

Architectural Style – Pine Tree Farm Estates

The lots in Pine Tree Farm Estates will not be built on by the developer/applicant. The lots will be sold to buyers who want to build a custom home on a lot or to builders who want to build a home “on spec.” Therefore, the developer/applicant is not proposing a specific architectural style so that the buyers can choose to design their houses to their own preferences.

The lots are very large “estate” lots in a desirable part of Lee’s Summit. The price point of these lots will be such that a buyer is not likely to buy the lot unless they intend to build a substantial house on the lot. The developer/applicant therefore anticipates that the homes built on these lots will be at least of a size and quality comparable to surrounding homes and probably of a larger size and higher quality. Moreover, because of the size of the lots, the distance between homes will prevent the clash of specific design features. Examples of this can be seen on large lots to the east of Pine Tree Farm Estates on Scruggs Road from Todd George Road to Legacy Park.

The houses to be built on the lots will be required to conform to the building codes of the City of Lee’s Summit which will prohibit a buyer from building a sub-standard home on one of the lots.

The developer’s family has developed property in Lee’s Summit, and built homes on such property, for decades. The developer’s own home is located in the vicinity of this development. Consequently, the developer has a strong incentive to protect the value of the area and has a history of producing high-quality developments. Photographs of these houses can be made available if requested.