

KENSINGTON FARM CONCEPTUAL REVIEW

City of Lee's Summit
City Council
July 22, 2004

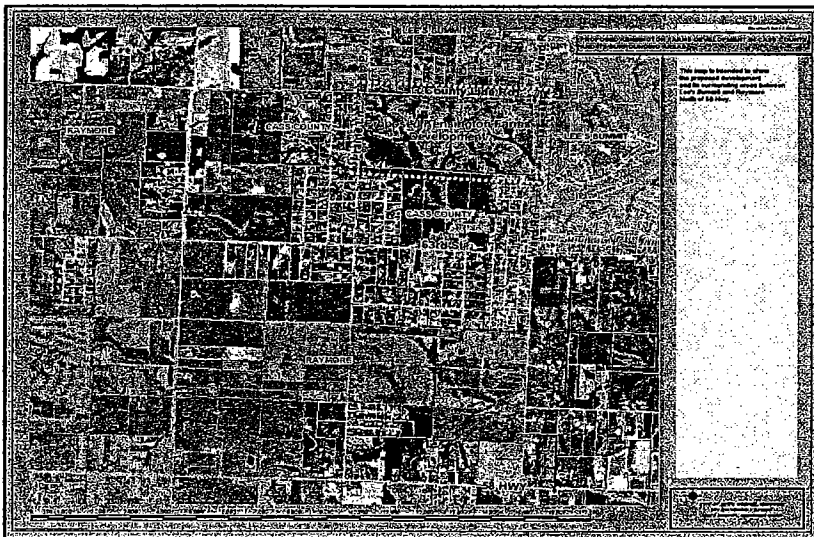
Key Participants

- Pulte Homes
- Archer Engineering
- HNTB
- City Staff
- Cass County Residents
- Ray-Pec School District
- Water District No. 3
- Metro S. Fire District
- Jones Development
- Raintree POA

Presentation Outline

- ◆ Kensington Farms - History
- ◆ City's Approval Process and Time Frame
- ◆ Review of Conceptual Development Plan
- ◆ Discussion of Key Issues
- ◆ Cass County Residents' Comments
- ◆ Glen Jones' Development Comments
- ◆ Raintree Property Owner Association Comments
- ◆ Pulte Information
- ◆ Council Discussion and Direction

Kensington History - Location



Kensington Farms - History

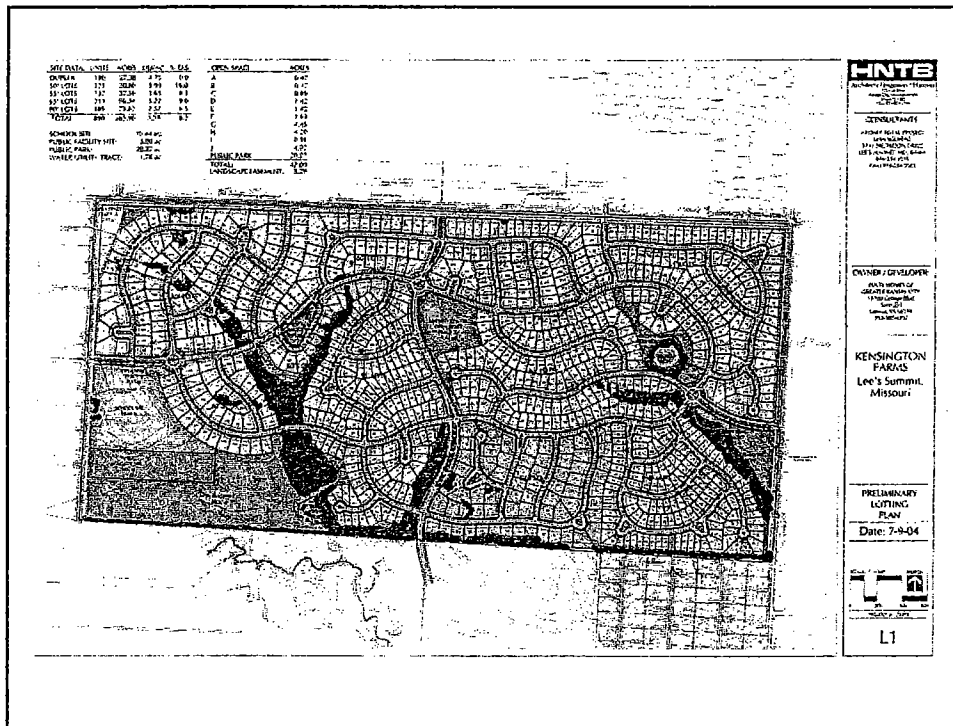
- ◆ Current Ownership – Michael Effertz and Effertz Properties LLC (one-half each)
- ◆ Current Use – Agricultural / 318 Acres
- ◆ June 2003 – Pulte submits application to Cass County
- ◆ July 10, 2003 – LSMO City Council adopts Resolution expressing Intent to Annex
- ◆ July 22 and October 7, 2003 – Cass County postpones or conducts Public Hearings
- ◆ November 25, 2003 – Cass County Planning Commission recommends approval to Cass County Commission

