



LEE'S SUMMIT
MISSOURI®

Pathways at Kensington Farms Phase 1 – 1231 SW Waterloo Dr. Preliminary Development Plan

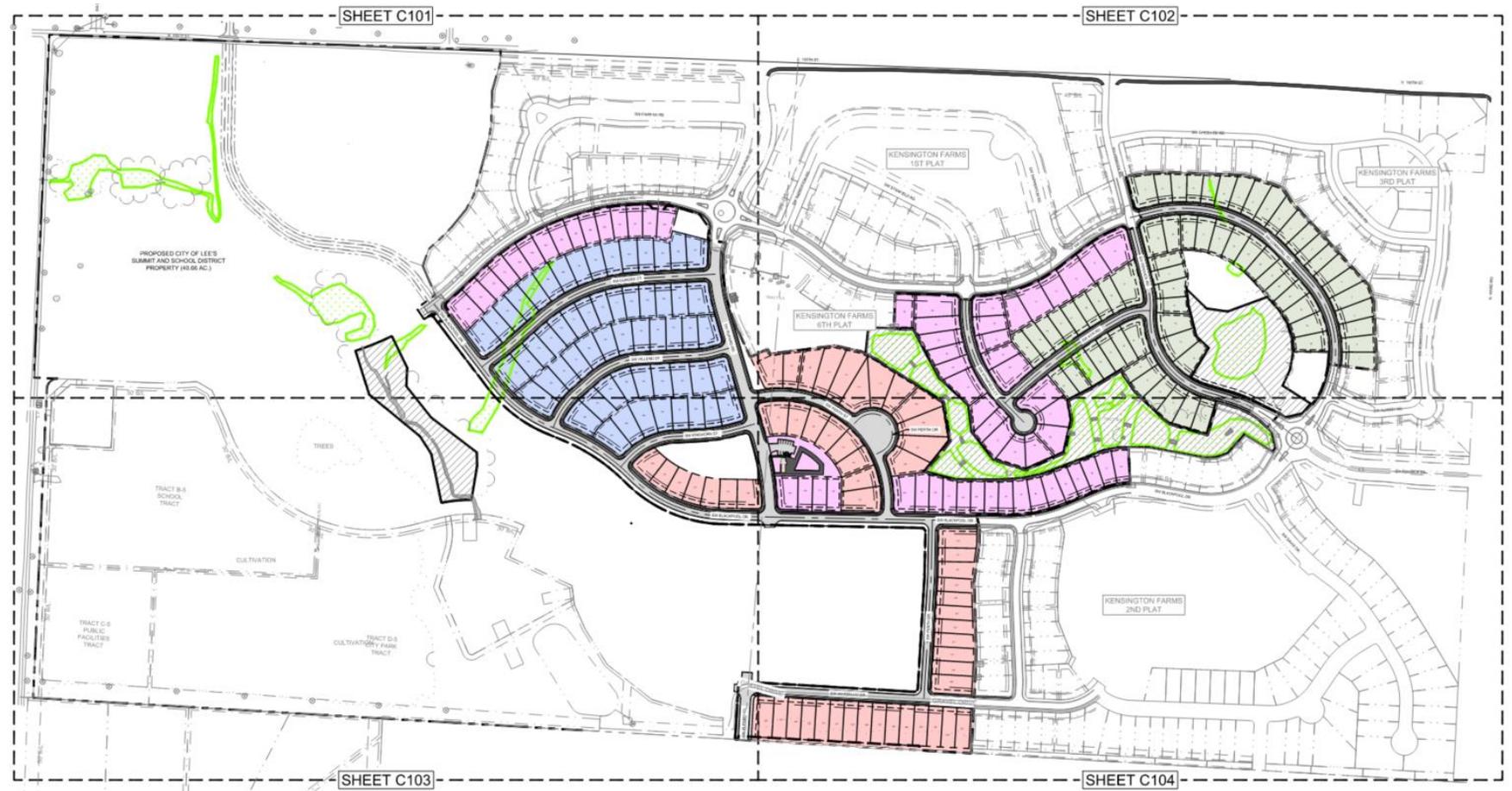


Project Request

Proposed preliminary development plan on 67.39 acres for development of 235 detached, single-family residential units.

