

**Victory Hyundai of Lee's Summit  
Incentive Request**

April 8, 2025 Conceptual Presentation

**Developer Request - Timeline Summary**

**Construction Period - Chapter 100**

Sales & Use Tax Exemption on

Construction Materials 100%

**Years 1-10:**

Ch 100 Real Property Tax Abatement 75%

**Property Tax Benefit to Taxing Districts**

Real Property Taxes			First Year	Taxes & PILOTs
	2024 Taxes	%	Taxes & PILOTs	Over 10 Years
BOARD OF DISABLED SERVICES	\$14	0.8%	\$204	\$2,209
CITY - LEES SUMMIT	\$289	17.2%	\$4,355	\$47,179
JACKSON COUNTY	\$118	7.1%	\$1,787	\$19,356
LEES SUMMIT SCHOOL R-VII	\$1,115	66.6%	\$16,819	\$182,201
MENTAL HEALTH	\$22	1.3%	\$330	\$3,578
METRO JUNIOR COLLEGE	\$41	2.5%	\$622	\$6,742
MID-CONTINENT LIBRARY	\$70	4.2%	\$1,063	\$11,517
STATE BLIND PENSION	\$6	0.4%	\$91	\$983
	\$1,675	100.0%	\$25,272	\$273,764

**Abated Taxes (75%)** **\$75,816** **\$821,292**

**Value of Incentive Request to Developer**

Total Project Costs \$13,280,025

Value of Sales Tax Exemption \$342,090 2.6%

NPV of Property Tax Abatement @6% \$598,597 4.5%

**Total Value of Incentive Request** \$940,687 **7.1%**

**Impact to City**

Impact of Abated Taxes

Sales & Use Tax Exemption \$82,102

Real Property Tax Abatement \$103,156

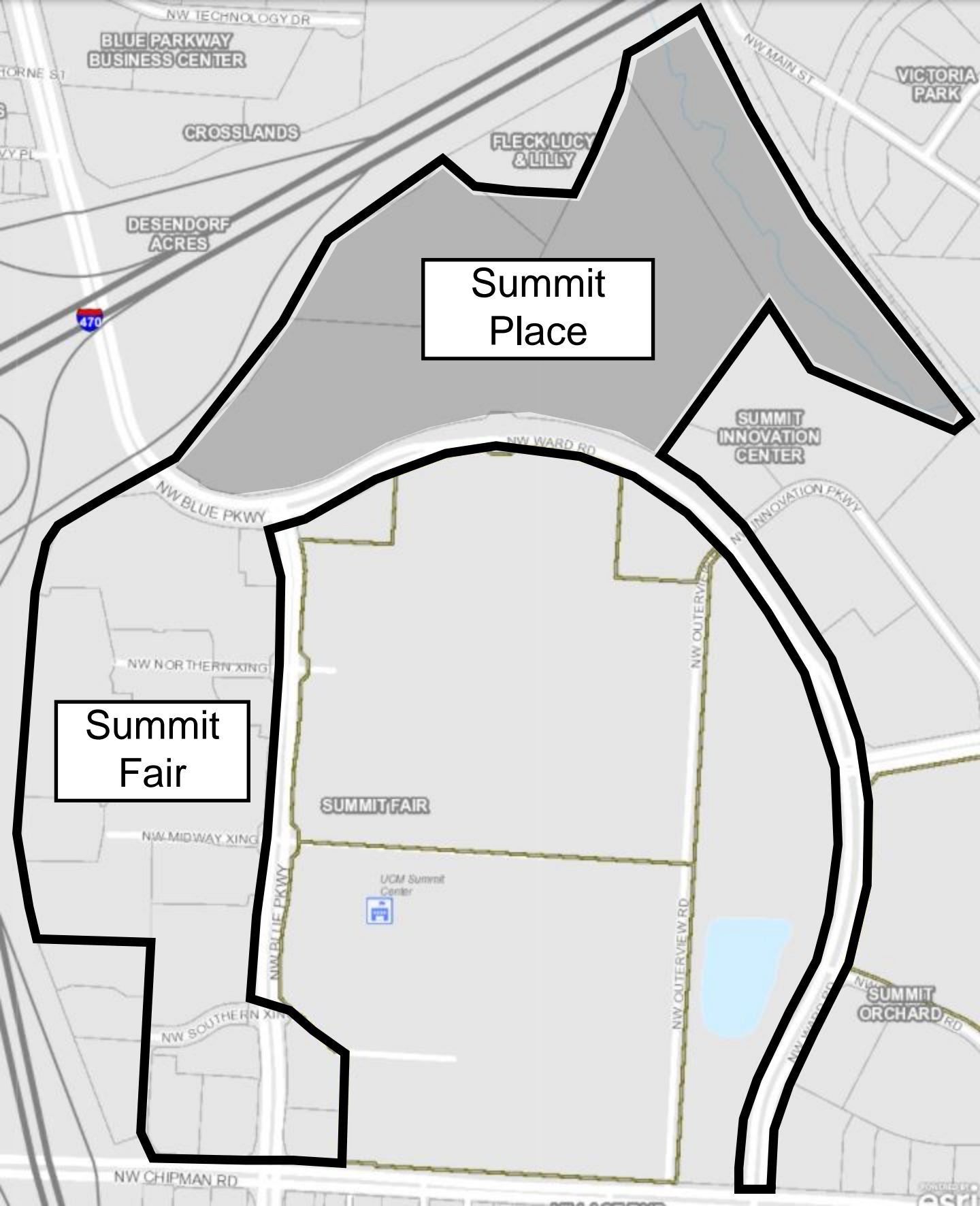
\$185,258 19.7% City portion of incentive request

