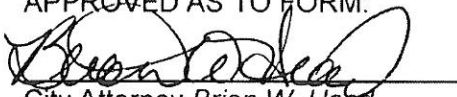
  
\_\_\_\_\_  
City Attorney Brian W. Head

EXHIBIT A

## LEGAL DESCRIPTION OF REDEVELOPMENT AREA

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK 147 PAGE 36, AND ALL OF CORLEW'S ESTATES RECORDED IN BOOK 35, PAGE 54, AND ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 200110086408, AND ALL OF LOT 17, TRACT C AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50 RECORDED IN BOOK 168, PAGE 62, AND A PORTION OF NW LOWENSTEIN DRIVE RIGHT-OF-WAY, AND UN-PLATTED LAND IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET TO THE POINT OF BEGINNING; THENCE N 31°23'08" E 362.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 85°14'51" E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK 151, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45" E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20" E 511.36 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE EAST LINE OF SAID GERBER HEIGHTS, N 02°27'18" E 417.29 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 77°50'38" E 148.55 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 46°58'04" E 317.20 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 74°45'44" E 322.94 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 87°42'21" E 182.05 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 64°40'25" E 144.66 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW PRYOR ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 444.52 FEET, AND WHOSE CHORD BEARS S 14°41'33" W 441.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 1040.64 FEET, AND WHOSE CHORD BEARS S 02°12'10" W 1011.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 485.50 FEET, AND WHOSE CHORD BEARS S 09°15'26" E 481.84 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 02°56'36" W 154.04 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW LOWENSTEIN DRIVE; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE,

N 63°21'08" W 614.37 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 46°56'08" W 1305.77 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW BLACK TWIG LANE; THENCE N 46°07'56" W 55.00 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF NW LOWENSTEIN DRIVE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NW BLACK TWIG LANE; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF NW LOWENSTEIN DRIVE, N 45°11'41" W 1073.28 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 73°35'29" W 146.53 FEET; THENCE N 31°23'08" E 397.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,199,695.26 SQUARE FEET, 73.45 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

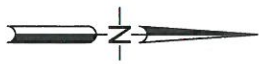
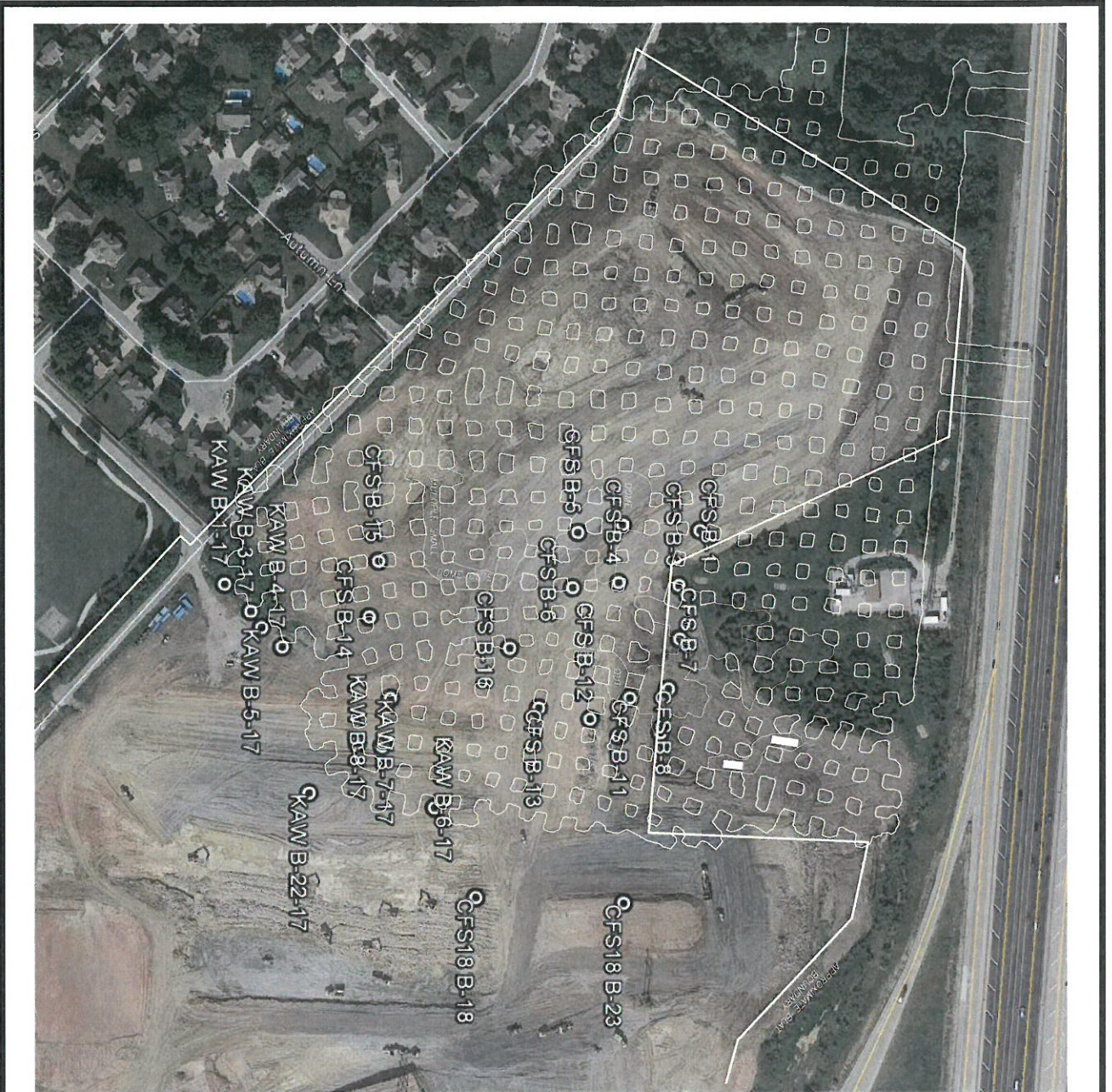
ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