Kensington History (Contd.)

- ◆ January 2004 - Cass County Commission denies approval
- ◆ February 20, 2004 – Pulte Homes and City Staff begin discussions
- ◆ July 2004, preliminary agreement on most key issues reached between staff and Pulte

Development Review Schedule

- ◆ August 2004 – Pre-annexation agreement
- ◆ September 2004 – Pre-application review
- ◆ October 1, 2004 – Application deadline
- ◆ November 23, 2004 – Planning Commission Public Hearing
- ◆ December 16, 2004- Council Public Hrg.
- ◆ January 6, 2005 – Zoning/PDP Ord.



Review of Key Issues

WATER

- ◆ Provide 12" South Loop Connection along County Line
- ◆ Require City's Fire Protection Flow either by WD #3 or City of Lee's Summit
- ◆ WD #3 will require an elevated tank for fire flow

PUBLIC SAFETY

- ◆ Fire Protection – LSF (Currently served by S. Metro)
- ◆ Police Protection – Lee's Summit
- ◆ 5 +/- - acre parcel for future public safety parcel

Review of Key Issues

PARKS AND RECREATION

- ◆ 20+ Acre Site for Park Land
- ◆ Multiple open space locations
- ◆ HOA Clubhouse/Pool Amenity Center
- ◆ Interconnected trail system on ROW and HOA

SEWER

- ◆ City of Lee's Summit to LBVSD
- ◆ Excess Flow Basin for Water Shed Build-Out

Review of Key Issues

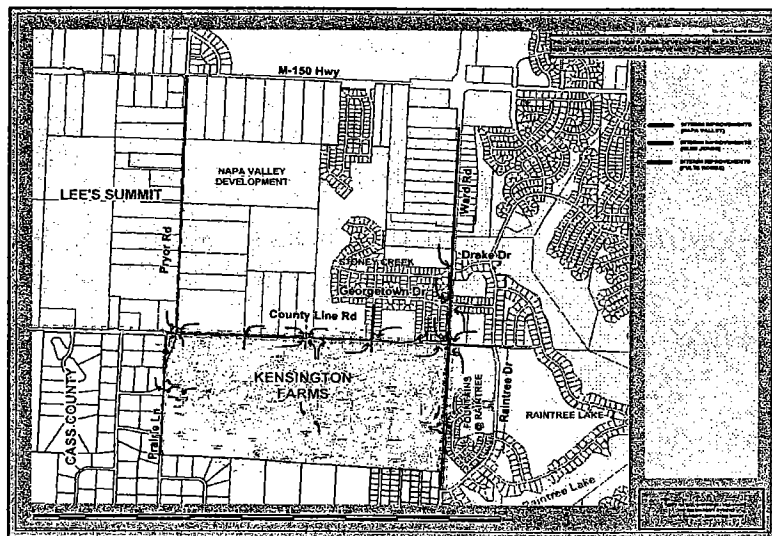
STORMWATER/SILTATION

- ◆ Preservation of many natural features including wetlands
- ◆ Use of siltation ponds and skimmers during construction, similar to Arborwalk techniques
- ◆ Require Updated Design & Construction Standards

SCHOOLS

- ◆ Ray-Pec School District
- ◆ 10+ Acre Site for Elementary School
- ◆ Shared play fields and areas with Parks Department

Review of Key Issues - Roads



WARD ROAD OPTIONS

- Full Arterial Estimate: \$5.1M (City's Est.)
- Pulte Contribution: \$1.5 M for Ward Rd.
- Pulte Capacity of Arterial Road: 20% or an equivalent of \$1.02 M
- Contribution based on CID or other payment method
- Build interim road now per "Fountains at Raintree" agreement or negotiate with Pulte?

