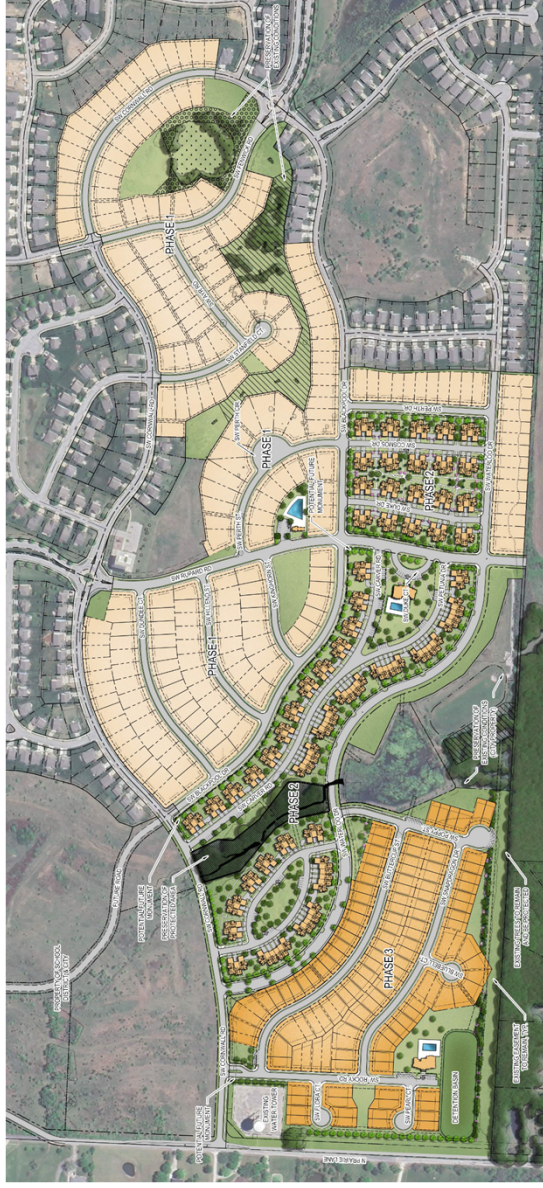




Pathways at Kensington Farms – 1231 SW Waterloo Dr.

Preliminary Development Plan

PL2025-098



Project Request

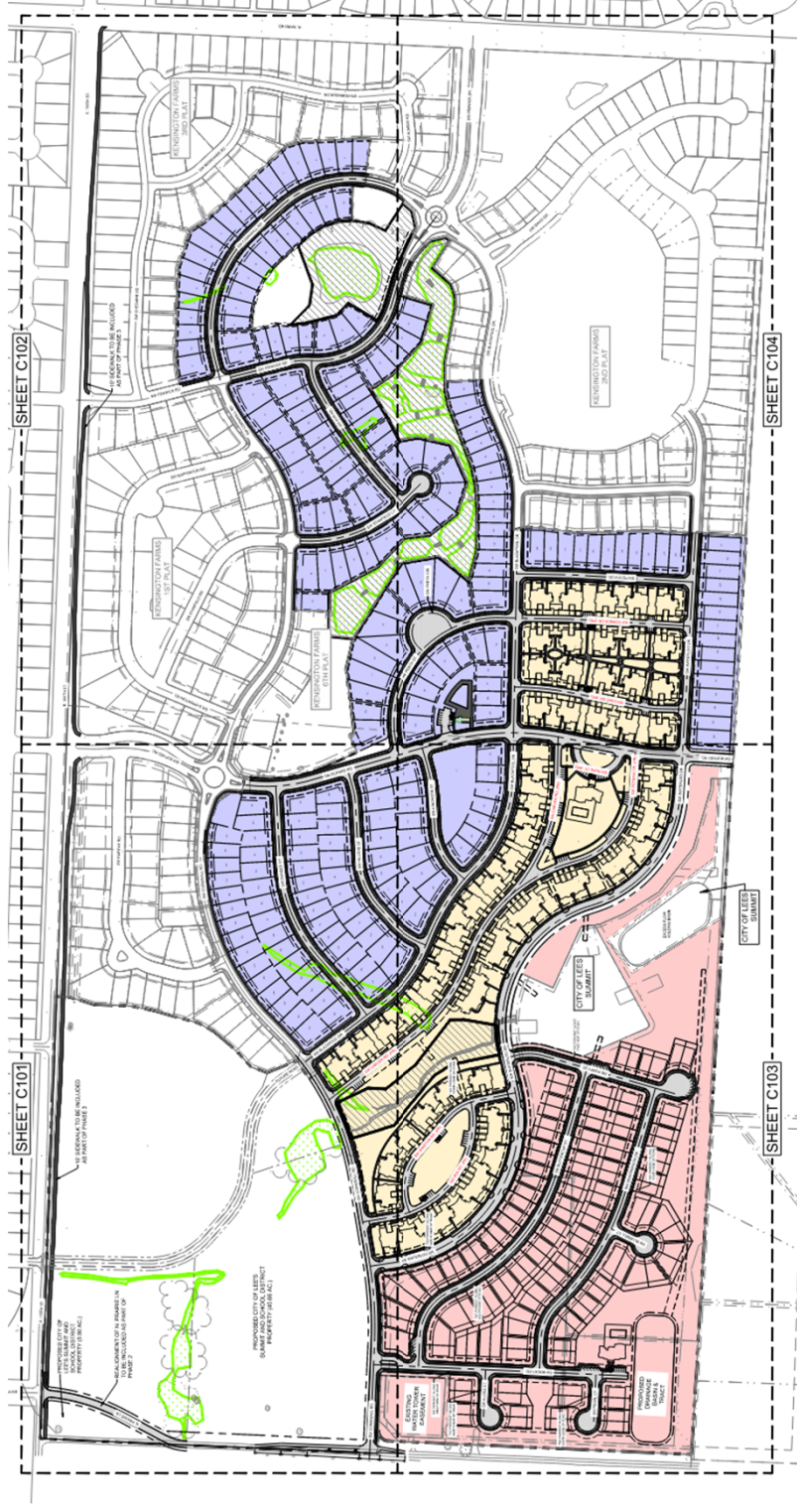
Proposed preliminary development plan on 113.35-acres for development of 540 residential units.

