

Scott Ready

From: Raegan Long <rlong@inspired-homes.com>
Sent: Tuesday, June 10, 2025 5:32 PM
To: Scott Ready
Cc: Raynard Brown
Subject: Pathways at Kensington Farms

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Hi Scott!

Per my recent conversation with Amy, she recommended I reach out to coordinate a meeting between Inspired Homes and City Staff to discuss the proposed new project in more detail.

Raynard and I attended the neighborhood meeting last night, which was well-attended by nearby residents. There was significant feedback, including concerns, frustrations, and negative opinions regarding the proposed development. In addition to resident concerns, we also have several points to discuss as the adjacent developer, builder, and HOA board.

Below is a summary of the primary concerns raised:

1. **Stormwater detention master planning and shared basins** – The existing basin will be land locked with the new development. Additionally, the existing basin provides more detention credit for the new development and future school/park than it does for the existing KF community. Shared maintenance or change of ownership needs to be discussed in detail.
2. **Access points** – The initial phase of the proposed project only provide access through Kensington Farms, with the future phase(s) offering only one additional access point on the west side of the property. Residents were quick to key in on 700+ new dwellings with only one new access point.
3. **Material and elevation standards** – Will the future 210 single-family homes be held to the same standards as our 2023 PDP approval? These lots are intermixed within our existing community and many residents voiced concerns on cohesiveness.
4. **PMIX 2005 concept plan (the Pulte Plan) vs. new proposal** – Specific questions include:
 - The original 2005 PMIX rezoning allowed for smaller lots and reduced setbacks. The current plan introduces multi-family housing. What City approvals are required to implement the new concept plan under the same zoning from 2005?
 - How do PMIX requirements from the 2005 Comprehensive Plan compare to those in effect today?
 - Many neighbors purchased homes with the expectation of backing to additional single-family homes in the SW corner. With that area now proposed for multi-family, should additional buffer space be required to address this plan change?

We'd appreciate it if you could coordinate with Amy, Sue, and other appropriate City Staff to find a time next week for Raynard and me to meet at City Hall. We'd like to review these items and discuss the project in more detail.

Thank you for your help and coordination!

Raegan

Raegan Long, P.E.

VP Field Operations & Design

M: 913-220-1788 | inspired-homes.com

1300 NW Briarcliff Pkwy, Suite 250 | Kansas City, MO



Scott Ready

From: Claire Byers
Sent: Tuesday, June 10, 2025 10:26 AM
To: gailalice2000@yahoo.com
Cc: Scott Ready
Subject: Pathways at Kensington Farms Project Information

Good morning Gail,

It was nice speaking with you over the phone. Scott Ready, CC'd, is the Project Manager with the City assigned to this case. He will be able to help with your questions regarding the Traffic Study, CID, and the fire gate/access questions.

Your District 1 City Council members are Mia Prier: 816.914.3392 mia.prier@cityofls.net and Hillary Shields: 816.875.0142 hillary.shields@cityofls.net.

The Project Number our system uses is PL2025098. You can search this number in our online portal (Under 'Planning', select 'Status and Fees' and use the search tool) <https://devservices.cityofls.net/>. This will give you access to the documents uploaded (at the very bottom of the page), review comments, and additional public information. This way, you can track the project as it progresses. There has only been one round of comments and plans have not yet been resubmitted. The documents attached at this time are drafts, and do not yet represent any feedback from staff.

Please let me know if you have additional questions regarding planning/zoning, otherwise, Scott will be a great resource to help you with questions and project information pertaining to other departments.

Thanks,

Claire Byers, Senior Planner
220 SE Green Street | Lee's Summit, MO 64063
816.969.1242 | cityofls.net | Claire.Byers@cityofls.net



Scott Ready

From: Ryan Elam
Sent: Tuesday, June 10, 2025 8:38 AM
To: Scott Ready
Cc: Aimee Nassif
Subject: FW: Petra development

Scott,

Can I get some assistance with a response for the Council?

Thanks,
Ryan

Ryan A Elam, P.E. | Assistant City Manager
220 SE Green Street | Lee's Summit, MO 64063
816.969.1015 | cityofLS.net | Ryan.Elam@cityofls.net



From: Hillary Shields <Hillary.Shields@cityofls.net>
Sent: Tuesday, June 10, 2025 7:56 AM
To: City Manager's Office <CityMgrsOffice@cityofls.net>
Cc: Ryan Elam <Ryan.Elam@cityofls.net>; Mia Prier <Mia.Prier@cityofls.net>
Subject: Fw: Petra development

I've been getting several emails on this project. Could someone provide a quick summary of next steps and engagement opportunities (public hearings, etc) that I could send in response?

