



# LEE'S SUMMIT MISSOURI®

Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2025-333
<b>File Name</b>	PRELIMINARY DEVELOPMENT PLAN – Pathways at Kensington Farms Phase 1
<b>Applicant</b>	Petra Development
<b>Property Address</b>	1231 SW Waterloo Dr.
<b>Planning Commission Date</b>	January 22, 2026
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner

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### Public Notification

Pre-application held: January 7, 2025  
Neighborhood meeting conducted: January 6, 2026  
Newspaper notification published on: January 2, 2026  
Radius notices mailed to properties within 300 feet on: January 2, 2026  
Site notice posted on: January 2, 2026

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### Attachments

Transportation Impact Analysis prepared by Erin Ralovo, PE, PTOE, dated January 16, 2026 – 2 pages  
Preliminary Development Plan, revision dated January 8, 2026 – 36 pages  
Phase 1 Clubhouse Design Guideline, dated December 19, 2025 – 2 pages  
Storm Drainage Study prepared by McClure, dated August 25, 2025 – 170 pages

Traffic Impact Study prepared by Merge Midwest Engineering, sealed October 2, 2025 – 161 pages

Neighborhood Meeting notes, uploaded January 7, 2026 – 2 pages

Location Map

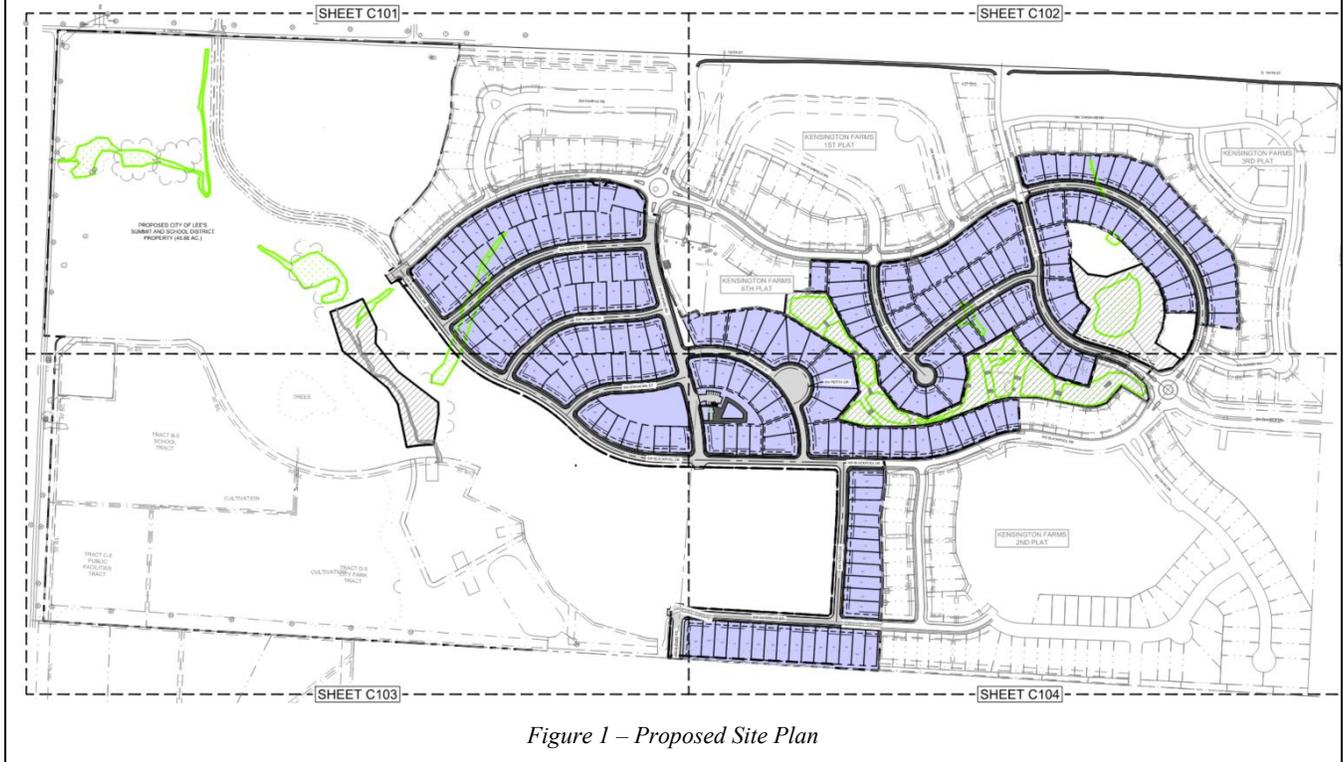
## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Petra Development / Applicant
<b>Applicant’s Representative</b>	Tyler Burks, Petra Development
<b>Location of Property</b>	1231 SW Waterloo Dr.
<b>Zoning (Existing)</b>	PMIX (Planned Mixed Use)
<b>Size of Property</b>	67.39 acres
<b>Number of Lots</b>	235 lots
<b>Dwelling Units</b>	235 units
<b>Density</b>	3.5 du/acre
<b>Comprehensive Plan Designation</b>	Residential 1
<b>Procedure</b>	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance.</p> <p><b>Duration of Validity:</b> Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p>

