

**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 & 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%
<b>Total Value of Incentive Request</b>	<b>\$976,728</b>	<b>7.3%</b>

**Impact to City**

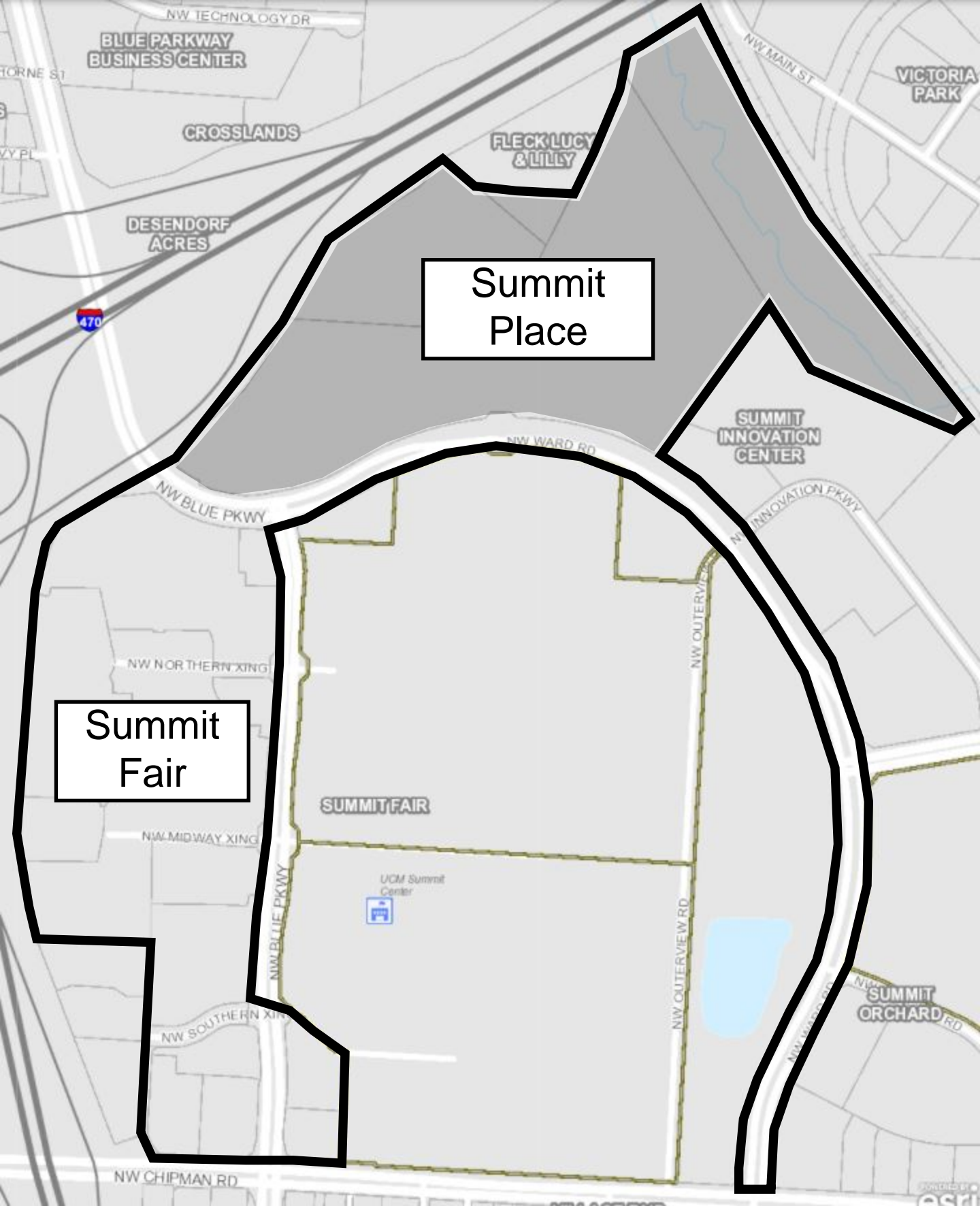
Impact of Abated Taxes

Sales & Use Tax Exemption	\$61,051	
Real Property Tax Abatement	\$125,540	
	<u>\$186,591</u>	19.1% 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	\$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%



