

BILL NO. 26-027

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 1231 SW WATERLOO DRIVE FOR PATHWAYS AT KENSINGTON FARMS PHASE 1 ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-333 submitted by Petra Development, requesting approval of a preliminary development plan in District PMIX on land located at 1231 SW Waterloo Drive was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held public hearings for the consideration of the preliminary development plan on January 22, 2026, and rendered a report to the City Council recommending that the preliminary development plan be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on February 24, 2026, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved on the following described property:

THE NORTH HALF OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 32 WEST IN LEE'S SUMMIT, CASS COUNTY, MISSOURI, EXCEPTING THEREFROM THE FOLLOWING FOUR (4) SUBDIVISIONS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE: FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT RECORDED MAY 1, 2006 AS DOCUMENT NO. 356960 IN BOOK 20 AT PAGE 19, FINAL PLAT OF KENSINGTON FARMS - 2ND PLAT RECORDED SEPTEMBER 8, 2006 AS DOCUMENT NO. 367934 IN BOOK 20 AT PAGE 52, FINAL PLAT OF KENSINGTON FARMS - 3RD PLAT RECORDED SEPTEMBER 8, 2006 IN DOCUMENT NO. 367935 IN BOOK 20 AT PAGE 53, AND FINAL PLAT OF KENSINGTON FARMS - 6TH PLAT RECORDED FEBRUARY 20, 2007 AS DOCUMENT NO. 380176 IN BOOK 20 AT PAGE 73, AND EXCEPT A TRACT OF LAND IN THE NORTHWEST QUARTER OF SAID SECTION 1, AND EXCEPT ANY PARTS USED FOR PUBLIC ROAD RIGHTS-OF-WAY.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 1; THENCE N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 22.52 FEET; THENCE N02°27'16"E, A DISTANCE OF 13.09 FEET; THENCE S86°50'14"E, A DISTANCE OF 23.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S86°50'14"E, A DISTANCE OF 531.74 FEET; THENCE S87°03'06"E, A DISTANCE OF 124.43 FEET; THENCE S02°32'12"W, A DISTANCE OF 16.24 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1;

BILL NO. 26-027

THENCE N86°36'40"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 656.67 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID NORTHWEST QUARTER; THENCE N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 678.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 679.19 FEET; THENCE N02°16'42"E, A DISTANCE OF 8.44 FEET; THENCE S86°58'34"E, A DISTANCE OF 263.36 FEET; THENCE S86°46'50"E, A DISTANCE OF 415.80 FEET; THENCE S02°21'54"W, A DISTANCE OF 11.38 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL THAT LAND LYING WEST OF THE FOLLOWING DESCRIBED COURSES AND DISTANCES.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 161 OF AFORESAID KENSINGTON FARMS 2ND PLAT, BEING ALSO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF AFORESAID SECTION 1; THENCE N86°36'40"W ALONG SAID SOUTH LINE, A DISTANCE OF 886.47 FEET; THENCE N03°23'32"E, DEPARTING SAID SOUTH LINE, A DISTANCE OF 217.75 FEET; THENCE S86°36'43"E, A DISTANCE OF 656.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE N03°23'28"E, A DISTANCE OF 422.48 FEET; THENCE N01°06'39"E, A DISTANCE OF 163.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE N88°53'26"W, A DISTANCE OF 742.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 44°12'23", AND AN ARC DISTANCE OF 408.92 FEET TO POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 715.71 FEET, A CENTRAL ANGLE OF 22°27'18", AND AN ARC DISTANCE OF 280.50 FEET TO A POINT OF TANGENCY; THENCE N67°29'19"W, A DISTANCE OF 68.51 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 30°09'03", AND AN ARC DISTANCE OF 278.90 FEET TO A POINT OF TANGENCY; THENCE N37°20'15"W, A DISTANCE OF 337.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°16'13", AND AN ARC DISTANCE OF 22.85 FEET TO A POINT OF REVERSE CURVATURE, BEING ALSO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST CORNWALL ROAD AS IT NOW EXISTS, BEING ALSO A POINT ON THE SOUTHERLY LINE OF AFORESAID FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT, BEING ALONG A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 1°03'43", AND AN ARC DISTANCE OF 19.18 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT; THENCE NORTHERLY, NORTHWESTERLY, AND NORTHEASTERLY ALONG THE WEST LINE OF

BILL NO. 26-027

SAID FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF SAID SECTION 1.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan revision dated January 8, 2026.
2. Building architecture and material palette shall be consistent with the preliminary development plan revision dated January 8, 2025, and the Phase 1 Clubhouse Design Guideline dated December 19, 2025.
3. Phase 1 road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated January 16, 2026.
4. Requirements for any impacted jurisdictional wetlands shall be determined and satisfied prior to the approval of a Public Infrastructure Plan.

SECTION 3. Development shall be in accordance with the preliminary development plan revision dated January 8, 2026, including the building elevations contained therein, appended hereto as Attachment A; the Phase 1 Clubhouse Design Guideline dated December 19, 2025, appended as Attachment B; and the Phase 1 recommended road improvements in the Transportation Impact Analysis dated January 16, 2026, appended as Attachment C.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2026.

ATTEST:

Mayor William A. Baird

City Clerk *Trisha Fowler Arcuri*

BILL NO. 26-027

APPROVED by the Mayor of said city this ____ day of _____, 2026.

ATTEST:

Mayor *William A. Baird*

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*