



LEE'S SUMMIT MISSOURI®

Development Services Department

Development Services Staff Report

File Number	PL2025-098
File Name	PRELIMINARY DEVELOPMENT PLAN – Pathways at Kensington Farms
Applicant	Petra Development
Property Address	1231 SW Waterloo Dr.
Planning Commission Date	October 23, 2025
Heard by	Planning Commission and City Council
Analyst	Claire Byers, Senior Planner

Public Notification

Pre-application held: January 7, 2025
Neighborhood meeting conducted: June 9, 2025, and August 14, 2025
Newspaper notification published on: October 4, 2025
Radius notices mailed to properties within 300 feet on: October 3, 2025
Site notice posted on: October 2, 2025

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Attachments

Transportation Impact Analysis prepared by Erin Ralovo, PE, PTOE, dated October 6, 2025 – 3 pages
Preliminary Development Plan, with an upload date of October 3, 2025 – 48 pages
Storm Drainage Study prepared by McClure dated August 25, 2025 – 145 pages
Traffic Impact Study prepared by Merge Midwest Engineering, sealed October 2, 2025 – 161 pages

First Neighborhood Meeting minutes, uploaded June 17, 2025– 7 pages

Second Neighborhood Meeting minutes, uploaded August 21, 2025 – 9 pages

Emails Received Expressing Concerns or Opposition - 39 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Petra Development / Applicant
Applicant's Representative	Tyler Burks, Petra Development
Location of Property	1231 SW Waterloo Dr.
Zoning (Existing)	PMIX (Planned Mixed Use)
Size of Property	49.16 acres (Phase 1) 30.52 acres (Phase 2) <u>33.67 acres (Phase 3)</u> ± 113.35 total acres (4,937,526-sf.)
Number of Lots	306 lots
Dwelling Units	235 units (Phase 1) 177 units (Phase 2) <u>128 units (Phase 3)</u> 540 total dwelling units
Density	3.9 du/acre
Comprehensive Plan Designation	Residential 1
Procedure	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. Duration of Validity: 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.

Description of Applicant's Request
The applicant is requesting approval of a preliminary development plan (PDP) for five hundred forty (540) total residential units on 113.35 acres. The development includes three phases; two hundred thirty five (235) single-family residential units in phase 1 (shown in purple below), one hundred seventy-seven (177) townhome units in phase 2 (shown in yellow below), one hundred twenty eight (128) senior living duplex

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 property for the possible development of future park and school sites.