Hillary Shields, City Councilmember
220 SE Green Street | Lee's Summit, MO 64063
City Hall: 816.969.1010
cityofLS.net | Hillary.Shields@cityofls.net



From: Andrea Hill <andreahill580@att.net>
Sent: Monday, June 9, 2025 7:19 PM
To: Hillary Shields <Hillary.Shields@cityofls.net>
Subject: Petra development

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Good evening,

I attended the meeting of the proposed Pathways at Kensington Farms and I am very concerned about the 12 unit rental “townhomes” and the infrastructure or lack there of for the amount of homes proposed for this area. I bought my home in a community that stated this would be a single family development only. This proposal is completely unacceptable with no concern for traffic and roads in the area. I would urge you to do everything you can to deter this development. The current community is strongly against this development.

Thank you,

Andrea Hill

1313 SW Stanfield Rd

Lees Summit, MO 64083

Scott Ready

From: Laurie Ward <laurieward.therapy@gmail.com>
Sent: Wednesday, June 25, 2025 3:59 PM
To: Scott Ready
Subject: Re: Pathways at Kensington Farms - follow-up info

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Hi Scott!

The deadline for Petra to resubmit was yesterday; I think. 😊 Would new pans be on there or did they miss the deadline and drop back to track 14? Thank you!



Respectfully,
Laurie A. Ward, MA, LPC, IRT

1038 SW Cheshire Drive
Lee's Summit, MO 64083
O: 816.800.1679
<https://kclifecounseling.com>

"Do what you can today and tomorrow you will... do what you can't"

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From: Scott Ready <Scott.Ready@cityofls.net>
Date: Tuesday, June 17, 2025 at 1:31 PM
To: laurieward.therapy@gmail.com <laurieward.therapy@gmail.com>
Subject: Pathways at Kensington Farms - follow-up info

Good afternoon Laurie,

It was a pleasure speaking with you on the phone earlier this afternoon. I've included the project portal link for reference, just in case you've not accessed it yet:

<https://devservices.cityofls.net/Planning/Status?planningId=7653> Staff comments are being finalized today and the developer will be made aware by tomorrow morning. A resubmittal will be required and track no. 13 will now apply based on the attached deadline schedule.

The earliest a Planning Commission public hearing date would occur is July 24, with a possible City Council public hearing date of September 2. These dates are tentative and subject to move out however, dependent upon completeness of pending resubmittals by the developer. The application can be followed through this Development Project List link: <https://cityofls.net/development-services/design/development-process/development-project-list?page4120=1&size4120=30>. No meeting dates have been determined yet, and updates to proposed Planning Commission and City Council hearing dates will be displayed there as well.

We would encourage residents to participate in the public hearing process at the Planning Commission and/or City Council meetings. Public comments can also be submitted through the Development Project List or by filling out the form per link: <https://cityofls.net/development-services/design/development-process/development-project-list/submit-public-comment-for-a-project>. This project is an active application and our recommendation is to direct the community to participate in the public hearing process. Please be assured we're keeping track of public concerns and comments, and that a list as such regarding pdfs of emails received, will be included in a staff packet letter for visibility to Planning Commissioners and City Council members.

You're also welcome to contact Claire Byers (Sr. Planner) regarding any specific Planning-related questions/comments: 816.969.1242 / claire.byers@cityofls.net Likewise, Raegan Long (VP Field Operations & Design) with Inspired Homes may be reached at 913.220.1788 / rlong@inspired-homes.com

Thank you again for your interest in the proposed project. Take care for now and have a great remainder of the week.

Scott Ready , Project Manager - Dev. Ctr.

220 SE Green Street | Lee's Summit, MO 64063

816.969.1225 | cityofLS.net | Scott.Ready@cityofls.net



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From: Trish Carlyle <Trish.Carlyle@cityofls.net>
Sent: Wednesday, June 11, 2025 10:49 AM
To: dana danaarthcpa.com <dana@danaarthcpa.com>
Subject: Fw: Pathways at Kensington Feedback

Hi Dana,

Please see the email below.