Phase 1 (purple) :
235 single-family units

Phase 2 (yellow):
177 townhome units

Phase 3 (red):
128 senior-living duplex units

3 clubhouses; 1 per phase

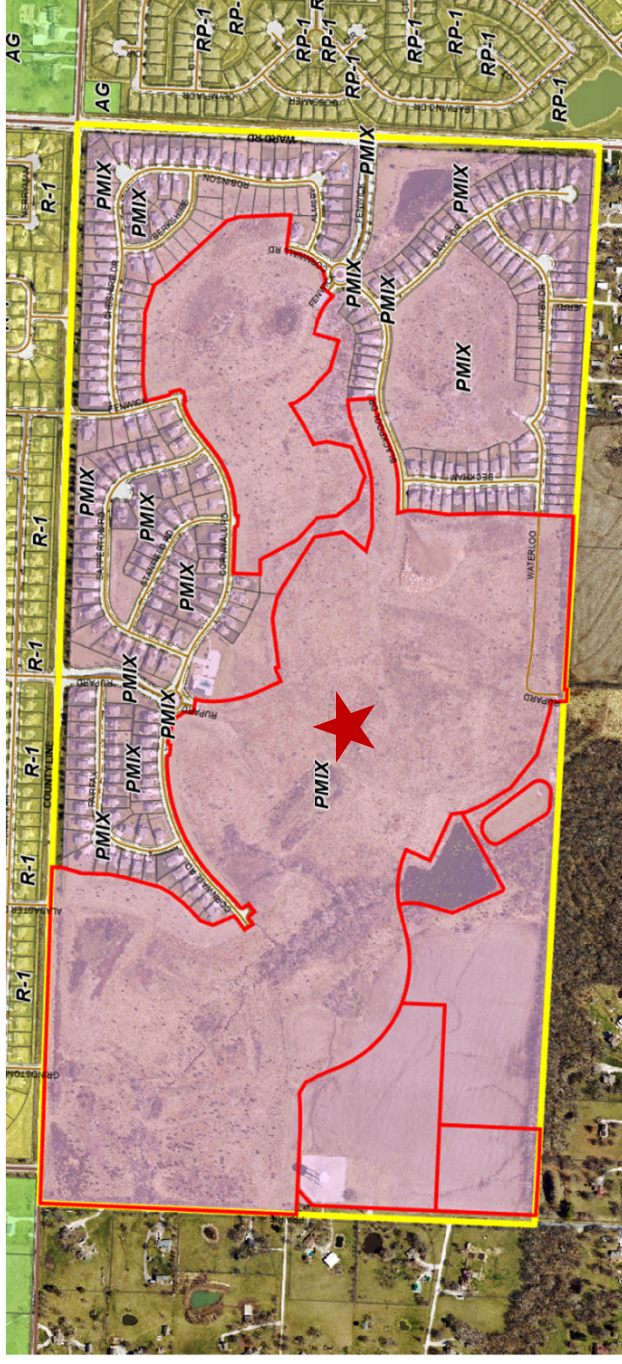


Area/Zoning Map

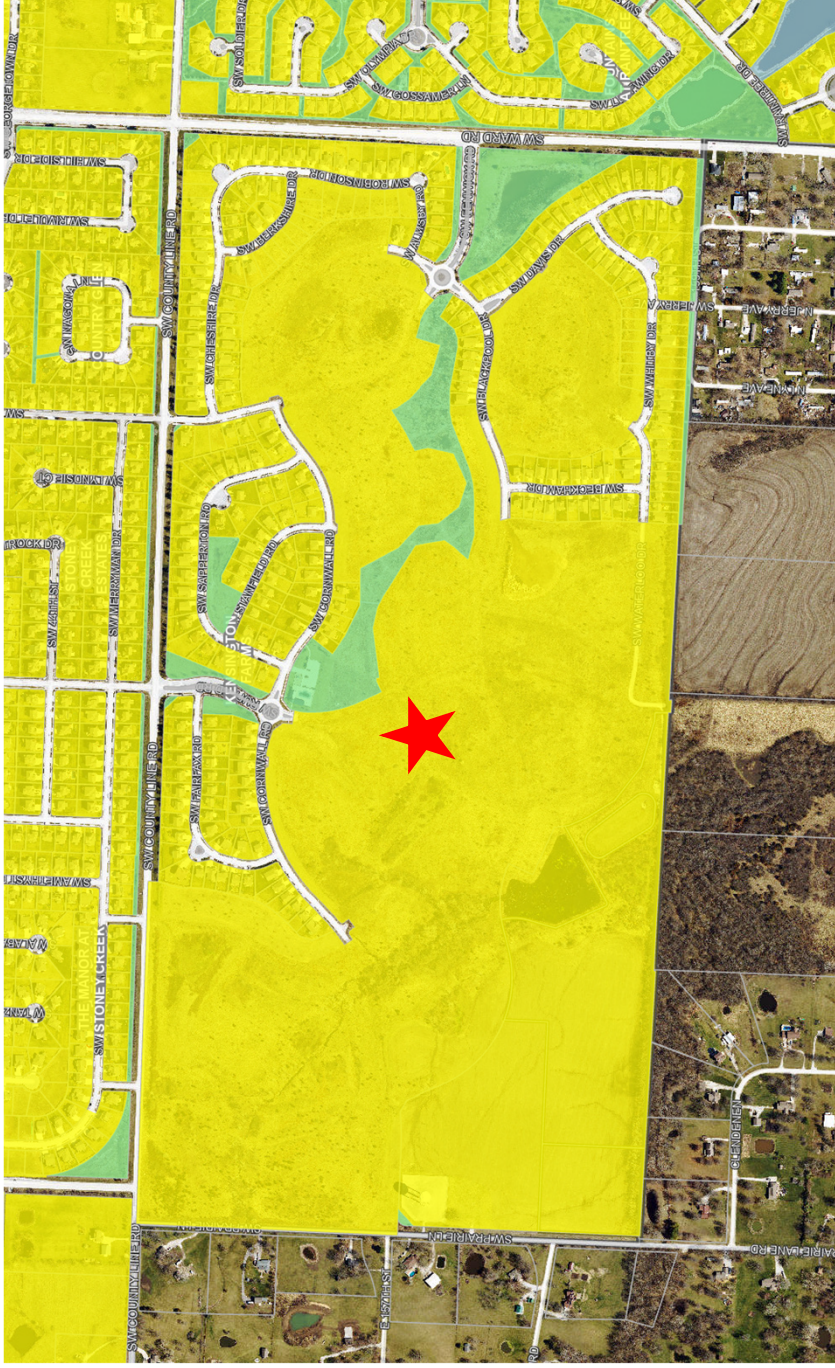
Zoned PMIX, Planned
Mixed Use District

Adjacent Zoning:

North – PMIX
South – Cass County
East – PMIX
West – Cass County



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

Ignite! Comprehensive Plan



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.



