

PATHWAYS AT KENSINGTON FARMS LEE'S SUMMMIT, MO

CITY COUNCIL MEETING

PRESENTATION **OUTLINE**

1. Introduction
2. Project Compatibility
3. Traffic, Project Phasing, Parking Counts
4. Stormwater Drainage, Existing Utilities, Existing Conditions
5. Parks and Promised Amenities by Previous Developer
6. Renters, Current Market Conditions, and Home Values
7. Long Term Impact to Lee's Summit
8. 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



Spencer Fane LLP - Legal

Andrew Kovar

Wichita, KS & Kansas City

PROJECT LOCATION

COUNTY LINE / E CASS JACKSON

N PRAIRIE &
SW PRYOR

Future LS Park

Future Ray-Pec
Elementary School

Detached Single
Family Homes

Attached Single
Family Townhomes

55+ Twin Villas

WARD RD



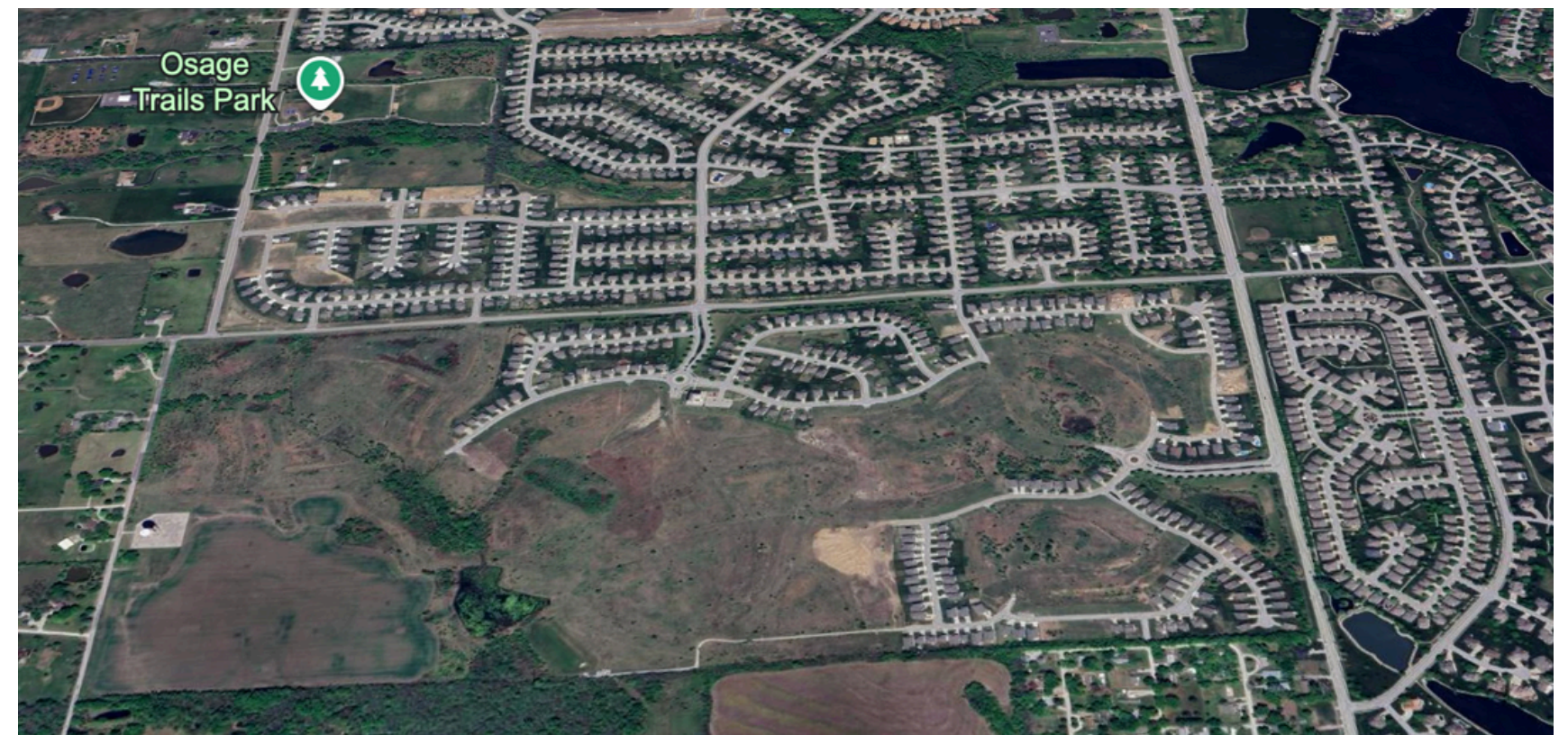
PROJECT HISTORY

- **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 Begins
 - 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



PROJECT COMPATIBILITY

CURRENT ZONING:

PMIX-Planned Mixed Use

UDO Sec. 4.240: 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**. The PMIX also may provide for a mixture of housing types (**single-family, two-family, multi-family, etc.**) according to a carefully drawn plan.” PMIX promotes variety under a coordinated plan.