Best,

Trish Carlyle, Councilmember, District 2
220 SE Green Street | Lee's Summit, MO 64063
City Hall: 816.969.1010
cityofLS.net | Trish.Carlyle@cityofls.net



From: Megan Christianson <mchristianson9@gmail.com>
Sent: Tuesday, June 10, 2025 9:45 PM
To: Trish Carlyle <Trish.Carlyle@cityofls.net>; Faith Hodges <Faith.Hodges@cityofls.net>
Subject: Pathways at Kensington Feedback

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Dear LS City Council Planning Committee,

As you know, there was a meeting with the Petra Development team Monday 6/9 about the plans to finish the Kensington Farms neighborhood (at County Line Rd b/t Ward and Pryor).

Overall, the plan presented was very thoughtful. I would strongly prefer not having rentals in our neighborhood, but I understand the reasoning of the developers, the value of the improved infrastructure, and *greatly* appreciated that they are keeping the rental units to only 2 stories and using facades and landscaping to make them appear more like a single family home.

My biggest concern is the increased traffic on Rupard between County Line Rd and Cornwall. In the front of our neighborhood (Fairfax, Sapperton, Cornwall, and Stanfield) there are easily over 100 kids (including mine ;). They walk, bike, and scooter around the neighborhood, especially to/from the playground and pool. My kids and I walk this intersection multiple times per week (most often, multiple times per day!).

By only adding one additional entrance to our neighborhood (off of Prairie Ln) but adding *thousands* of new residents in high density housing, this has great potential for making this area very unsafe for kids to navigate. I would like to request an additional entrance be added to the plan to ensure both the safety and success of our neighborhood.

Thank you for your time and consideration!

Megan Christianson

9+ year resident of Kensington Farms

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Scott Ready

From: Webforms@cityofls.net
Sent: Wednesday, June 11, 2025 3:44 PM
To: Dev Projects
Subject: Project Public Comment online form submitted CityofLS.net

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Debbie Kansteiner

Address:
1300 SW Cornwall Road
Lee's Summit , Missouri 64083

Home Phone: 816 896 8473

Cell Phone:

Email: dmv59e@hotmail.com

Application Number: PL2025098

Comments: I would like to express my concern and disagreement of this project. Our neighborhood is barely kept up as is with our current residents. There is no way our infrastructure can sustain this new development. The Kensington Farms neighborhood is completely against this project.

From Page URL: <https://cityofls.net/development-services/design/development-process/development-project-list/submit-public-comment-for-a-project>

Submission Date: 2025-06-11_15:39:34

User IP: 108.147.176.115

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Scott Ready

From: Webforms@cityofls.net
Sent: Thursday, June 12, 2025 2:35 PM
To: Dev Projects
Subject: Project Public Comment online form submitted CityofLS.net

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Lori Ryan

Address:
4501 SW Robinson Drive
Lee's Summit, Missouri 64083

Home Phone:

Cell Phone: 816-520-8836

Email: ryanlori0207@gmail.com

Application Number: PL2025098

Comments: I am writing as a concerned resident of Kensington Farms in Lee's Summit, MO, regarding the proposed multi-family/apartment development being considered near or within our neighborhood of Kensington Farms.

While I understand the importance of thoughtful development and growth, this particular project raises significant concerns for our community, including:

Increased traffic congestion in an already busy area, especially along County Line Rd/155th St and Ward Road

This intersection is currently a 2 way stop; there have been 6 serious accidents in the 4 years I have lived here

County Line/155th street is only 2 lanes and virtually impossible to cross while walking, or to exit the neighborhood during rush hour traffic

An influx of approx 1500+ vehicles would cause massive congestion and potentially dangerous situations
Increased traffic cutting through Kensington Farms from Ward to the new development site as well as Stoney Creek subdivision on Creekview Drive and Stoney Creek Drive

Safety risks to children, pedestrians, and cyclists who rely on our neighborhood's low-traffic environment
Noise, parking shortages, and disruption to our family-oriented, single-family neighborhood. An influx of 500 rentals would bring in approx 1500+ vehicles, street parking, vehicles cutting through the

neighborhoods and added opportunities for crime

Kensington Farms was developed as a quiet, single family, residential community, and introducing a high-density apartment complex at this location would alter the character and quality of life we value so deeply.

I purchased my home based on Kensington Farms and the surrounding neighborhoods being single-family homes. We were sold the idea of greenspace, nature for the wildlife that already existed here, and single family dwellings. WE WERE SOLD that promise. OUR MONEY is invested in this community.