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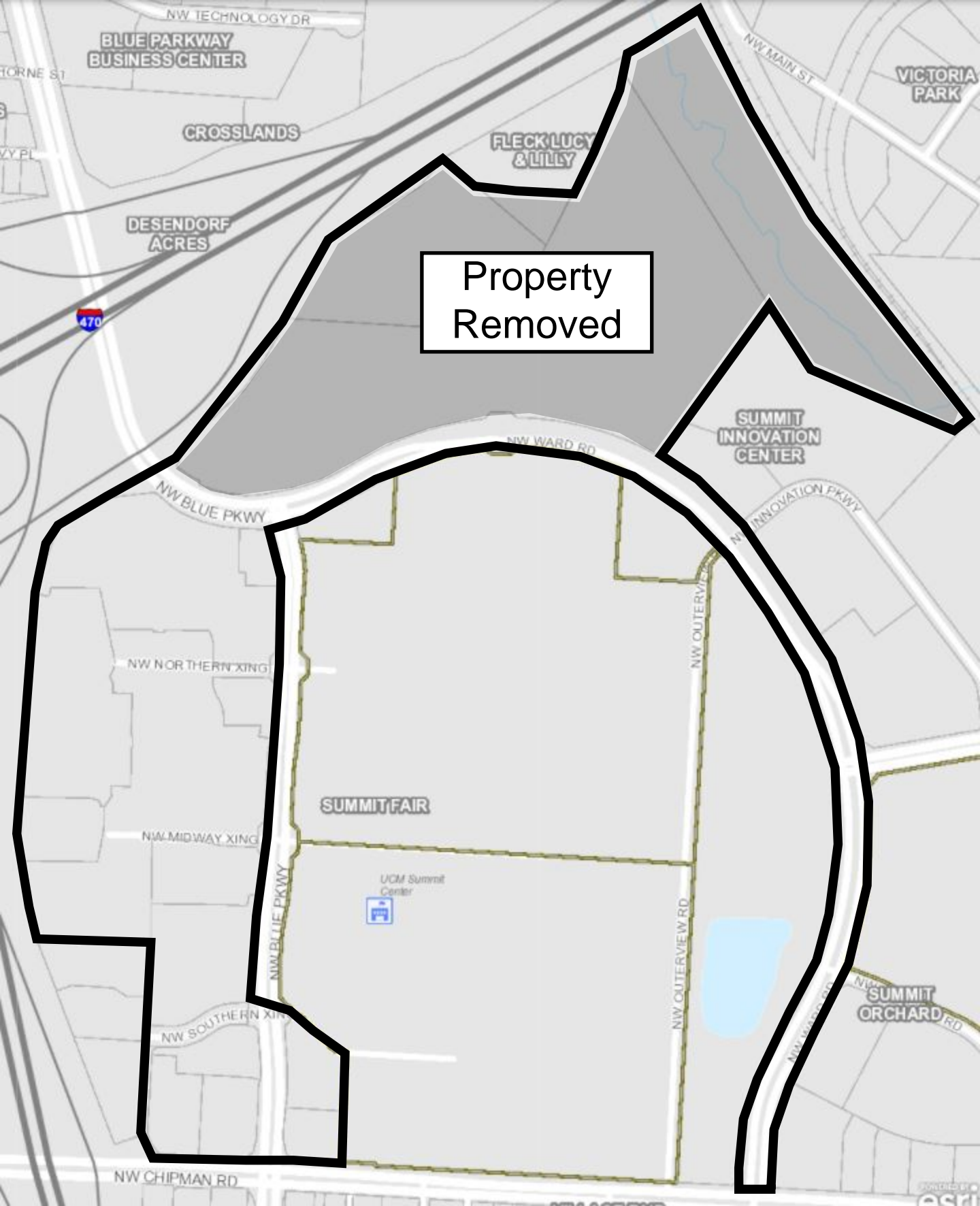
**Developer Request**