The **SPIRIT** of the project planning and zoning was to allow for flexibility in the plan to adapt to market conditions. This is reflected in how the plan changed through the course of the original planning period as well as the amended plan in 2014.

Continuation of Original Vision: The original developer secured PMIX zoning to allow for adaptable lot sizes and housing types. ***Our plan honors that vision by responding to evolving market needs.***

#PL2014-099 -- PRELIM DEVELOPMENT PLAN

Kensington Farms

BAW Investments, LLC, applicant



PROJECT COMPATIBILITY | IGNITE PLAN

PRESERVE

PRESERVE Lee's Summit's high value resources for enjoyment by future generations

- Achieving this with the **~ 30 combined acres of park ground and wetlands preservation**
- Achieving this with the **green space and treed buffer zones** between each phase and surrounding community

ENHANCE

*ENHANCE existing single-family neighborhoods with public infrastructure investment, connectivity improvements and **flexibility to keep the character but meet changes in market demand over the next 20 years***

- Achieving this with the various types of **single family homes** (detached and attached styles)
- Achieving this with the **public infrastructure improvements** at the SW Pryor Rd. & N Prairie Ln. connection, walking trail along County Line Rd., & ~ 20 acre public park
- Achieving this by analyzing **market dynamics and making market demand** decisions

STRENGTHEN

STRENGTHEN access, appearance, activity, connectivity and resiliency of community anchors and Downtown

- Achieving this with addressing the need for **more housing and increasing population near the 150 Hwy & Ward Rd. and 150 Hwy & 291 Hwy Commercial Nodes**
- Achieving this with the **walking trail connection to existing trail along Ward Rd.**

TRANSFORM

TRANSFORM and revitalize areas of the community using public improvements, incentives and community partnerships to make them more resilient and adaptive to future change

- Achieving this by **revitalizing legacy infrastructure** that has a positive impact on surrounding neighborhoods such as Raintree Lake.
- Achieving this by **finishing out a stalled community** that aids in the long term community resiliency
- Achieving this by **partnering with the City and surrounding entities** to improve public infrastructure.

PROJECT COMPATIBILITY | IGNITE PLAN

Fill the Missing Middle Housing Gap

Housing of all types are needed to meet future demand. The largest gap to fill is missing middle housing. Missing middle housing fills the gap between traditional detached single-family housing and larger multi-unit apartment buildings. Missing middle building types, such as duplexes, fourplexes, cottage courts, courtyard buildings, and townhomes provide diverse housing options and support locally serving retail and public transportation options. Missing middle housing is the same scale as the typical single-family home in Lee's Summit but has multiple units in walkable neighborhoods near employment and services. Increasing the number of housing units per acre and locating them near commercial services and transportation reduces the overall cost to live in that neighborhood.



Example of pocket neighborhood

Homebuilders, initially looking to target the emerging millennial demographic through reduced footage and lower price points, have discovered that other generations are also interested in smaller homes. Singles, couples, and small families of all ages and income levels are looking to maximize their disposable income and minimize their home maintenance commitment,



PROJECT COMPATIBILITY | IGNITE PLAN

Community Integration and Housing Variety

- Proposed single-family lots primarily located adjacent to existing single-family lots. Fits in with the existing neighborhood characteristics
- Townhomes and 55+ Senior Twin Villas provide housing optionality from the traditional single family and a walkable community fitting in with the Ignite! Plan.
- Increase Missing Middle Housing ratio according to Ignite! Plan
- Higher end luxury finishes throughout the community

Match the Ignite! Plan Dwelling Units Acre

- Proposed site plan fits within the Category 1 Units/Acre goal = **3.9 / Units / Acre**
- Counting the overall density for the Kensington Farms community is = **2.71 / Units / Acre**

Current Mix:

72%/28%

To

Recommended Mix:

65%/30%

Population per Acre					
Category	People per Unit	Units per Acre	People per Acre	 = 3 people	
Residential, Category 1	2.66	3.06	= 		8.14
Residential, Category 2	1.8	12	= 		21.6
Residential, Category 3	1.8	36	= 		64.8
			 1 Acre		

PROJECT COMPATIBILITY | SITE PLAN BEFORE

UNIT COUNTS		
UNIT TYPE	BUILDINGCOUNT	UNIT COUNT
SINGLE 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



PRELIMINARY
SITE PLAN
1"=200'-0"

0'100'200'400'

