

# **PATHWAYS AT KENSINGTON FARMS LEE'S SUMMMIT, MO**

## **CITY COUNCIL MEETING**

# PRESENTATION **OUTLINE**

1. Re-Introduction (Who we are)
2. Previous Project Plans (Working with Neighbors)
3. Where we are Headed Now (Phase 1 & Lot Phasing)
4. Stormwater Drainage, Existing Utilities, Existing Conditions
5. Public Improvements (Walking Trail)
6. Q&A

# PROJECT TEAM



**PETRA** - Developer

Tyler Burks

Ty Brandon

Wichita, KS & Kansas City



**NSPJ Architects, P.A.** -

Architects, Site Concept, &  
Landscape Plan

Brad Hus

Rachel Dumsky

Prairie Village, KS



**McClure Engineering Co.** - Civil

Engineers, Stormwater Studies

Paul Osborne

Alex Bronson

Iowa, Kansas, Missouri, New

Hampshire, Massachusetts



**Merge Midwest Engineering** -

Traffic Engineers

Janelle Clayton

Michael Hare

Olathe, KS



**Terra Foundation Inc.** - Wetlands

Scientists & Engineers

Craig Gump

Blue Springs, MO



**SpencerFane**®

**Spencer Fane LLP** - Legal

Andrew Kovar

Wichita, KS & Kansas City

# PREVIOUS PLANS | FIRST PASS

UNIT COUNTS		
UNIT TYPE SINGLE	BUILDINGCOUNT	UNIT COUNT
FAMILY LOTS	210	210
TOWNHOMES		
3 UNITS	34	102
6 UNITS	15	90
MANSION HOME UNITS		
10 UNITS	19	190
12 UNITS	10	120
TOTAL	288	712

**nspj**  
ARCHITECTS  
ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
P.913.831.1415  
NSPJARCH.COM  
9415 NALL AVE., #300  
PRAIRIE VILLAGE,  
KANSAS, 66207  
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- PHASE 1 SINGLE-FAMILY UNITS
- PHASE 2 ROW STYLE TOWNHOMES - 3- AND 6-PLEX UNITS
- PHASE 3 MANSION STYLE TOWNHOMES - 10- AND 12-PLEX UNITS



A NEW MASTER PLANNED DEVELOPMENT FOR:  
**PATHWAYS AT KENSINGTON FARMS**  
 LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG  
\* 05.09.25 PDF SUBMITAL

REVISIONS

JOB NO. 759324 DATE 05.09.25  
DRAWN BY BNH / MLM

SHEET NAME  
SITE PLAN

SHEET No.  
**SP1.00**

PRELIMINARY  
SITE PLAN  
1"=200'-0"



# PREVIOUS PLANS | SECOND PASS

- PHASE 1 SINGLE-FAMILY UNITS
- PHASE 2 ROW STYLE TOWNHOMES - 3- AND 6-PLEX UNITS
- PHASE 3 55+ SENIOR TWIN VILLAS



## 24% REDUCTION IN UNITS

UNIT COUNTS		
UNIT TYPE	BUILDING COUNT	UNIT COUNT
SINGLE FAMILY LOTS	235	235
DUPLEX LOTS	64	128
TOWNHOMES		
3 UNITS	41	123
6 UNITS	9	54
<b>TOTAL</b>	<b>349</b>	<b>540</b>



A NEW MASTER PLANNED DEVELOPMENT FOR:  
**PATHWAYS AT KENSINGTON FARMS**  
 LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG  
# 4.0.0.0 FOR SUBMITTAL

REVISIONS

JOB NO. 759324  
DRAWN BY BNH / MLM  
DATE 05.09.25

SHEET NAME  
SITE PLAN

PRELIMINARY  
SITE PLAN  
1"=200'-0"



SHEET NO. **SP1.00**

# WORKING WITH NEIGHBORS

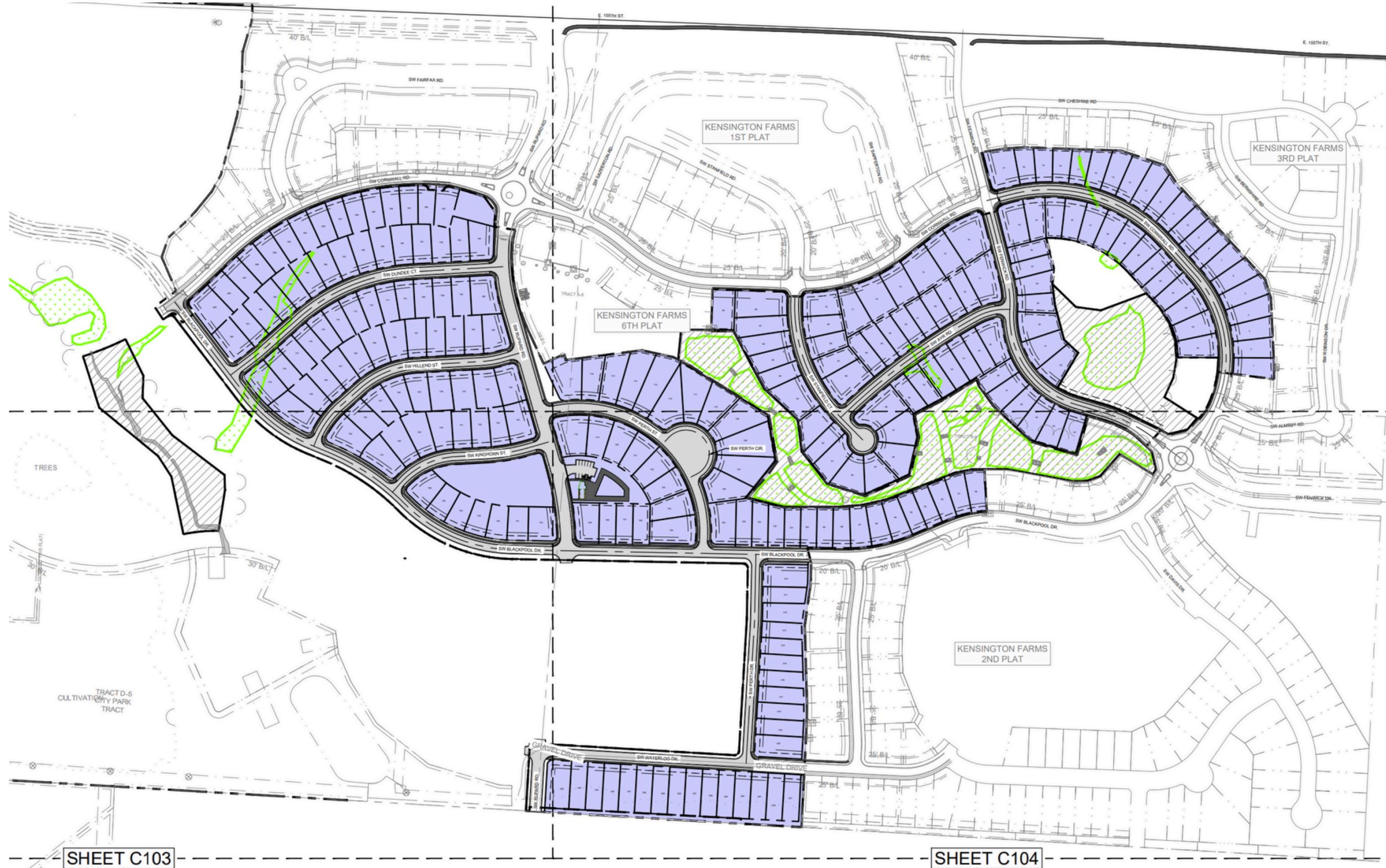
- Multiple meetings with neighbors - 6+ meetings since project denial on November 18th
- Communicating regularly via email threads, text threads, and individual conversations
- Working towards a common goal that suits everyone's wants and needs
- More importantly, how to work together on how to improve the existing HOA situation
  - How the new HOA can contribute to the existing and ultimately, how they can merge as one
- What will Phase 2 & 3 look like moving forward?