Phase 1 :

- 235 single-family units
- 3.5 units/acre
- 1 clubhouse



Area/Zoning Map

Zoned PMIX, Planned
Mixed Use District

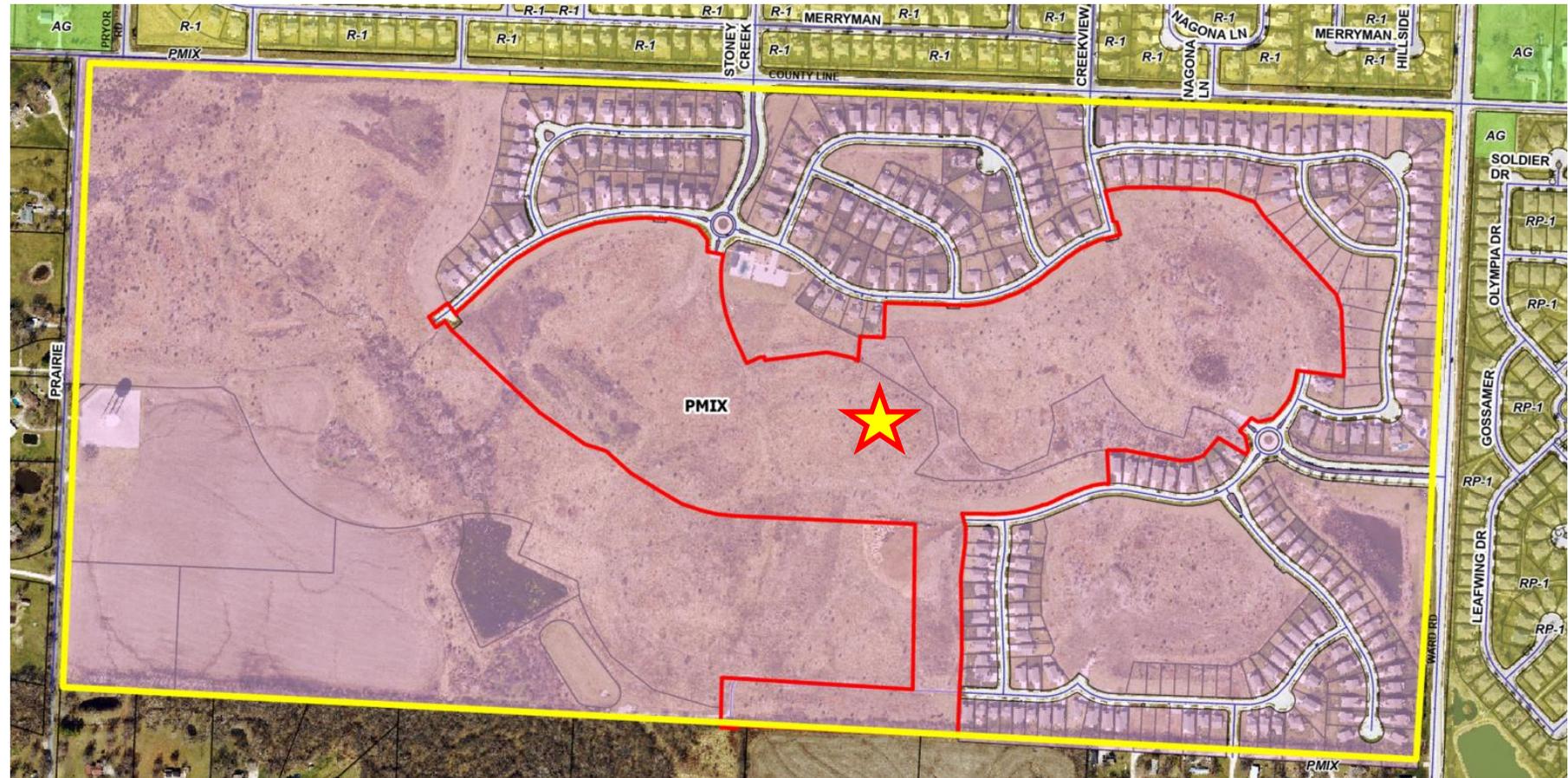
Adjacent Zoning:

North – PMIX

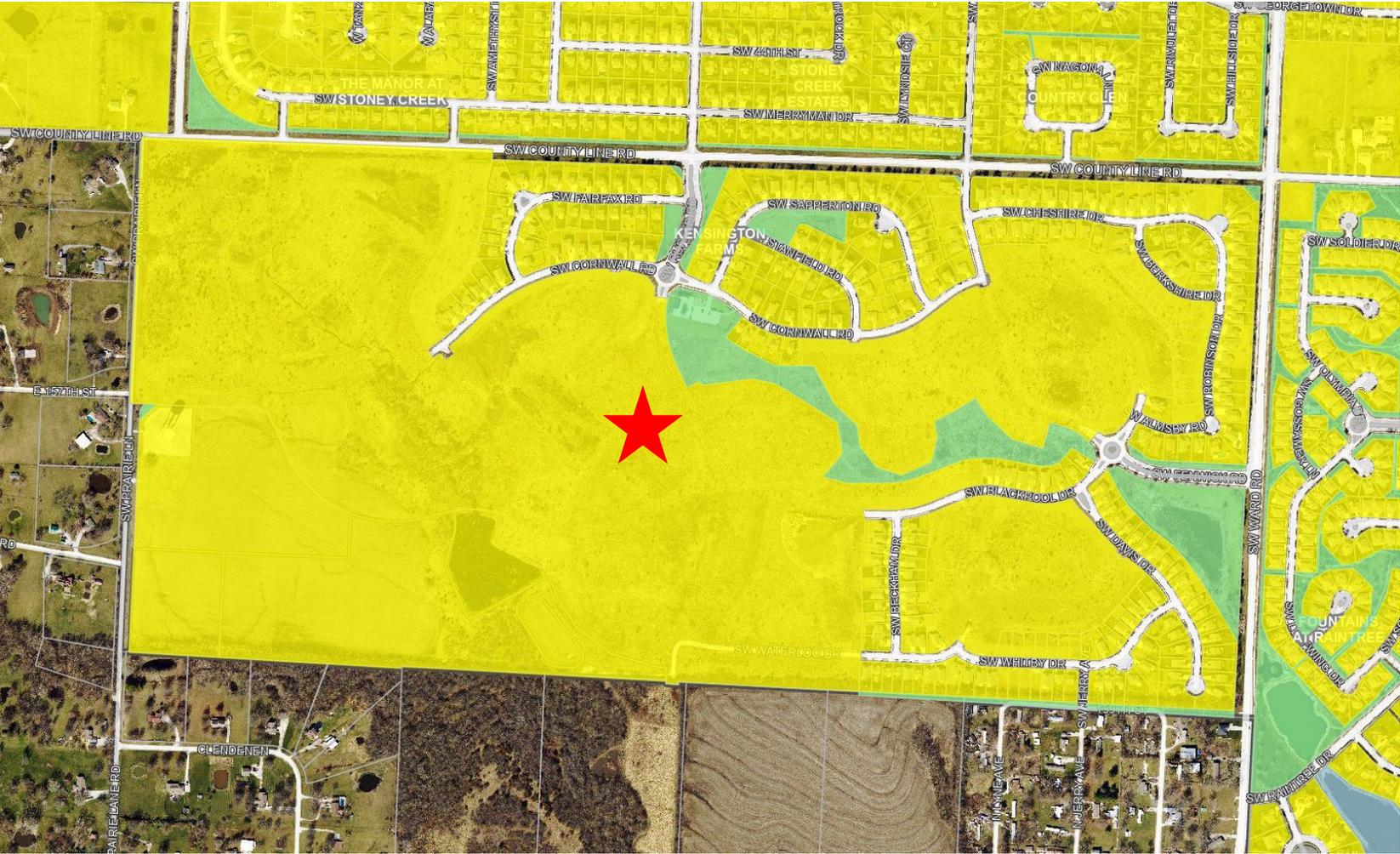
South – Cass County

East – PMIX

West – PMIX



Ignite! Comprehensive Plan



- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Strong Neighborhoods and Housing Choice

- Goal: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.
- Goal: Create and maintain a variety of housing options, styles and price ranges.
- Objective: Preserve and protect existing housing stock.



Community for All Ages Adopted Plan