Summit  
Place

Summit  
Fair

BLUE PARKWAY  
BUSINESS CENTER

CROSSLANDS

DESENDORF  
ACRES

FLECK LUCY  
& LILLY

VICTORIA  
PARK

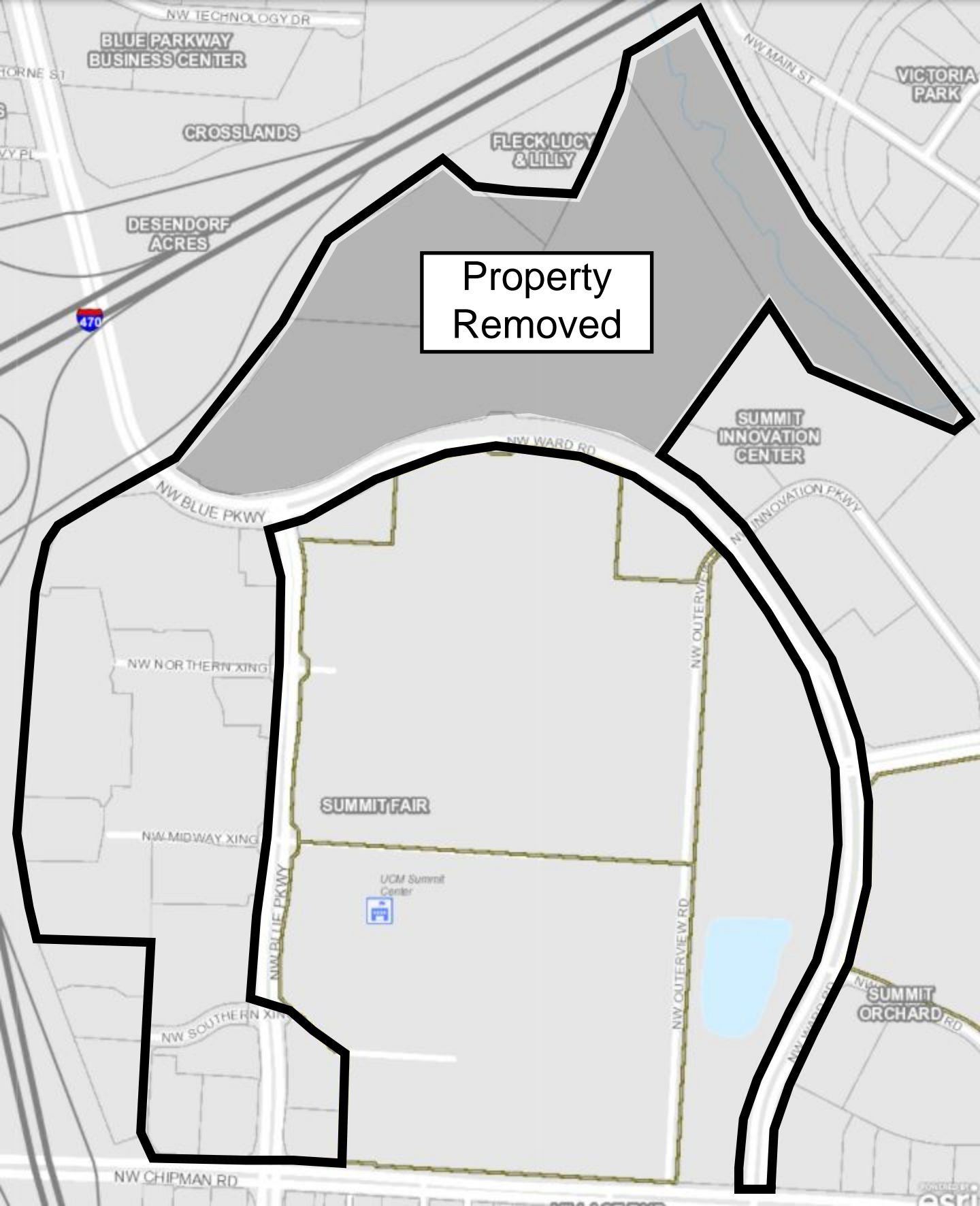
SUMMIT  
INNOVATION  
CENTER

SUMMIT FAIR

UCM Summit  
Center

SUMMIT  
ORCHARD RD

ESRI



Property  
Removed

## Preliminary Development Plan

# Summit Orchards North

Lots 1A & 1B

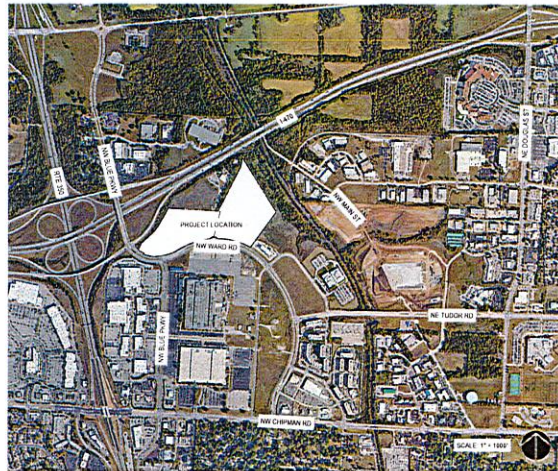
Lee's Summit, Jackson County, MO

January 23, 2024

### DRAWING INDEX

SYMBOLS	
A-001	Narrative
A-002	Narrative
URB	
C-1	Existing Conditions
C-1A	Existing Conditions
C-1B	Existing Conditions
C-1C	Existing Conditions
C-2	Grading Plan
C-3	Site Drainage Plan
C-4	Drainage Table
C-5	Site Utility Plan
LANDSCAPE	
L-100	Landscape Plan
ARCHITECTURAL	
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-204	Building Elevations
A-301	Traffic Enclosure & Sign Details