JOB NO.
759324
DRAWN BY
BNH / MLM

DATE
05.09.25

SHEET NAME
SITE PLAN

SHEET NO.
SP1.00

nspj
ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
© 2025

NOT FOR
CONSTRUCTION

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

REVISIONS

DRAWING RELEASE LOG
05.09.25 PDF SUBMITTAL

PROJECT COMPATIBILITY | SITE PLAN AFTER

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
TOTAL	349	540



A NEW MASTER PLANNED DEVELOPMENT FOR:
PATHWAYS AT KENSINGTON FARMS
LEE'S SUMMIT, MISSOURI
DRAWING RELEASE LOG
23.02.23 POP SUBMITTAL

REVISIONS

JOB NO.
759324
DRAWN BY
BNH / MLM
DATE
05.09.25

SHEET NAME
SITE PLAN

SHEET NO.

SP1.00

Project Plan adds 3% of Housing Units Needed to fulfill Ignite! Plan

Total Housing Units in City	2020	2025	2030	2035	2040	New Units Needed
Total Housing Units	41,825	46,530	51,080	57,100	59,280	17,455

SITE PLAN | RENDERERS



SITE PLAN | RENDERERS



SITE PLAN | RENDERERS



SITE PLAN | RENDERERS



ARCHITECTURE STYLE | SINGLE FAMILY



Elevation-A2



Elevation-B2



Elevation-C3



Elevation-A2



Elevation-B2



Elevation-C3



Elevation-A2



Elevation-B2



Elevation-C3



Elevation-A2



Elevation-B2



Elevation-C3

Phase 1 Spring 2026

- Single Family
- 2 & 3 Car Garage
- 3 & 4 bed 2.5 bath
- 1200 - 2400 + sqft
- \$400s - \$500s +
- Fully Amenitized
- For Sale



ARCHITECTURE STYLE | TOWNHOMES



④ THREE UNIT TOWNHOME - RIGHT
1/8" = 1'-0"



③ THREE UNIT TOWNHOME - REAR
1/8" = 1'-0"



② THREE UNIT TOWNHOME - LEFT
1/8" = 1'-0"



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

Phase 2 Fall 2026

- 3 & 6 unit attached single family luxury townhomes
- 2 bed 2.5 bath-1275 --\$2027
- 3 bed 2.5 bath/1400-1500 sqft/\$2300-2400
- 3 bed 2.5 bath Villa/1900sqft/\$2900
- 4 bed 2.5 bath/2000sq ft/\$3000
- Attached 2 car garages