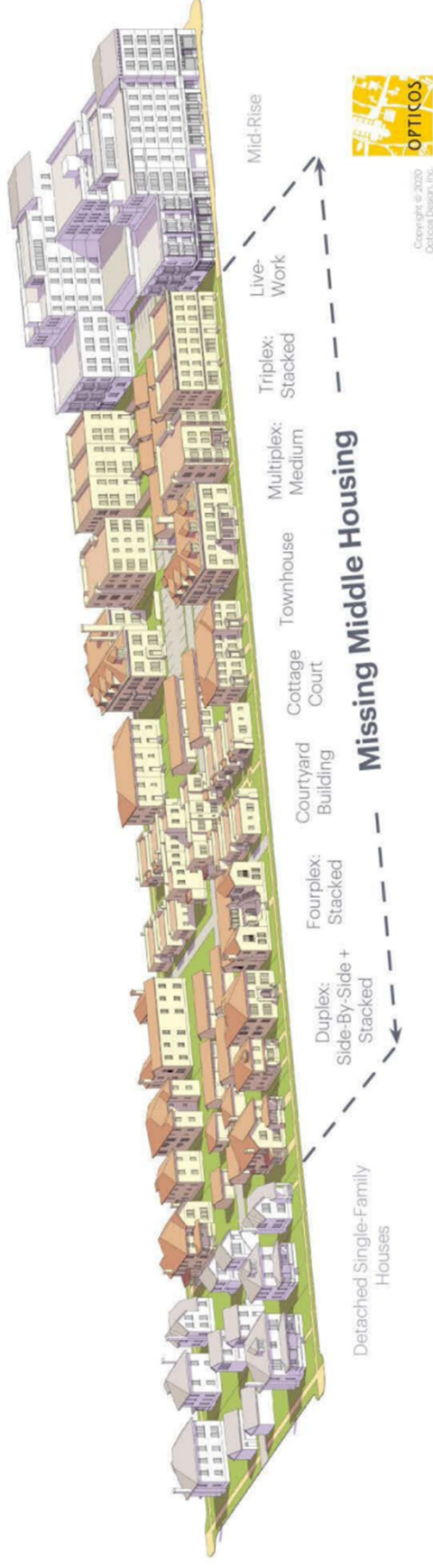
Community for All Ages Adopted Plan

- 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

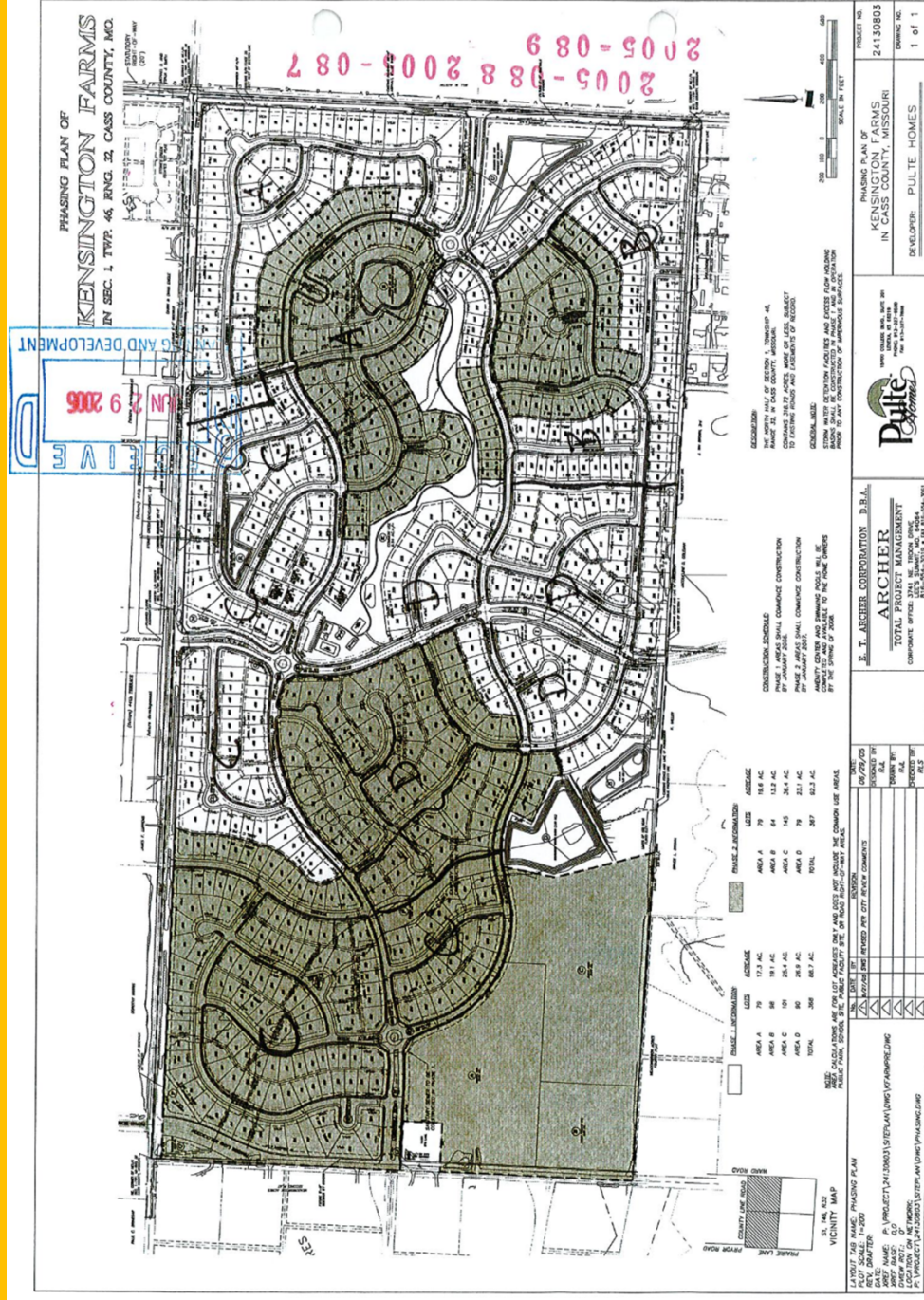


Site History

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)

Proposed PDP would increase Kensington Farms to 864 units on 318.72 acres for overall density of **2.71** du/acre.