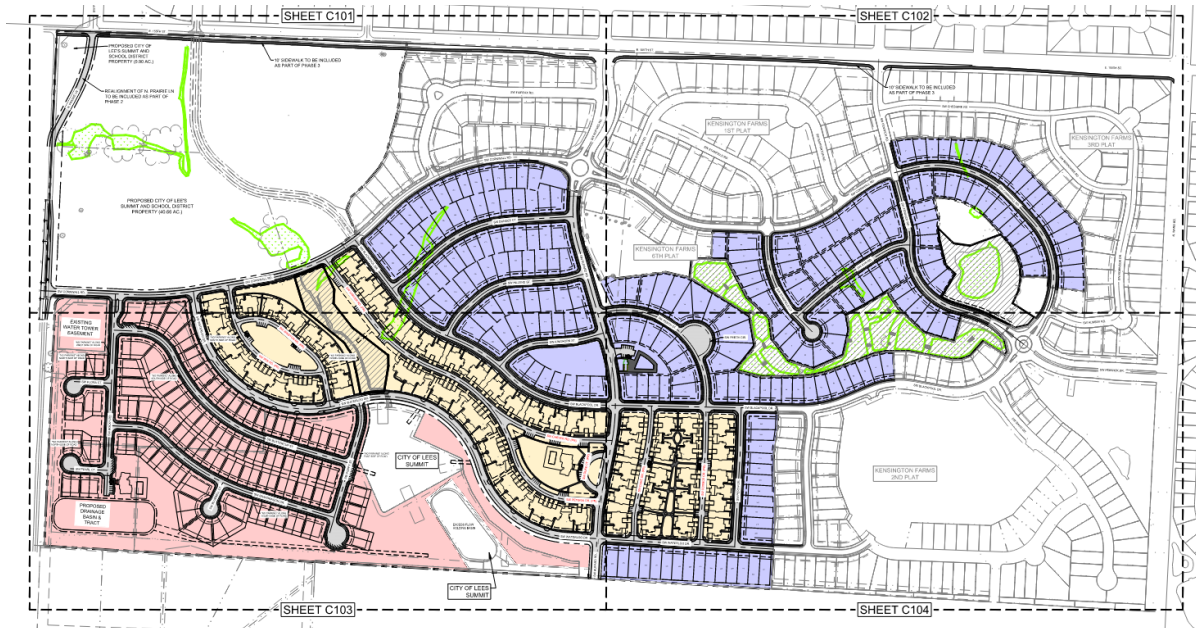


Figure 1 – Proposed Site Plan

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.

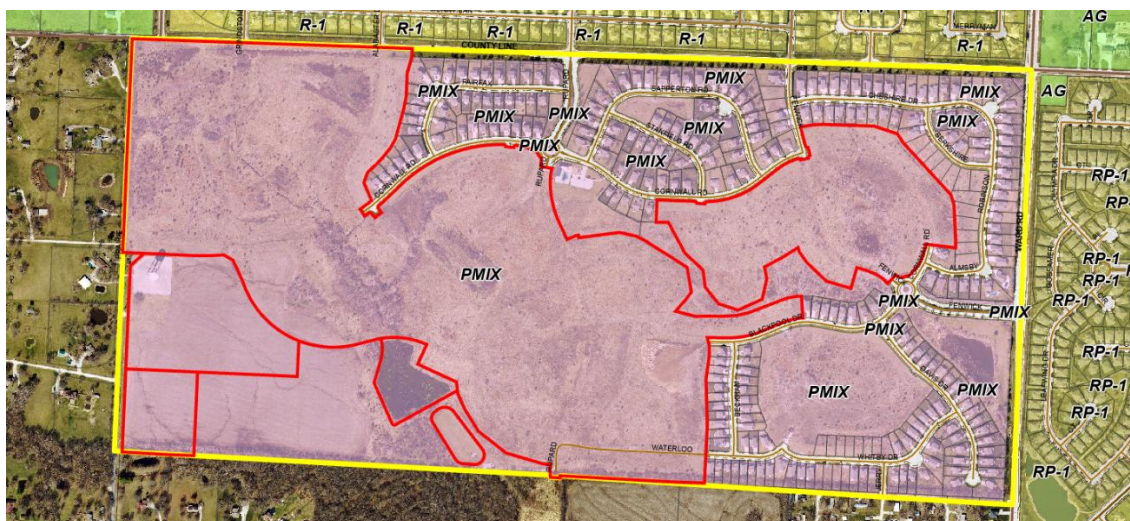


Figure 2 – Map showing the current parcel configuration and zoning district designation

Description and Character of Surrounding Area

The project site is located southeast of the intersection of SW County Line Road and SW Prairie Lane, with its southern boundary aligning with the City of Lee's Summit jurisdictional limits. The subject site lies within the Kensington Farms single-family residential development area. While the original preliminary development plan for Kensington Farms designated this site for single-family residential use, the subject area has remained undeveloped and has since changed ownership.

The existing Kensington Farms neighborhood surrounds the site to the north and east. To the south, the area consists mostly of vacant land with a few large-lot single-family homes, and to the west, across Prairie Lane, are additional large-lot single-family residences.

Adjacent Land Uses and Zoning

North:	Dwelling, Single-Family Detached - PMIX (Planned Mixed Use District)
South:	Dwelling, Single-Family Detached & Vacant - Undeveloped / Cass County
East:	Dwelling, Single-Family Detached - PMIX (Planned Mixed Use District)
West (across SW Prairie Ln):	Dwelling, Single-Family Detached / Cass County

Site Characteristics

The project site is composed of one parcel and six tracts that are currently undeveloped, with one tract utilized as a city owned excess flow holding basin. The site generally slopes southeast with changes in elevation over 50 feet. The overall site is relatively unremarkable, having little in the way of distinguishable or unique features.