ARCHITECTURE STYLE | 55+ SENIOR TWIN VILLAS



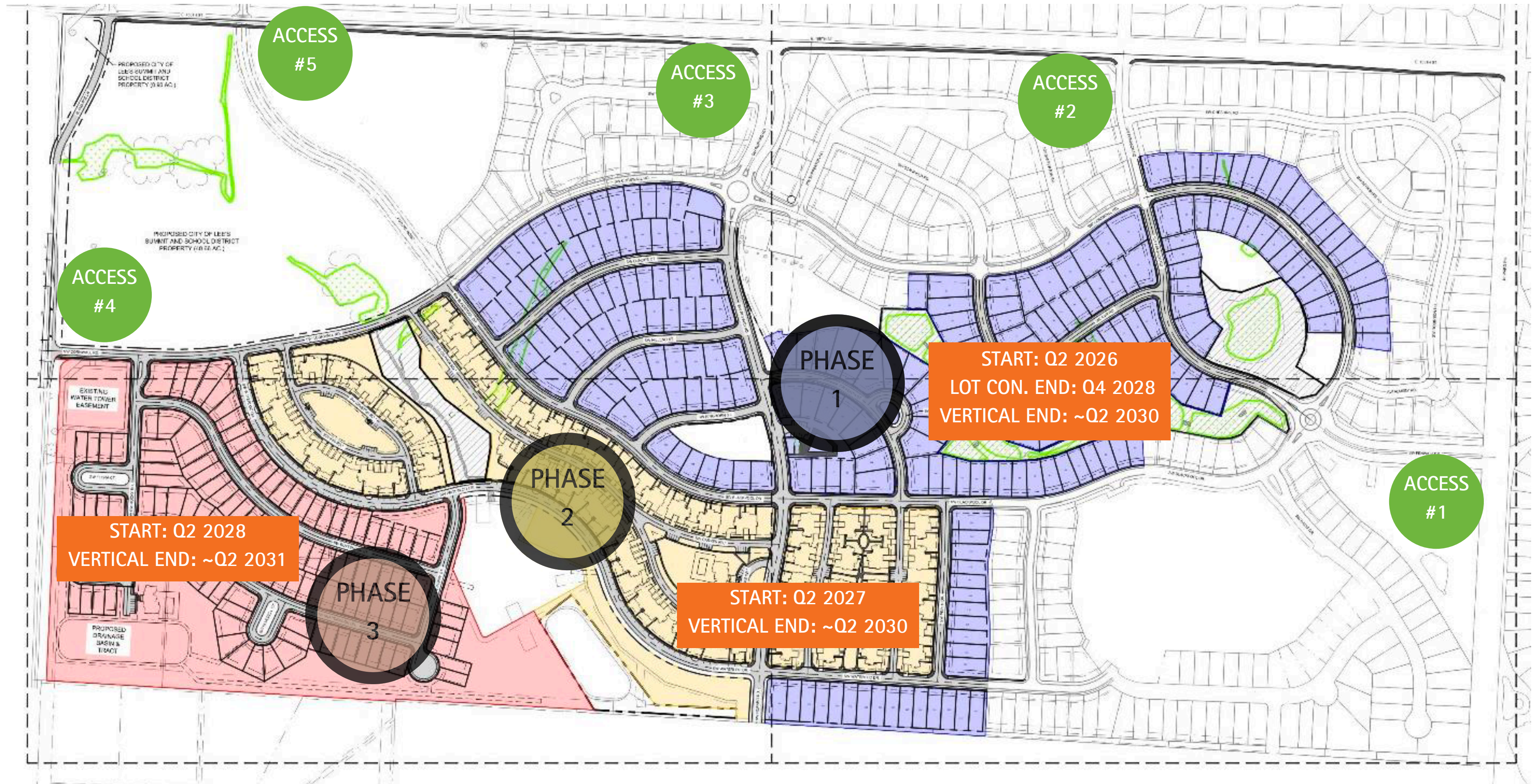
Phase 3 Spring 2027

55+ Senior community

- Twin Villas
- 2 bed 2.5 bath
- 1200-1400sqft
- \$2500 - \$3500/mo +
- Fully Amenitized
- Maintenance Provided