Kensington Farms - Comparison

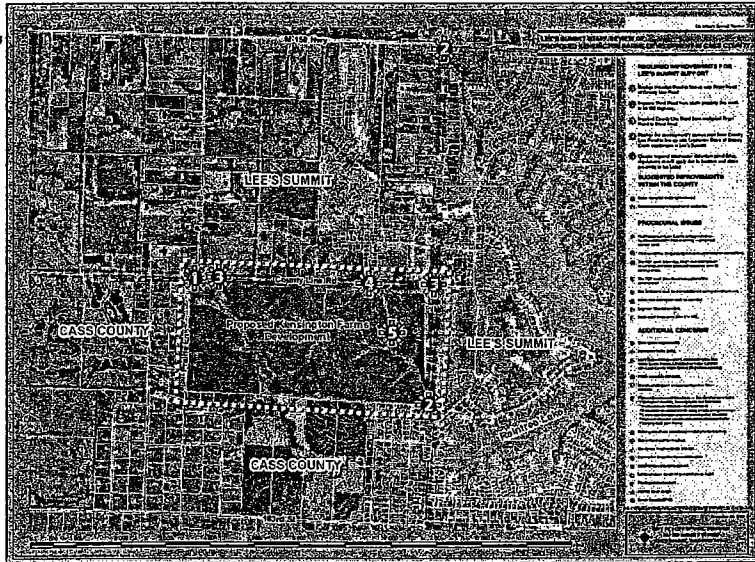
Cass County Proposal

- 1,138 residential units
- Density – 3.57 units/acre
- 1.5 acres +/- HOA Amenity
- No public parks
- Limited trail system
- Poor buffering for adjacent large lots
- Limited off-site improvements

Lee's Summit Proposal

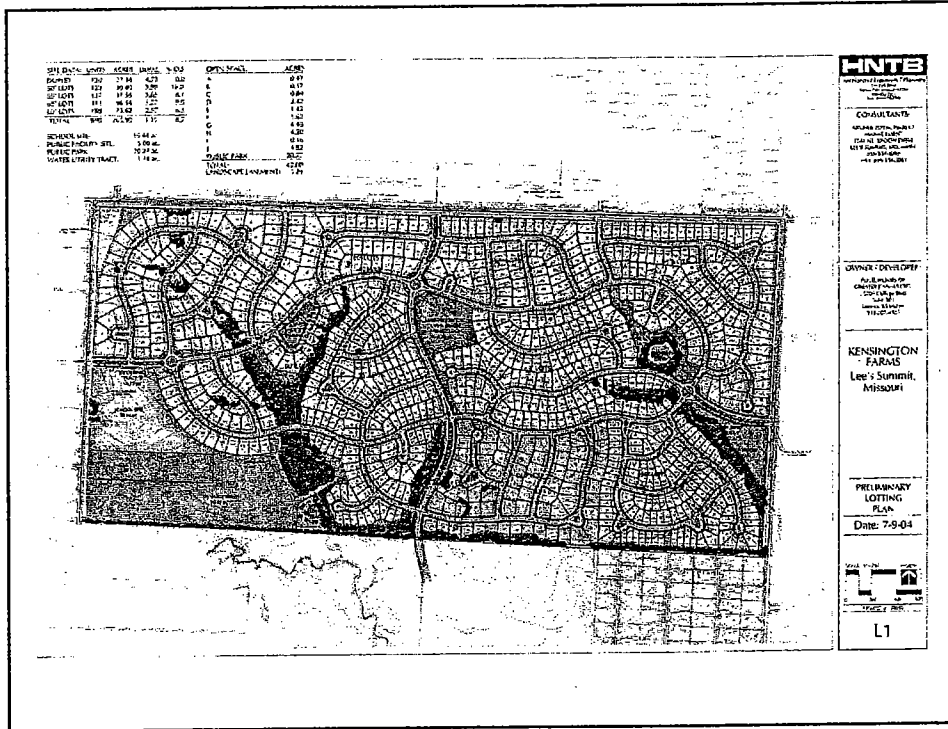
- 892 residential units
- Density – 2.8 units/acre
- 20+ acres of Public Park and 23+ acres of "open space"
- Extensive trail system
- Open space buffering to adjacent large lots
- Road improvements based on traffic study
- 5 acre +/- site for future public safety need
- Connecting loop for better water supply in south Lee's Summit

