

# Cobey Creek PDP

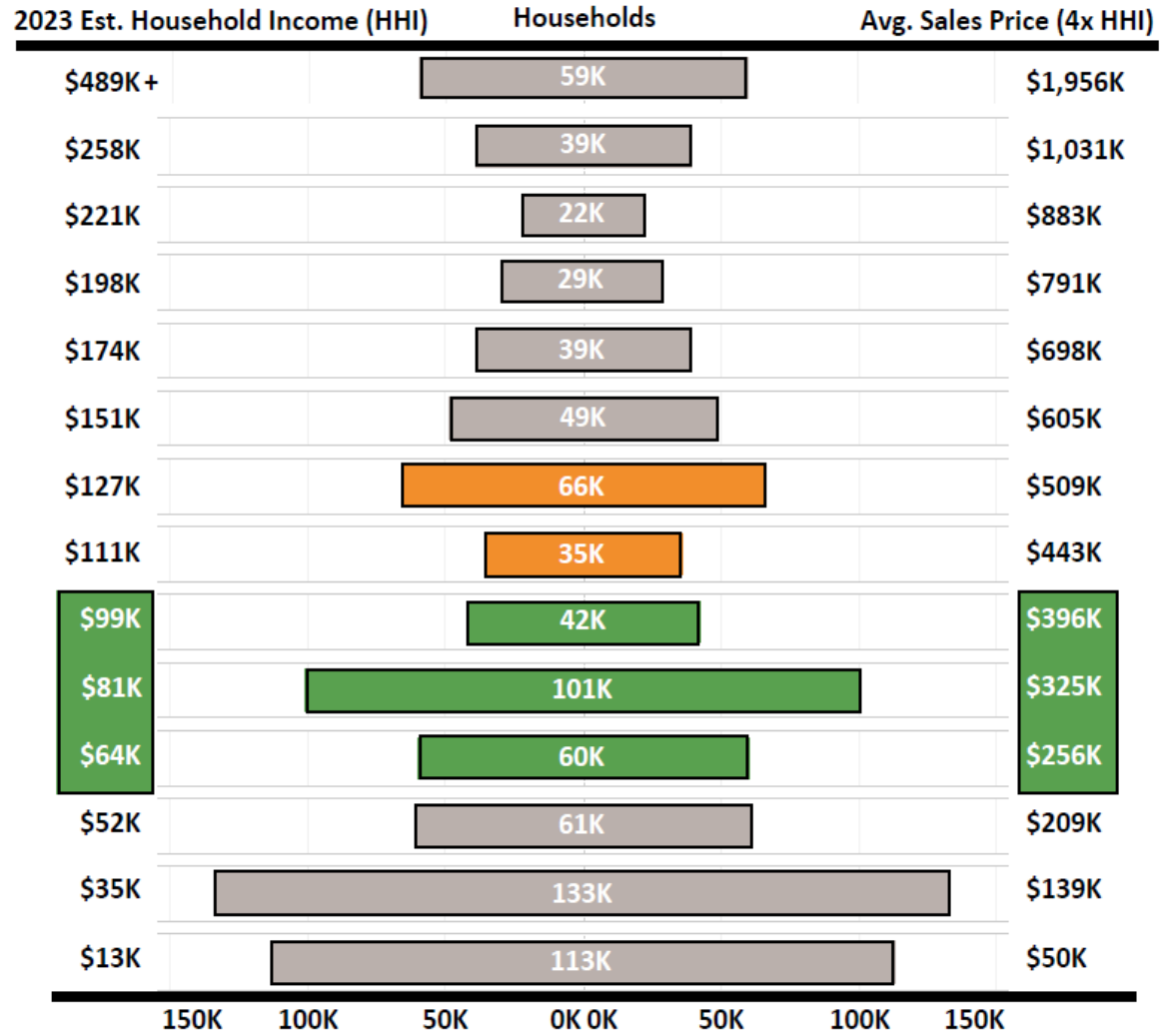
May 2024

# Technical Team

- Christine Bushyhead, Counsel
- Kevin Rohner, PE, Senior Project Manager, OWN Civil Engineers
- Travis Ruf, Development Manager, Summit Homes
- Valerie Gindlesberger, Product Innovation, Summit Homes

