

HOME BUILDERS ASSOCIATION
OF GREATER KANSAS CITY

Affiliated With



**National
Association
of Home
Builders**

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February 16, 2021

Dear Lenexa Council Members,

Thank you for the opportunity to submit testimony for the proposed amendments to the Unified Development Code (UDC) that are based on the City's accepted Complete Streets Plan. The Home Builders Association of Greater Kansas City (KCHBA) is proud to be the voice of the local housing industry. Comprising of approximately 550 member companies, the KCHBA represents an industry that supports over 20,000 local jobs and contributes more than \$1.5 billion to both short and long-term economic growth in the region.

With that in mind, we feel it is our responsibility to express concern regarding specific amendments to the UDC. We believe these changes could lead to a series of unintended consequences related to quality of life as well as additional costs that would adversely impact both current and future residents of Lenexa. The items of concern are as follows:

Section 4-2-C Subdivision Design Standards

Section 4-2-C-2 STREETS

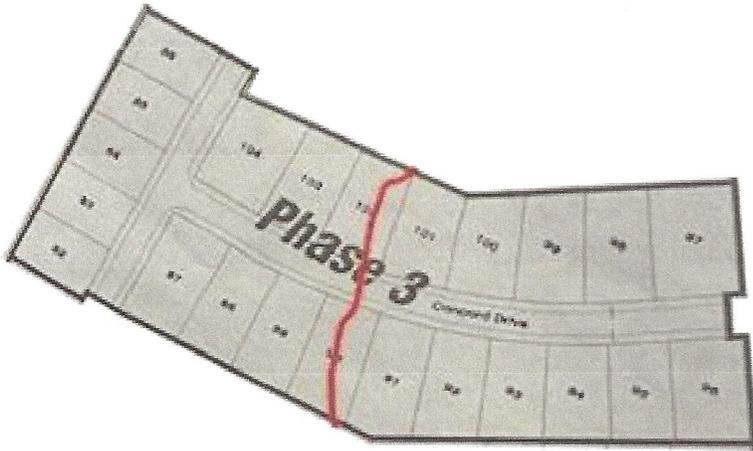
D.6. Sidewalks – This amendment proposes that the sidewalk width minimum change from 4 feet to 5 feet. This standard would add additional costs to development, which would ultimately be borne by the consumer during a time in which housing attainability is a major issue. In the Kansas City Metro, for every \$1000 added to the cost of a home, 1,185 families are priced out of the market. We request that you retain the original language.

D.12.b. Cul-de-Sac Sidewalk Connection – The addition of this language requires a paved sidewalk connection that is a minimum of 8 feet wide, within an easement or tract of 15 feet wide to be required at the end of cul-de-sacs to connect the cul-de-sac to other offsite elements. This requirement is workable in most cases, but we do not believe that it should be applied in the event that the connection would place a trail down a resident's side yard. Public access (that includes a wide enough trail for a vehicle) being located so close to a home prompts a life safety issue for families and would devalue lots as consumers may not be as apt to purchase these homes. We would request that you remove this requirement in its entirety or at the very least add additional language that provides that exception.

Section 4-2-C-4 BLOCKS

B. Block Connections – The addition of this language requires a paved trail that is a minimum of 10 feet wide with an easement of 20 feet wide through the center of blocks that extend beyond 600 feet in length. We understand that the goal of this requirement is to increase connectivity, but this will add additional cost, life safety issues if the trails extend along residential side yards as well as result in lower density neighborhoods. We request that you remove this requirement in its entirety.

Mathematical Analysis and Explanation



This phase currently has a capacity for 21 lots. With just the addition of the mid-block connections this same phase with the same cost of infrastructure now only allows for 19 lots.

What is the impact?

You now have to spread the same cost over 19 lots instead of 21. Let's say that each lot is typically sold for \$120,000, to cover the cost of the project you must divide your loss amongst the current lots.

$\$120,000 \times 2 \text{ lots} = \$240,000$; $\$240,000 / 19 \text{ lots} = \sim \$12,631.58$. This change alone will add \$12,631.58 to the cost of a lot. This does not include the cost of the trail or the discount on the four (4) lots that will now be required due to having a trail run down the side of them.

The 5:1 ratio.

The five to one ratio simply provides an estimation of the house price based on the lot price. The theory that is used is that a house will sell for 5 times the lot price. Now, why is this important?

Currently, according to the data provided by the Heartland Multiple Listing Service, in the last year there have been 181 new construction single family houses sold in Lenexa at the Average Selling Price (ASP) of \$546,226.

ASP \$546,226: Average Price per Lot \$120,000 = ~5:1 ratio.

What will the new ASP be if the price per lot goes up \$12,631.58?

ASP \$663,157.90: Average Price per Lot \$132,631.58

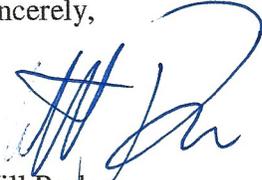
$\text{ASP } \$663,157.90 - \text{ASP } \$546,226 = \$116,931.90$

Under this scenario, it is conceivable that the ASP of a home could increase by an estimated \$116,931.90.

The KCHBA greatly values its relationship with Lenexa's local government as we share the common goals of promoting new economic growth, homeownership, affordable housing, and strong communities. We respectfully request a continuation of this matter by the City Council in an effort to further discuss the details of the amendments within the UDC so that together we can create a more complete solution that would be beneficial to the health and welfare of the overall community. Please feel free to contact us with any questions that you might have.

Thank you for your consideration.

Sincerely,



Will Ruder
Executive Vice President
Home Builders Association of Greater Kansas City