Kensington – History (Contd.)



Other Comments

- Dan Turkisher – Cass County Resident
- Jones Development – “The Fountains” at Raintree
- Raintree Property Owners’ Association



Pulte's Contribution

Offsite Improvements	Cost
Watermain - District	\$450,000
Water Tower - District	\$1,200,000
Watermain - City	\$300,000
Sewer - District	\$100,000
3-Lane Ward (From County Line to Ward)	\$1,500,000
4-Land Curb & Gutter (From County Line to Ward)	
Ward: South of Cnty Line	\$690,000
County Line	\$690,000
Pryor Rd (Napa Villy S. P/L to Cnty Ln)	\$580,000
Prairie Lane	\$580,000

Total	\$6,090,000
Per Unit Cost	\$6,641.22
Per Acre Cost	\$19,031

About Pulte Homes

- ◆ Nation's largest homebuilder
 - \$9 billion in revenue
 - Over 50 consecutive years of uninterrupted profitability
 - Stock up 218% over the last 10 years
 - Built over 370,000 homes
- ◆ Nation's leading builder of active adult communities – Del Webb

More on Pulte Homes

- ◆ National Recognition
 - Fortune 500
 - ◆ #222 in 2003
 - ◆ #250 in 2002
 - ◆ #324 in 2001
 - Ranked #11 on Business Week S&P 500 companies
 - Ranked #549 on the Forbes 2000 top World's Leading Companies list
 - Ranked #1 on Smart Money's Best Large Builder list
 - Received more 2003 awards for customer satisfaction from J.D. Power and Associates than any other homebuilder (JD Power top 3 in 17 of 21 markets, #1 in 12 markets)

Pulte's Values

- Homeowner for Life concept
 - Executed by top notch people
 - Integrity
 - Character
 - Teamwork
 - Positive Attitude
 - Energy and Passion
 - Entrepreneurial Attitude
 - Commitment to Excellence

Kansas City Division

- Largest homebuilder in the KC area (2003)
- #1 Customer Satisfaction among all 48 Pulte divisions for the past three years in a row (2001 – 2003)
- Currently have projects in Olathe, Leawood, North Kansas City, Lenexa, and Overland Park

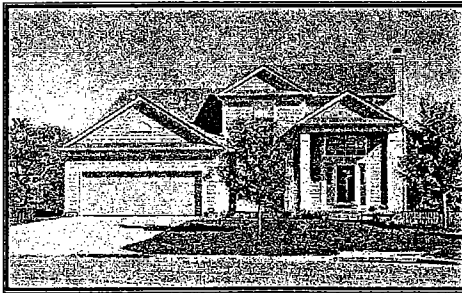
Proposed Product

● Single Family



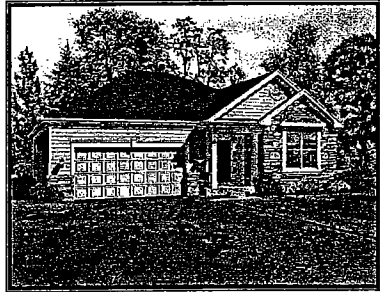
Proposed Product

● Single Family



Proposed Product

● Ranch Homes



Proposed Product

● Attached & Detached Ranch



Wrap-up

- Next steps?
- Are we going in the right direction?
- Key unresolved issues / concerns of Council?
- Opportunity to control many issues impacting Lee's Summit / Cass County residents

Development Review Schedule (Revised)

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