# CURRENT PLANS | PHASE 1

## PHASE 1 ONLY

- PETRA Closes on Phase 1 portion of land - ~ Mid March
- Final Survey, Platting, & Permitting process begins - ~ Mid-Late March
- Groundbreaking/Project Begin - ~ Summer
- First set of lots delivered (25 Lots) - ~ End of Summer/Early Fall

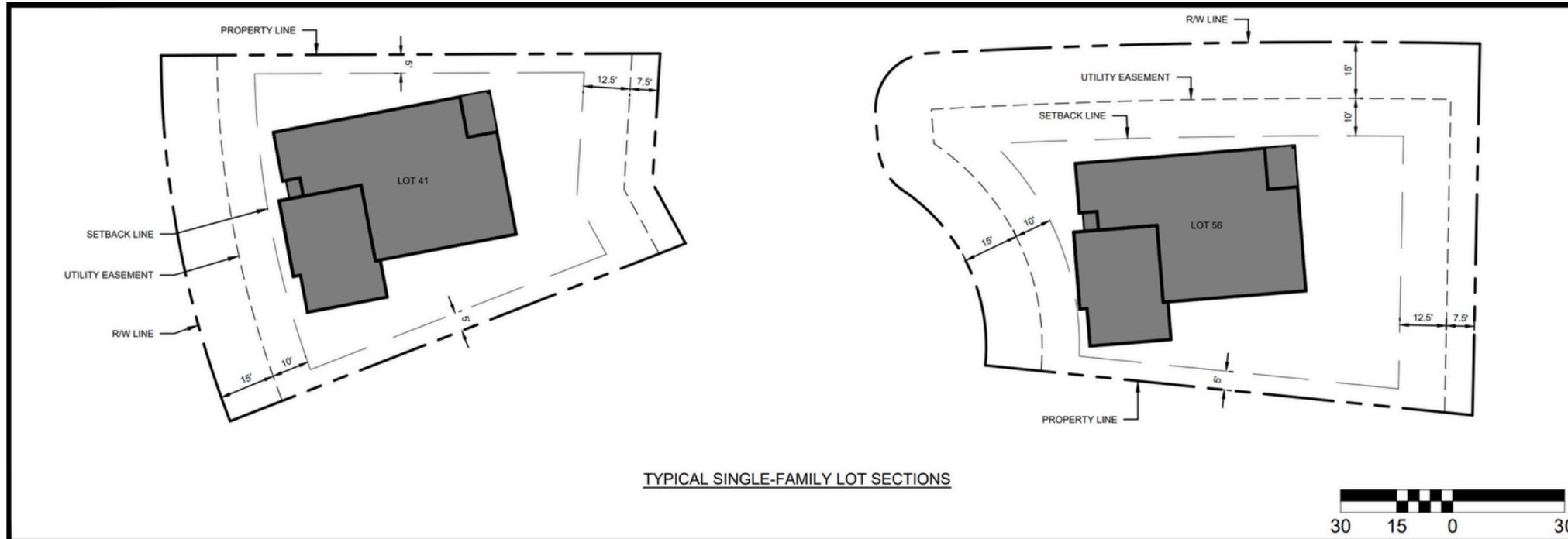
# CURRENT PLANS | PHASE 1



SHEET C103

SHEET C104

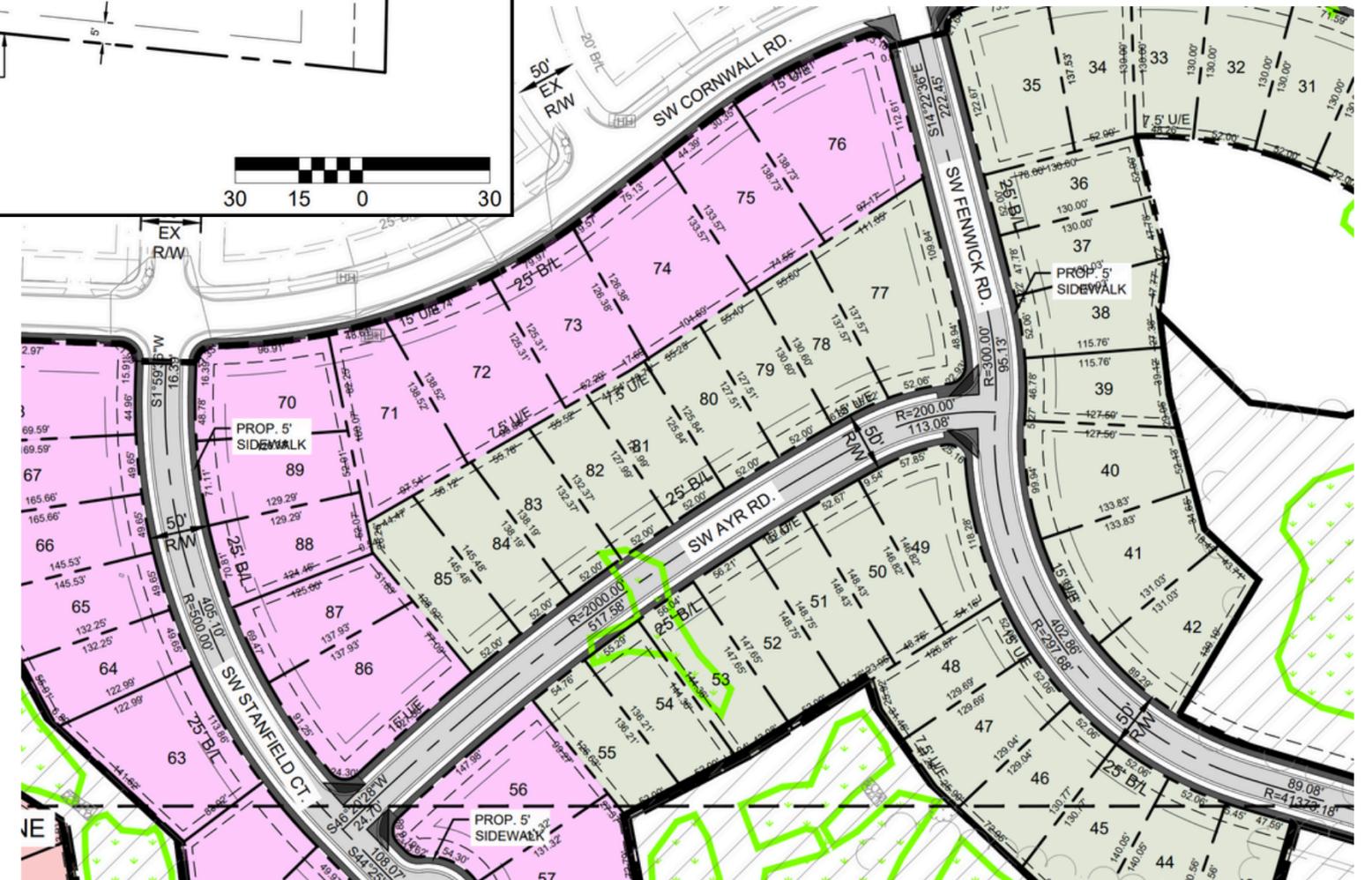
# CURRENT PLANS | PHASE 1 | LOT SIZING



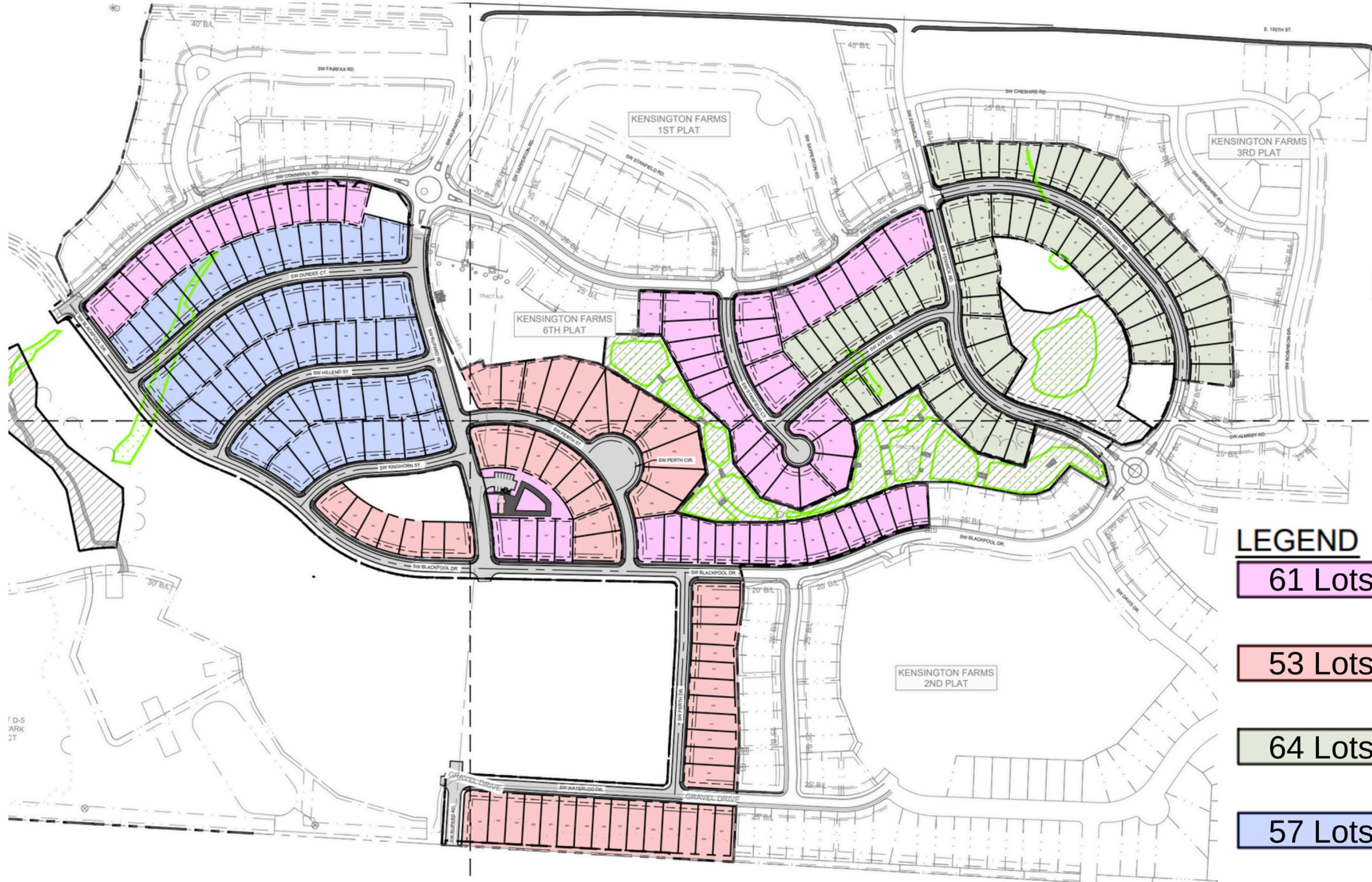
TYPICAL SINGLE-FAMILY LOT SECTIONS

LOT SIZES RANGE FROM:  
15,000/SF - 6,400/SF  
TYPICAL LOT SIZING ~ 7,500/SF

**\*\* FINAL DETAILS OF LOT SIZING, SPACING, AND EASEMENTS ARE NARROWED DOWN AFTER PRELIMINARY DEVELOPMENT PLAN APPROVAL (PDP)\*\***



# CURRENT PLANS | PHASE 1 | LOT PHASING



## LEGEND

- 61 Lots** PHASE 1-A - SINGLE FAMILY
- 53 Lots** PHASE 1-B - SINGLE FAMILY
- 64 Lots** PHASE 1-C - SINGLE FAMILY
- 57 Lots** PHASE 1-D - SINGLE FAMILY