Special Considerations

According to the Wetland Delineation and Jurisdictional Assessment prepared by the Terra Foundation, 17 wetlands were found within the project site. Requirements for any impacted jurisdictional wetlands will be addressed with the final development plan or public infrastructure plan submittal. At that time the applicant will be required to meet all UDO and design requirements.

3. Project Proposal**Site Design**

Land Use	
Net Density (Units/Proposed Net Land Area)	3.9 du/acre
Floor Area Ratio (Gross Building Area/Proposed Net Land Area):	2590.3 SF/acre

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
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:	1661	Total parking spaces required:	1065

Phase 1 Single-Family Residential and Phase 3 Senior Living Duplex 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'

Phase 2 Townhome Structure(s) Design

Number and Proposed Use of Buildings	Square Footage per building	Height	Total number of units
41 buildings, 3-Unit Townhomes	5,451	2 stories	123
9 buildings, 6-Unit Townhomes	9,425	2 stories	54

4. Unified Development Ordinance (UDO)

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

This site was zoned to the Planned Mixed-Use (PMIX) district in 2005. 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 June 9, 2025, and seventy-eight (78) members of the public attended.

To address concerns from the first meeting and ensure proper notice of the project, an additional neighborhood meeting was hosted on August 14, 2025, and forty-seven (47) members of the public attended.

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

- Project context and history
- Zoning and Ignite! Comprehensive Plan
- Proposed site plan and phasing
- Public improvements
- Design standards
- Development funding
- HOA management and amenities
- Concerns related to rental properties
- Environmental and drainage concerns

As of October 17, staff has received thirty-one (31) comments or phone calls expressing concern and/or opposition to the project from the public. Written comments received from the public are included in this meeting packet. Staff responded to each comment and phone call by answering any questions and providing project information to the concerned party.

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 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.



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. By introducing a broader range of housing types, the development responds to evolving housing market needs while maintaining the established neighborhood character and supporting the goal to create and maintain a variety of housing options, styles, and price ranges.

The development also supports the comprehensive plan's objective to preserve and protect existing housing stock by placing new residential product types in a way that maintains compatibility with the surrounding existing single-family lots. Phase 1 mirrors the existing detached homes to reinforce established character, while the townhomes and senior living duplexes in Phase 2 and Phase 3 are positioned internally and at the southwest corner to create a gradual transition in intensity without impacting adjacent single-family housing.

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.

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, with a density of 2.22 du/acre. In 2014 an updated Preliminary Development Plan was approved which revised the project to 731 detached single-family units between two phases and updated single-family building height restrictions and the timing of infrastructure improvements.

The subject application now proposes 540 units on the remaining undeveloped land between three phases, with a density of 3.9 du/acre. Should the subject application be approved, the overall density for the Kensington Farms area would be 2.71 du/acre, with a total of 864 units.