Source	Incentive Tool	Applicable Rate	Purpose	Estimated Financial Benefit	% Project Costs
Chapter 100	Sales Tax Exemption on Construction Materials	100%	Reduce Project Costs	\$342,090	2.6%
Chapter 100	Real Property Tax Abatement	75% for 10 years	Reduce Project Costs	\$598,597	4.5%
Total Project Costs		\$13,280,025		\$940,687	7.1%



Summit  
Place

Summit  
Fair



Property  
Removed

BLUE PARKWAY  
BUSINESS CENTER

CROSSLANDS

DESENDORF  
ACRES

470

FLECK LUCY  
& LILLY

VICTORIA  
PARK

SUMMIT  
INNOVATION  
CENTER

SUMMIT FAIR

UCM Summit  
Center



SUMMIT  
ORCHARD RD

NW CHIPMAN RD

esri

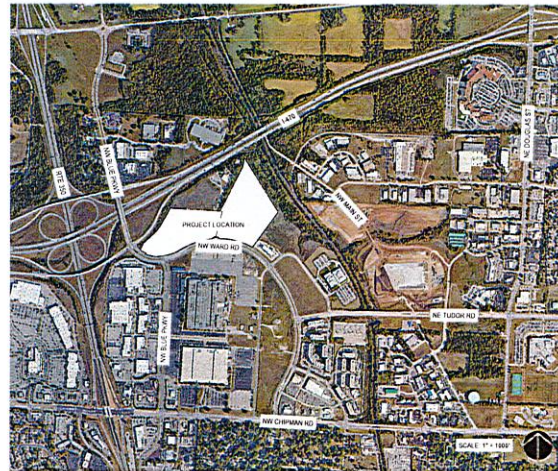
# Summit Orchards North

Lee's Summit, Jackson County, MO

## DRAWING INDEX

<b>WINDSHIELD</b>	
A-601	Narratives
A-602	Narratives
<b>CEM</b>	
C1	Existing Conditions
C1-A	Existing Conditions
C1-B	Existing Conditions
C1-C	Existing Conditions
C2	Grading Plan
C3	Site Drainage Plan
C4	Drainage Fiddle
C5	Site Utility Plan
<b>LANDSCAPE</b>	
L100	Landscape Plan
<b>ARCHITECTURAL</b>	
A-101	Site Plan
A-102	Lighting Plan
A-103	Site Calculations
A-201	Building Elevations
A-202	Building Elevations
A-203	Building Elevations
A-301	Building Elevations
A-304	Fresh Enclosure & Sign Details

### LOCATION MAP



## SITE MAP



TOWNSEND CAPITAL, LLC  
STEVE RICH  
PHONE 303-947-2044

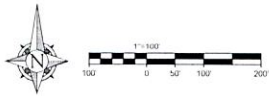
WALSER AUTOMOTIVE GROUP, LLC  
7700 FRANCE AVE  
EDINA, MN 55435  
PHONE 952-653-3770