Description of Applicant’s Request
<p>The applicant requests approval of a preliminary development plan (PDP) for only Phase 1 of the proposed Pathways at Kensington Farms development. The proposed Phase 1 is composed of 235 detached single-family residential lots and one (1) clubhouse/amenity area on 67.39 acres. No additional phases of the Pathways at Kensington Farms development are proposed to be considered under the subject application. Future phases of the Pathways at Kensington Farms shall be considered under separate, future application(s).</p> <p>The proposed Pathways at Kensington Farms Phase 1 is identical to the detached, single-family residential character and scope of Phase 1 of the preliminary development plan (Appl. #PL2025-098) for Pathways at Kensington Farms previously considered by both the Planning Commission and City Council and ultimately denied by the City Council on November 18, 2025, due to concerns about higher density residential products that made up Phases 2 and 3 of the development. No concerns were expressed at that time</p>

regarding the detached single-family residential Phase 1 component. The subject application omits Phases 2 and 3, which will be considered under future application(s) as previously stated.

Separate from this application, the applicant is in the process of negotiating a land swap, with the City of Lee’s Summit and Raymore-Peculiar School District, along the western portion of the larger Kensington Farms property for the possible development of future park and school sites.



## 2. Land Use

The land use of the property is currently vacant-undeveloped. The current configuration of the subject site (shown in red outline below) is part of a larger development that was zoned PMIX in 2005 by Ordinance No. 5997 (shown with yellow outline) and is generally located at the southeast corner of SW County Line Rd & SW Prairie Ln.