**EXHIBIT 7**

**AERIAL PHOTO / SITE PLAN**

**EXISTING USES AND CONDITION OF REDEVELOPMENT PROJECT  
(AND UNDERMINED AREA)**

**[SEE ATTACHED]**



**NOTES**

1. Aerial photograph courtesy of Google Earth
2. Boring locations approximated from previous reports prepared by others.

Drawn By: ALY	CKD By: ALP	App'vd By: MHM
Date: 12-17-20	Date: 12-18-20	Date: 12-18-20



Mine Mitigation Study  
 Mine Filling at Pryor Crossing  
 Lee's Summit, Missouri

**AERIAL PHOTOGRAPH OF SITE, LOCATIONS OF BORINGS DRILLED BY OTHERS, AND MINE OUTLINE**

Project Number  
 J035367.02

**FIGURE 2**



Google Earth

Imagery © 2020 Maxar Technologies

Eagle Ridge

NW Lookout Ridge

NW High Point Dr

NW Falcon Dr

NW Silver Ridge

Sunnyside Dr

Autumn Ln

Black Twig Ln

NW Lowenstein Dr

NW Chipman Rd

NW Pryor Rd

50

1000 ft



## EXHIBIT 8

### STATEMENT OF FINANCIAL BENEFIT

BUDGET SUMMARY	
Acquisition	\$475,000
Site Work - Off Site - Lowenstein Road 1/2 Improvements - Off Site Storm Water and Sanitary Sewer Improvements	\$705,067
Mining Remediation	\$2,169,404
Site Work - On Site	\$2,147,912
Site Monuments	\$120,000
Building Improvements	\$21,912,000
Construction Carry	\$1,651,618
Site Work A&E - Construction Management	\$253,003
A&E Lowenstein Road Relocation	\$103,018
Legal, Development Fee's and Closing	\$787,008
Site Permits and Fee's	\$138,372
<b>Total Estimated Development Costs</b>	<b>\$30,462,403</b>