- Promotes Housing goals by offering a mix of housing choices for all ages
- Promotes Transportation and Mobility goals by incorporating a 10' shared use path along the south side SW County Line Rd and enhanced internal sidewalk connections

Ignite! Comprehensive Plan

Missing Middle Housing

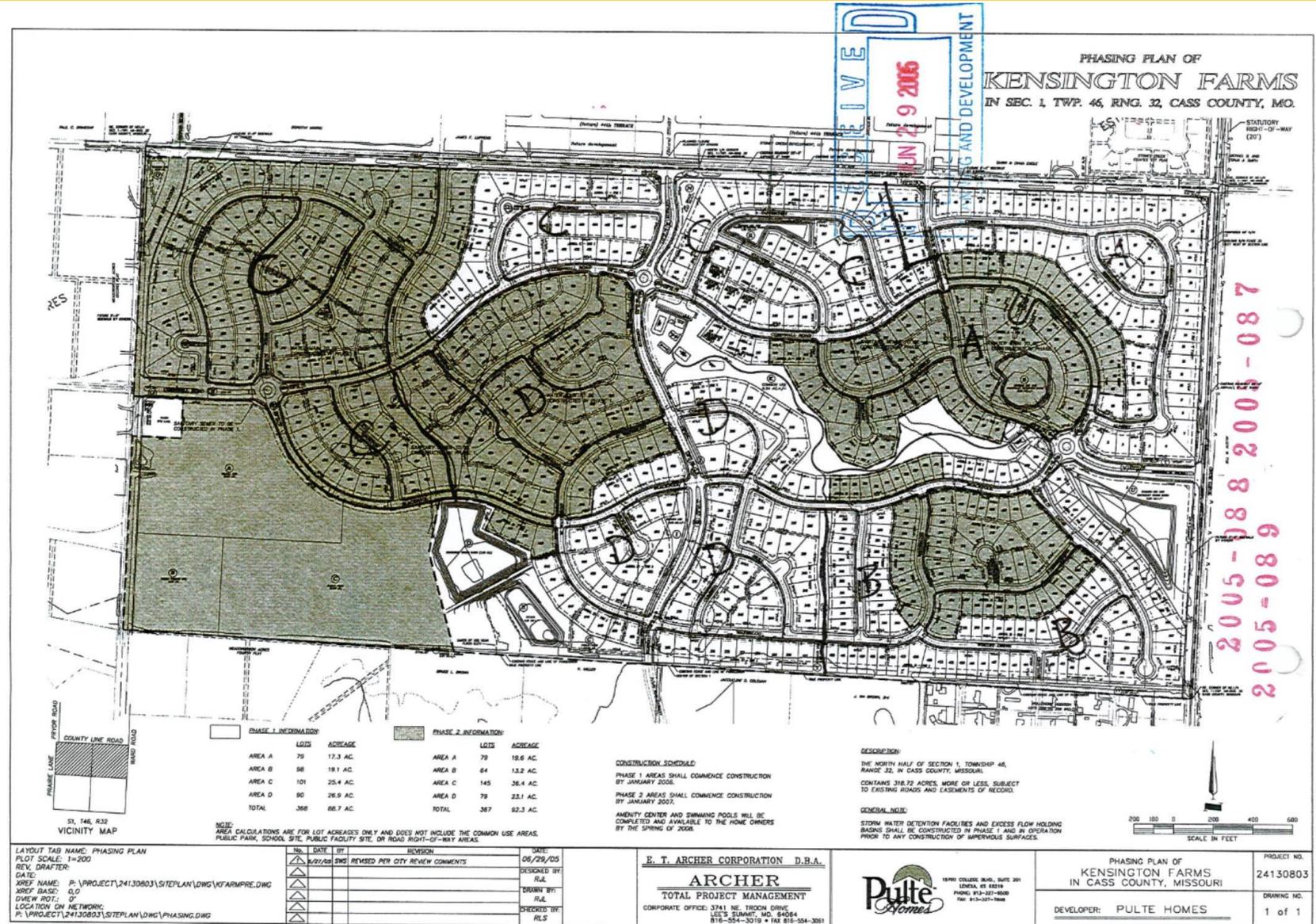
- Bridges the gap between traditional single-family homes and large multi-unit apartments by providing townhome and duplex housing options
- Compatible footprint and building massing