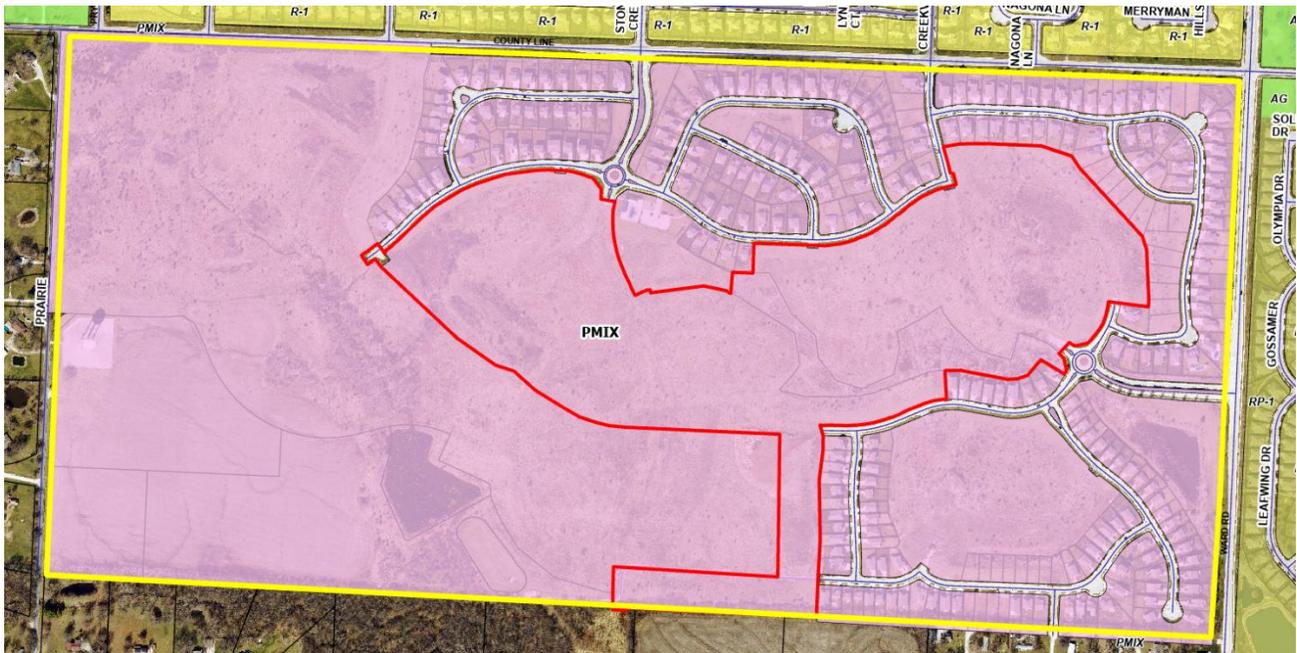


Figure 2 – Map showing the current parcel configuration and zoning district designation

**Description and Character of Surrounding Area**

The project site is centrally located within the boundaries of the Kensington Farms residential development area located along the south side of SW County Line Rd between SW Prairie Ln and SW Ward Rd. The southern boundary of the Kensington Farms area aligns with Lee’s Summit’s southern corporate city limits. The subject site of the proposed Phase 1 is an undeveloped area bordered by existing detached single-family residential to the north, east and south developed under the initial phases of the Kensington Farms development.

**Adjacent Land Uses and Zoning**

<b>North:</b>	Kensington Farms single-family residential / PMIX
<b>South:</b>	Kensington Farms single-family residential / PMIX; and Undeveloped agricultural property (outside city limits) / Agricultural
<b>East:</b>	Kensington Farms single-family residential / PMIX
<b>West:</b>	Undeveloped Kensington Farms residential property / PMIX

**Site Characteristics**

The overall site is relatively unremarkable, having little in the way of distinguishable or unique features. The site generally slopes southeast.

The Kensington Farms development is accessed from SW County Line Rd via SW Rupard Rd and SW Fenwick Rd; and from SW Ward Rd via SW Fenwick Rd.

**Special Considerations**

According to the Wetland Delineation and Jurisdictional Assessment prepared by the Terra Foundation, 17 wetlands were found within the larger Kensington Farms development area. Requirements for any impacted jurisdictional wetlands will be addressed with the public infrastructure plan submittal. The applicant will be required to meet all UDO and design requirements at that time.

### 3. Project Proposal

**Site Design**

**Land Use**

Net Density (Units/Proposed Net Land Area)	3.9 du/acre
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**Parking**

The proposed parking spaces and design meet all residential UDO parking requirements.

Proposed		Required	
Phase 1 parking spaces proposed:	470	Phase 1 parking spaces required:	470
Accessible clubhouse parking spaces proposed:	2	Accessible clubhouse parking spaces required:	1

**Phase 1 Single-Family Residential Building Setbacks**

Yard	PMIX zoning standard	Proposed standard
Front	Established with the plan	25'
Side	Established with the plan	5'
Rear	Established with the plan	20'

### 4. Unified Development Ordinance (UDO)

Section	Description
2.040, 2.260, 2.300, 2.320	Preliminary Development Plans
4.240	Zoning Districts (PMIX)

The subject site was zoned Planned Mixed-Use (PMIX) district in 2005 in conjunction with the preliminary development plan for Kensington Farms. The PMIX is established to allow greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site, and to permit a mixture of uses which, with proper design and planning, will be compatible with each other and with surrounding uses or zoning districts and will permit a finer-grained and more comprehensive response to market demand.