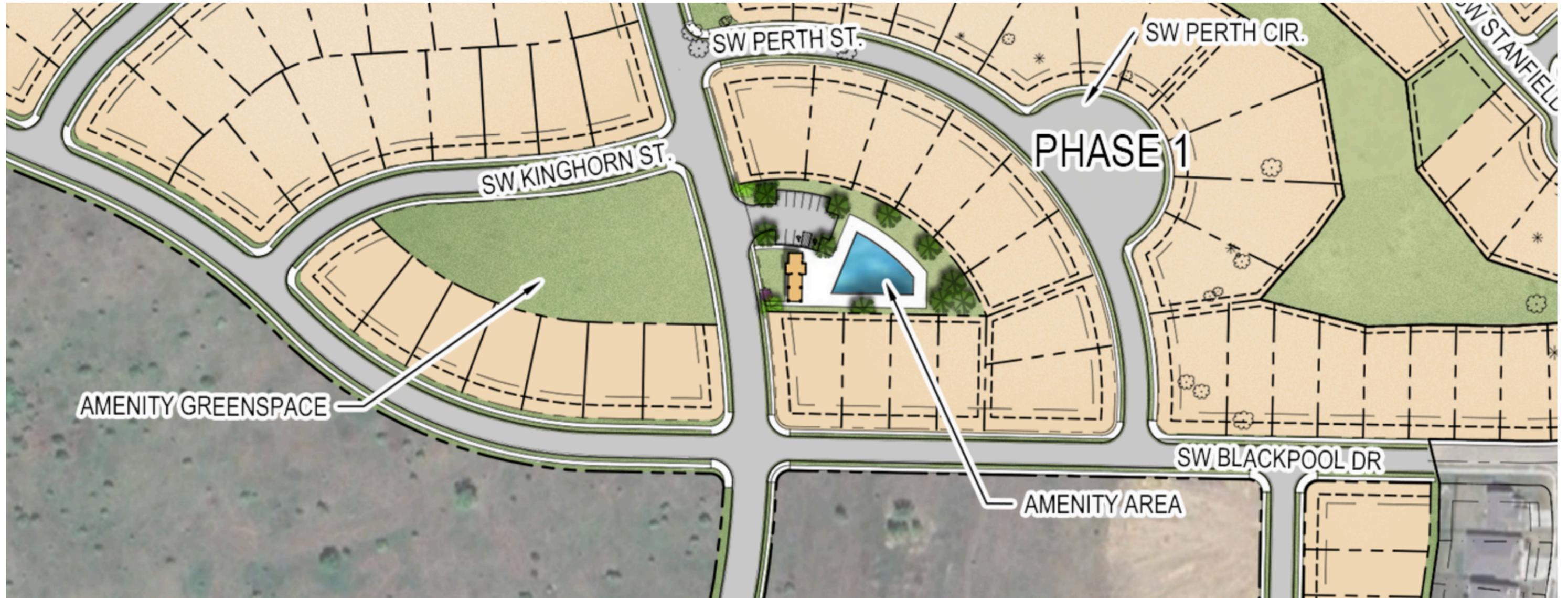
# CURRENT PLANS | PHASE 1 | HOUSING TYPOLOGY



## Phase 1

- Detached Single Family
- For Sale
- 3 & 4 bed 2.5 bath
- 2 & 3 Car Garage
- 1200 - 2400 + sqft
- \$400s - \$500s +
- Fully Amenitized
- Consistent with current Kensington Farms character

# CURRENT PLANS | PHASE 1 | AMENITIES



# CURRENT HOA | NEW HOA TO MATCH

Total fee this Document \$ 168.00  
(Space above reserved for Recorder of Deeds certification)

Title of Document: Kensington Farms Homes Association  
Date of Document: March 27<sup>th</sup>, 2006  
Grantor(s): Kensington Farms Homes Association  
Grantee(s):  
Mailing Address:  
Reference Book and Page: 356946 00026 0009  
Legal Description: Reference pg Exhibit A page 1:2

If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document

Section 9.5. Minimum Floor Area. Except with respect to any Common Facilities or other buildings or structures constructed on the Common Area (if any), the total air-conditioned habitable living area of the main residential structure on each lot, as measured to the outside of exterior walls, but exclusive of porches, garages, patios and detached accessory buildings, shall be not less than the minimum habitable floor area specified by the City.

## SECTION 9.6. Approved Materials.

(a) At all times, for both new construction and remodeling or replacement of Residences, except with respect to any Common Facilities or other buildings or structures (if any) constructed by the Declarant on the Common Area (if any), the exterior of each residential structure must be in accordance with the then-existing Pulte Homes Monotony Code and be faced on all sides with either stone, brick, stucco or a siding material approved by the Committee, and all exterior colors thereof must also be in accordance with the then-existing Pulte Homes Monotony Code and be approved by the Committee.

(b) The exterior surfaces of the chimney chases shall be fully enclosed by materials approved by the Committee.

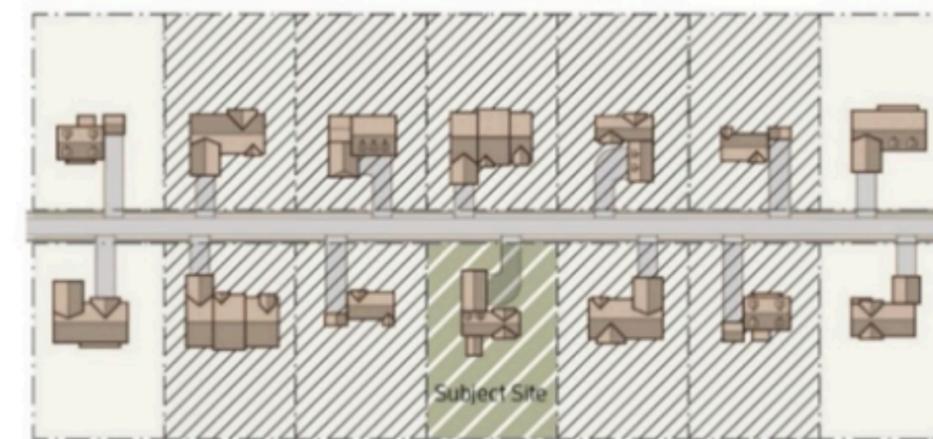
(c) Roofing materials may be wood shingle, slate, tile or composition or asphalt roofing material, which composition or asphalt roofing material is restricted to material weighing a minimum of one hundred ninety (190) pounds per one hundred (100) square feet of area, unless otherwise approved by the Committee; PROVIDED, HOWEVER, all such roofing materials shall conform to applicable City, FHA and VA requirements.