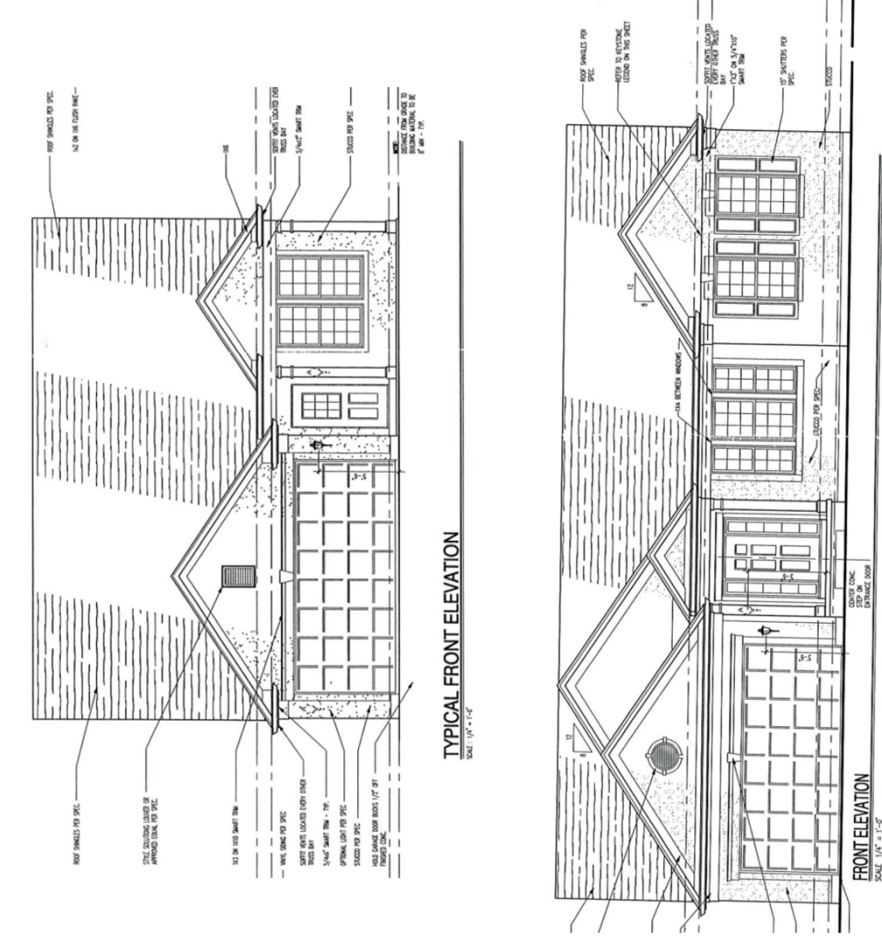


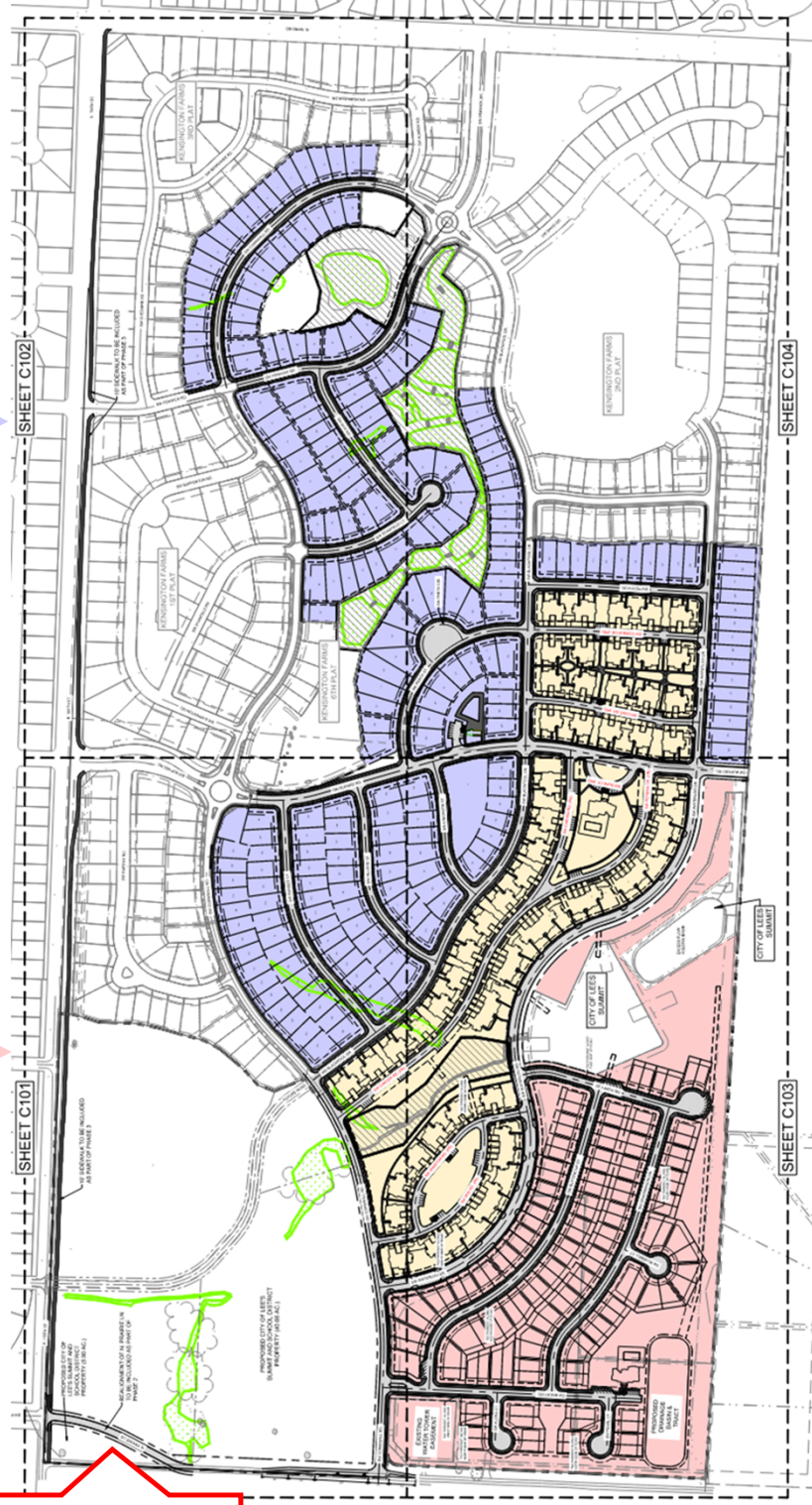
2005 Site Plan

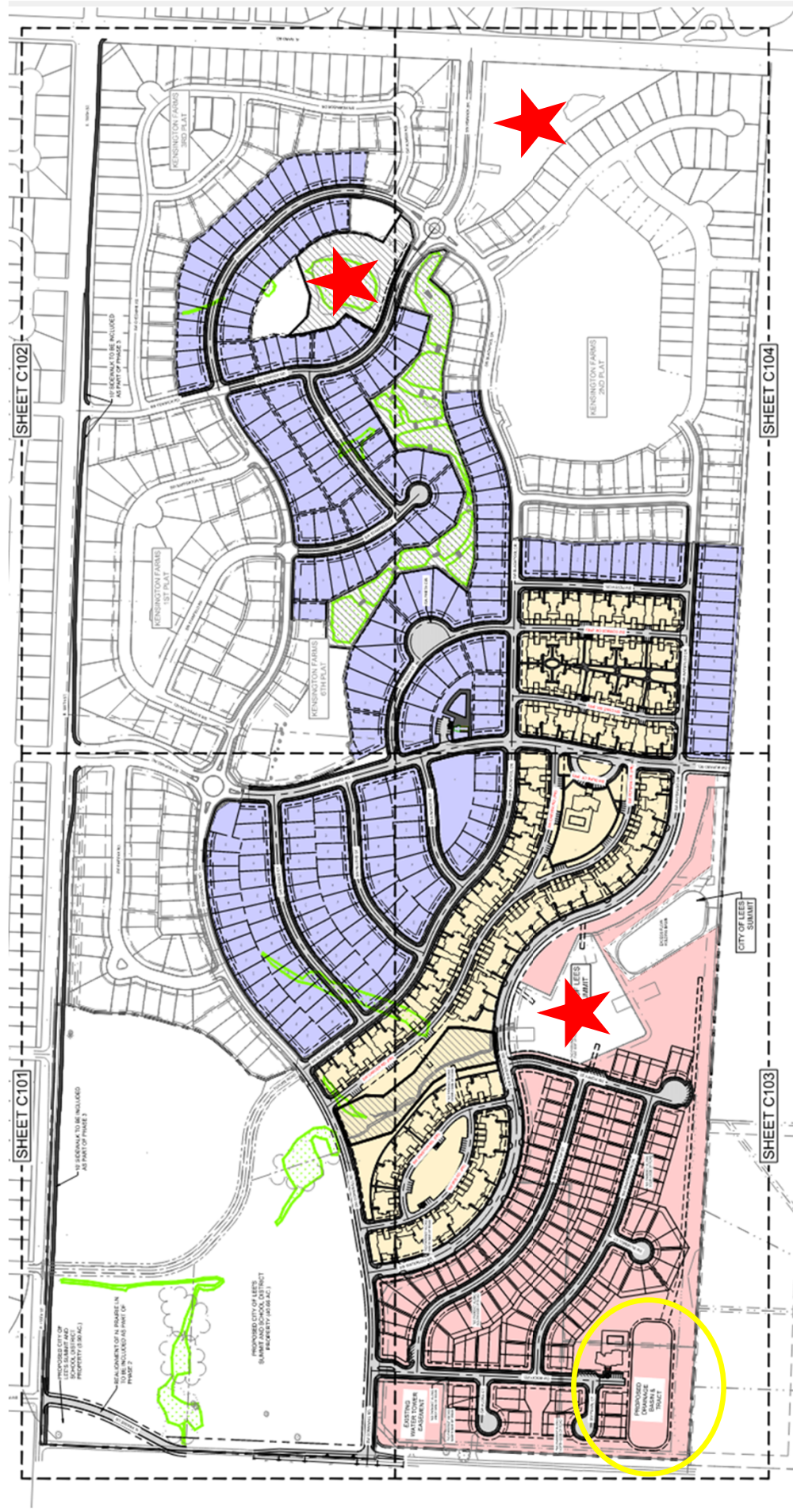
2005 & 2014 Kensington Farm PDP Elevations