Please also consider the potential decrease in home values, which many of us have worked hard to protect. Petra development as well as Petra Management Services have an F rating with the BBB and are not BBB accredited. Most comments regarding their property management services are very poor and state that they do not maintain property, or follow-through on complaints by the tenants. This, along with traffic, congestion, and all of the things listed above will in fact affect the value of our property.

This proposal is still in the early stages, and I urge you and the Planning Commission to oppose this development and consider alternatives that better fit the existing zoning, infrastructure, and vision of this neighborhood.

Please support the residents of Lee's Summit and Kensington Farms by prioritizing smart, community-compatible growth.

Thank you for your time and consideration.

Sincerely,

Lori A Ryan
4501 SW Robinson Drive
Lee's Summit, MO 64083
816-520-8836
ryanlori0207@gmail.com

From Page URL: https://cityofls.net/development-services/design/development-process/development-project-list/submit-public-comment-for-a-project/fbclid/iwy2xjawk4cgdlehrua2flbqixmqbicmlketfiqmhhshq2zeldn0xky3dwar5rlob7ctckrpiwa-mktcfcbbvtjmfwwfpgnvv2otrdz8fh6t_cbnhrulfvvq_aem_tjx5gubrcjzwdpfbng1kw

Submission Date: 2025-06-12_14:23:04

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Scott Ready

From: Webforms@cityofls.net
Sent: Thursday, June 12, 2025 2:37 PM
To: Dev Projects
Subject: Project Public Comment online form submitted CityofLS.net

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: William Ryan

Address:
4399 SW Creekview Drive
Lee's Summit, Missouri 64082

Home Phone:

Cell Phone: 816-520-8836

Email: papabill16@gmail.com

Application Number: PL2025908

Comments: I am writing as a concerned resident of Stoney Creek subdivision in Lee's Summit, MO, regarding the proposed multi-family/apartment development being considered near or within the neighborhood of Kensington Farms.

While I understand the importance of thoughtful development and growth, this particular project raises significant concerns for our community, including:
Increased traffic congestion in an already busy area, especially along County Line Rd/155th St and Ward Road

This intersection is currently a 2 way stop; there have been 6 serious accidents in the 4 years
County Line/155th street is only 2 lanes and virtually impossible to cross while walking, or to exit the neighborhood during rush hour traffic

An influx of approx 1500+ vehicles would cause massive congestion and potentially dangerous situations
Increased traffic cutting through Stoney Creek subdivision on Creekview Drive and Stoney Creek Drive
Safety risks to children, pedestrians, and cyclists who rely on our neighborhood's low-traffic environment
Noise, parking shortages, and disruption to our family-oriented, single-family neighborhood. An influx of 500 rentals would bring in approx 1500+ vehicles, street parking, vehicles cutting through the neighborhoods and added opportunities for crime

Stoney Creek was developed as a quiet, single family, residential community, and introducing a high-density apartment complex so close would alter the character and quality of life we value so deeply.

This proposal is still in the early stages, and I urge you and the Planning Commission to oppose this development and consider alternatives that better fit the existing zoning, infrastructure, and vision of this neighborhood.

Please also consider the potential decrease in home values, which many of us have worked hard to protect. Petra development as well as Petra Management Services have an F rating with the BBB and are not BBB accredited. Most comments regarding their property management services are very poor and state that they do not maintain property, or follow-through on complaints by the tenants. This, along with traffic, congestion, and all of the things listed above will in fact affect the value of our property.

Please support the residents of Lee's Summit, Stoney Creek and Kensington Farms by prioritizing smart, community-compatible growth.

Thank you for your time and consideration.

Sincerely,
William and Mary Lou Ryan
4399 SW Creekview Drive
Lee's Summit, MO 64082
816-260-5718

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Submission Date: 2025-06-12_14:34:58

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To whom it may concern:

I am writing to you with a deep and passionate concern regarding my opposition of a proposed multi-family apartment development plan in the neighborhood of Kensington Farms in Lee's Summit.

Kensington Farms was developed as a quiet, residential community, and introducing high-density apartment complexes would alter the character of the community and the quality of life we value so deeply.

This proposal is still in the early stages of planning; I urge you to oppose this development and consider alternatives that better fit the existing zoning, infrastructure, and vision of this neighborhood.

We thank you for all of the work you do for the citizens of this neighborhood and for Lee's Summit as a whole.

