

**Victory Hyundai of Lee's Summit
Incentive Request
June 3, 2025 Public Hearing**

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	2024 Taxes*		First Year	Taxes & PILOTs
	Taxes*	%	Taxes & PILOTs	Over 10 Years
BOARD OF DISABLED SERVICES	\$14	0.8%	\$252	\$2,825
CITY - LEES SUMMIT	\$289	17.2%	\$5,379	\$60,323
JACKSON COUNTY	\$118	7.1%	\$2,207	\$24,749
LEES SUMMIT SCHOOL R-VII	\$1,115	66.6%	\$20,772	\$232,964
MENTAL HEALTH	\$22	1.3%	\$408	\$4,574
METRO JUNIOR COLLEGE	\$41	2.5%	\$769	\$8,620
MID-CONTINENT LIBRARY	\$70	4.2%	\$1,313	\$14,725
STATE BLIND PENSION	\$6	0.4%	\$112	\$1,257
	\$1,675	100.0%	\$31,211	\$350,038

Abated Taxes (75%) **\$93,632** **\$1,039,622**

* Plan assumes property is converted from agricultural to residential valuation at project initiation.

Value of Incentive Request to Developer

Total Project Costs	\$13,400,000	
Value of Sales Tax Exemption	\$248,242	1.9%
NPV of Property Tax Abatement @6%	\$728,486	5.4%
Total Value of Incentive Request	\$976,728	7.3%

Impact to City

<u>Impact of Abated Taxes</u>	
Sales & Use Tax Exemption	\$61,051
Real Property Tax Abatement	\$125,540
	\$186,591
	19.1% City portion of incentive request