Site History

2005 PDP approved 735 detached single-family units on 318.72 acres for overall density of **2.22 du/acre** (Ord. No. 5997)

2014 PDP revised to 731 detached single-family units and increased building height restrictions (Ord. No. 7531)



2005 & 2014 Kensington Farm PDP Elevations



TYPICAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Planning & Development



PROVENCE CRAFTSMAN - 2 STORY (TYP.)



SPENCER CRAFTSMAN - 1 STORY (TYP.)



PROVENCE FRENCH COUNTRY - 2 STORY (TYP.)



SPENCER FRENCH COUNTRY - 2 STORY (TYP.)



PROVENCE SHINGLE - 2 STORY (TYP.)



SPENCER MEDITERRANEAN - 1 STORY (TYP.)

COTTAGES ELEVATIONS
KENSINGTON FARMS
Lee's Summit, Cass County, Missouri

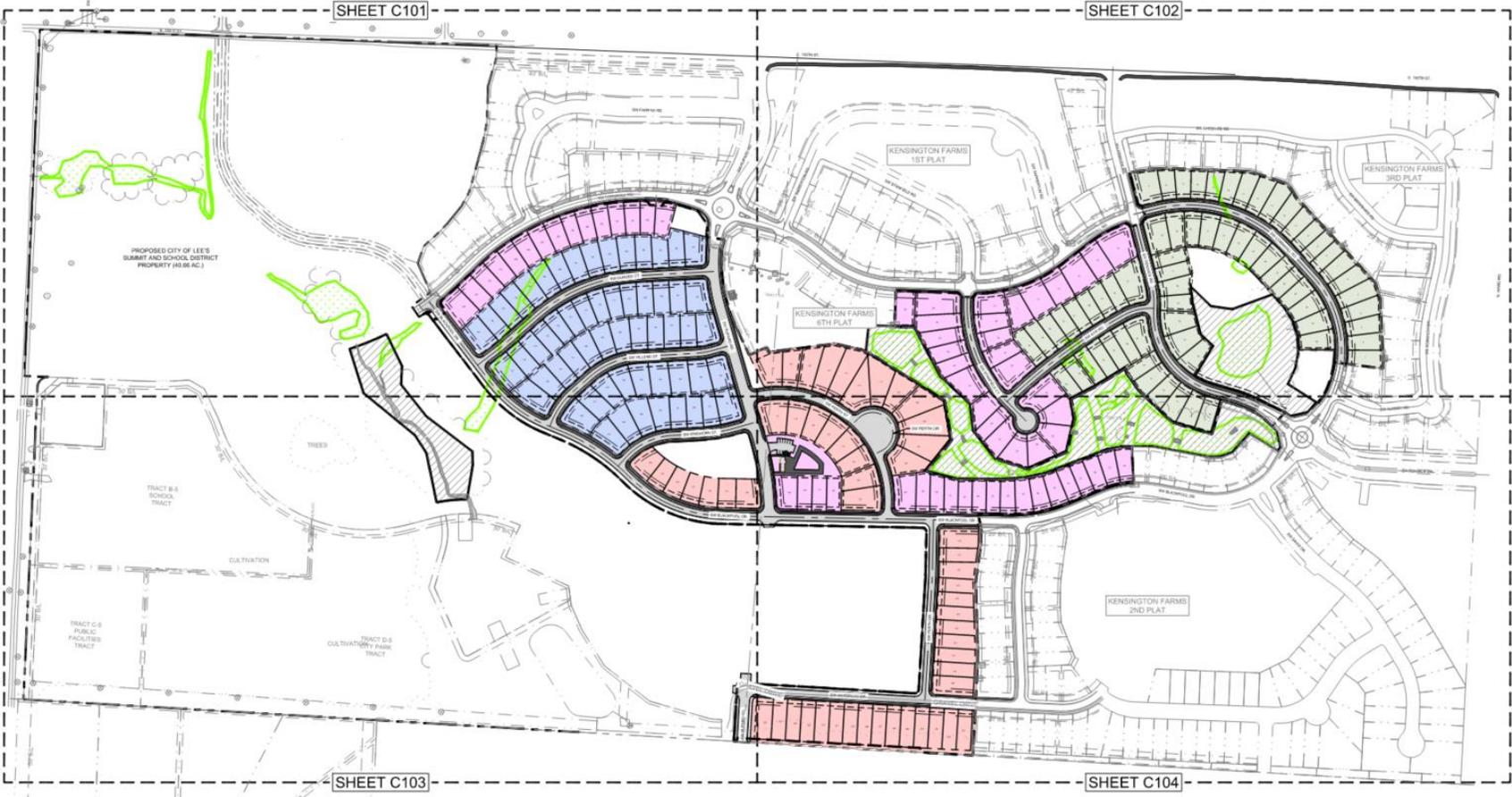
Submitted to City:
Submitted by:
Date:
Scale:

Designed by:
Drafted by:
LUTJEN
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APPLICANT/OWNER: DEVELOPER
COUNTY: MISSOURI
DRAWN BY: LUTJEN, INC.
MOIST. DATE: 10/10/14
LEAWARDS: 43 02017
PHONE: 816.552.1100
COUNTY: MISSOURI
Sheet No.:
4

Project Information – Phase 1

Specification	Proposed
Existing Zoning	PMIX
Area	67.39 acres
# of Lots	235
# of Dwelling Units	235 units
Project Area Density	3.9 du/acre
Parking	470 spaces



Phase 1 Single-Family Elevations

HARMONY - 1498 SQ. FT.



Elevation-A2

BELLAMY - 2053 SQ. FT.



Elevation-A2

NEWCASTLE- 1635 SQ. FT.



Elevation-A2

HOLCOMBE - 2356 SQ. FT.