OWN, INC.  
JOHN HUSS, PE  
4240 PHILLIPS FARM RD, SUITE 101  
COLUMBIA, MO 65201  
PHONE: 573-397-5476

McCURDY ENGINEERS  
AMY McCURDY, PE, PTOE  
PHONE 816-868-4720

SLAGGIE ARCHITECTS, INC  
SCOTT SLAGGIE  
4600 MADISON AVE., SUITE 350  
KANSAS CITY, MO 64112  
PHONE 888-756-1958



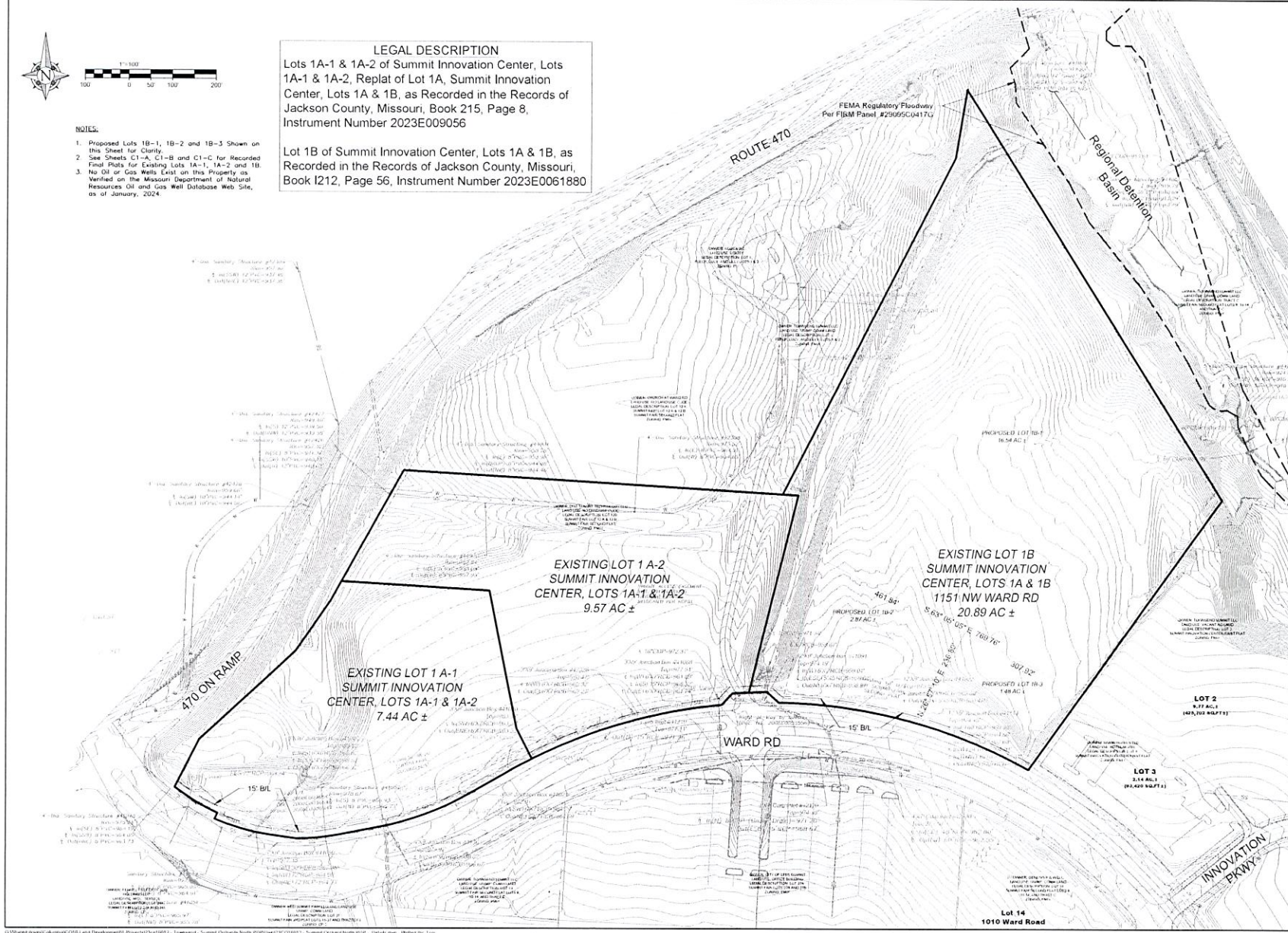


NOTES:

1. Proposed Lots 1B-1, 1B-2 and 1B-3 Shown on this Sheet for Clarity.
2. See Sheets C1-A, C1-B and C1-C for Recorded Final Plats for Existing Lots 1A-1, 1A-2 and 1B.
3. No Oil or Gas Wells Exist on this Property as Verified on the Missouri Department of Natural Resources Oil and Gas Well Database Web Site, as of January, 2024.

**LEGAL DESCRIPTION**  
Lots 1A-1 & 1A-2 of Summit Innovation Center, Lots 1A-1 & 1A-2, Replat of Lot 1A, Summit Innovation Center, Lots 1A & 1B, as Recorded in the Records of Jackson County, Missouri, Book 215, Page 8, Instrument Number 2023E009056

Lot 1B of Summit Innovation Center, Lots 1A & 1B, as Recorded in the Records of Jackson County, Missouri, Book 1212, Page 56, Instrument Number 2023E0061880



**OWN**  
Engineering beyond.

4240 Philips Farm Road, Suite 101  
Columbia, MO 65201  
573.397.5476  
weareown.com

FORMERLY ANDERSON ENGINEERING

**SUMMIT ORCHARDS  
NORTH  
PRELIMINARY  
DEVELOPMENT PLAN**

1201 & 1151 NW WARD RD.  
LEE'S SUMMIT, MO

REVISIONS		
NO	DESCRIPTION	DATE

**DRAWING INFORMATION**

PROJECT NO: 23010012  
DRAWN BY: CVM  
CHECK BY: TPW  
FIELD BOOK: XXX  
ISSUED DATE: 10/6/2024

ISSUED BY: TPW  
LICENSE NO: \_\_\_\_\_  
A Licensed Missouri  
Engineering Corporation  
(EUM 0000)

**SHEET TITLE**  
**EXISTING  
CONDITIONS**

**SHEET NUMBER**  
**C1**



# Summit Orchards North

Lots 1A & 1B

NW Ward Rd & NW Missouri Rd  
 Lee's Summit, MO 64086

Project # 190302  
 Preliminary Development Plan  
 January 23, 2024

Site Plan

