



To: Mr. Scott Ready
City of Lee's Summit – Development

From: Mr. Eric Scott
John Knox Village

Date: January 26, 2026

RE: PDP Neighborhood Meeting for JKV Hybrid Villa Project(s)
PDP Application PL #2025340

The applicant held a neighborhood meeting on January 15, 2026, from 6:00 – 8:00pm in the Manhattan Room of the Villager Inn Complex at John Knox Village, 1101 NW Chipman Road, Lee's Summit, MO 64081.

There were 4 persons in attendance at the meeting that were notified by letter or heard about the meeting by other means, in addition to Daron Speight (Project Architect – SFCS), Eric Byrd (Project Civil Engineer - BHC), Maria Timberlake and Eric Scott of John Knox Village. The other 4 attendees were:

- Megan & Justin Hamilton – 412 NW Shamrock Ave, Lee's Summit, MO 64081
- Joan Nolting – 2009 NW Ashurst Drive, Lee's Summit, MO 64081
- Travis Marshall – 2045 NW Ashurst Drive, Lee's Summit, MO 64081
(Mr. Marshall was not on AOI map, but is the HOA President for villa homes on Ashurst Drive, and was notified by Ms. Nolting, and invited by JKV via e-mail)

Eric Scott presented a 7-slide PowerPoint presentation regarding the project, including a project site plan, phasing plan, and an architectural rendering of the prototypical hybrid villa building [please find attached], followed by a brief Q&A session:

1. Q1 (Megan Hamilton) – Seeing the new Faith Drive connection to Pryor Road, Ms. Hamilton asked if the Peace Pkwy. connection to Pryor Road was being closed in the near future?
 - a. A1 – Eric Scott responded that the Peace Pkwy. connection to Pryor Road is planned to be abandoned (pending COLS approval), but that will not have to happen until the 4th hybrid villa is constructed, at least 3 years from now.

2. Q2 (Megan Hamilton) – Ms. Hamilton asked if JKV would be leaving the existing pond/lake as part of the plan.
 - a. A2 – Eric Scott responded that the existing lake will be kept, and that an additional water feature will be added to enhance the golf course, as shown on the Site Plan.
3. Q3 (Travis Marshall) – Mr. Marshall asked how much demolition along Pryor Road would happen in the initial phase of the project.
 - a. A3 – Eric Scott responded that the initial hybrid villa and associated sitework would require that 5 structures be demolished prior to construction and showed a GoogleEarth image of the structures - 626 & 628 Pryor Circle and 622, 624, and 626 NW Shamrock Circle. This demolition is anticipated to start in May of 2026.
4. Q4 (Jan Nolting) – Ms. Nolting asked if the project was expected increase traffic on Pryor Road.
 - a. A4 – Eric Scott responded that the initial phase of the project would demolish 10 existing units (5 duplexes), and create 15 units in the first hybrid villa, so a net increase of only 5 units. By the time this project is complete, there would be a significant net decrease in the number of units on the JKV campus when the Villa I and Manor I apartments are vacated and torn down for the last three planned hybrid villa buildings.
5. Q5 (Travis Marshall) – Mr. Marshall asked if there are any plans to change the “boulevard look” of Pryor Road.
 - a. A5 – Eric Scott responded that JKV has a long-term with the City of Lee’s Summit to maintain the center median of Pryor Road in it’s current condition. There may be a turn-land required with the extension of Faith Drive, and maybe even a stoplight and crosswalk similar to those appurtenances that currently exist at the intersection of Pryor Road and Peace Pkwy.
6. Q6 (Travis Marshall) – Mr. Marshall asked if/how neighbors would be notified of future meetings.
 - a. A6 – Eric Scott responded that tonight’s meeting is mandated by the PDP process and it us JKV understanding that a Public Hearing would be required at some point in the future, but did not know the date. Eric assured the attendees that the City had their contact information, as the City had supplied that information for tonight’s meeting.

7. Q7 (Jan Nolting) – Ms. Nolting asked if JKV was relocating any residents for the project.

- a. A7 – Eric responded that three residents are being relocated for the first hybrid villa building, and that process is well underway. 2 of the 3 residents have already found agreeable alternate units. JKV spends a lot of time and expense trying to make the resident relocation process as streamline and minimally disruptive as possible.

That was the end of the questions. There was informal banter in the room after Eric Scott left the podium around 6:25pm. No new attendees showed up for the meeting after the initial presentation.

Respectfully Submitted,



Eric Scott
Director of Operations & Development
John Knox Village
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