Johanna + Blaine McKeenan

4512 SW Robinson Dr, Lee's Summit 64083

Scott Ready

From: Webforms@cityofls.net
Sent: Monday, June 16, 2025 10:01 AM
To: Dev Projects
Subject: Project Public Comment online form submitted CityofLS.net

Follow Up Flag: Follow up
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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Dominique Echols

Address:
1548 SW Cornwall Road
Lee's Summit, Missouri 64083

Home Phone:

Cell Phone: 816-651-6623

Email: dvmadrueno@gmail.com

Application Number: PL2025098

Comments: Subject: Formal Complaint Regarding Proposed Development of Townhomes and Mansion Home Units in Kensington Farms

To Whom It May Concern,

I am writing as a concerned resident of Kensington Farms regarding the recent plans to construct a series of townhomes and Mansion Home units on the open parcel of land directly in front of my home, located on Cornwall Road.

While I understand the need for residential expansion, I strongly oppose this development for several key reasons:

Traffic Congestion and Safety Risks: The introduction of a school and multiple high-density housing units will significantly increase traffic in an already narrow and constrained area. Cornwall Road and County Line Road are not equipped to handle the volume of vehicles such a development would generate. Increased congestion raises serious safety concerns—especially for children, pedestrians, and cyclists

who use these roads daily. The current one-lane setup is simply inadequate to support this scale of expansion.

Strain on Local Infrastructure: Our community infrastructure is already under pressure. Adding a school and dozens of residences could overburden public utilities, roads, and emergency services, leading to decreased service quality for everyone.

Impact on Property Values: The transformation of open land into high-density housing and institutional use may negatively affect property values/investments and the overall appeal of the neighborhood. Many residents including myself are also concerned about the nature of the proposed rentals, including the potential introduction of Section 8 housing, which could further alter the character and cohesion of our community.

I respectfully urge the planning authorities to reconsider this development. At the very least, I request a comprehensive review of the environmental, social, and infrastructural impact, as well as meaningful public consultation with local residents before any final decisions are made.

Thank you for your attention to this matter. I look forward to hearing more about how the community will be involved in this process.

Sincerely,
Dominique Echols

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Submission Date: 2025-06-15_22:14:15

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Scott Ready

From: Webforms@cityofls.net
Sent: Monday, June 16, 2025 3:25 PM
To: Dev Projects
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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Tom and Melissa Thomas

Address:
1400 SW Fairfax Road
Lees Summit, Missouri 64083

Home Phone: 8162557857

Cell Phone:

Email: melissaforliberty@pm.me

Application Number: PL2025098

Comments: Hello Mayor Baird,

We are writing to express our concern over the planned "Pathways at Kensington Farms" which is NOT part of Kensington Farms but they were allowed to use our neighborhood name.

For MANY reasons, this proposal should be turned down.

1. Adding 1500 plus people in 136 acres is ridiculous for public services to accommodate
2. Adding transients (apartment dwellers) to single family neighborhoods will increase crime, traffic and public service needs that our small neighborhood is not prepared to handle, nor do I think the LS police or fire want to take on!
3. We have 300 + homes in our neighborhood already with a small pool and playground that we pay hefty HOA dues for the use of . These amenities will NOT be able to accommodate 1500+ more people!!

Please turn down this proposal.

Thank you,
Tom and Melissa Thomas
KF resident

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Submission Date: 2025-06-16_15:14:34

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June 17, 2025

To Whom It May Concern:

RE: PL2025098

I am writing this letter as a concerned resident of Stoney Creek, regarding the proposed development of multi family housing across the street on County line Road. As an individual who moved to Lees Summit specifically for single-family homes I am gravely concerned about the influx of houses being built within a 2 mile radius of Stoney Creek. We specifically bought in Stony Creek due to its quiet nature and safe amenities for our children to be able to play in the front yards and engage with the community. However, with the proposed development that would drastically change our neighborhood. While I do support more reasonably priced houses, the individuals in stony Creek purchased our single-family homes in a more isolated area. Not to mention the infrastructure dilemmas that will arise. We have children in and around our streets playing due to the safeness of it, and if you build, then stony Creek will be used as a direct way for the people of Kingston Farms to get to Highway 150.

My suggestion would be to either put in single-family homes or leave it as it is. There is so much infrastructure going up we don't need more apartment, buildings, duplexes, etc. I also didn't get the certified letter in time to be at the school for the meeting due to working out of town (delivered Friday I got it on Tuesday).