## ARTICLE 15. MUNICIPAL ORDINANCES PREVAIL.

None of the covenants, conditions, restrictions or provisions of this Declaration are intended to supersede or prevail over the ordinances of general applicability of the City, and in the event of any conflict, the applicable ordinances of the City shall supersede and prevail over the covenants, conditions, restrictions and provisions of this Declaration. However, no ordinance of the City controlling or regulating any act that is expressly limited, controlled or prohibited by the covenants of this Declaration shall operate to authorize or permit such act. The Association shall comply with all City ordinances and shall seek all necessary approvals and permits from the

### C. Anti-monotony Code

1. **Front Façade.** Front façades on the same building model shall not be duplicated for two (2) lots on each side of the subject lot on the same side of the street. Also, front façades for the same building model may not be duplicated for five (5) lots across the street from the subject lot. No more than 30% of the same front façade shall be built on the same street.



2. **Exterior Siding Color.** At the time the Certificate of Occupancy is issued, no two (2) adjacent dwellings shall have the same exterior siding color.
3. **Masonry Package.** Masonry packages may not be duplicated for two (2) lots on each side of the subject lot on the same side of the street. Also, masonry packages may not be duplicated for three (3) houses across the street from the subject lot.

# EXISTING UTILITIES, CONDITIONS, & STORM WATER



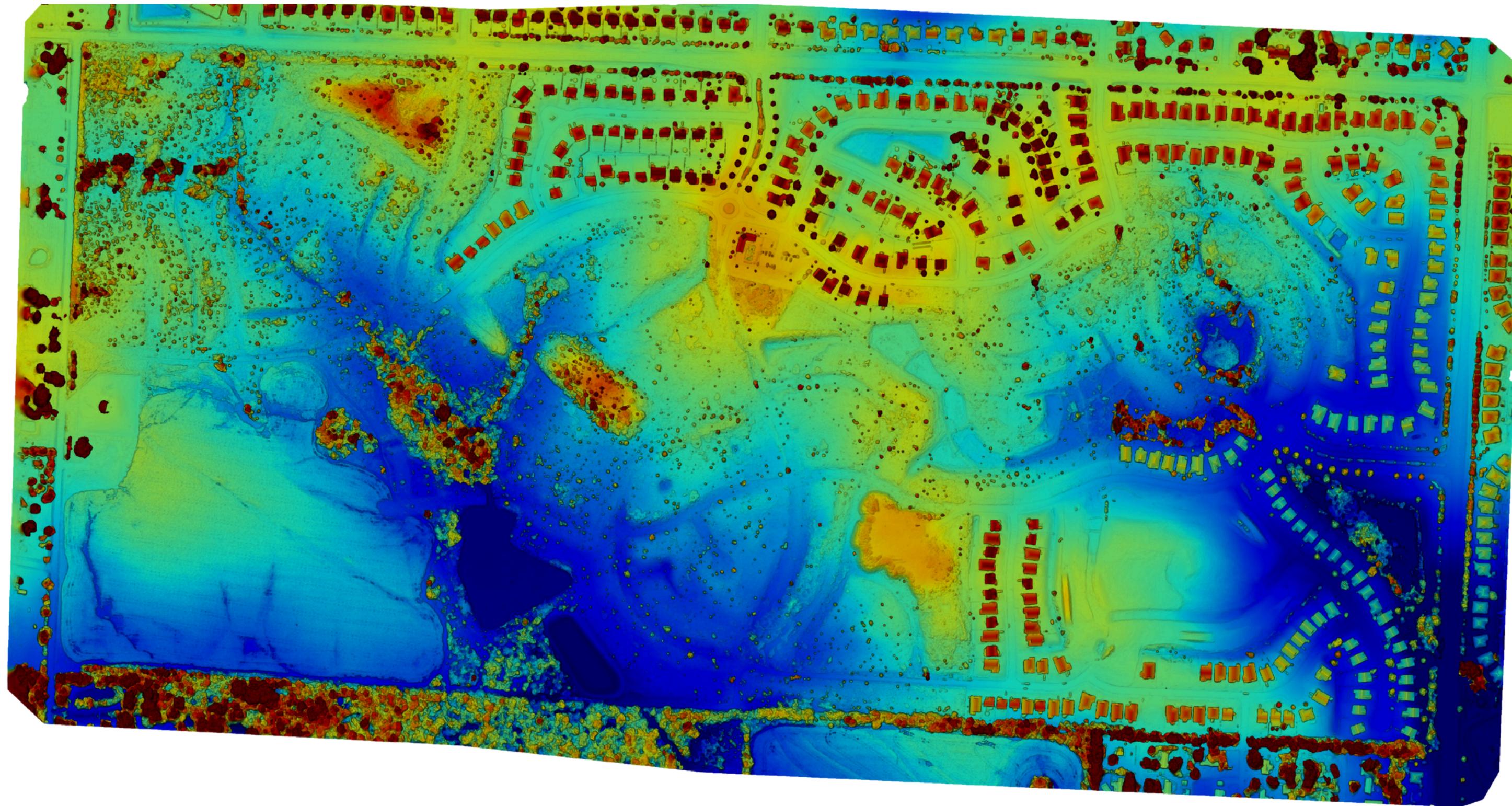
# EXISTING UTILITIES, CONDITIONS, & STORM WATER

WATER		SANITARY		STORM	
7,892	LF of Pipe	5,160	LF of Pipe	5,773	LF of Pipe
16	Hydrants	26	Structures	66	Structures
TOTAL		18,825	LF of Pipe	108	Structures