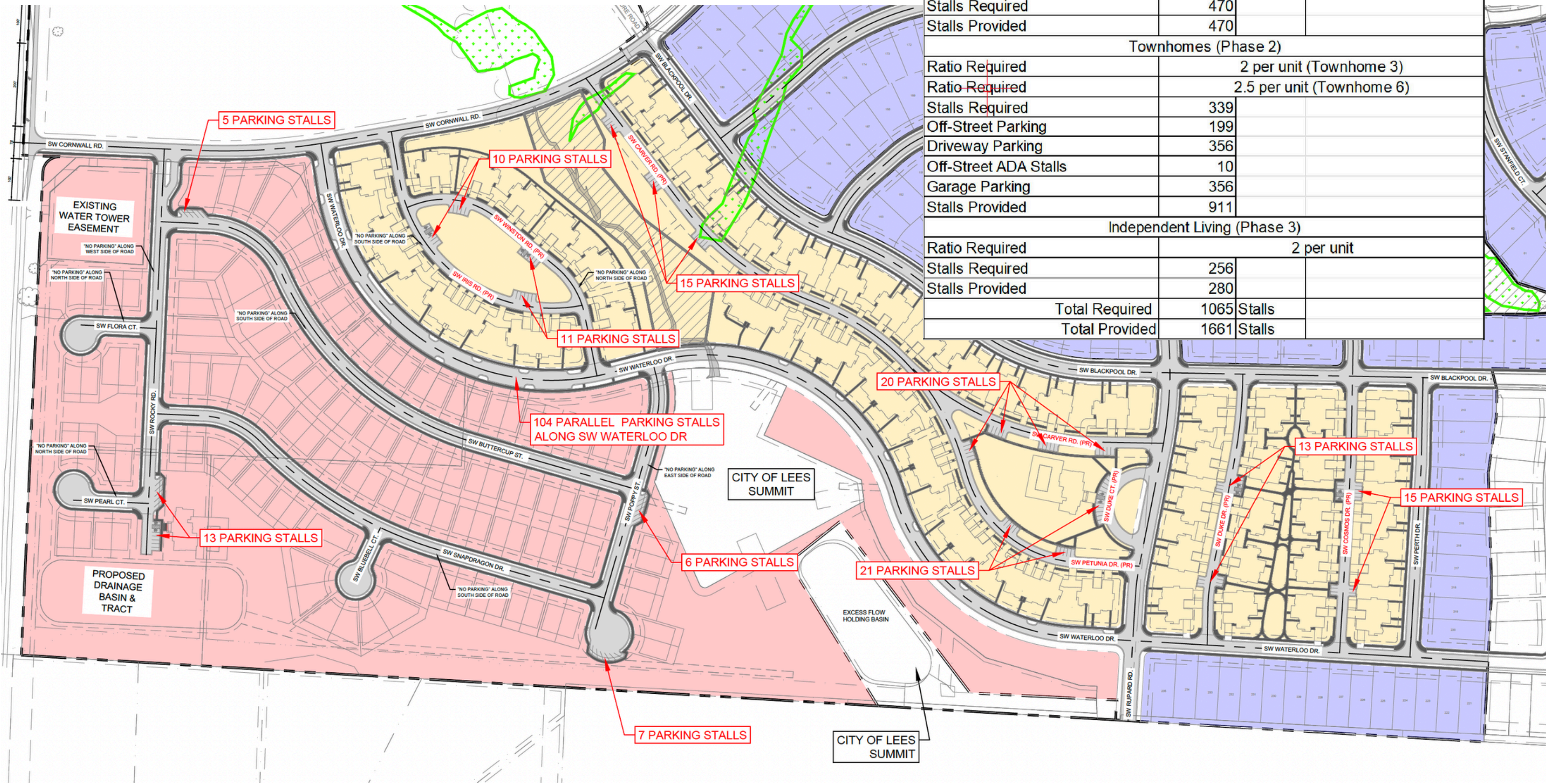
TRAFFIC, PHASING, & PARKING



TRAFFIC, PHASING, & PARKING

Land Use	Qty	Unit	Weekday ADT (VPD)	AM Peak HR - Total	AM Peak HR - IN	AM Peak HR - OUT	PM Peak HR - Total	PM Peak HR - IN	PM Peak HR - OUT
210 - Single Family Detached Housing	235	D.U.	2,215	162	41	121	222	140	82
215 - Single-Family Attached Housing	305	D.U.	2,274	153	38	115	179	106	73
<i>Total Development Trips (Conservative 3% Increase Assumption)</i>			4,489	315	79	236	401	246	155
Previously Approved Trip Generation - Yet to Be Constructed	472	D.U.	4,065	330	83	247	399	252	147
Comparison	12% +		9% +	5% -	5% -	5% -	1% +	3% -	5% +

TRAFFIC, PHASING, & PARKING



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	

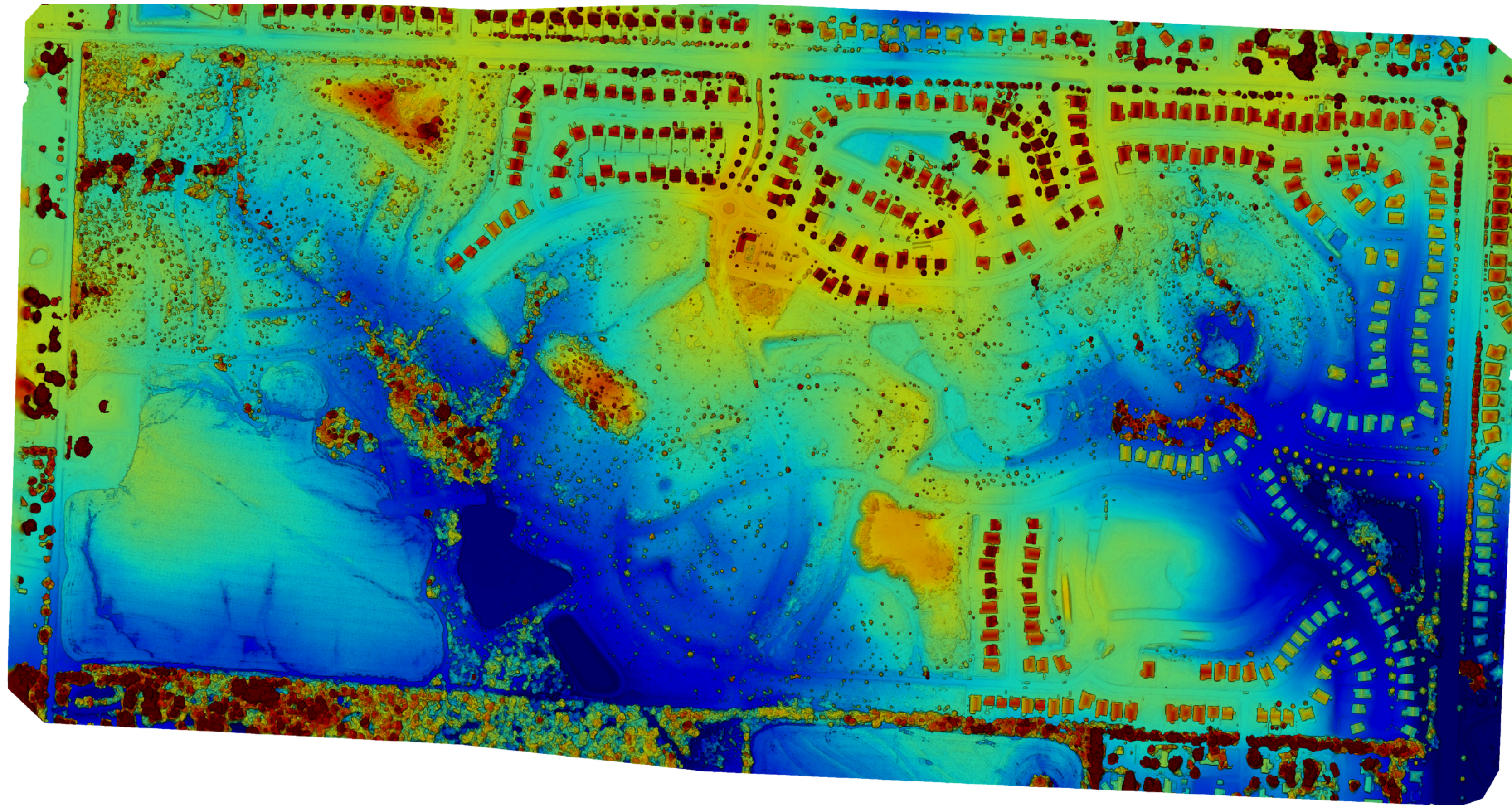
EXISTING UTILITIES, CONDITIONS, & STORM WATER