Sincerely a concerned citizen,

Jennifer Daulton

June 18, 2025

Ty Brandon
Tyler Burks
PETRA Development
Wichita, KS

Re: Neighborhood Meeting Notes – June 17, 2025

Thank you for accepting the invitation of The Fountains at Raintree Lake Association's invitation to be present and dialogue with us about the development plans for The Pathways at Kensington Farms and, in particular, its potential impact on our residents and community on the West side of Ward Road adjoining the development.

As a resident of The Fountains, I want to confirm my attendance at the meeting and affirm that the Neighborhood Meeting Notes accurately reflect the discussions of our concerns and questions.

As a licensed Missouri REALTOR®, I appreciate the carefully planned design that provides for increased opportunities for home ownership, useable greenspace and amenities for family activities, and the projected road and sidewalk improvements, park, and school to be developed by the city and county to enhance service and safety.

Sincerely,



David R. Bundrick, Ph.D.
REALTOR®

Claire Byers

From: Jane Longwell <janelongwell@gmail.com>
Sent: Thursday, June 19, 2025 9:40 AM
To: Claire Byers
Subject: Opposition to High-Density Development in Kensington Farms

You don't often get email from janelongwell@gmail.com. [Learn why this is important](#)

CAUTION! This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the **SENDER** and know the content is safe.

Dear Ms. Byers,

I hope this message finds you well. I am writing as a concerned resident of Kensington Farms to express strong opposition to the proposed development of large apartment complexes and large townhomes in our neighborhood.

When we chose to move into Kensington Farms, we did so under the clear understanding—both through community communication and posted signage—that the area was zoned and intended exclusively for single-family homes. This understanding significantly influenced our investment in the community and our expectations for its long-term character. We bought our home in October 2007 from Pulte Homes and fell in love with the original plans. We do understand that plans change and the neighborhood has had a lot of changes from the original plan. We even had our zip code change from 64082 to 64083 one year after we moved in.

The sudden consideration of high-density, multi-family developments not only contradicts these representations but threatens to drastically alter the fabric of our neighborhood. Increased traffic congestion, pressure on local infrastructure, potential overcrowding in our schools, and a shift in the community atmosphere are all serious concerns shared by many residents.

We are not opposed to growth or inclusive housing solutions, but such changes must be made transparently, with respect to existing agreements and the voices of current residents. We respectfully urge you to honor the original vision for Kensington Farms and maintain the zoning for single-family residences.

Please consider our community's trust and investment. We ask that this proposal be denied or reevaluated with meaningful input from residents.

Thank you for your time and service.

Sincerely,

Mark and Loretta Jane Longwell
4705 SW Davis Drive Lee's Summit, MO 64083
816-536-6211

Dear Scott Ready,

June 16, 2025

I am writing as a concerned resident of Kensington Farms in Lee's Summit, regarding the proposed multi-family/apartment development (application PL2025098) being considered near or within our neighborhood.

While I understand the importance of thoughtful development and growth, this particular project raises significant concerns for our community, including:

- Increased traffic congestion in an already busy area, especially along County Line Rd/155th St and Ward Road
 - This intersection is currently a 2 way stop; there have been 6 serious accidents in the 4 years I have lived here
 - County Line/155th street is only 2 lanes and virtually impossible to cross while walking, or to exit the neighborhood during rush hour traffic
 - An influx of approx 1500+ vehicles would cause massive congestion and potentially dangerous situations
- Increased traffic cutting through Kensington Farms from Ward to the new development site as well as cars using Stoney Creek subdivision (Creekview Drive and Stoney Creek Drive) as a cut through to 150 HWY.
- Safety risks to children, pedestrians, and cyclists who rely on our neighborhood's low-traffic environment
- Noise, parking shortages, and disruption to our family-oriented, single-family neighborhood. An influx of 500 rentals would bring in approx 1500+ vehicles, street parking, vehicles cutting through the neighborhoods and added opportunities for crime

Kensington Farms was developed as a quiet, single family, residential community, and introducing a high-density apartment complex(mansion homes and multi-unit townhomes) at this location would alter the character and quality of life we value so deeply.

I purchased my home based on Kensington Farms and the surrounding neighborhoods being single-family homes. We were sold the idea of greenspace, nature for the wildlife that already existed here, and single family dwellings. WE WERE SOLD that promise. OUR MONEY is invested in this community.