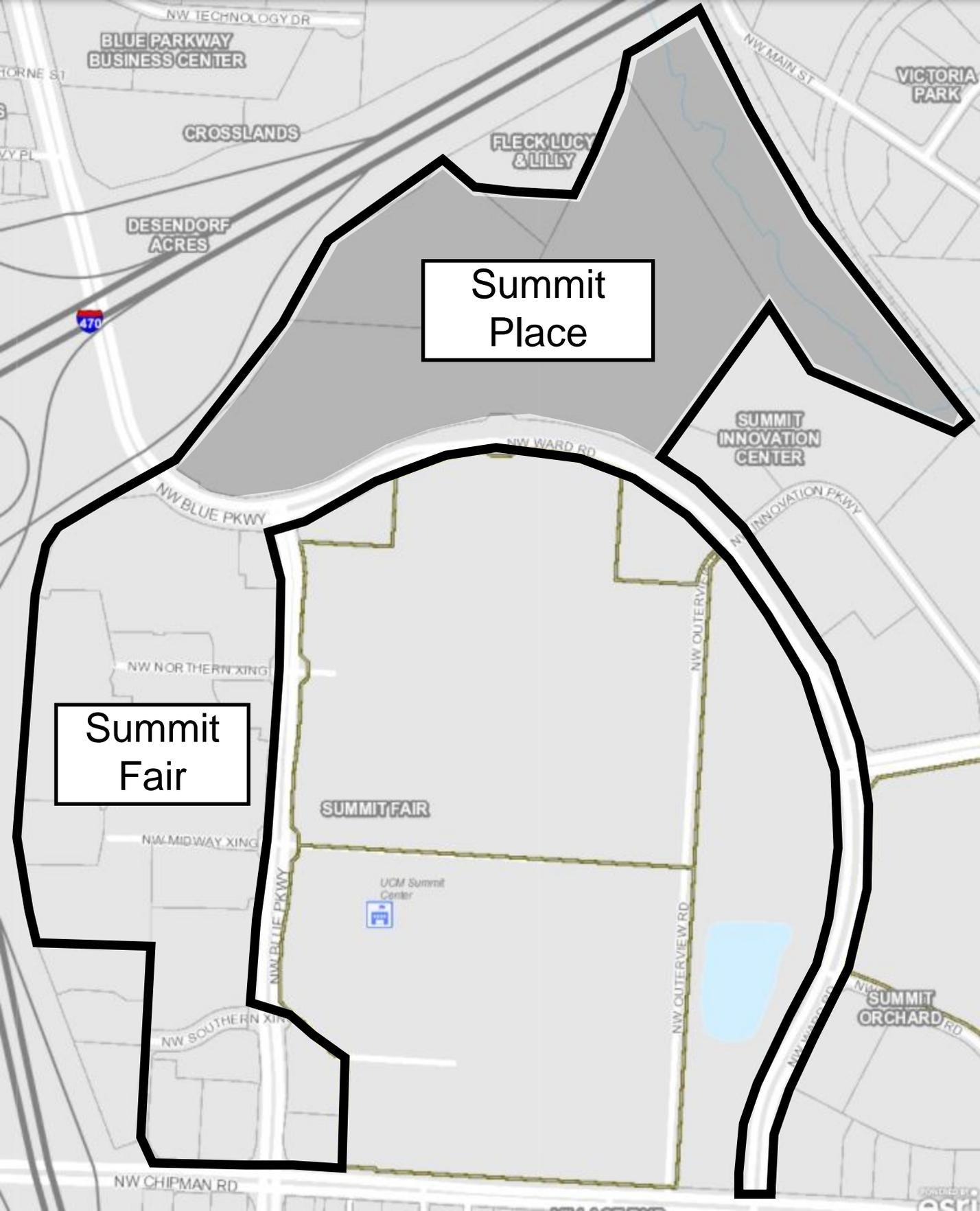
Victory Hyundai of Lee's Summit

Incentive Request

June 3, 2025 Public Hearing

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	\$248,242	1.9%
Chapter 100	Real Property Tax Abatement	75% for 10 years	Reduce Project Costs	\$728,486	5.4%
Total Project Costs		\$13,400,000		\$976,728	7.3%