750 500 250 0

Planning & Development



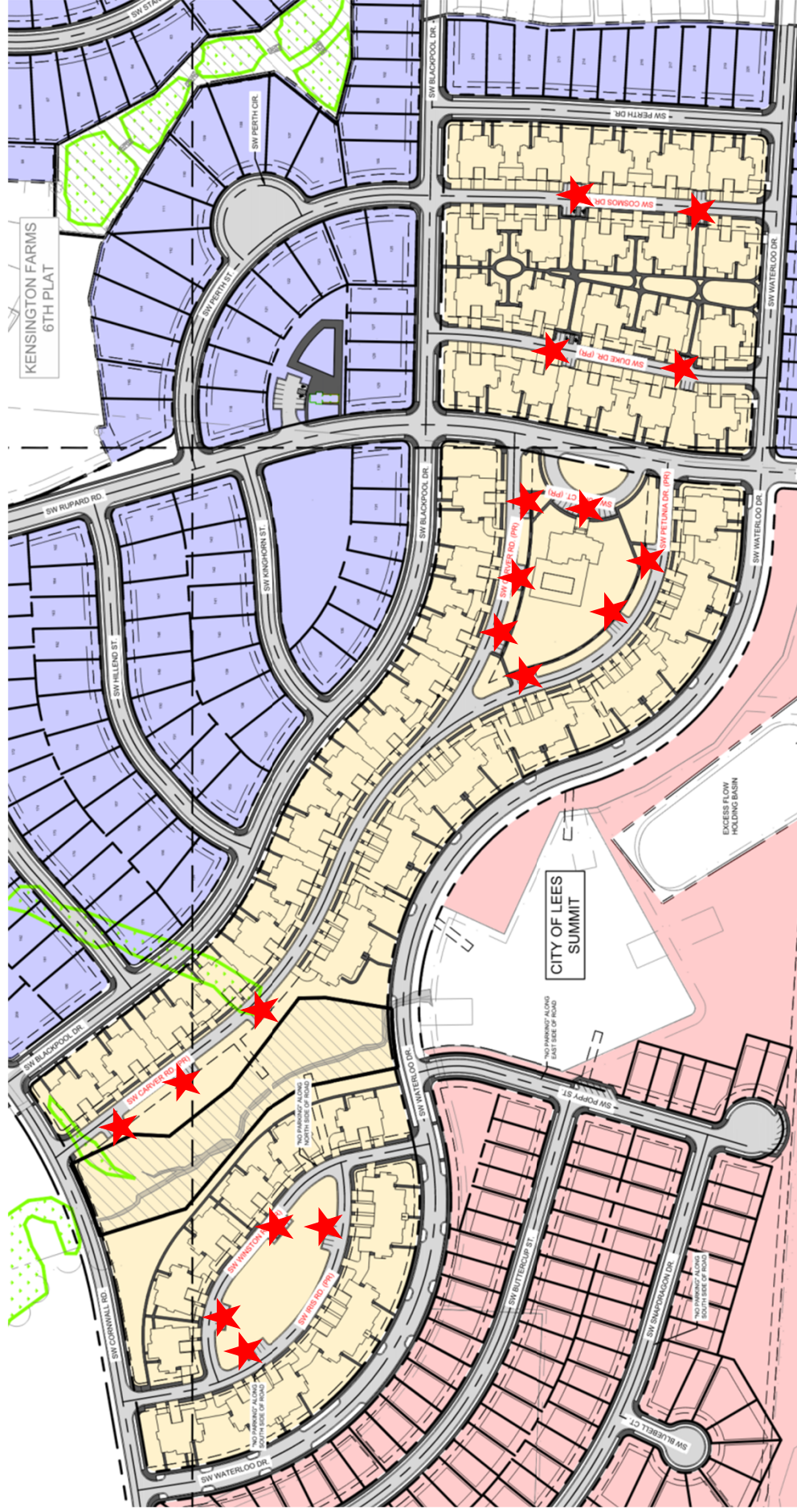
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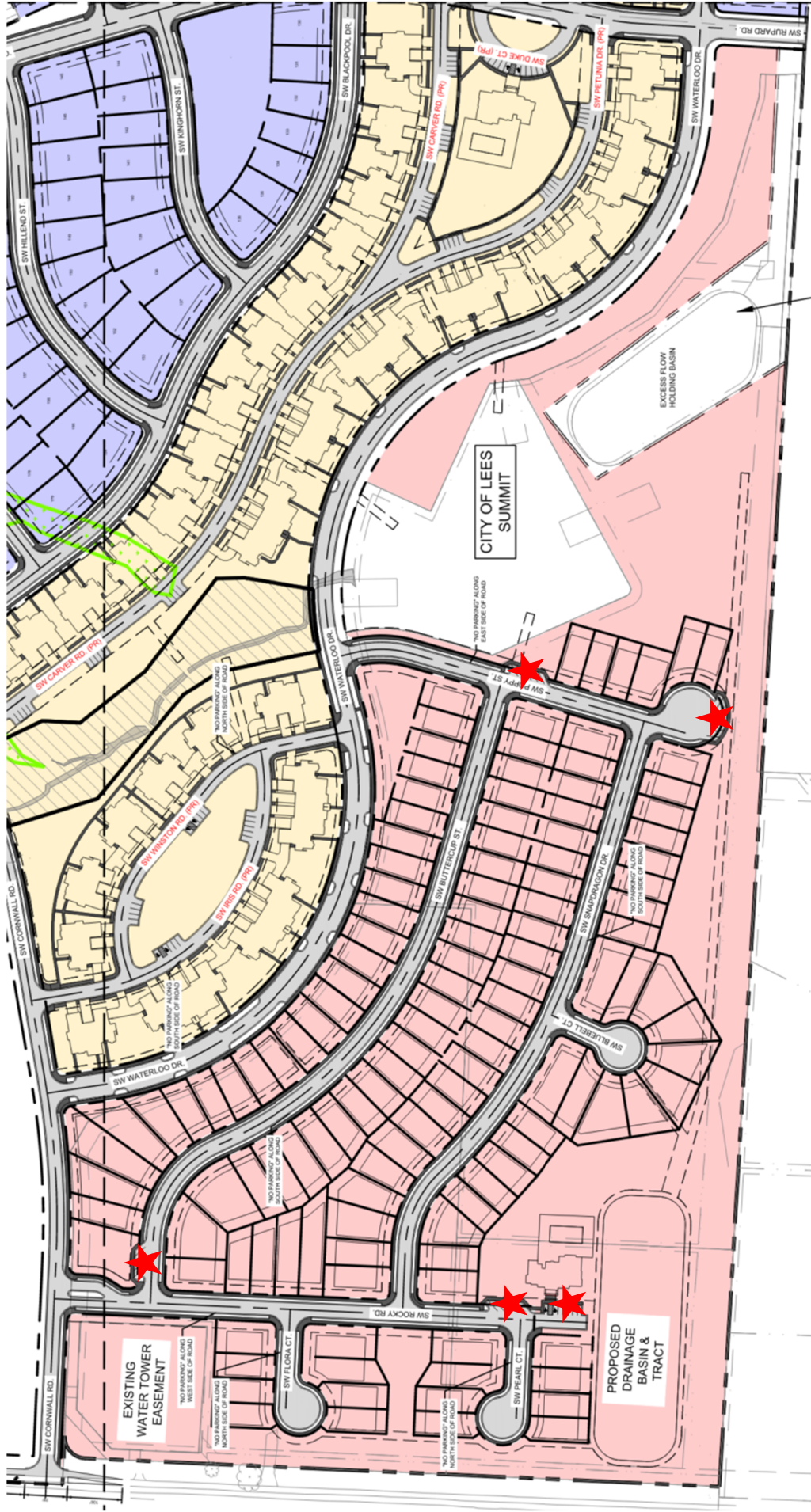
Landscape Plan



Parking Plan- Phase 2



Parking Plan- Phase 3



Phase 1 Single-Family Elevations

HARMONY - 1498 SQ. FT.



Elevation-A2

HOLCOMBE - 2356 SQ. FT.



Elevation-A2

BELLAMY - 2053 SQ. FT.



Elevation-A2

CHATHAM - 1771 SQ. FT.



Elevation-A2

NEWCASTLE- 1635 SQ. FT.



Elevation-A2

Phase 2 Townhome Elevations

EXTERIOR MATERIAL LEGEND:

- 1

MANUFACTURED VENEER
CUT STONE | ARRISCRAFT ELEVATION
BASALT
- 2

METAL CLADDING | KNOTWOOD - BLACK
WALNUT
- 3

CEMENT BOARD
ARCHITECTURAL PANEL | SW-0050
CLASSIC LIGHT BUFF
- 4

CEMENT BOARD
ARCHITECTURAL PANEL | SW-2848
ROYCROFT PEWTER
- 5

CEMENT BOARD
ARCHITECTURAL PANEL | SW-6258
TRICORN BLACK
- 6

ASPHALT SHINGLE
- 7

STANDING SEAM ROOFING



1 THREE UNIT TOWNHOME - FRONT
1/8" = 1'-0"



4 SIX UNIT TOWNHOME - FRONT
1/8" = 1'-0"

Phase 3 Duplex Elevations



Neighborhood Meeting

Neighborhood meetings were held on June 9, 2025 (78 attendees), and August 14, 2025 (47 attendees).

Questions and topics of concern include

- Project context and history
- Zoning and Ignite! Comprehensive Plan
- Proposed site plan and phasing
- Public improvements
- Design standards
- Environmental and drainage concerns

Staff has received 34 comments or phone calls in opposition and 206 protest petitions submitted against the project.