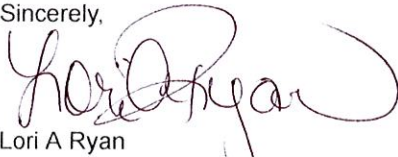
Please also consider the potential decrease in home values, which many of us have worked hard to protect. Petra development as well as Petra Management Services have an F rating with the BBB and are not BBB accredited. Most comments regarding their property management services are very poor and state that they do not maintain property, or follow-through on complaints by the tenants. This, along with traffic, congestion, and all of the things listed above will in fact affect the value of our property.

This proposal is still in the early stages, and I urge you and the Planning Commission to oppose rezoning this area to PMIX and to oppose this development. Please consider alternatives that better fit the existing zoning, infrastructure, and vision of this neighborhood.

Please support the residents of Lee's Summit and Kensington Farms by prioritizing smart, community-compatible growth.

Thank you for your time and consideration.

Sincerely,



Lori A Ryan
4501 SW Robinson Drive
Lee's Summit, MO 64083
816-520-8836
ryanlori0207@gmail.com

Dear Scott Ready,

June 16, 2025

I am writing as a concerned resident of Stoney Creek subdivision in Lee's Summit, regarding the proposed multi-family/apartment development (application PL2025098) being considered near or within the neighborhood of Kensington Farms.

While I understand the importance of thoughtful development and growth, this particular project raises significant concerns for our community, including:

- Increased traffic congestion in an already busy area, especially along County Line Rd/155th St and Ward Road
 - This intersection is currently a 2 way stop; there have been several serious accidents in the last few year with the increased traffic in the area
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Stoney Creek was developed as a quiet, single family, residential community, and introducing a high-density apartment complex so close would alter the character and quality of life we value so deeply.

This proposal is still in the early stages, and I urge you and the Planning Commission to oppose rezoning this area to PMIX and to oppose this development. Please consider alternatives that better fit the existing zoning, infrastructure, and vision of our neighborhood.

Please also consider the potential decrease in home values, which many of us have worked hard to protect. Petra development as well as Petra Management Services have an F rating with the BBB and are not BBB accredited. Most comments regarding their property management services are very poor and state that they do not maintain property, or follow-through on complaints by the tenants. This, along with traffic, congestion, and all of the things listed above will in fact affect the value of our property.

Please support the residents of Lee's Summit, Stoney Creek and Kensington Farms by prioritizing smart, community-compatible growth.

Thank you for your time and consideration.

Sincerely,

William and Mary Lou Ryan
4399 SW Creekview Drive
Lee's Summit, MO 64082
816-260-5718

June 17, 2025

Scott Ready
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

Re: Opposition to proposed multi-family development affecting Kensington Farms

Dear Mr. Ready,

I am writing to express my strong opposition to the proposed multi-family development by Petra Development in our neighborhood of Kensington Farms. After attending the recent meeting held by the developers, I was upset by the misinformation presented to residents, which raises serious concerns about the integrity of this project.

One of the most concerning statements made by Petra was that the area within Kensington Farms had already been approved for mixed use. Upon verification with the City, we learned that this is not true. Furthermore, Petra claimed they intended to form their own Homeowners Association (HOA) and that the new area would not be part of our existing community. However, we have since discovered that they are in discussions with our current HOA regarding a merger. These inconsistencies illustrate a lack of transparency and honesty on the part of the developers, which is unacceptable for any project in our community.

Having relocated to Lee's Summit from Columbia, MO, in July 2024, I made my home purchase based on the understanding that the remaining open space would be developed into single-family dwellings. The shift to a multi-family or mixed-use area, particularly with the emphasis on 12-plex apartment buildings and rental duplexes, directly contradicts that understanding. Petra's assertion that they can only afford to build these high-density units due to infrastructure requirements imposed by the City raises further questions. Should the financial viability of a developer take precedence over the well-being of the community and the property values of long-term residents?

While I recognize the need for development and growth in the area, I highlight several significant concerns associated with this project:

1. **Increased Traffic Congestion:** The addition of 12-plex apartment buildings will exacerbate traffic on already busy roads. With another apartment complex

proposed nearby at 150/Ward Rd, our infrastructure simply cannot handle the influx of vehicles. Moreover, the existing traffic on County Line Rd is hazardous; I personally experienced an accident shortly after moving here, costing nearly \$100,000 in damages. Adding hundreds of additional cars will only increase the risk of accidents.