BLUE PARKWAY
BUSINESS CENTER

CROSSLANDS

FLECK LUCY
& LILLY

VICTORIA
PARK

DESENDORF
ACRES

Summit
Place

SUMMIT
INNOVATION
CENTER

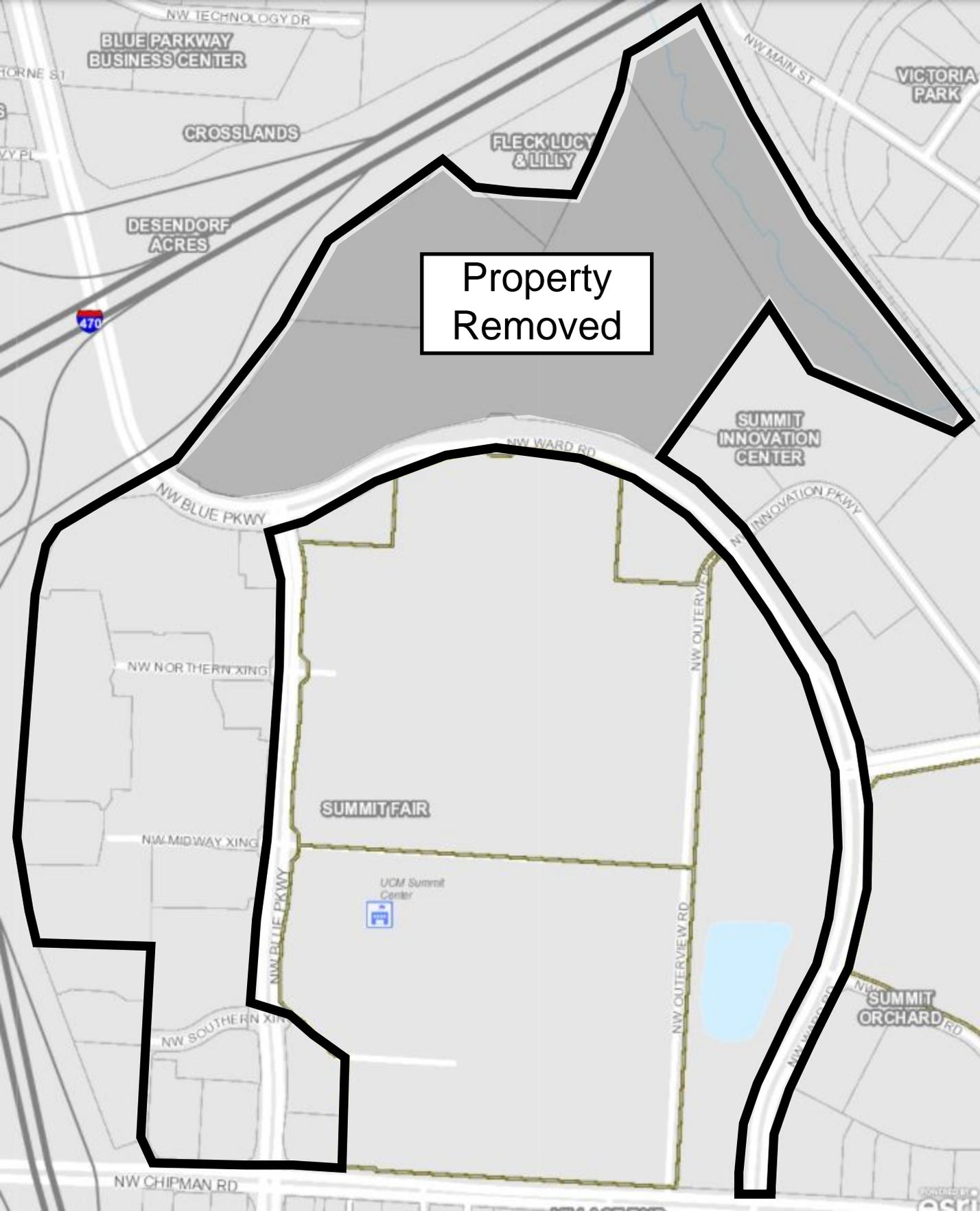
Summit
Fair

SUMMIT FAIR

UCM Summit
Center

SUMMIT
ORCHARD RD

NW CHIPMAN RD



Property
Removed

BLUE PARKWAY
BUSINESS CENTER

CROSSLANDS

FLECK LUCY
& LILLY

DEENDORF
ACRES

SUMMIT
INNOVATION
CENTER

SUMMIT FAIR

UCM Summit
Center

SUMMIT
ORCHARD RD

NW CHIPMAN RD

Preliminary Development Plan

Summit Orchards North

Lots 1A & 1B
 Lee's Summit, Jackson County, MO

January 23, 2024

DRAWING INDEX

MISCELLANEOUS	
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A-002	Narrative
SITE	
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C-1B	Loading Conditions
C-1C	Loading Conditions
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C-4	Drainage Table
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LANDSCAPE	
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A-203	Hedging & Divisions
A-204	Hedging & Divisions
A-301	Trash Enclosure & Sign Details

LOCATION MAP



SITE MAP



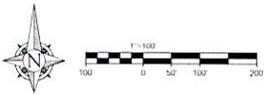
OWNER
 TOWNSEND CAPITAL, LLC
 STEVE REICH
 PHONE: 303-947-2044

DEVELOPER
 WALSER AUTOMOTIVE GROUP, LLC
 7700 FRANCIS AVE
 EDINA, MN 55435
 PHONE: 952-663-3770

CIVIL ENGINEER
 OWIN, INC.
 JOHN W. HESS, P.E.
 4240 PHILIPS FARM RD, SUITE 101
 COLUMBIA, MO 65201
 PHONE: 573-397-5476

TRAFFIC ENGINEER
 MCDURDY ENGINEERS
 AMY MCDURDY, P.E., P.T.O.E.
 PHONE: 816-868-4720

ARCHITECT
 SLAGGIE ARCHITECTS, INC.
 SCOTT SLAGGIE
 4600 MADISON AVE., SUITE 350
 KANSAS CITY, MO 64112
 PHONE: 888-756-1956