Elevation-A2

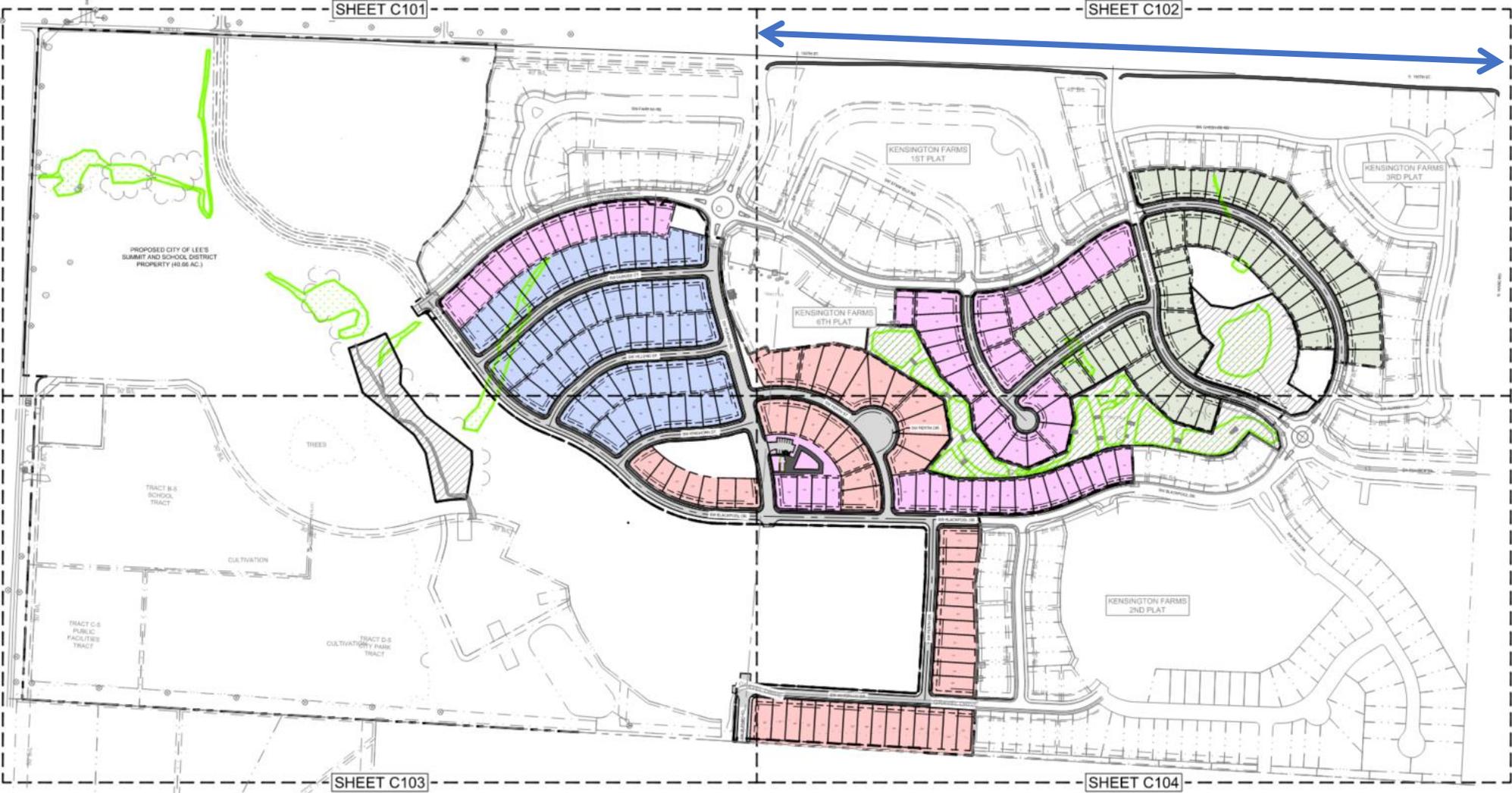
CHATHAM - 1771 SQ. FT.