# Homeownership for All

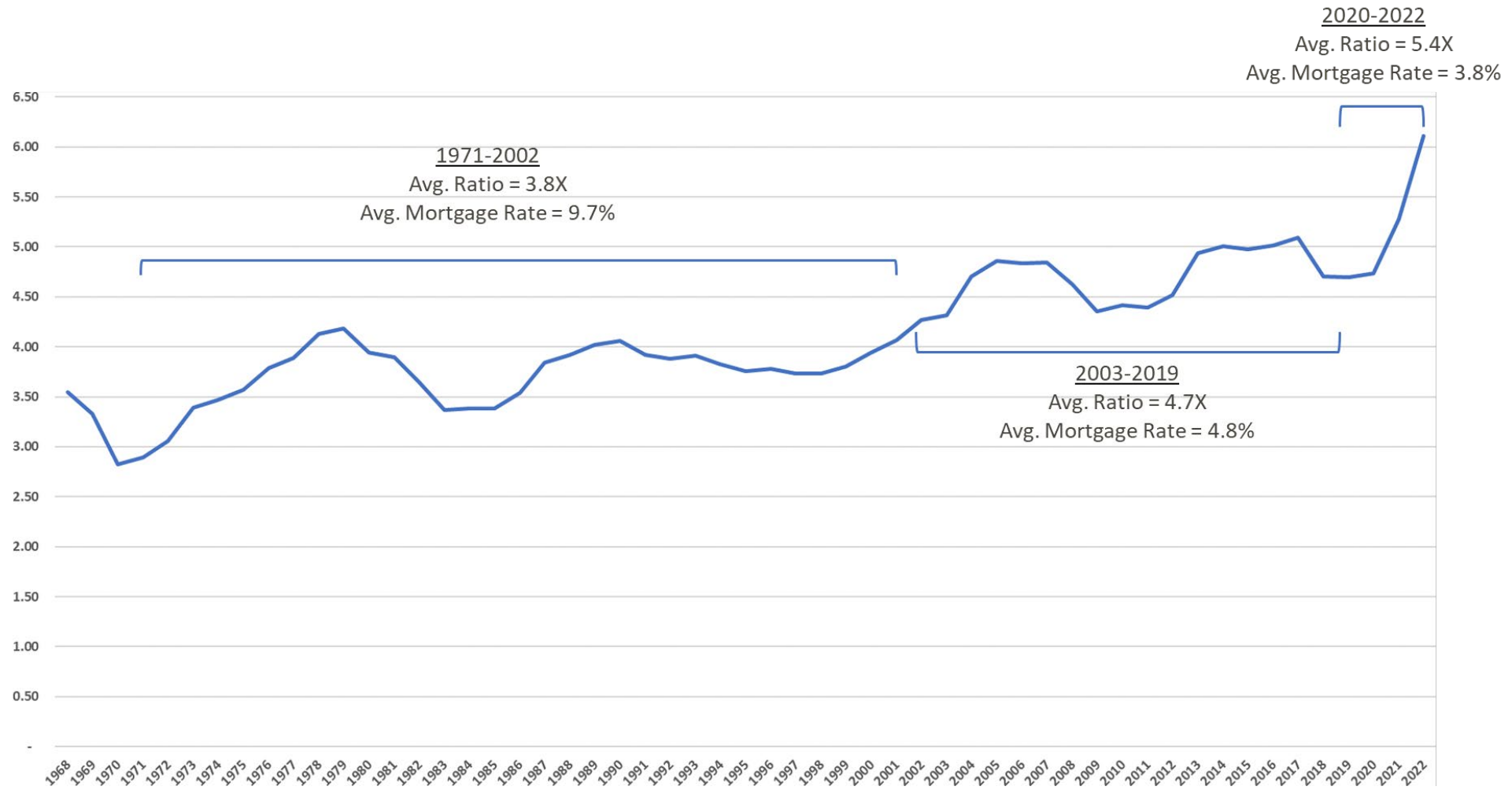
## Attainability Zone - Summit - Kansas City as of Q1 2024



Attainability Zone Performance								Addressable Households		
	< 100% of Median HHI				Total			Current Market	Attainability Zone	Multiple
	%	Units	ASP	GPM	Units	ASP	GPM			
Prior Quarter:	20.7%	12	\$303K	15.2%	58	\$453K	19.0%	101K	203K	2.0
Last 4 Quarters:	12.3%	38	\$319K	13.1%	308	\$473K	18.1%			
Year to Date:	20.7%	12	\$303K	15.2%	58	\$453K	19.0%			