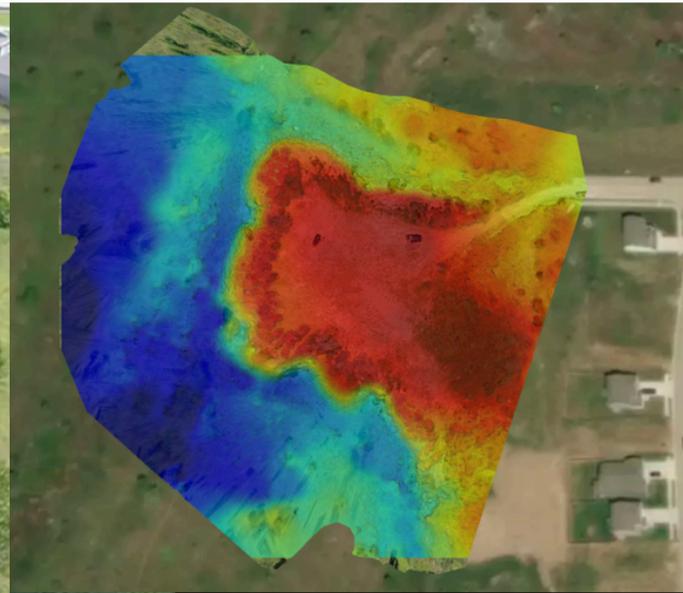
**INFRASTRUCTURE TO BE REMOVED**



# EXISTING UTILITIES, CONDITIONS, & STORM WATER

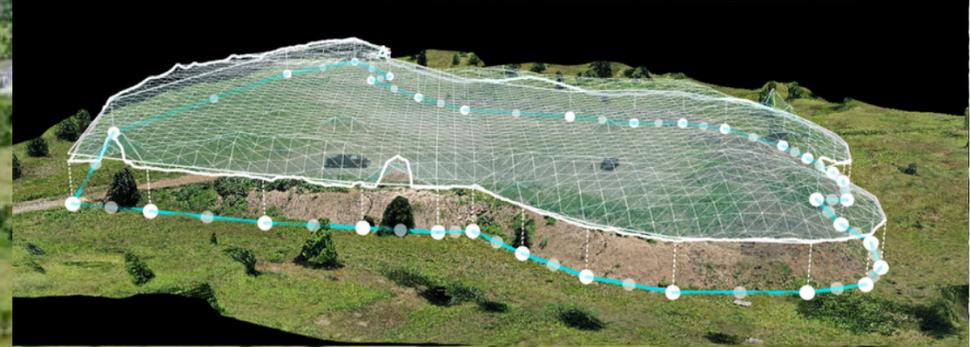


# EXISTING CONDITIONS



APPROX. 470FT

Area: 2.98 Acres  
Material Volume: 45,031 Cubic Yards



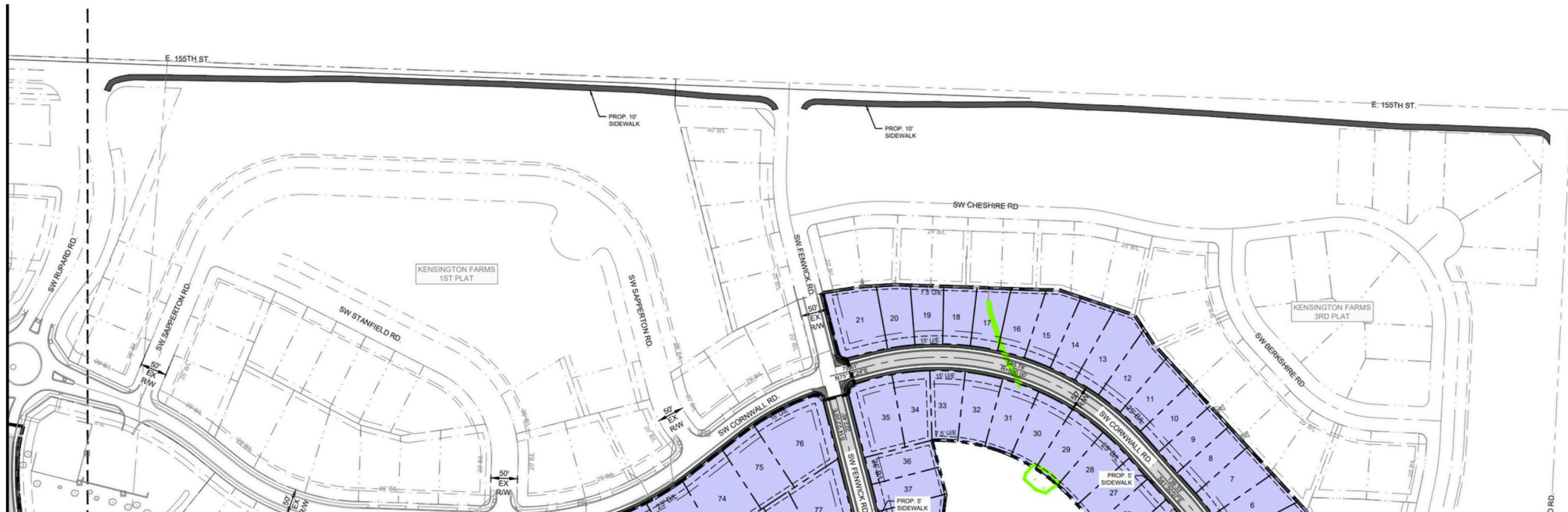
# EXISTING CONDITIONS



~ 3 Acre Pond



# PUBLIC IMPROVEMENTS | PHASE 1



- Proposed 10ft Walking Trail
- Phase 1 Covers cost from Ward Rd to SW Rupard Rd.

**Thank You!**  
QUESTIONS?

# LETTERS



November 12, 2025



To Whom It May Concern,

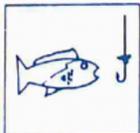
This letter is in regard to the development known as *Pathways at Kensington*. With the inclusion of senior 55+ living, "attached single-family" residences, on-site management, and consideration for the surrounding wetlands, we wish to express our support for the project. Unfortunately, we were unable to attend the recent meeting due to scheduling conflicts.



We have met with and been in communication with the developer for Pathways of Kensington. Our expectation is that the developer will address and correct the issues with the northern basin in Phase 1 of the project and make meaningful investments in the watershed and wetlands located within Kensington Farms.

Sincerely,

Rachelle Vandiver  
General Manager



**Raymore-Peculiar School District R-II**  
**21005 South School Road**  
**Peculiar MO, 64078**

**RE: Letter of Support – Kensington Farms Subdivision Expansion**

To Whom It May Concern,

The Raymore-Peculiar School District has reviewed the proposed Kensington Farms subdivision expansion, including the associated land swap. Based on the information provided, the District has no opposition to the proposed subdivision nor the proposed property exchange.

Throughout this process, Tyler and the team at Petra have demonstrated a clear understanding of the District's needs and have been collaborative and responsive in their coordination. We appreciate the continued communication as the development progresses.

If you require any further information, please feel free to contact us.