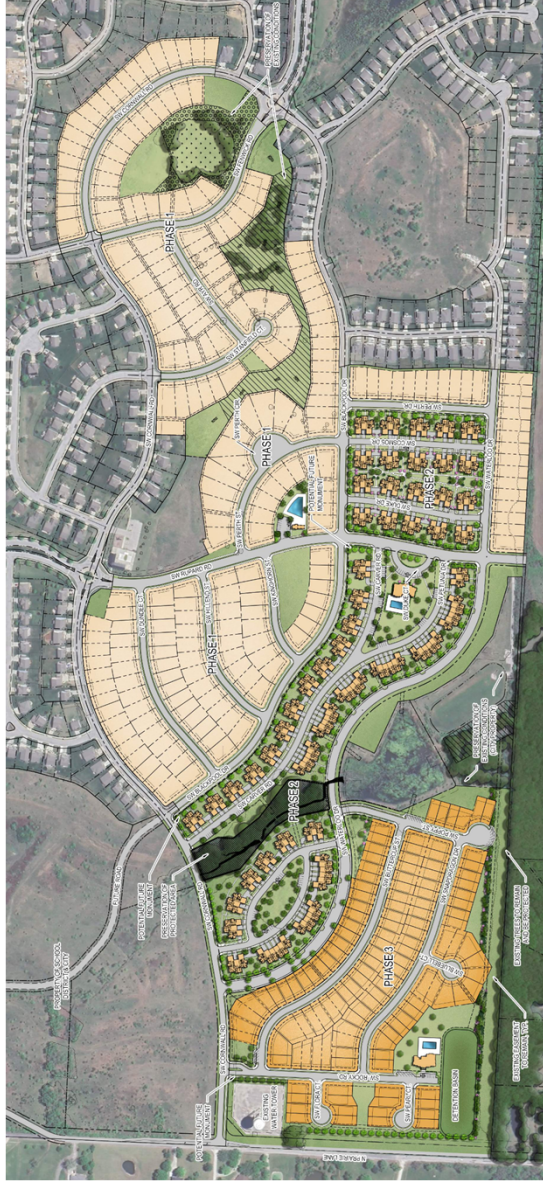
Approval Conditions

1. Development shall be in accordance with the preliminary development plan with an upload date of October 3, 2025.
2. Requirements for any impacted jurisdictional wetlands, as determined by the Army Corps of Engineers, shall be satisfied prior to the approval of a Final Development Plan and/or Public Infrastructure Plan.
3. All streets with two-family or greater dwelling structure types shall be posted No Parking on one side of the street.
4. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated October 6, 2025.



LEE'S SUMMIT
MISSOURI®

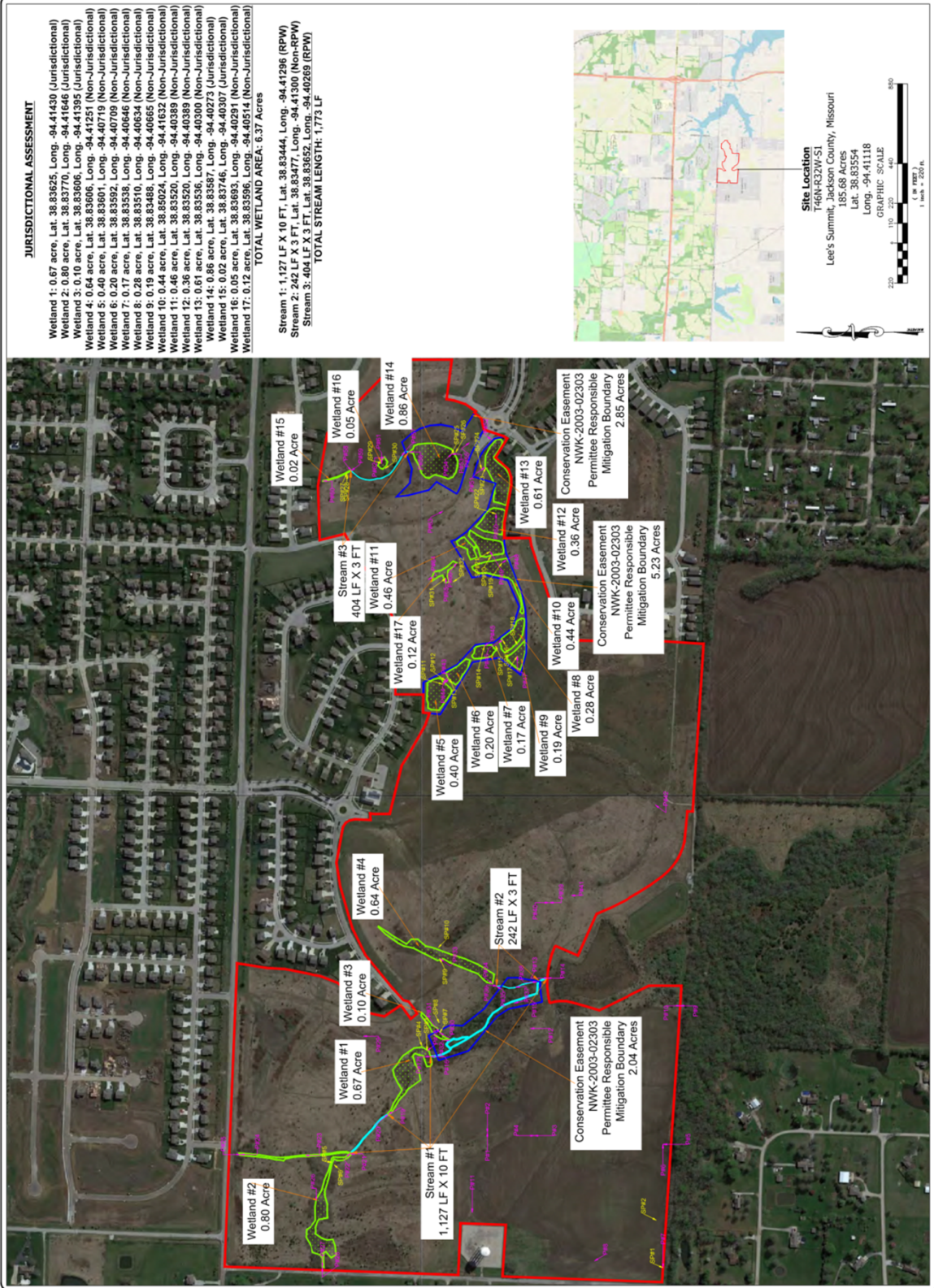
Pathways at Kensington Farms – 1231 SW Waterloo Dr. Preliminary Development Plan PL2025-098



Minimum Lot Dimensions		
Single-Family Lots (Phase 1)		
Depth	125 ft	
Width	50 ft	
Independent Living Lots (Phase 3)		
Depth	110 ft	
Width	45 ft	
Proposed Setbacks		
Single-Family Lots (Phase 1)		
Front	25 ft	
Side	5 ft	
Rear	20 ft	
Independent Living Lots (Phase 3)		
Front	25 ft	
Side	5 ft	
Rear	20 ft	



FIGURE 4a

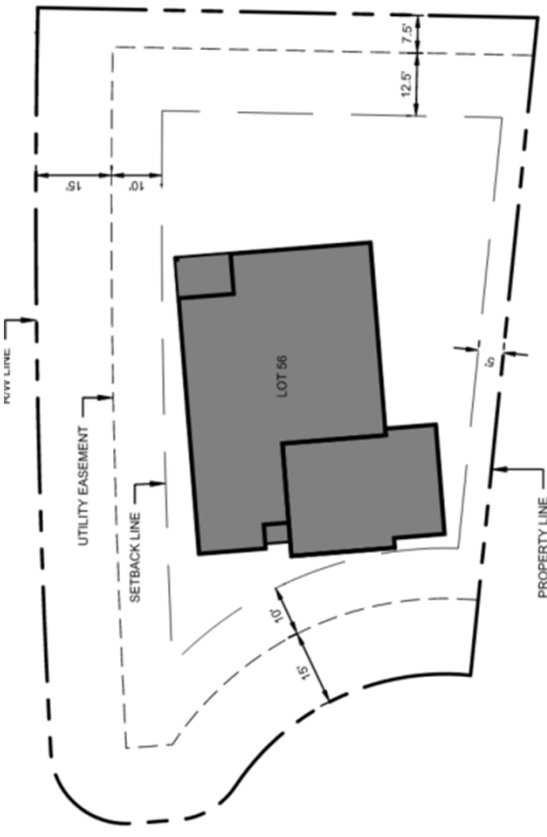
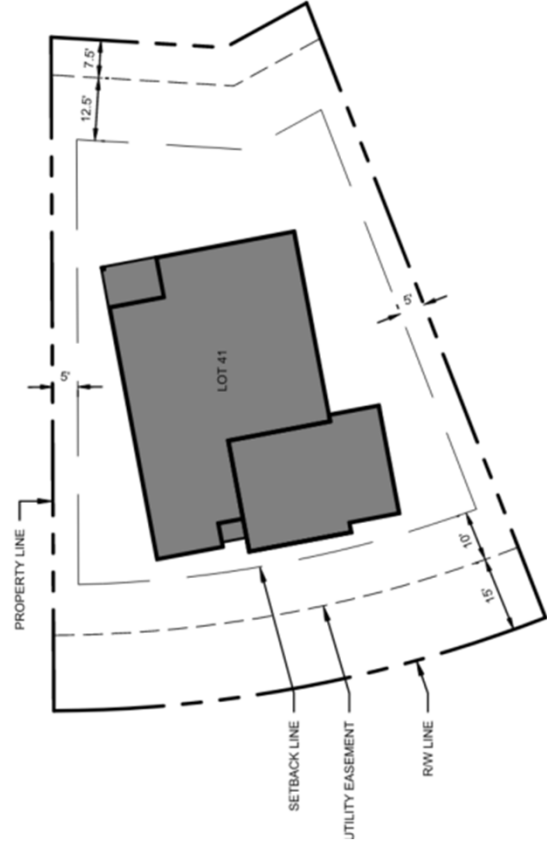