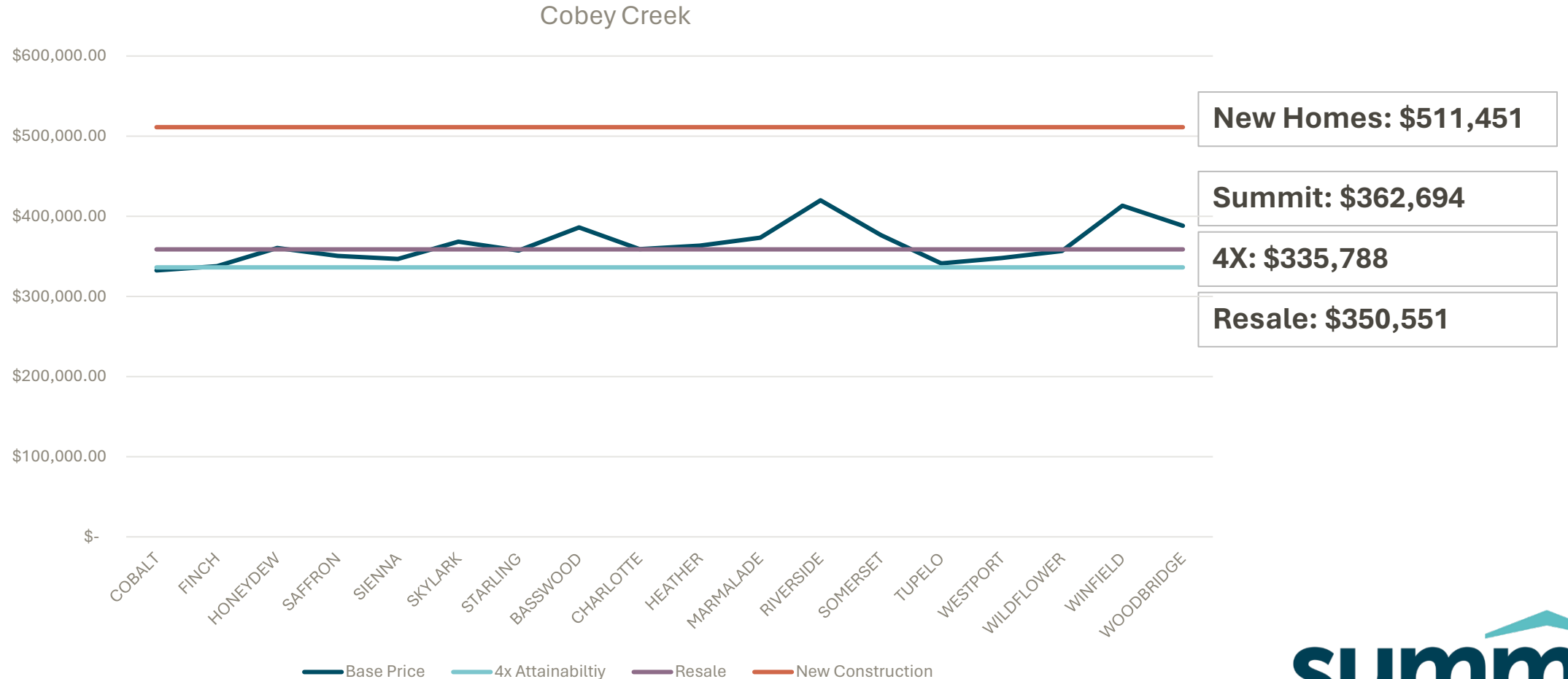


# Median Home Price vs. Median HHI Ratio History



# Market Data

Our prices align with resale homes and attainability levels, allowing the option of **NEW** for more people in Lee's Summit!



# Homeownership for All- Why?

- The Jackson County Health Department reported to the LS City Council that lack of attainable housing is a health issue.
- “Housing is both a basic need and it is a means for wealth creation.” Missouri Municipal League Review
- All aspects of our economy contribute to what is financially attainable and what is available.



An aerial photograph of a residential development. In the center, a large, irregularly shaped pond is surrounded by a light-colored stone or concrete border. To the right of the pond, a paved road curves through a green field. In the background, a cluster of modern, single-story houses with grey roofs is visible. The surrounding landscape includes green fields, some brown plowed fields, and a dense line of trees. A multi-lane road runs horizontally across the lower third of the image, with a few vehicles, including a white truck, visible. The overall scene is bright and clear, suggesting a sunny day.

WELCOME TO  
**COBEY  
CREEK**

*Conceptual Purposes Only*

# Let's hear from our team...

- Kevin Rohner, PE, Senior Project Manager, OWN Civil Engineers
- Travis Ruf, Development Manager, Summit Homes





# Cobey Creek Existing Conditions







# Compatibility

In summary our team desires to complete this initial presentation with the following data of the proposed PDP and product which confirms the compatibility of the proposed preliminary development plan with the existing development.

What are the compatibility factors to consider?

- Square footage of homes
- The prior PDP single family product was primarily 1,600 to 2,000 square feet, with reverses and 1-1/2 options at 2200, and 3 car garages. (200 = approx. 1 - 14x14 room, or 2 10x10 rooms)
- Proposed single family detached product **1,608 to 1,856 square foot** with 2 car garages.
- The prior PDP Twins product was 1,000 square foot per side (unit) [Villas with 1,400 square feet]
- Proposed Twins are approximately **1,502 per side (unit)**
- Proposed Townhouses (Quads) are approximately **1,330 to 1,450 per unit**

# Sustainability

Summit is committed to building all Energy Star Certified homes. By meeting the requirements of Energy Star 3.2, we are building long term benefits for every future homeowner. A better building envelope in combination with efficient, right sized mechanical equipment that is tested and inspected at multiple stages throughout the build ensures homeowners peace of mind for a healthy home, as well as the financial benefit of saving up to \$2,000 per year in utility costs. This model also pushes progress toward lower overall carbon footprint as our city continues to grow.