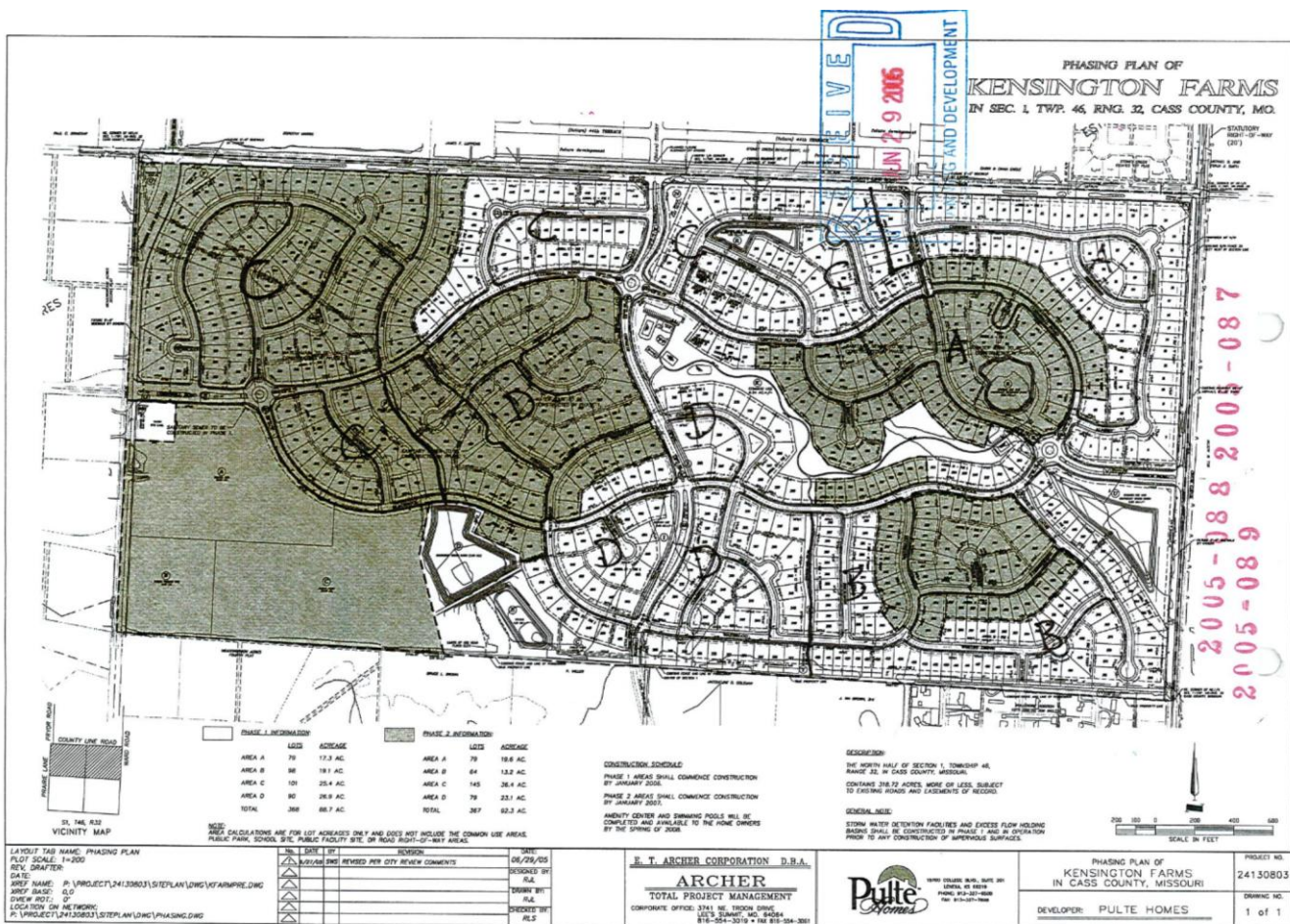


Figure 4 – 2005 Site Plan approved by Ord 5997

Compatibility

The surrounding area includes single-family residential to the north, east, and south (across SW Prairie Lane), and single-family residential and vacant undeveloped property to the south. The proposed residential development is consistent and compatible with the surrounding residential character.

Within the site, the applicant has arranged the Phase 1 single-family lots directly adjacent to existing single-family lots within Kensington Farms to maintain the established detached residential character. Phases 2 and 3 introduce attached single-family residential townhomes and senior living duplexes, with the 3- and 6-unit townhomes positioned centrally within the development along internal roadways and supported by enhanced on-street parking. The senior living duplexes are located along the southwestern corner of the site, creating a transition in residential intensity. By placing the townhomes between Phase 1 and Phase 3 lots, the development establishes a layered transition in building mass that maintains compatibility with adjacent existing single-family neighborhoods.

While the proposed density of 3.9 dwelling units per acre is higher than the 2005 approval of 2.22 units per acre, the increase is modest and remains within the by-right density allowance of 4.0 units per acre for the adjacent R-1, Single-Family Residential District. If approved, the overall density of the original 2005 Kensington Farms project area would be approximately 2.71 dwelling units per acre, with a total of 864 units, which remains generally consistent with the development originally anticipated.

Elevations

The PDP application was received on May 12, 2025, which predates the amended UDO architecture and building design standards, adopted August 12, 2025. The proposed elevations meet UDO requirements in effect at the time of submittal. Although the amended standards are not applicable, the proposed elevations do meet all current UDO requirements.