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



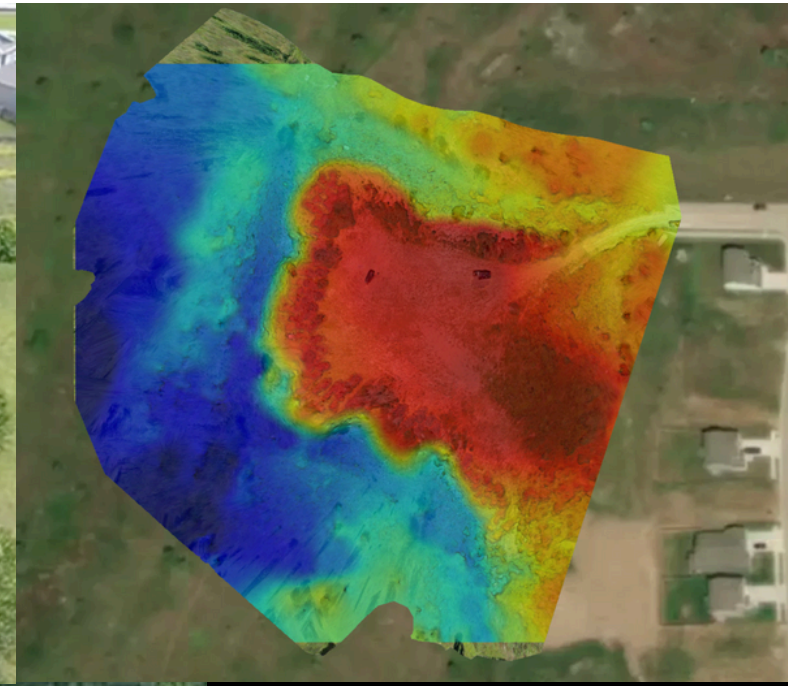
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



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

ORIGINAL DEVELOPER | CREATED EXPECTATIONS



- Public infrastructure improvements
 - Prairie & Pryor Connection
 - Bob Elliot's Driveway Connection
- Improvements on County Line Rd
- Public Park
- Completed Community

OUR NEW PLANS | LAND SWAP



1. Land Swap

- a. Public Park
- b. Ray-Pec School

2. Improvements on County Line Rd

- a. Walking Trail

3. Public Infrastructure

- a. Carry on Prairie & Pryor Connection
- b. Carry on Bob Elliot's Driveway Connection

4. Walking Trail Continued

5. Completed Community

RENTERS

Who the Target Audience is

Who They Are

- **Local professionals and families-healthcare, education, tech, logistics-who want Lee's Summit schools and amenities.**
- **Arriving talent moving within KC or relocating from other metros.** Many value flexibility over ownership right now
- **Creditworthy, market-rate renters** looking for a well-managed, quiet neighborhood with trails and a park.

Why Rent (right now)

- **Barrier to entry.** Down payments plus first-year ownership costs (closing, furnishing, repairs) rose sharply the last 5-10 years.
- **Maintenance risk.** HVAC/roof/appliance can add \$5k-\$20k unpredictably.
- **Renting fixes costs and saves time.**
- **Mobility.** Many prefer flexibility (school choices or job shifts) without selling in a tight or volatile market.