**Neighborhood Meeting**

The applicant hosted a neighborhood meeting on January 6, 2025, and twenty-five (25) members of the public attended.

The applicant reported that some of the topics covered related to the following:

- Proposed site plan and phasing
- Public improvements
- Phasing
- Design and development standards (e.g. setbacks, etc.)
- Construction traffic
- HOA management and amenities

As of the writing of this staff report, staff has not received any comments or phone calls from the public expressing concern and/or opposition to the proposed Phase 1 of the Pathways at Kensington Farms development.

## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choices	Goal: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community. Objective: Preserve and protect existing housing stock. Goal: Create and maintain a variety of housing options, styles and price ranges.

The proposed Kensington Farms Phase 1 consists of detached, single-family residential lots ranging in size from 6,198 sq. ft. to 15,899 sq. ft. The Ignite! Comprehensive Plan Future Land Use map identifies the subject property as Residential 1, which is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to medium and large lot single-family subdivisions with lot sizes from 8,500 sq. ft. and larger. The proposed single-family residential use and lot size characteristics fall within the parameters of the Residential 1 land use category of the Ignite! Comprehensive, but the range of these characteristics also extends into the parameters of the Residential 2 (Missing Middle) land use category of the Ignite! Comprehensive Plan. The Residential 2 land use category is primarily for single-family detached residential development on small lots ranging from 4,000 sq. ft. to 8,499 square feet.



Figure 3 – Future Land Use Map & Legend

In addition to reviewing the subject application’s conformance to the future land use map, staff evaluated the proposed development to ensure it was meeting established goals of the Ignite! Comprehensive Plan. As such, staff has found that the proposed development aligns with the goals and objectives of the “Strong Neighborhoods and Housing Choices” focus area of the Ignite! Comprehensive Plan, which establishes a long-term framework to guide future growth within the city. The proposed Phase 1 development reinforces and maintains the neighborhood character of the established Kensington Farms single-family residential areas. The proposed Phase 1 development mirrors the smaller lot character of the abutting established areas of Kensington Farms. The development also supports the comprehensive plan’s objective to preserve and protect existing housing stock by adding to the smaller lot detached single-family residential inventory with continuation of a housing product that maintains compatibility with the surrounding existing single-family lots.

## 6. Analysis

### Background and History

- November 18, 2004 – The City Council approved the annexation and development agreement for the 318 acres located at the southwest corner of Prairie Lane and Ward Road.
- July 14, 2005 – The City Council approved a rezoning (Appl. #2005-087) from AG (Agricultural) to PMIX (Planned Mixed Use District) and a preliminary development plan (Appl. #2005-088) for Kensington Farms by Ord. No. 5997.
- October 2, 2014 – The City Council approved a preliminary development plan (Appl. #PL2014-099) for Kensington Farms by Ord. No. 7531.
- November 18, 2025 – The City Council denied a preliminary development plan (Appl. #PL2025-098) for Pathways at Kensington Farms.

The previously approved 2005 rezoning established the PMIX zoning district to allow for a greater variety of development standards as approved per preliminary development plan. The original concept included four distinct single-family residential areas within the project site; each with unique development standards such as minimum lot width and minimum lot area.

The 2005 Preliminary Development Plan approved a total of 735 detached single-family units between two phases for the overall Kensington Farms development, with a density of 2.22 du/acre. An updated Preliminary Development Plan was approved in 2014 which revised the project to 731 detached single-family units for the overall development and updated single-family building height restrictions and the timing of infrastructure improvements.

The subject application proposes 235 detached single-family residential units as Phase 1 of the Pathways at Kensington Farms development on 67.39 acres, with a density of 3.5 du/acre.