Wetland Summary

Table 2. Wetland Summary

Wetland ID	Size (Acres)	Wetland Type	Likely Jurisdictional?
1	0.67	Emergent	Yes
2	0.8	Forested	Yes
3	0.1	Forested	Yes
4	0.64	Forested	No
5	0.4	Emergent	No
6	0.2	Emergent	No
7	0.17	Emergent	No
8	0.28	Emergent	No
9	0.19	Emergent	No
10	0.44	Emergent	No
11	0.46	Emergent	No
12	0.36	Forested	No
13	0.61	Forested	No
14	0.86	Scrub-shrub	Yes
15	0.02	Emergent	Yes
16	0.05	Emergent	No
17	0.12	Emergent	No
Total Amount of Wetlands	6.37	-	-
Total Amount of Likely Jurisdictional Wetlands	2.45	-	-

Typical Single-Family Lot Sections

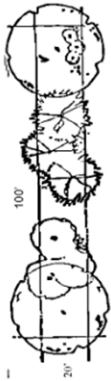
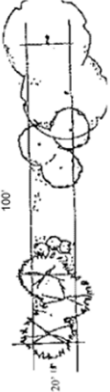
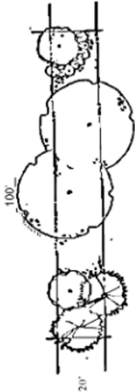


TYPICAL SINGLE-FAMILY LOT SECTIONS



Low Impact screening requirements

C. Low impact screening. An open screen between relatively similar land uses. Open screening shall provide an attractive separation between land uses. A low impact landscape screen must portray one of the following screening options:

Screen A		
Shade trees	1/500 sq. ft.	
Ornamental trees	1/750 sq. ft.	
Evergreen trees	1/500 sq. ft.	
Shrubs	1/500 sq. ft.	
Screen B		
Shade trees	1/1,000 sq. ft.	
Ornamental trees	1/500 sq. ft.	
Evergreen trees	1/500 sq. ft.	
Shrubs	1/500 sq. ft.	
Screen C		
Shade trees	1/750 sq. ft.	
Ornamental trees	1/750 sq. ft.	
Evergreen trees	1/750 sq. ft.	
Shrubs	1/200 sq. ft.	

Parking Table

Proposed		Required	
Phase 1 parking spaces proposed:	470	Phase 1 parking spaces required:	470
Phase 2 parking spaces proposed:	911	Phase 2 parking spaces required:	339
Phase 3 parking spaces proposed:	280	Phase 3 parking spaces required:	256
Accessible clubhouse parking spaces proposed:	6	Accessible clubhouse parking spaces required:	3
Total on-site parking spaces proposed:		Total parking spaces required:	1065

Vehicle Parking			
Single Family Lots (Phase 1)			
Ratio Required		2 per lot	
Stalls Required	470		
Stalls Provided	470		
Townhomes (Phase 2)			
Ratio Required		2 per unit (Townhome 3)	
Ratio Required		2.5 per unit (Townhome 6)	
Stalls Required	339		
Off-Street Parking	199		
Driveway Parking	356		
Off-Street ADA Stalls	10		
Garage Parking	356		
Stalls Provided	911		
Independent Living (Phase 3)			
Ratio Required		2 per unit	
Stalls Required	256		
Stalls Provided	280		
Total Required	1065	Stalls	
Total Provided	1661	Stalls	

Traffic Impact Study

The study found the following improvements would be required:

Phase 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.

Phase 2

- Realign SW Prairie Lane to align with SW Pryor Road.
- Construct left turn lanes with 250' of storage plus appropriate taper at each of the intersection approaches at SW County Line Road and SW Prairie Lane/Pryor Road.
- Construct right turn lanes with 250' of storage plus appropriate taper for northbound and southbound approaches at SW County Line Road and SW Prairie Lane/Pryor Road.
- Construct right turn lanes with 200' of storage plus appropriate taper for eastbound and westbound approaches at SW County Line Road and SW Prairie Lane/Pryor Road.

Phase 3

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

2005-317

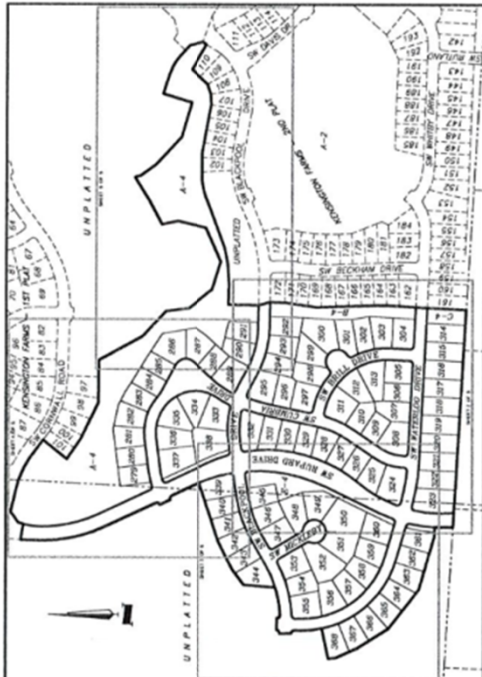
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PROPERTY DESCRIPTION:



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THESE RESULTS ARE ASSUMED TO BE REPRESENTATIVE FOR A PRACTICAL SITUATION. THE USE THEREOF SHOULD BE LIMITED TO THE SCOPE OF THE STUDY.

COMMON AREA:

STREET LIGHTS OF NEW YORK

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Journal of Management Inquiry 22(1) 3-14
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REPORT & REVIEW: ACIP DISCUSSION

PROJECT NO.	PROJECT NO.	PROJECT NO.
1	2	3

PULTE HOMES, INC.
19300 COLLEGE BOULEVARD, SUITE 201
CHICAGO, IL 60648
DRAWING NO. 1 OF 5

FINAL PLAT OF
KENSINGTON FARMS - 7TH PLAT
LOTS 279 thru 324
A REPLAT OF PART OF ALL OF TRACT A-2 KENSINGTON FARMS - 2ND PLAT
IN THE NE 1/4 OF SEC. 01-T46-R32
IN THE CITY OF LEE'S SUMMIT, CASS COUNTY, MISSOURI



LOT #	AREA (SF)
276	1,060.81
277	8,836.96
278	8,836.96
279	8,836.96
280	8,836.96
281	8,836.96
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LEGEND:

- 107 NUMERICAL ADDRESS
 BUILDING LINE
 PLANT
 PLANT
 SPECIALS EQUIPMENT
 UTILITY EQUIPMENT
 WATERLINE CASSETTE
 EXISTING LOT AND PROPERTY LINES
 EXISTING PLAT AND IN/LINES
 8 INTERLOCK
 FOUND 10" REBAR
 FOUND CURB CUT
 SET 10" REBAR WAS MISSING CAP
 107 NUMERICAL ADDRESS

- [illegible]

Abstract

- [illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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I HEREBY CERTIFY THIS PLAT WAS PREPARED
 UNDER DIRECT SUPERVISION BASED ON A FIELD SURVEY
 OF THE LANDS SHOWN HEREON AND THAT THE
 PROVISIONS OF THE SURVEYING AND MAPPING ACT
 OF 1992, AS AMENDED, HAVE BEEN FULLY
 COMPLIED WITH IN THE PREPARATION OF THIS PLAT
 FOR PROPERTY BOUNDARY PURPOSES. THE SURVEY
 HEREON IS TRUE AND CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.