CURRENT MARKET CONDITIONS

MLS: Sold	List Price	Close Price	Interest Rates	Est. Mortgage Payment - 15% DP	Est. Down Payment - 15%	Est. Yearly Cost of Repairs/Maintenance	Homeownership 1st Year Costs*	Cost of Constructing a Home (National)		Kensington Farms Rental Rates	Kensington Farms Rental Costs - 1st Year
2006 - 2010 Median	\$220,515	\$217,500	6.04%	\$1,565.00	\$32,625	\$1,450.00	\$52,855.00	\$220,763.00	Min	\$2,015.00	\$24,180.00
2015 - 2019 Median	\$299,700	\$297,260	3.94%	\$1,678.00	\$44,589	\$1,560.00	\$66,285.00	\$274,655.00	Max	\$3,116.00	\$37,392.00
2020 - 2025 Median	\$435,568	\$435,000	6.24%	\$2,803.00	\$65,250	\$2,000.00	\$100,886.00	\$410,228.00	Avg	\$2,617.00	\$31,404.00
									Median	\$2,731.00	\$32,772.00

Change Comparison	List Price \$	Close Price \$	List Price %	Close Price %	Interest Rates	Est. Mortgage Payment - 15% DP	Est. Down Payment - 15%	Est. Down Payment - 15%	Est. Yearly Cost of Repairs %	Homeownership 1st Year Costs*	Cost of Constructing a Home (National)
2015-2019 : 2020 - 2025 Median	\$135,868	\$137,740	45%	46%	58%	67%	46%	\$20,661	28%	52%	49%
2006 - 2010 : 2020 - 2025 Median	\$215,053	\$217,500	98%	100%	3%	79%	100%	\$32,625	38%	91%	86%

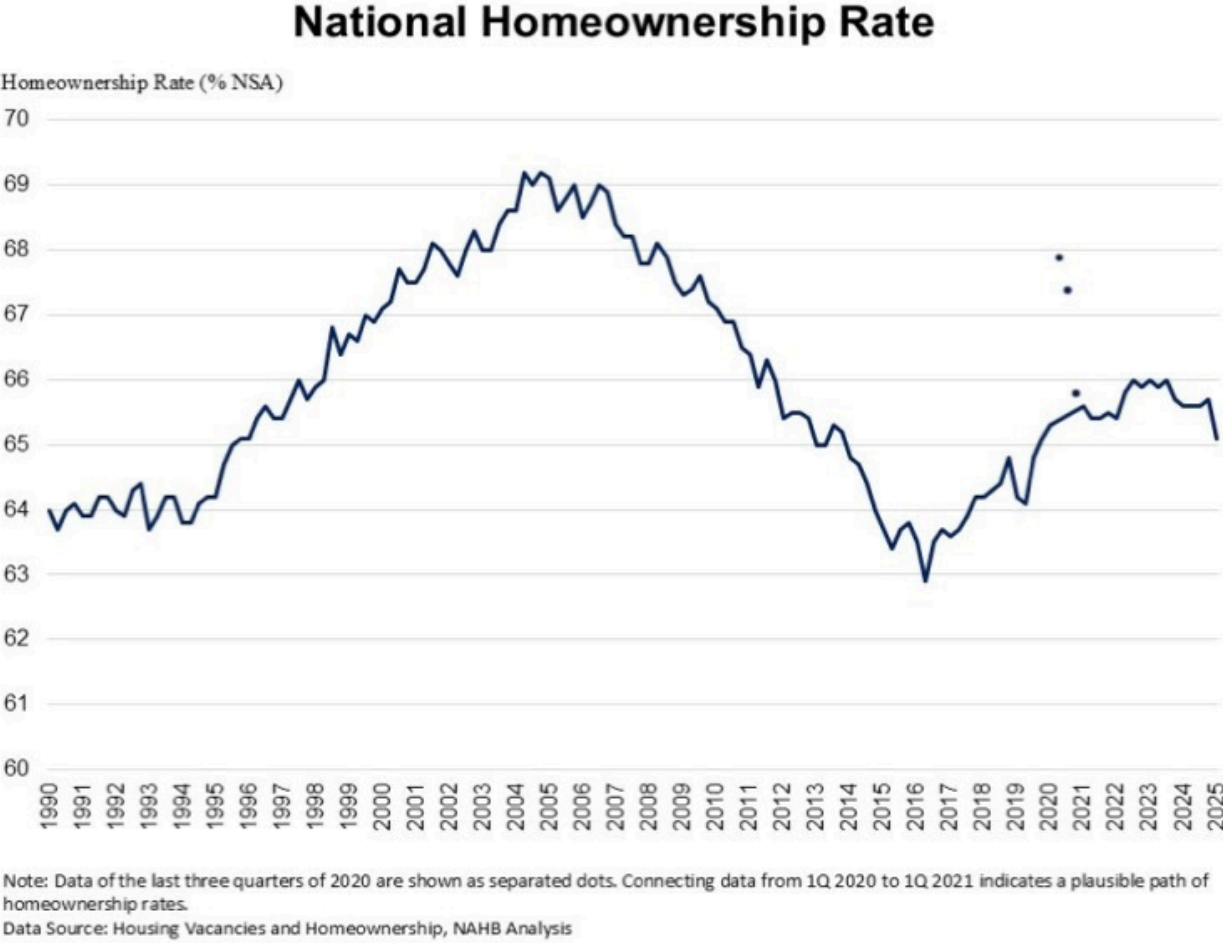
Mortgage Payment w/ Today's Rates	15% Down Payment	Mortgage Payment
\$600,000	\$90,000	\$3,725
\$700,000	\$105,000	\$4,283