The proposed 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.

Phase 1 Single-Family Residential:

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.

Five elevations with architectural accent variations have been 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.

CHATHAM - 1771 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

HOLCOMBE - 2356 SQ. FT.



Elevation-A2



Elevation-B2



Elevation-C3

BELLAMY - 2053 SQ. FT.



Elevation-A2



Elevation-B2



Elevation-C3

Figure 5 – Phase 1 Detached Single-Family Elevations

Phase 2 Townhomes:

Phase 2 of the project proposes one hundred seventy seven (177) townhome units; forty-one (41) 3-unit buildings and nine (9) 6-unit buildings. Four-sided color elevations are included in the packet.



Figure 6 – Phase 2 Three Unit Townhome Front Elevation



Figure 7 – Phase 2 Six Unit Townhome Front Elevation



Figure 8 – Phase 2 Clubhouse Front Elevation

Phase 3 Senior Living Duplexes:

Phase 3 of the project proposes sixty-four (64) duplex buildings for a total of one hundred twenty eight (128) units. Four-sided color elevations are included in the packet.



Figure 9 – Phase 3 Duplex Sample Front Elevation



Figure 10 – Phase 3 Clubhouse Front Elevation

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. The proposed development includes a low-intensity landscape buffer along the southern property line to screen between the Phase 3 duplexes and the existing larger-lot single-family dwellings. Additional stormwater runoff will be mitigated by the existing on-site detention basins and the construction of an extended wet detention basin, located in the southwest corner. The increase in traffic caused by the proposed development will be mitigated by road improvements as outlined below and in the Transportation Impact Analysis dated October 6, 2025, prepared by Erin Ralovo, Senior Staff Engineer.

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.

Each phase of the development will require a phase-specific stormwater analysis to ensure that the final design meets the parameters of the preliminary plan. This analysis will be required to verify that each existing basin utilized by that phase is functioning as designed prior to any permitting. An additional extended wet detention basin will be added with this development in the southwest corner of the site. The design of this proposed basin will be included as a part of the final development plan for that phase of development.

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

Road Improvements

The proposed development will be accessed from two existing accesses along SW County Line Road, SW Rupard Road and SW Fenwick Road. On the west, the site is accessed from a new roadway connection on Prairie Lane to the west. The proposed site drive is located to provide adequate sight distance and/or spaced in accordance with the Access Management Code.

The traffic impact study was performed by Merge Midwest Engineering and included eight intersections surrounding the development: Prairie Lane & County Line Rd, Pryor Rd & County Line Rd, Rupard Rd / Stoney Creek Dr & County Line Rd, Fenwick Rd / Creekview Dr & E Cass Jackson Rd County Line Rd, Ward Rd & County Line Rd, Rupard Rd & Cornwall Rd, Fenwick Rd & Blackpool Dr, and Ward Rd & Fenwick Rd.

The study examined both existing and proposed conditions of the 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 found the following improvements would be required:

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.

Phase 2

1. Realign SW Prairie Lane to align with SW Pryor Road.
2. 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.

3. 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.
4. 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

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

Protest Petition

As of October 17, 2025, staff has received a total of two hundred and five (205) protest petitions submitted against the project. This information is provided for awareness only, no action by the Planning Commission is required. Per UDO Section 2.200, individuals may file a protest petition any time prior to commencement of the public hearing before the City Council. Staff will be preparing a memo with details of the protest filings and results to City Council.

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 with an upload date of October 3, 2025.
2. Requirements for any impacted jurisdictional wetlands shall be determined and satisfied prior to the approval of a Final Development Plan and/or Public Infrastructure Plan.
3. The streets with multi-family dwellings shall be posted No Parking on one side of the street.

Standard Conditions of Approval

4. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
5. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
6. The designation of public and/or private utilities will be determined during the Final Development Plan review process.
7. Approval of any proposed stormwater design will require appropriate easements be either existing or executed prior to that approval.

8. 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.
9. 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.
10. 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).
11. 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.
12. All street lighting shall be installed per city policy once the infrastructure is complete.