### LOCATION MAP



### SITE MAP



### OWNER

TOWNSEND CAPITAL, LLC  
STEVE RECH  
PHONE: 303-947-2044

### DEVELOPER

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

### CIVIL ENGINEER

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

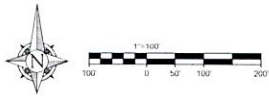
### TRAFFIC ENGINEER

MCCURDY ENGINEERS  
AMY MCCURDY, PE, PTOE  
PHONE: 816-868-4720

### ARCHITECT

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



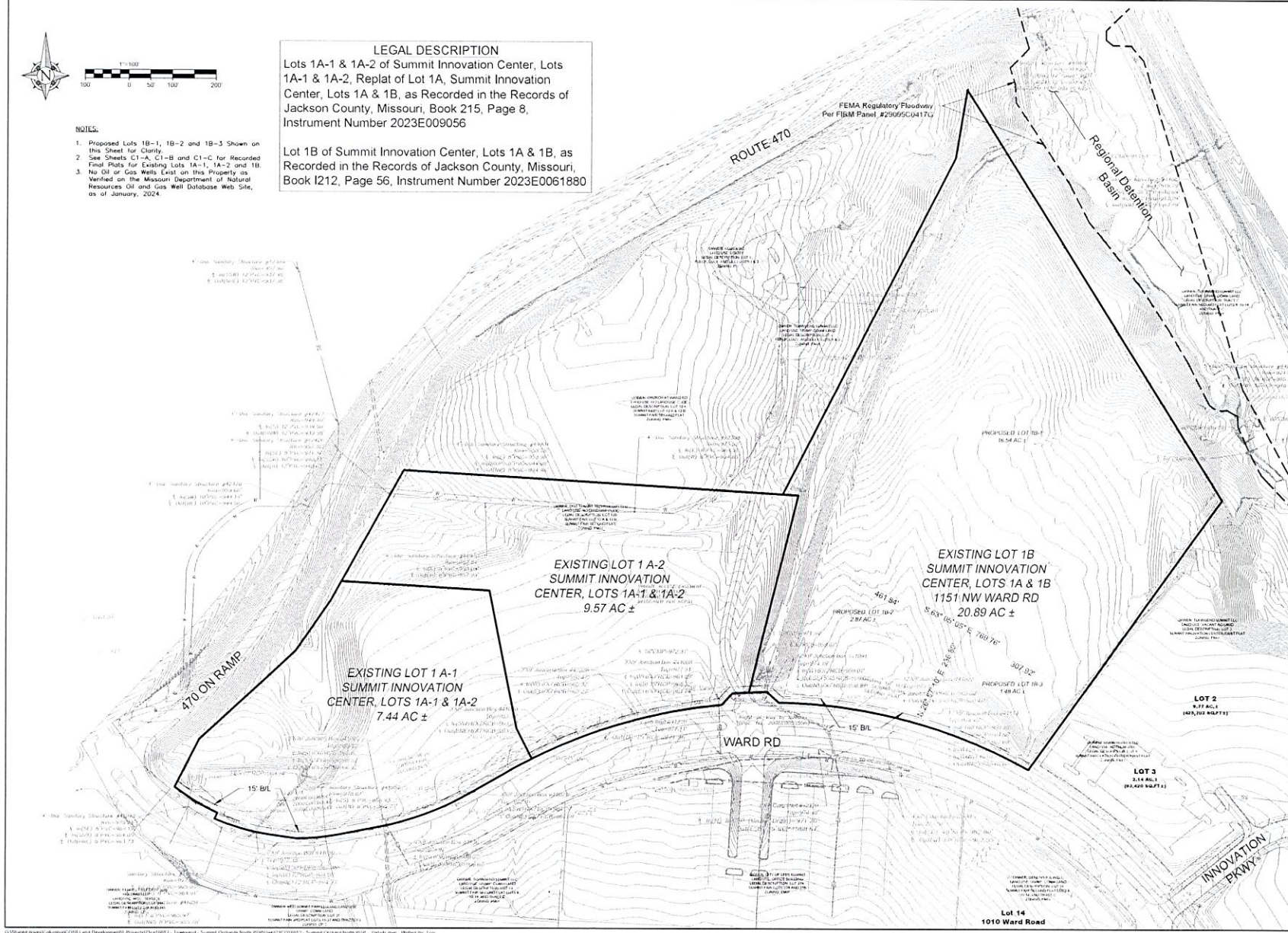


NOTES:

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: 23C010012  
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