STATE OF ALABAMA
 OFFICE OF THE SURVEYOR
 1000 N. RAILROAD AVENUE
 MONTGOMERY, AL 36102-1000
 TEL: 205-261-4433 FAX: 205-261-4434

PIEL
ARCHITECTS
BOOKINGS.COM

FILE 11/08/2024	FINAL PLAT OF
APPROVED BY JMT	KENSINGTON FARMS -
RECORDED BY SCW	7TH PLAT, LOTS 279 thru 324
DATE 03-11-2024	CADKEY, INC.

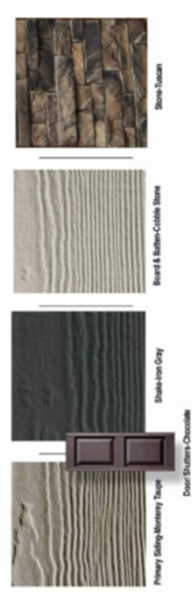
Donald Allen Birge, P.E., S.
MSOE P.E. 2714307798

1

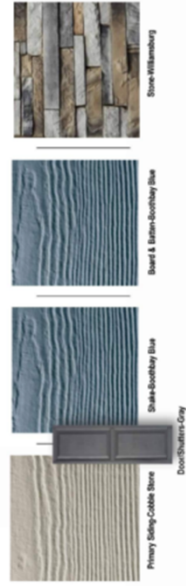
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SET 37 ALBUM IN CAP-80
MFG. 5/20/200808
ON 24" LONG 50" BAR

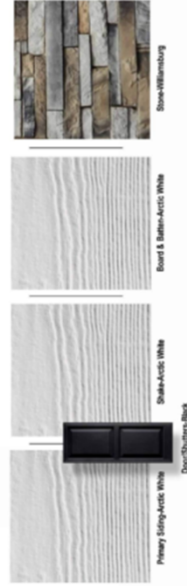
Phase 1 Elevations – Sheet A12



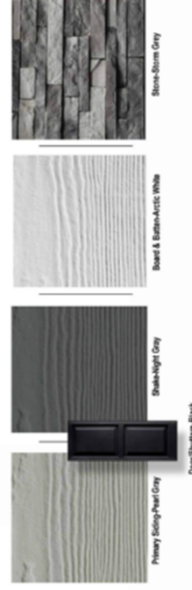
Exterior Package A



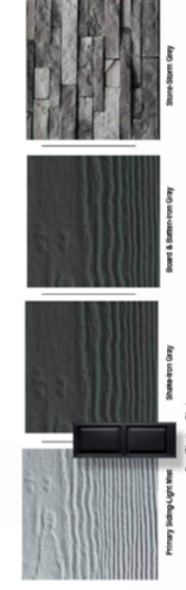
Exterior Package C



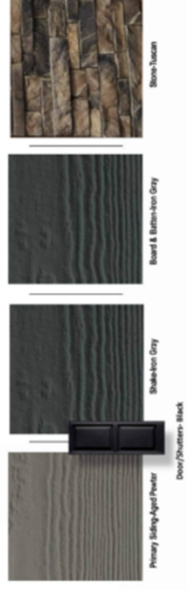
Exterior Package E



Exterior Package B



Exterior Package D



Exterior Package F

Phase 1 Elevations

CHATHAM - 1771 SQ. FT.



Elevation-A2



Elevation-B2



Elevation-C3

HOLCOMBE - 2356 SQ. FT.



Elevation-A2



Elevation-B2

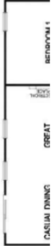


Elevation-C3

NEWCASTLE- 1635 SQ. FT.



Elevation-A2



Elevation-B2



Elevation-C3

HARMONY - 1498 SQ. FT.



Elevation-A2



Elevation-B2



Elevation-C3

BELLAMY - 2053 SQ. FT.



Elevation-A2



Elevation-B2



Elevation-C3

Phase 2 Elevations



④ THREE UNIT TOWNHOME - RIGHT



② THREE UNIT TOWNHOME - LEFT



③ THREE UNIT TOWNHOME - REAR



① THREE UNIT TOWNHOME - FRONT

EXTERIOR MATERIAL LEGEND:

- | | | |
|---|---|---|
|  | 1 | MANUFACTURED VENEER
CUT STONE ARRISCRAFT ELEVATION
BASALT |
|  | 2 | METAL CLADDING KNOTWOOD - BLACK
WALNUT |
|  | 3 | CEMENT BOARD
ARCHITECTURAL PANEL SW-0050
CLASSIC LIGHT BUFF |
|  | 4 | CEMENT BOARD
ARCHITECTURAL PANEL SW-2848
ROYCROFT PEWTER |
|  | 5 | CEMENT BOARD
ARCHITECTURAL PANEL SW-6258
TRICORN BLACK |
|  | 6 | ASPHALT SHINGLE |
|  | 7 | STANDING SEAM ROOFING |

Phase 2 Elevations



EXTERIOR MATERIAL LEGEND:

- 1 MANUFACTURED VENEER
CUT STONE | ARRISCRAFT ELEVATION
BASALT
- 2 METAL CLADDING | KNOTWOOD - BLACK
WALNUT
- 3 CEMENT BOARD
ARCHITECTURAL PANEL | SW-0050
CLASSIC LIGHT BUFF
- 4 CEMENT BOARD
ARCHITECTURAL PANEL | SW-2848
ROYCROFT PEWTER
- 5 CEMENT BOARD
ARCHITECTURAL PANEL | SW-6258
TRICORN BLACK
- 6 ASPHALT SHINGLE
- 7 STANDING SEAM ROOFING

Phase 2 Elevations



4 CLUBHOUSE RIGHT - TOWNHOME PALETTE



3 CLUBHOUSE REAR - TOWNHOME PALETTE



2 CLUBHOUSE LEFT - TOWNHOME PALETTE



1 CLUBHOUSE FRONT - TOWNHOME PALETTE

CLUBHOUSE TOWNHOME PALETTE:

- 1 MANUFACTURED VENEER
CUT STONE | HARRIS CRAFT ELEVATION
BASKET
- 2 METAL CLADDING | KNOTWOOD - BLACK
WALNUT
- 3 CEMENT BOARD
ARCHITECTURAL PANEL | SW-0050
CLASSIC LIGHT BUFF
- 4 CEMENT BOARD
ARCHITECTURAL PANEL | SW-2848
ROYCROFT PEWTER
- 5 CEMENT BOARD
ARCHITECTURAL PANEL | SW-6258
TRICORN BLACK
- 6 ASPHALT SHINGLE

Phase 3 Elevations



4 CLUBHOUSE RIGHT - SENIOR LIVING



3 CLUBHOUSE REAR - SENIOR LIVING



2 CLUBHOUSE LEFT - SENIOR LIVING



1 CLUBHOUSE FRONT - SENIOR LIVING

CLUBHOUSE SENIOR LIV. PALETTE:

- | | |
|---|---|
| 1 | MANUFACTURED VENEER
NATURAL STONE EARTHWORKS PEWTER
MIST DRYSTACK SNAPPED |
| 2 | METAL CLADDING KNOTWOOD - KWILA |
| 3 | CEMENT BOARD
ARCHITECTURAL PANEL SW-0050
CLASSIC LIGHT BUFF |
| 4 | CEMENT BOARD
ARCHITECTURAL PANEL SW-2848
ROYCROFT PEWTER |
| 5 | CEMENT BOARD
ARCHITECTURAL PANEL SW-6258
TRICORN BLACK |
| 6 | ASPHALT SHINGLE |