Sincerity,

*Scott Dobson, Director Of Facilities Raymore-Peculiar School District*

*Raymore-Peculiar School District*

816-935-1373

*scott.dobson@raypec.org*

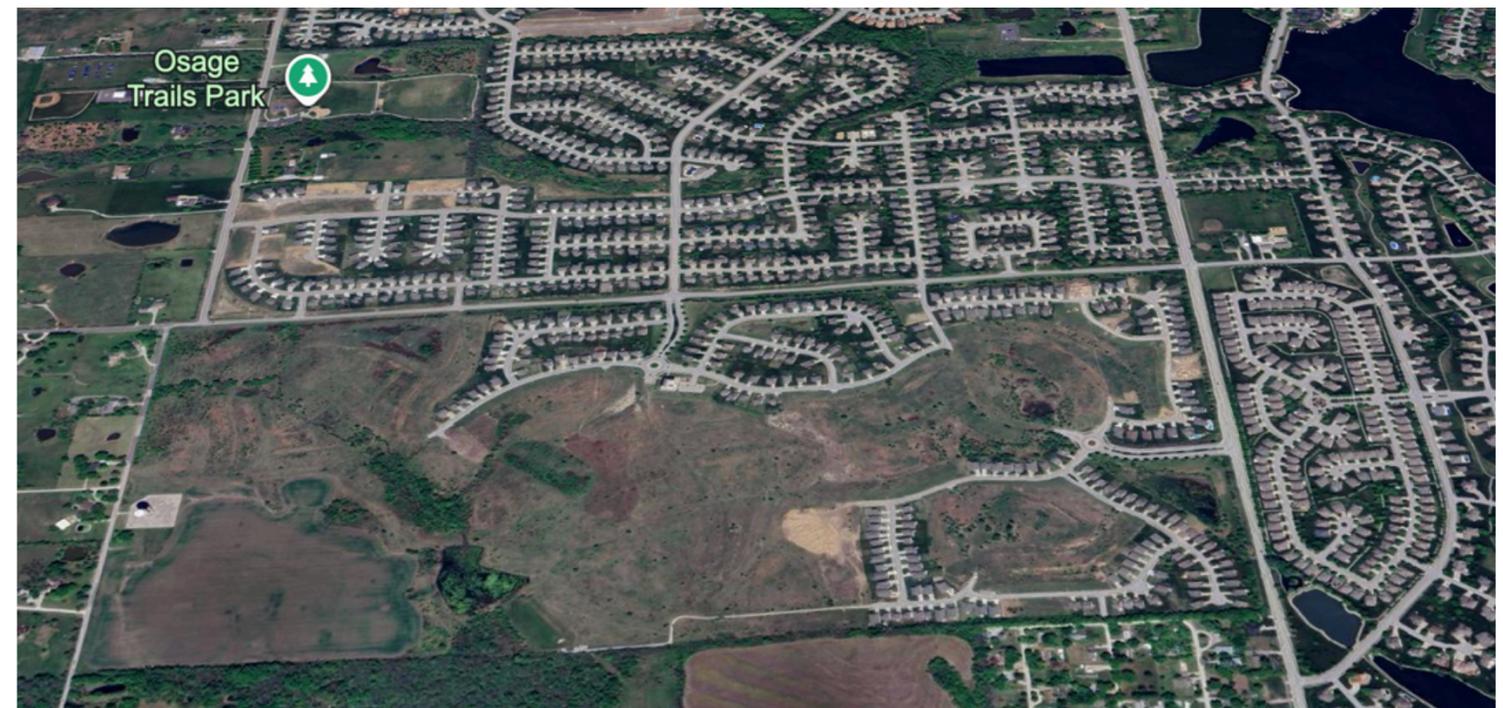
# PROJECT HISTORY

- **PMIX Rezoning Approved** (Ordinance no. 5209) - 9.6.2001
  - *Citywide reclassification of zoning districts - 11.1.2001*
- **Circa 2004 - 2006:** Preliminary Plat Approved for 735 Single Family lots and Neighborhood Improvement District
  - During Planning and Studies Phase, the plans consisted of ***duplex lots*** and added up to ***919 units*** in total. (org. traffic study, Archer)
- **Circa 2006:** Initial Construction Began
  - 2006 - 2008: Estimated 40 +/- units were constructed under original developer. ***~ 5% of original plan.***
- **August 21, 2008:** Council approves assignment of Dev. Agreement from Pulte to BAW Investments.
- **September 5, 2014:** BAW Amends project plan to ***“revise this based on market constraints and demands”*** (Appl. #PL2014-099)
- **Today (20 Years):** Estimated 279 +/- units have been constructed with an est. 40-50 underway now.
  - ***~ 44% of original project plan completion***

2006



2025



# AMEND ORG. PLAN MARKET CONSTRAINTS

-2014-099-  
RECEIVED

AUG 19 2014

## KENSINGTON FARMS LEE'S SUMMIT, CASS COUNTY, MISSOURI AMENDED DEVELOPMENT PLAN

Planning & Development



**INDEX OF SHEETS**

Cover Sheet	1
Development Plan	2-10
Lotting Conditions	11-12
Cottage Details	13-14

**COVER SHEET**

**KENSINGTON FARMS**  
Lee's Summit, Cass County, Missouri

DATE	DESCRIPTION
08-19-14	Submitted to City
08-19-14	Re-submitted to City

Reviewed By: J.P.S.  
Designed By: ---  
Drafted By: S.M.  
Lutjen Project No.: 14005