Estimated RET NPV's - for LCRA					
Est. Annual RET Per Unit:	\$3,069				
RET PSF	\$1.65				
Total Units	83				
Annual RET	\$254,727				
Annual Escalation	1.50%				
NPV Discount Rate:	5.00%				
	Projected RET for 25 Years	Tax Abatement 50% 25 Years	Taxes Paid to Taxing Jurisdictions	Current Taxes being paid on Property	Increase to Taxing Jurisdictions
Year	100%	50%	50%		
1	\$254,727	\$127,364	\$127,364	\$100	\$127,264
2	\$258,548	\$129,274	\$129,274	\$102	\$129,172
3	\$262,426	\$131,213	\$131,213	\$103	\$131,110
4	\$266,363	\$133,181	\$133,181	\$105	\$133,077
5	\$270,358	\$135,179	\$135,179	\$106	\$135,073
6	\$274,413	\$137,207	\$137,207	\$108	\$137,099
7	\$278,530	\$139,265	\$139,265	\$109	\$139,155
8	\$282,707	\$141,354	\$141,354	\$111	\$141,243
9	\$286,948	\$143,474	\$143,474	\$113	\$143,361
10	\$291,252	\$145,626	\$145,626	\$114	\$145,512
11	\$295,621	\$147,811	\$147,811	\$116	\$147,694
12	\$300,055	\$150,028	\$150,028	\$118	\$149,910
13	\$304,556	\$152,278	\$152,278	\$120	\$152,159
14	\$309,125	\$154,562	\$154,562	\$121	\$154,441
15	\$313,761	\$156,881	\$156,881	\$123	\$156,758
16	\$318,468	\$159,234	\$159,234	\$125	\$159,109
17	\$323,245	\$161,622	\$161,622	\$127	\$161,496
18	\$328,094	\$164,047	\$164,047	\$129	\$163,918
19	\$333,015	\$166,507	\$166,507	\$131	\$166,377
20	\$338,010	\$169,005	\$169,005	\$133	\$168,872
21	\$343,080	\$171,540	\$171,540	\$135	\$171,405
22	\$348,227	\$174,113	\$174,113	\$137	\$173,977
23	\$353,450	\$176,725	\$176,725	\$139	\$176,586
24	\$358,752	\$179,376	\$179,376	\$141	\$179,235
25	\$364,133	\$182,066	\$182,066	\$143	\$181,924
Gross Amounts	\$7,657,864	\$3,828,932	\$3,828,932	\$3,006	\$3,825,926
NPV Amounts	\$4,159,560	\$2,079,780	\$2,079,780	\$1,633	\$2,078,147

Estimated Savings - Construction Materials Sales Tax:	
Total Estimated Development Cost:	\$ 30,462,403
Percentage of Const. Materials:	34%
Estimated \$ Amount of Const. Materials:	\$ 10,357,217
Estimate Sales Tax Rate:	7.85%
Estimated Savings:	\$ 813,042
Estimated Savings by Location	
	%
Outside MO	State + LS Use Tax May Apply
In MO	State + County + City sales tax
In Jackson County	State + Jackson County + City Sales Tax
In Lee's Summit	State + Jackson County + LS City Sales Tax
Total Estimated Savings by Location	100.00%
	\$ 813,042

Incentive Request vs. Total Development Costs	
Total Estimated Development Costs	\$30,462,403
Tax Abatement NPV - 50% over 25 Years	\$2,079,780
Estimated Savings on Sales Tax Exemption on Construction Materials	\$813,042
Total Incentive Request - related to Off Site Improvements and Mining Remediation line items above	\$2,892,821
Percentage of Incentive vs.Total Development Costs	9.50%