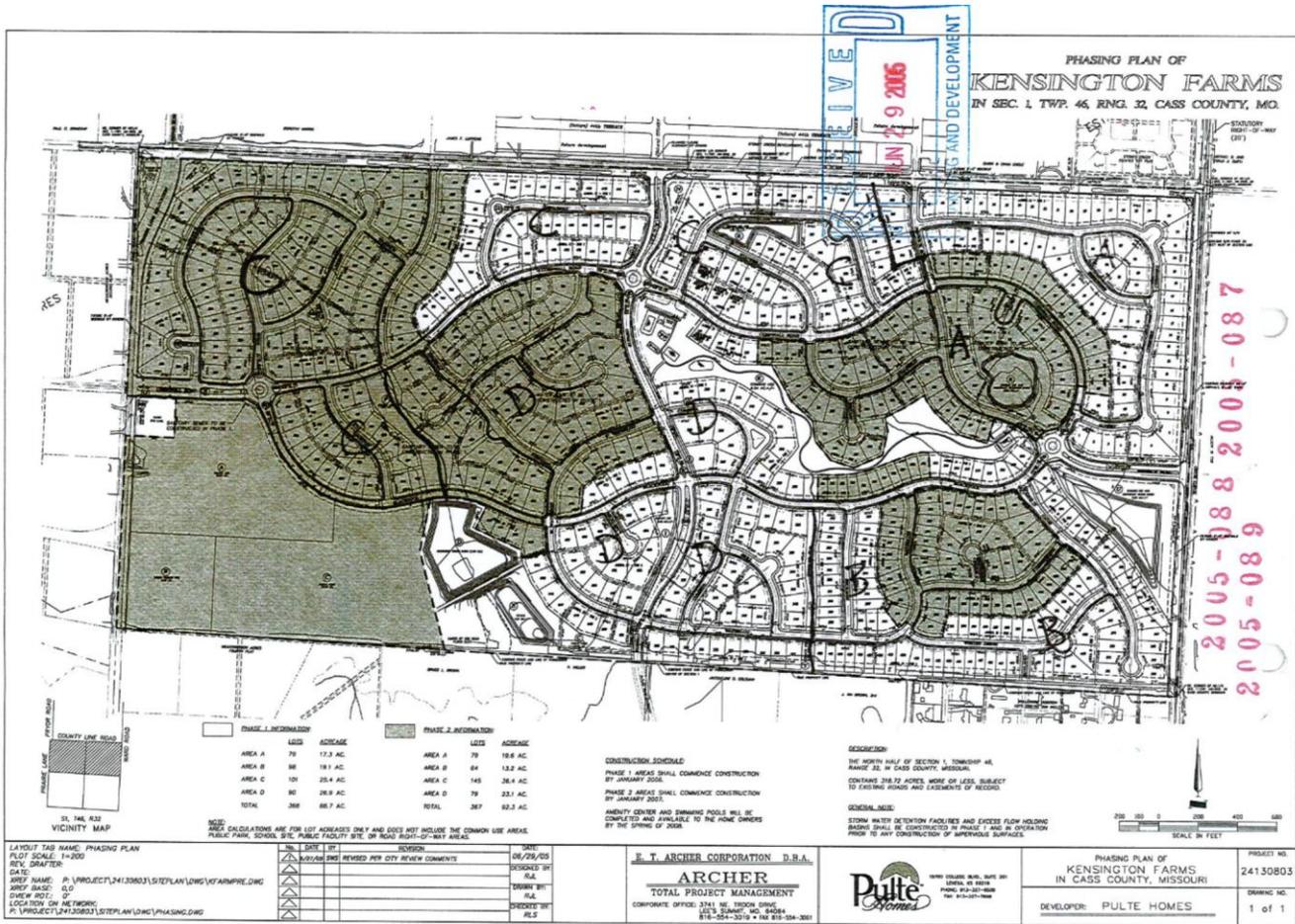


Figure 4 – 2005 Site Plan approved by Ord 5997

**Compatibility**

The abutting developed areas of Kensington Farms to the north, south and east are composed of detached single-family residential homes. Development of the area to the west will be considered under separate future application(s). The proposed Phase 1 residential development is consistent and compatible with the surrounding residential character if existing Kensington Farms neighborhoods.