	Homeownership to Rental Cost Diff - 1st Year
2006 - 2010	61%
2020 - 2025	208%

Sources

<https://www.freddiemac.com/pmms>
<https://www.mortgagecalculator.org/>
<https://www.sofi.com/learn/content/average-down-payment-on-a-house/>

<https://fred.stlouisfed.org/series/CXUOWNEXPENLB1702M>
<https://www.bls.gov>
<https://eyeonhousing.org/>



HOME VALUE STATS

Neighborhood	City	Multifamily Year Build	5 Year Time Frame Prior	Min. Home Values Prior to MF	Max. Home Values Prior to MF	Avg. Home Values Prior to MF	Med. Home Values Prior to MF	5 Year Time Frame	Min. Home Values Post to MF	Max. Home Values Post to MF	Avg. Home Values Post to MF	Med. Home Values Post to MF
New Longview	Lee's Summit	2007 & 2015	2010 - 2015	\$162,000	\$571,310	\$285,865	\$275,000	2015 - 2020	\$212,000	\$662,000	\$343,649	\$336,500
Winterset Valley	Lee's Summit	2020	2015 - 2020	\$335,000	\$1,358,874	\$513,320	\$462,280	2020 - 2025	\$363,000	\$1,358,874	\$723,341	\$690,000
Eagle Creek #1	Lee's Summit	2006	2001 - 2005	\$102,871	\$517,972	\$227,638	\$224,975	2007 - 2011	\$176,000	\$331,766	\$247,290	\$245,000
Eagle Creek #2	Lee's Summit	2017	2011 - 2015	\$93,000	\$430,975	\$268,626	\$268,400	2018 - 2022	\$152,000	\$681,710	\$402,770	\$397,125
Arbor Walk #1	Lee's Summit	2005	1990 - 2004	\$51,400	\$152,000	\$103,850	\$106,000	2006 - 2010	\$97,000	\$260,000	\$152,804	\$152,500
Arbor Walk #2	Lee's Summit	2005	2006 - 2010	\$97,000	\$260,000	\$152,804	\$152,500	2020 - 2025	\$150,000	\$948,593	\$390,634	\$360,000
Meadowbrook Park	Prairie Village	2017	2012 - 2017	\$64,000	\$3,000,000	\$317,685	\$259,700	2017 - 2022	\$95,750	\$3,951,197	\$486,270	\$381,100
Pembroke Estates & Waterford	Kansas City, MO	2024	2019 - 2024	\$40,000	\$755,452	\$393,107	\$390,000	2024 - 2025	\$86,780	\$854,388	\$498,399	\$499,900

Neighborhood	City	Min. %	Max. %	Med. %	Avg. %
		Change in	Change in	Change in	Change in
		Value Post	Value Post	Value Post	Value Post
		MF	MF	MF	MF
New Longview	Lee's Summit	31%	16%	20%	22%
Winterset Valley	Lee's Summit	8%	0%	41%	49%
Eagle Creek #1	Lee's Summit	71%	-36%	9%	9%
Eagle Creek #2	Lee's Summit	63%	58%	50%	48%
Arbor Walk #1	Lee's Summit	89%	71%	47%	44%
Arbor Walk #2	Lee's Summit	55%	265%	156%	136%
Meadowbrook Park	Prairie Village	50%	32%	53%	47%
<u>Pembroke Estates & Waterford</u>	<u>Kansas City, MO</u>	<u>117%</u>	<u>13%</u>	<u>27%</u>	<u>28%</u>
	Average:	60%	52%	50%	48%

LEE'S SUMMIT LONG TERM IMPACT

With the approval Pathways at Kensington Farms, the Lee's Summit tradition of strong neighborhoods will continue by adding a connected, mixed-residential community that complements and uplifts the surrounding area. With a thoughtful blend housing, it will support and strengthen local businesses, give residents more ways to stay close to family, friends, and existing neighborhoods as their lives change. In addition, this community will expand the tax base, improve infrastructure, create sensitive transitions and buffers that protect nearby homes while enhancing the long-term quality of life for the entire community.

Thank You!

QUESTIONS?