**EXHIBIT 9**

**TAX IMPACT ANALYSIS**

**[SEE ATTACHED]**

Tax Benefit to the Taxing Districts - Without Project									
Year	Boad of Disabled Services	City of Lee's Summit	Jackson County	LS R-7 School District	Mental Health	Metro Jr. College	Mid-Cont. Library	State Blind Pension	Total
	0.80%	17.50%	7.30%	65.70%	1.30%	2.60%	4.40%	0.40%	100.00%
1	\$0.80	\$17.50	\$7.30	\$65.70	\$1.30	\$2.60	\$4.40	\$0.40	\$100.00
2	\$0.81	\$17.76	\$7.41	\$66.69	\$1.32	\$2.64	\$4.47	\$0.41	\$101.50
3	\$0.82	\$18.03	\$7.52	\$67.69	\$1.34	\$2.68	\$4.53	\$0.41	\$103.02
4	\$0.84	\$18.30	\$7.63	\$68.70	\$1.36	\$2.72	\$4.60	\$0.42	\$104.57
5	\$0.85	\$18.57	\$7.75	\$69.73	\$1.38	\$2.76	\$4.67	\$0.42	\$106.14
6	\$0.86	\$18.85	\$7.86	\$70.78	\$1.40	\$2.80	\$4.74	\$0.43	\$107.73
7	\$0.87	\$19.14	\$7.98	\$71.84	\$1.42	\$2.84	\$4.81	\$0.44	\$109.34
8	\$0.89	\$19.42	\$8.10	\$72.92	\$1.44	\$2.89	\$4.88	\$0.44	\$110.98
9	\$0.90	\$19.71	\$8.22	\$74.01	\$1.46	\$2.93	\$4.96	\$0.45	\$112.65
10	\$0.91	\$20.01	\$8.35	\$75.12	\$1.49	\$2.97	\$5.03	\$0.46	\$114.34
11	\$0.93	\$20.31	\$8.47	\$76.25	\$1.51	\$3.02	\$5.11	\$0.46	\$116.05
12	\$0.94	\$20.61	\$8.60	\$77.39	\$1.53	\$3.06	\$5.18	\$0.47	\$117.79
13	\$0.96	\$20.92	\$8.73	\$78.55	\$1.55	\$3.11	\$5.26	\$0.48	\$119.56
14	\$0.97	\$21.24	\$8.86	\$79.73	\$1.58	\$3.16	\$5.34	\$0.49	\$121.36
15	\$0.99	\$21.56	\$8.99	\$80.93	\$1.60	\$3.20	\$5.42	\$0.49	\$123.18
16	\$1.00	\$21.88	\$9.13	\$82.14	\$1.63	\$3.25	\$5.50	\$0.50	\$125.02
17	\$1.02	\$22.21	\$9.26	\$83.37	\$1.65	\$3.30	\$5.58	\$0.51	\$126.90
18	\$1.03	\$22.54	\$9.40	\$84.62	\$1.67	\$3.35	\$5.67	\$0.52	\$128.80
19	\$1.05	\$22.88	\$9.54	\$85.89	\$1.70	\$3.40	\$5.75	\$0.52	\$130.73
20	\$1.06	\$23.22	\$9.69	\$87.18	\$1.73	\$3.45	\$5.84	\$0.53	\$132.70
21	\$1.08	\$23.57	\$9.83	\$88.49	\$1.75	\$3.50	\$5.93	\$0.54	\$134.69
22	\$1.09	\$23.92	\$9.98	\$89.82	\$1.78	\$3.55	\$6.02	\$0.55	\$136.71
23	\$1.11	\$24.28	\$10.13	\$91.16	\$1.80	\$3.61	\$6.11	\$0.56	\$138.76
24	\$1.13	\$24.65	\$10.28	\$92.53	\$1.83	\$3.66	\$6.20	\$0.56	\$140.84
25	\$1.14	\$25.02	\$10.44	\$93.92	\$1.86	\$3.72	\$6.29	\$0.57	\$142.95
Total Amounts	\$24.05	\$526.10	\$219.46	\$1,975.14	\$39.08	\$78.16	\$132.28	\$12.03	\$3,006.30