The proposed density of 3.5 dwelling units per acre for Phase 1 (composed of 67.39 acres) is higher than the 2005 approval of 2.2 units per acre for the overall Kensington Farms (composed of approximately 320 acres). The increased density for Phase 1 relative to the previously approved density for the development as a whole is a function of scale between the respective area boundaries, which is expected to normalize down to some

degree as the acreage of future development phases are taken into account. Considered on its own, the proposed Phase 1 density of 3.3 units per acre is less than the by-right density allowance of 4.0 units per acre for a standard R-1 (Single-family Residential) subdivision.

**Elevations**

Phase 1 of the project proposes two hundred thirty-five (235) detached single-family residential lots. Detailed material and color palette information is included in the packet. The proposed Phase 1 elevations are similar and compatible with the existing adjacent Kensington Farms residential development. Primary materials include lap siding/smart lap siding, cedar shake siding, board and batten, manufactured stone/masonry/brick and manufactured stucco, with composite shingle roofing.

Five (5) elevations with architectural accent variations are proposed for the Phase 1 single-family development and are included below. The Phase 1 clubhouse will meet all code requirements at the time of Final Development Plan review and is proposed as a one-story structure with materials and architectural accents that match the Phase 1 residential color palette.



Figure 5 – Phase 1 Detached Single-Family Elevations

**Adverse Impacts**

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring properties, nor does it negatively impact the health, safety, or welfare of the public. Additional storm water runoff will be mitigated by the existing on-site detention basins.

**Infrastructure**

The proposed development is not expected to impede the normal and orderly development of surrounding property. The subject property is a vacant site but has access to existing sanitary sewer and storm sewer that

serves existing area development. Sanitary sewer service will be provided by extending mains to connect to existing area manholes located at the periphery of the project site. Stormwater from the proposed development will be piped to regional detention basins located at various locations adjacent to the project site.

The Macro Storm Water Study submitted with the 2005 Kensington Farms Preliminary Development Plan included the Pathways at Kensington Farms area. The analysis is valid for the current plan as it is similar in characteristics to the 2005 plan. The existing detention basins were designed and constructed to provide adequate storage for peak flow attenuation for both the existing Kensington Farms area as well as the proposed Pathways at Kensington Farms area, as required.

Water service will be provided by Cass County Water District 3.

### **Road Improvements**

The proposed development will be accessed from two existing access points along SW County Line Rd at SW Rupard Rd and SW Fenwick Rd. The site will be accessed from the east along SW Ward Rd at SW Fenwick Rd. A traffic impact study was performed by Merge Midwest Engineering for ultimate development of the remaining Kensington Farms property. The study examined both existing and proposed conditions of development. Counts were taken for study intersections in the existing conditions as well as examining the conditions after the proposed development. The study looked at warrants for each of the study intersections and projected movements. The study finds that development of only Phase 1 of the proposed Pathways at Kensington Farms does not require any improvements to existing roads beyond construction of a 10-foot shared use path along SW County Line Rd as outlined below and in the Transportation Impact Analysis dated January 16, 2026, prepared by Erin Ralovo, Senior Staff Engineer.

### **Phase 1**

1. Construct a 10-foot Shared-Use path along the south side of SW County Line Road from SW Ward Road to SW Rupard Road.

### **Recommendation**

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO and Design and Construction Manual (DCM).

## **7. Recommended Conditions of Approval**

### **Site Specific**

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.

### **Standard Conditions of Approval**

5. Confirm adequate condition of existing, unaccepted sanitary sewer lines to be utilized and resolve any deficiencies. Abandon in place per City requirements or remove any existing sanitary main not serving current or planned development.
6. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
7. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
8. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
9. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
10. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
11. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
12. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
13. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
14. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
15. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
16. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Provide an approved turn around at the west end of SW Waterloo at SW Rupard.