## Key build factors:

- 2x6 exterior walls with R-21 Batt insulation
- Low-E Windows with additional Argon
- Dimmer Lights in all main living areas and bedrooms
- Mechanical Ventilation with Fresh Air Intake
- Conduit pre-placed for future electric vehicle wiring
- Conduit pre-placed for future solar panel wiring
- 14 SEER AC / 96% Furnace
- Hybrid re-circulating heat pump water heater



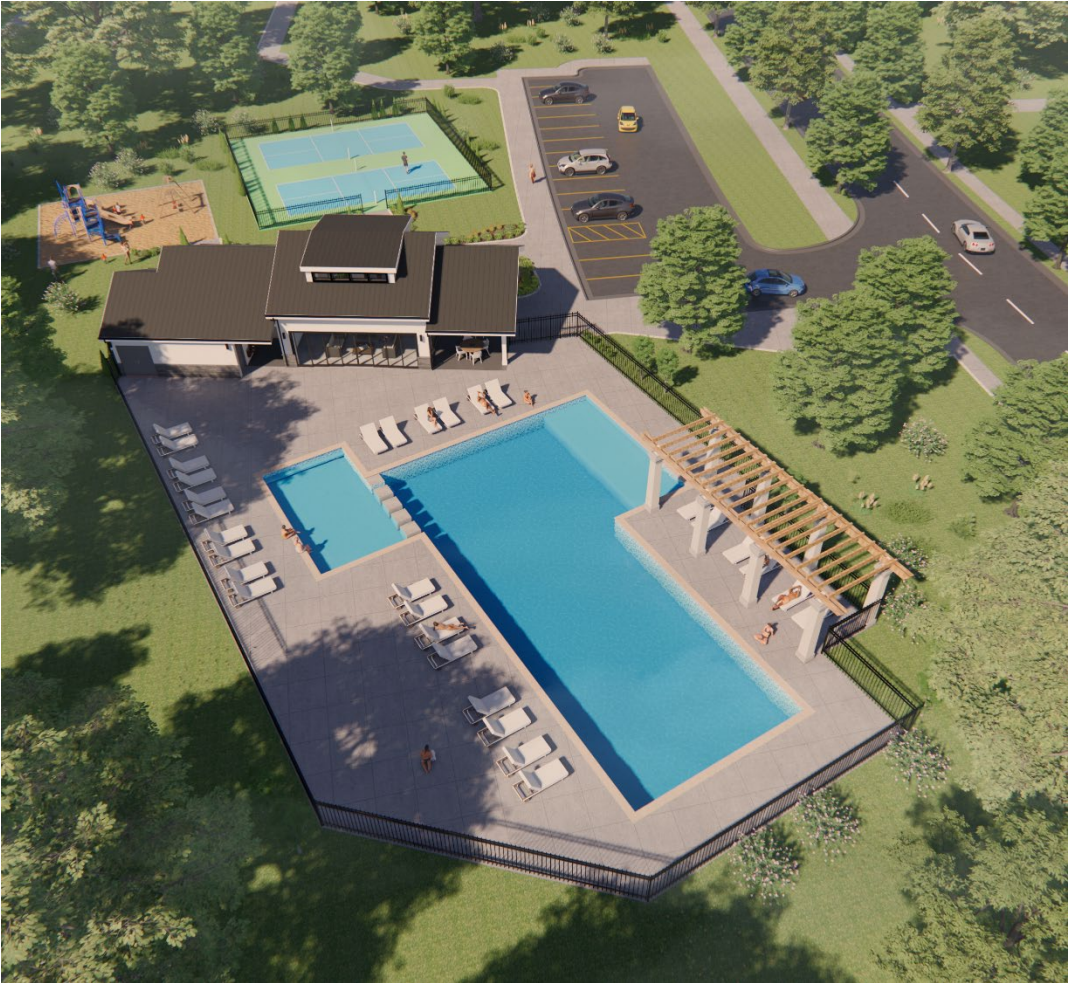


# Building Materials





# Amenities





# Traffic

## Improved Traffic with:

- Redesign of Twins product neighborhood to eliminate cul-de-sacs and follow the more traditional grid layout
- Installation of a permanent traffic signal to be located at the intersection of M-150 and SE Sunset Ridge
- Dedicate ROW for future widening of M-150 Highway

# Thank you!

Thank you for your time; our team is here to respond to your questions and the public hearing comments and we respectfully ask for your favorable consideration of this application.