Tax Benefit to the Taxing Districts - With Project									
Year	Boad of Disabled Services	City of Lee's Summit	Jackson County	LS R-7 School District	Mental Health	Metro Jr. College	Mid-Cont. Library	State Blind Pension	Total
	0.80%	17.50%	7.30%	65.70%	1.30%	2.60%	4.40%	0.40%	100.00%
1	\$1,018.91	\$22,288.61	\$9,297.54	\$83,677.82	\$1,655.73	\$3,311.45	\$5,603.99	\$509.45	\$127,363.50
2	\$1,034.19	\$22,622.94	\$9,437.00	\$84,932.99	\$1,680.56	\$3,361.12	\$5,688.05	\$517.10	\$129,273.95
3	\$1,049.70	\$22,962.29	\$9,578.55	\$86,206.98	\$1,705.77	\$3,411.54	\$5,773.37	\$524.85	\$131,213.06
4	\$1,065.45	\$23,306.72	\$9,722.23	\$87,500.09	\$1,731.36	\$3,462.71	\$5,859.98	\$532.73	\$133,181.26
5	\$1,081.43	\$23,656.32	\$9,868.07	\$88,812.59	\$1,757.33	\$3,514.65	\$5,947.87	\$540.72	\$135,178.98
6	\$1,097.65	\$24,011.17	\$10,016.09	\$90,144.78	\$1,783.69	\$3,567.37	\$6,037.09	\$548.83	\$137,206.66
7	\$1,114.12	\$24,371.33	\$10,166.33	\$91,496.95	\$1,810.44	\$3,620.88	\$6,127.65	\$557.06	\$139,264.76
8	\$1,130.83	\$24,736.90	\$10,318.82	\$92,869.40	\$1,837.60	\$3,675.20	\$6,219.56	\$565.41	\$141,353.73
9	\$1,147.79	\$25,107.96	\$10,473.60	\$94,262.44	\$1,865.16	\$3,730.33	\$6,312.86	\$573.90	\$143,474.04
10	\$1,165.01	\$25,484.58	\$10,630.71	\$95,676.38	\$1,893.14	\$3,786.28	\$6,407.55	\$582.50	\$145,626.15
11	\$1,182.48	\$25,866.84	\$10,790.17	\$97,111.53	\$1,921.54	\$3,843.07	\$6,503.66	\$591.24	\$147,810.54
12	\$1,200.22	\$26,254.85	\$10,952.02	\$98,568.20	\$1,950.36	\$3,900.72	\$6,601.22	\$600.11	\$150,027.70
13	\$1,218.22	\$26,648.67	\$11,116.30	\$100,046.72	\$1,979.62	\$3,959.23	\$6,700.24	\$609.11	\$152,278.11
14	\$1,236.50	\$27,048.40	\$11,283.05	\$101,547.42	\$2,009.31	\$4,018.62	\$6,800.74	\$618.25	\$154,562.29
15	\$1,255.05	\$27,454.13	\$11,452.29	\$103,070.63	\$2,039.45	\$4,078.90	\$6,902.75	\$627.52	\$156,880.72
16	\$1,273.87	\$27,865.94	\$11,624.08	\$104,616.69	\$2,070.04	\$4,140.08	\$7,006.29	\$636.94	\$159,233.93
17	\$1,292.98	\$28,283.93	\$11,798.44	\$106,185.94	\$2,101.09	\$4,202.18	\$7,111.39	\$646.49	\$161,622.44
18	\$1,312.37	\$28,708.19	\$11,975.41	\$107,778.73	\$2,132.61	\$4,265.22	\$7,218.06	\$656.19	\$164,046.78
19	\$1,332.06	\$29,138.81	\$12,155.05	\$109,395.41	\$2,164.60	\$4,329.19	\$7,326.33	\$666.03	\$166,507.48
20	\$1,352.04	\$29,575.89	\$12,337.37	\$111,036.34	\$2,197.07	\$4,394.13	\$7,436.22	\$676.02	\$169,005.09
21	\$1,372.32	\$30,019.53	\$12,522.43	\$112,701.89	\$2,230.02	\$4,460.04	\$7,547.77	\$686.16	\$171,540.17
22	\$1,392.91	\$30,469.82	\$12,710.27	\$114,392.42	\$2,263.47	\$4,526.95	\$7,660.98	\$696.45	\$174,113.27
23	\$1,413.80	\$30,926.87	\$12,900.92	\$116,108.30	\$2,297.42	\$4,594.85	\$7,775.90	\$706.90	\$176,724.97
24	\$1,435.01	\$31,390.77	\$13,094.44	\$117,849.93	\$2,331.89	\$4,663.77	\$7,892.54	\$717.50	\$179,375.84
25	\$1,456.53	\$31,861.63	\$13,290.85	\$119,617.68	\$2,366.86	\$4,733.73	\$8,010.93	\$728.27	\$182,066.48
Total Amounts	\$30,631.46	\$670,063.08	\$279,512.03	\$2,515,608.26	\$49,776.11	\$99,552.23	\$168,473.00	\$15,315.73	\$3,828,931.91



**EXHIBIT 10**

**SITE PLAN FROM PRELIMINARY DEVELOPMENT PLAN**

**[SEE ATTACHED]**

# PRELIMINARY DEVELOPMENT PLANS FOR LOT 7A - LOT 7C STREETS OF WEST PRYOR LEES SUMMIT, MO

UTILITIES  
Electric Service  
Every  
Nathan Michael  
913-347-4310  
Nathan.michael@evergy.com

Gas Service  
Jillie Darnell  
816-968-7247  
katie.dannell@spireenergy.com

Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lees Summit, Mo 64081  
Jeff Thorn  
816-965-1900  
jeff.thorn@cityofle.com

