

Summit View Farms Update

Fall 2019

Thank you for choosing to call Summit View Farms your home and helping make us one of the fastest growing subdivisions in the region. We are excited for our future and grateful for each and every one for helping turn a vision into reality! It has been a journey.

In 1987, Sandra and I decided to purchase a farm and raise our family. That farm is now Monarch View, which is our maiden development. We purchased 80 acres on the corner of Horridge Road and M 150 Hwy in 1993, and then in 2002 we began the purchase of Summit View Farms from the Gentry Family. I always thought it would be a good idea to have a neighborhood elementary school on sight so we recruited Summit Pointe Elementary School in 2005. In April of 2006, Summit View Farms was approved as a new subdivision!

We all realize what happened after that. The Great Recession, Financial Turmoil, Stock Market Collapse, Real Estate Downturn. As to that journey I mentioned, we feel fortunate to be developers of Summit View Farms. Along the way we have learned to be a little more patient, which is a good thing.

Phase one has sold out and we only have a couple houses under construction that are for sale. We were anticipating that Phase II would open this past June. We were approved by LSMO City Council in October of 2018, signed construction agreements the first week of November and will finally be open for construction mid-November. Weather was our major deterrent.

Phase III, Pool and Playground

Originally, our desire was to have Phase II encompass the remaining 27 acres located in LSMO, which would have 70 lots and our amenities. Early on we realized that would not be an option due to storm water runoff. Monarch Drive is the dividing line for drainage. Phase II has 24 lots, sits on the east side of Monarch Drive so the storm water runs east into existing detention facilities. All water to the west of Monarch Drive must have a new detention basin, and at the time KCMO would not allow another basin, as they did in Phase I, without houses located in KCMO. In the summer of 2018 we changed course and separated the ground into Phase II and III.

Going forward, we should have plans presented to the city of LSMO for Phase III sometime in November, 2019, and hope to start mass grading sometime this winter, weather dependent. Our original plans were to begin a phase in KCMO in conjunction w Phase III but have run into all kinds of setbacks. First off, since our next phases contain greater than .50 acre of wetlands we needed to apply for an individual EPA permit instead of a Nationwide Permit. The process

went from a 30 day approval to a 5 month process that was extended to 7 months due to the temporary government shutdown.

Along the way, we needed to perform a Native American Relic Study and a Northern Bat Migration Study due the fact that the ground in question is greater than 25 acres. KCMO concluded we could not install another detention basin in KCMO for LSMO without first submitting a preliminary plat for the proposed 147 acres in Kansas City. We prepared that plat and on 5/30/2019 the KCMO City Council changed their Section 5200 guidelines by expanding all new cul-de-sacs within the city limits. That change wiped out our entire plans! Time to start over!

Our original timeline was to submit Phase III plans to LSMO in April of 2019. Without a detention basin we could not submit plans. Finally, in late August, KCMO agreed to allow us to install another detention basin without any KCMO houses. KCMO concluded at that time that we would not be allowed to service 23 KCMO lots on the east side of the creek with LSMO Water (that is purchased from KCMO), and because of that they would waive the contingency they had placed on the basin. Last week we received approval for our wetlands mitigation. We will begin construction of Phase III early summer 2020 which will include our pool and playground.

Future Plans

We are in the process of redesigning the KCMO land and are hoping to have proposals to the City by early next year. Construction will begin on the south end, behind Summit Pointe Elementary and extend northward. Our current timeline would be to begin development during late 2020 or early 2021.

As with all development plans and objectives, many events are outside control of management and are subject to natural events, governing bodies and national financial conditions.