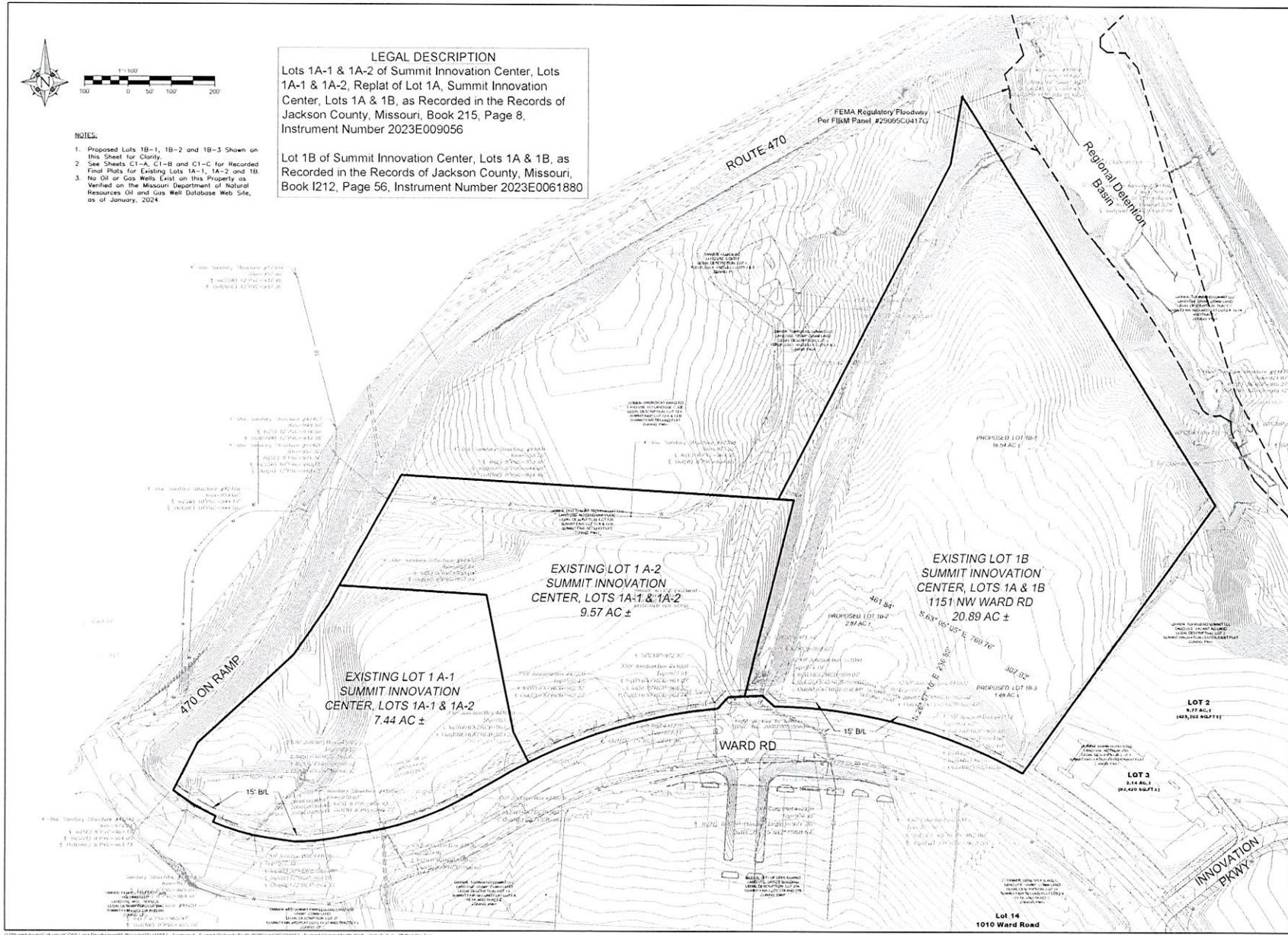


NOTES:

1. Proposed Lots 1B-1, 1B-2 and 1B-3 Shown on this Sheet for Clarity. See Sheets C1-A, C1-B and C1-C for Recorded Final Plats for Existing Lots 1A-1, 1A-2 and 1B.
2. 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 I212, Page 56, Instrument Number 2023E0061880



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: 230101012
 DRAWN BY: CVM
 CHECK BY: TPW
 FIELD BOOK: XXX
 ISSUED DATE: 10/08/2024

ISSUED BY: TPW
 LICENSE NO: _____
 A Licensed Missouri Engineering Corporation (CUM 8086)

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 # 180602

Preliminary Development Plan
 January 23, 2024

Site Plan