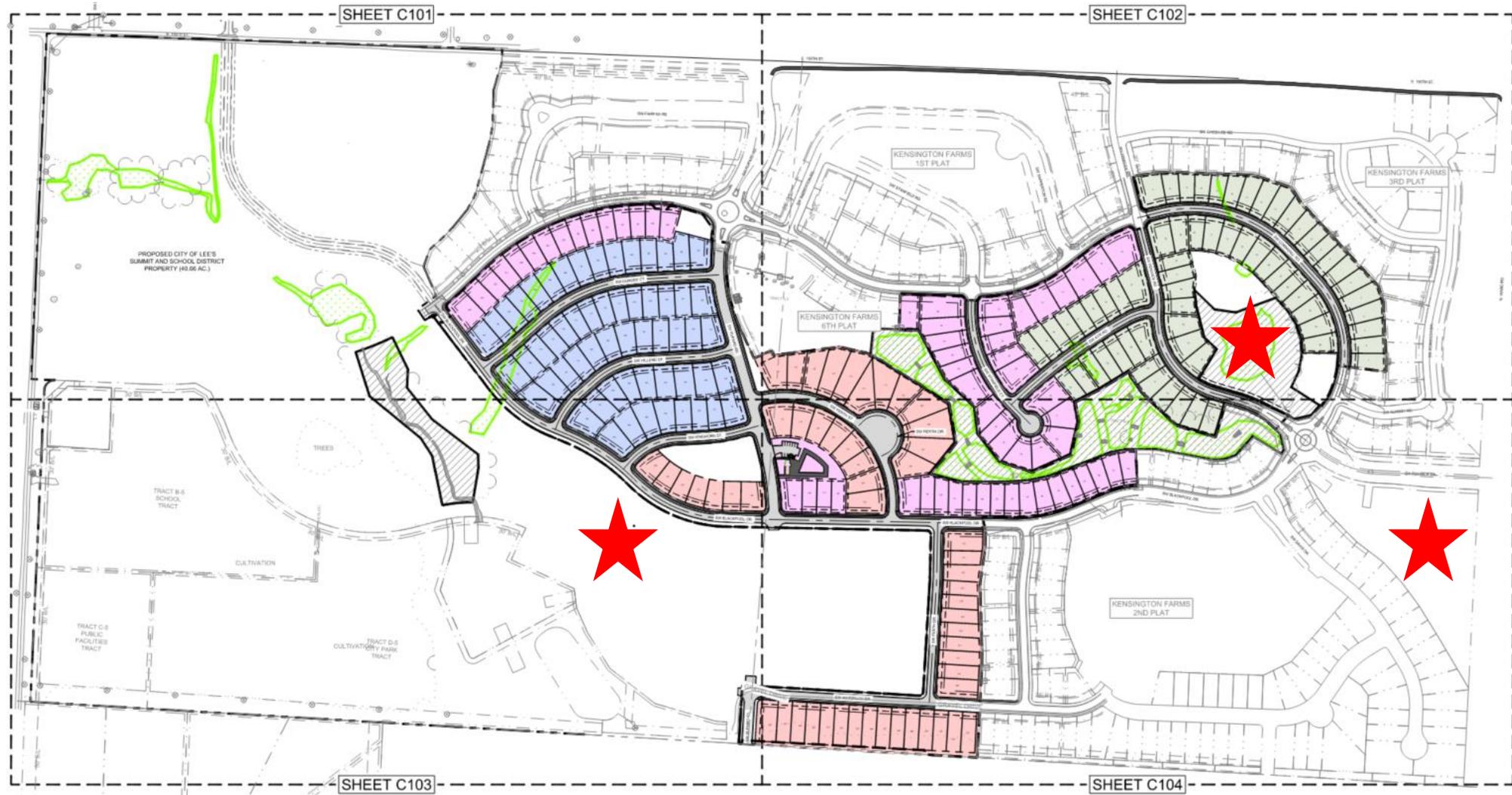
Elevation-A2

Road Improvements

10' shared use path along SW County Line Rd
(SW Ward Rd to SW Rupard Rd)



Stormwater Infrastructure



Neighborhood Meeting

A neighborhood meetings were held on January 6, 2026. The applicant also engaged with area residents via a number of informal meetings.

Questions and topics of concern include

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

Staff has received no comments or phone calls from the public regarding the subject application, nor has the City received any protest petitions regarding the subject application.

Approval Conditions

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.



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