Communication Service  
AT&T Carrie Cliffe  
816-703-4386  
cc3827@att.com

Time Warner Cable  
Steve Baxter  
913-645-1928  
steve.baxter@charter.com

Comcast  
Ryan Alkire  
816-795-2218  
ryan.alkire@cable.comcast.com

Google Fiber  
Becky Davis  
913-725-5975  
rebbecca.davis@google.com



**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE. CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, FOR THE SCHEDULING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR. THESE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

**SAFETY NOTICE TO CONTRACTOR:**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

**WARRANTY/DISCLAIMER**  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WE WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SUCH A WARRANTY IS SPECIFICALLY STATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

**CAUTION - NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.



LOCATION MAP

LEGAL DESCRIPTION:  
LOT 7 B TRACT C STREET OF WEST PRYOR  
LOTS 1 THRU 14, TRACTS A, B, C, D TO LEES SUMMIT, MO, JACKSON COUNTY, MISSOURI

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY VAN VALLEY ENGINEERING

**BENCHMARKS:**  
#1 CHEELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE  
ELEVATION 985.05

#2 CHEELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90' BEND IN ROAD  
ELEVATION 971.06

**FLOODPLAIN NOTE:**  
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE Y" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE K" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

**INDEX OF SHEETS**

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-2.1 RETZONING EXHIBIT
- C-3 OVERALL SITE PLAN
- C-4 OVERALL SITE PLAN
- C-5 LOT 7B LAYOUT PLAN
- C-6 LOT 7A LAYOUT PLAN
- C-7 LOT 7A & LOT 7C LAYOUT PLAN
- C-8 LOT 7B GRADING PLAN
- C-9 LOT 7C GRADING PLAN
- C-10 SANITARY LINE A PLAN AND PROFILE
- C-11 BLACK TWIG CIRCLE PLAN AND PROFILE
- C-12 SANITARY LINE B PLAN AND PROFILE
- C-13 SANITARY LINE C PLAN AND PROFILE
- C-14 LANDSCAPE PLAN
- C-15 FIRE LANES
- C-16 FIRE LINES
- C-17 DETAILS
- C-20 DETAILS
- C-21 DETAILS

**DEVELOPER**  
SVP III, LLC  
C/O DRABE DEVELOPMENT, LLC  
7200 W 132nd ST, SUITE 150  
OVERLAND PARK, KS 66213  
913-662-2630

**ENGINEER**  
SM ENGINEERING  
SAM MALINOWSKY  
5507 HIGH MEADOW CIRCLE  
LEES SUMMIT, MO 64083  
SMENGINEER@GMAIL.COM  
785.341.1947



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

SM Engineering  
**SME**  
5507 High Meadow Circle  
Munhattan, Kansas, 66503  
smengineering.com  
785.341.1947

SM ENGINEERING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE IN EMPLOYMENT ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, AGE, MARITAL STATUS, DISABILITY, OR OTHER PROTECTED CHARACTERISTICS. WE ARE AN EQUAL OPPORTUNITY EMPLOYER.

Revisions  
11.20 2017 COMMENTS

STREETS OF W. PRYOR  
LOT 7A - LOT 7C  
LEES SUMMIT, MO.