**LUTJEN**

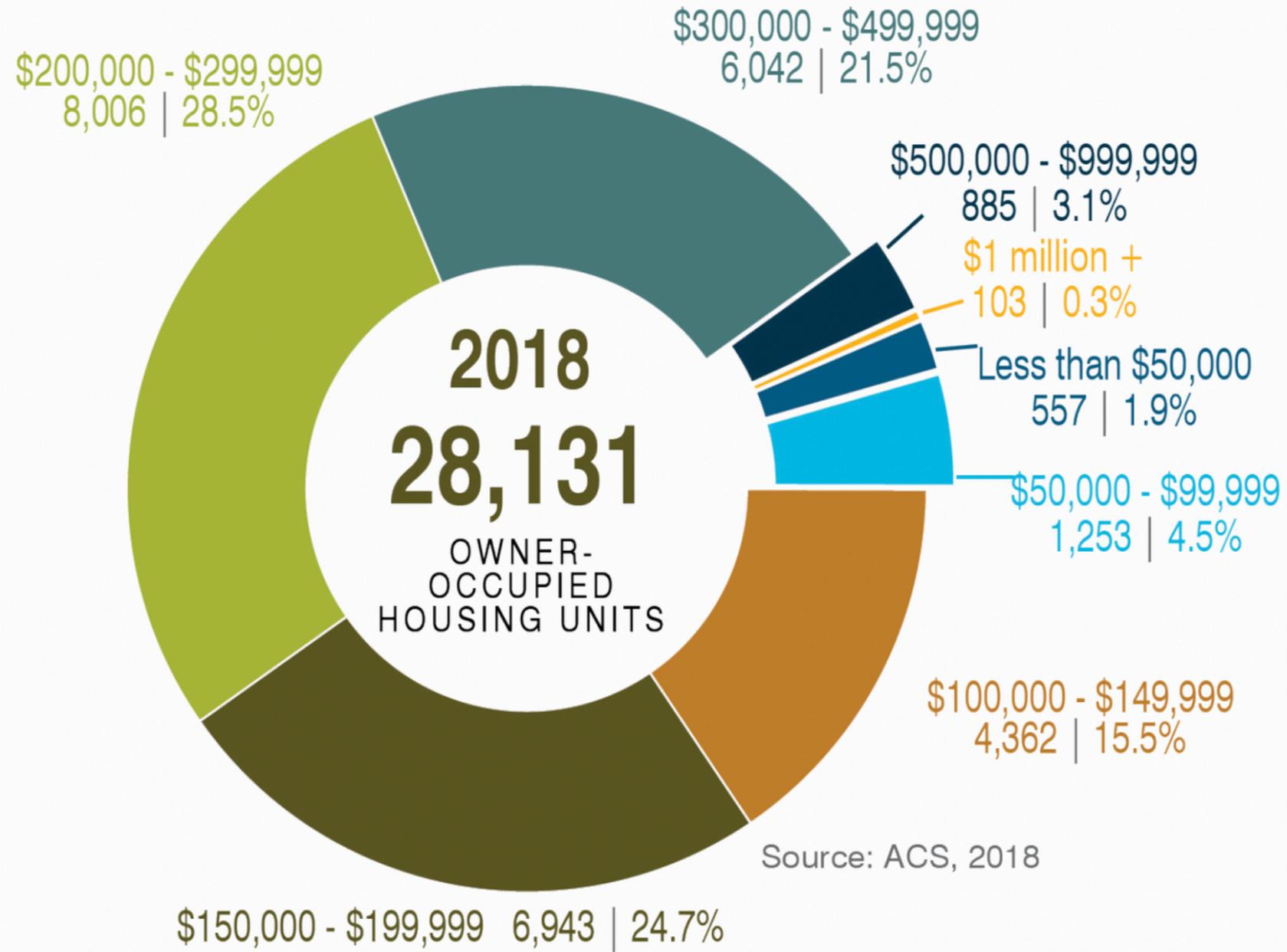
131 College Hill  
Lee's Summit, MO 64063  
Phone: 816-481-5500  
www.lutjen.com

Lutjen, Inc.  
No State Certificate  
of Authority #  
2007022826

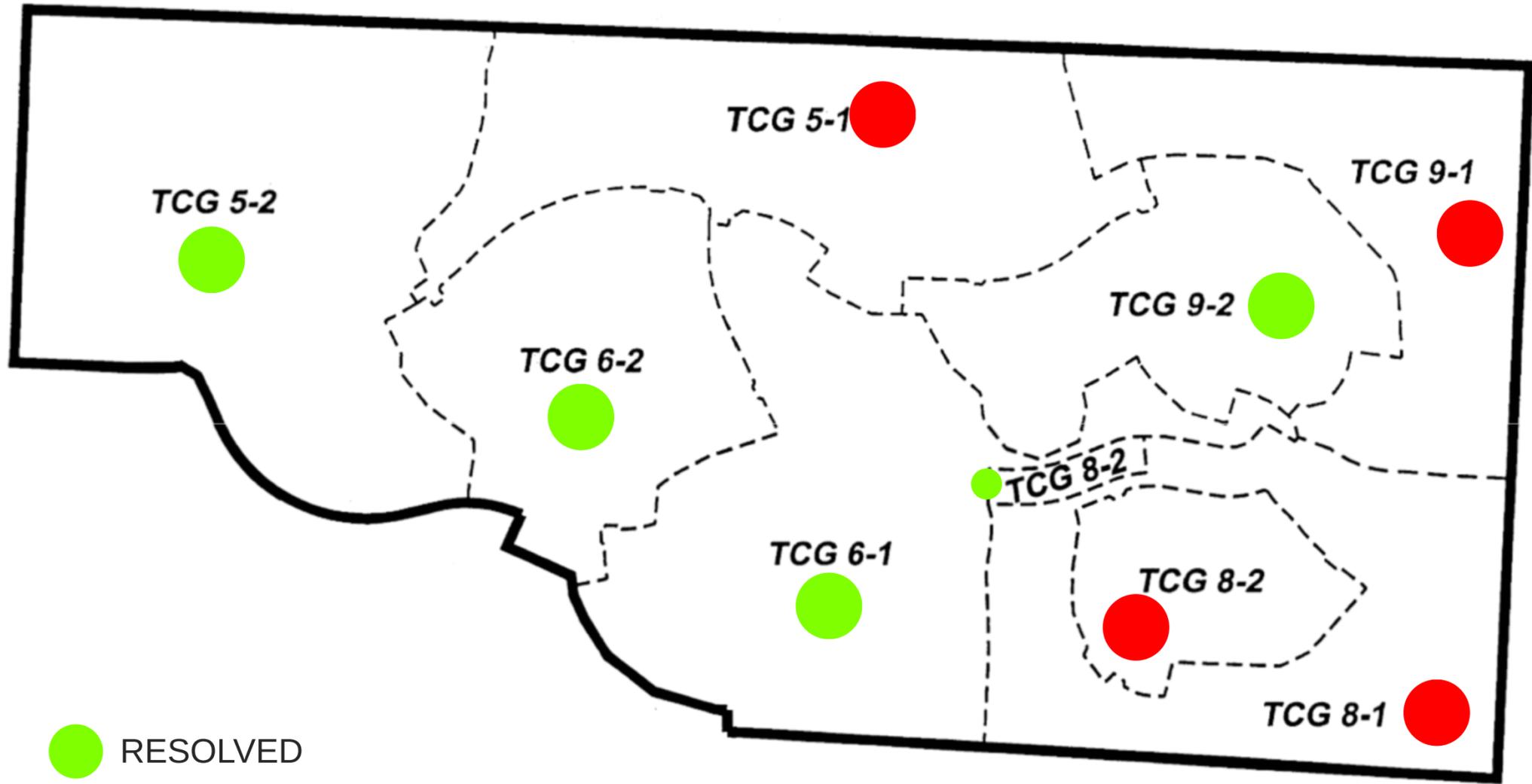
Sheet No.:  
**1**

APPLICANT/OWNER/DEVELOPER  
CORY WALSH  
S&P INVESTMENTS, LLC  
4851 COLLEGE HILL, SUITE 100  
LEASWOOD, MO 64063  
PHONE: 816-481-5500  
CORY@S&PIMMO.COM

## Housing Values



# CURRENT HOA OUTSTANDING BONDS



-  RESOLVED
  -  STAYS WITH CURRENT HOA
- LEGEND**
-  BOUNDARY OF KENSINGTON FARMS NID
  -  BOUNDARY OF TCG PHASES