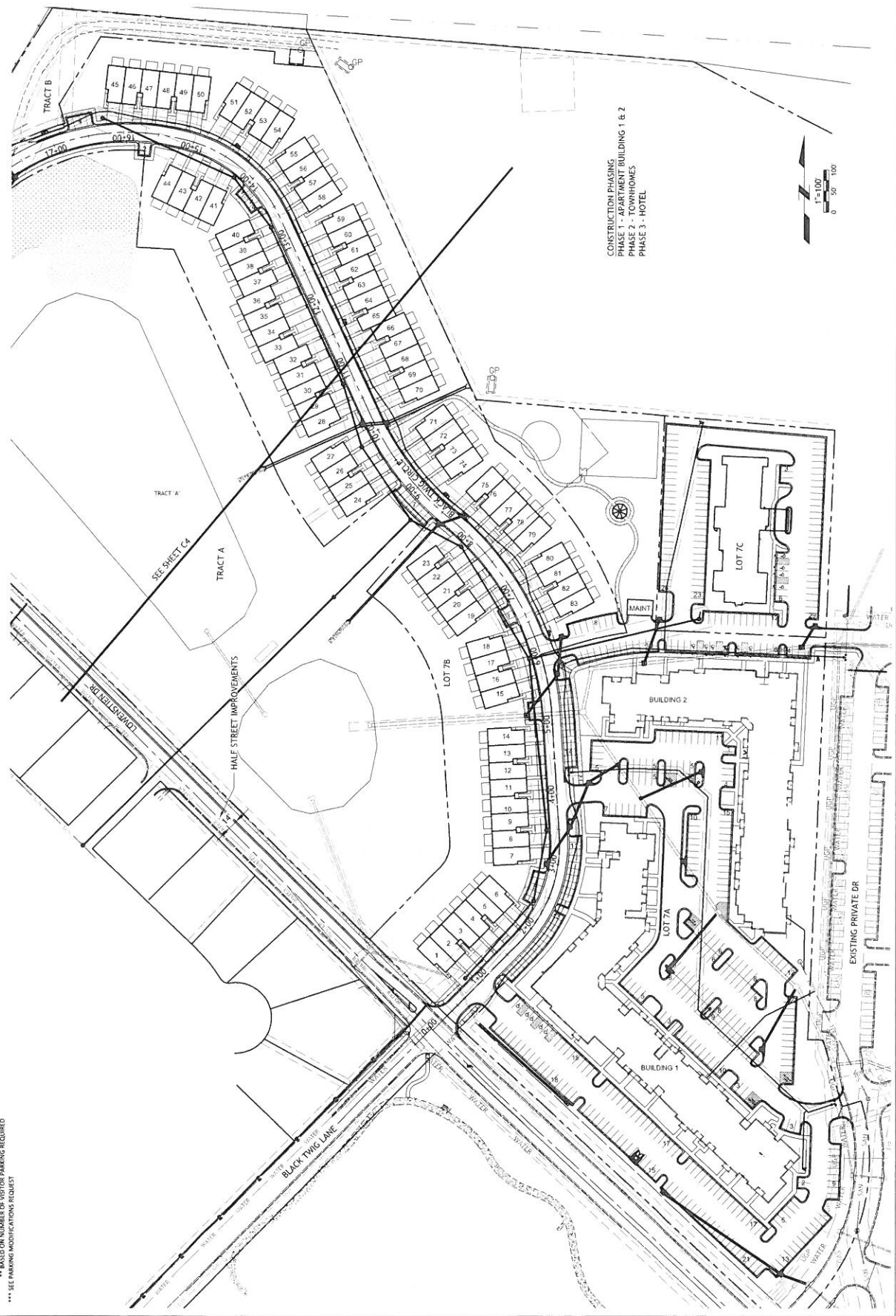
Sheet  
**C10**  
Civil  
Site Improvement Plan  
25 SEPTEMBER 2020



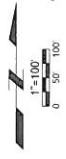
STREETS OF W. PRYOR  
 LOT 7A - LOT 7C  
 LEES SUMMIT, MO

LOT	LOT AREA (SQ FT)	LOT AREA (ACRES)	BUILD AREA (SQ FT)	BUILD AREA (ACRES)	TOTAL SQFT	# OF DWELLING UNITS PER ACRE	# OF DWELLING UNITS	# OF FLOORS	BORM	2 BORM	3 BORM	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES (REQ/PROV)	ADA SPACES (REQ/PROV)	PARK LOT COVERAGE	PERVIOUS COVERAGE	OPEN SPACE
Proposed LOT 7E	406,850	9.74	98,019	2.25	188,038	83	83	2	83	83	187	187	298*	110	110	112,868	211,887	135,017
Proposed LOT 7A	402,237	9.74	43,200	1.00	135,600	100	100	3	43	41	15	183	278	6(1)	6(1)	154,100	218,400	164,022
Proposed LOT 7C	712,540	16.27	133,528	3.04	40,017	88	88	3	33	30	21	118	202	5(1)	5(1)	293,527	32,959	206,506

\* INCLUDES CAR GARAGE FOR EACH UNIT  
 \*\* BASED ON NUMBER OF VISITOR PARKING REQUIRED  
 \*\*\* SEE PARKING MODIFICATIONS REQUEST



CONSTRUCTION PHASING  
 PHASE 1 - APARTMENT BUILDING 1 & 2  
 PHASE 2 - TOWNHOMES  
 PHASE 3 - HOTEL





Revisions:  
 11-30-20 CITY COMMENTS

STREETS OF W. PRYOR  
 LOT 7A - LOT 7C  
 LEES SUMMIT, MO