2. **Safety Risks for Children:** The proposed development plans to utilize existing entrances into our subdivision, which poses a safety risk for the many children who play in the area. Our community is home to numerous families, and increased traffic through our main entrance will endanger their safety and impact our property values.
3. **Overcrowding of Local Schools:** Our schools are already struggling with teacher shortages and declining performance metrics. The addition of more families will only strain our education system further. If Petra cannot make a profit through responsible development of single-family homes, they should reconsider their plans instead of jeopardizing our children's education.
4. **Strained Healthcare Resources:** Lee's Summit already faces challenges in providing adequate medical care. During my own experience following an accident, I faced an eight-month wait for a primary care appointment. Adding more residents to our community will only worsen the existing healthcare shortages.

Kensington Farms was designed as a quiet, residential community, and the introduction of a high-density apartment complex would drastically alter the character and quality of life that we enjoy.

While I understand that Petra Development's proposal is still in its early stages, I urge you and the planning commission to oppose this development, which appears to prioritize profit over the well-being of our community. There are better alternatives that align with the existing zoning and vision for our neighborhood.

Please support the residents of Lee's Summit and Kensington Farms by prioritizing smart, responsible growth.

Thank you for reading and for your consideration.

Michele Bennington
1030 SW Cheshire Dr.
Lee's Summit, MO 64083

June 17, 2025

Claire Byers
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

Re: Opposition to proposed multi-family development affecting Kensington Farms

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Michele Bennington
1030 SW Cheshire Dr.
Lee's Summit, MO 64083

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June 16, 2025

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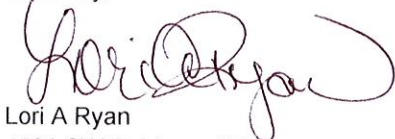
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Thank you for your time and consideration.

Sincerely,



Lori A Ryan
4501 SW Robinson Drive
Lee's Summit, MO 64083
816-520-8836
ryanlori0207@gmail.com

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Thank you for your time and consideration.

Sincerely,

William and Mary Lou Ryan
4399 SW Creekview Drive
Lee's Summit, MO 64082
816-260-5718

Scott Ready

From: Webforms@cityofls.net
Sent: Sunday, June 29, 2025 3:17 PM
To: Dev Projects
Subject: Project Public Comment online form submitted CityofLS.net

CAUTION! This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: James Lencioni

Address:
2050 SW County Line Rd
Lees Summit, 64082

Home Phone:

Cell Phone: 8163082474

Email: James-lencioni@sbcglobal.net

Application Number: PL2025098

Comments: Realignment of Prairie Lane

I would like to present several suggestions regarding the proposed traffic circle in the traffic study. It appears that the property required for the developer to place the traffic circle at the designated location in their traffic diagram is insufficient. I am not willing to sell or provide an easement for the necessary property that the traffic circle may require on the west side of Pryor Lane.

The developer has other options available, such as relocating the traffic circle onto their own property and realigning County Line to intersect with the circle situated on the developer's property. Additionally, the installation of traffic lights or a four-way stop are also viable alternatives.

The property isolated on the west side of the realignment of Prairie Lane should be designated as a buffer zone and green area to mitigate the visual impact of the project on existing properties as well as preserving the trees located on the property. Creating the buffer zone would prevent further development encroachment on the adjoining landowners.

All properties west of Pryor Lane and Prairie Lane are large lots ranging from 3 to 10 acres, and the buffer zone would help mediate the visual impact on adjacent properties.

From Page URL: <https://cityofls.net/development-services/design/development-process/development-project-list/submit-public-comment-for-a-project>

Submission Date: 2025-06-29_14:41:43

User IP: 73.217.249.49

See User IP Information: <https://whatismyipaddress.com/ip/73.217.249.49>

[Development Project List - CityofLS.net](#)

Scott Ready

From: Webforms@cityofls.net
Sent: Thursday, July 17, 2025 11:44 AM
To: Dev Projects
Subject: Project Public Comment online form submitted CityofLS.net

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION! This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: James Lencioni

Address:
2050 SW County Line Rd
Lees Summit, 64082

Home Phone:

Cell Phone: 8163082474

Email: James-lencioni@sbcglobal.net

Application Number: PL2025098

Comments: Introducing multi-family developments into an area characterized by spacious lots and a rural atmosphere would fundamentally alter the community's character. The appeal of this neighborhood lies in its open spaces, tranquility, and the cohesive nature of its existing residences.

Residents value not only the privacy afforded by larger lots, but also the unique sense of community that has developed over the years in this low-density environment. Introducing a markedly different housing type threatens to disrupt established patterns of neighborhood interaction and could place additional strain on local infrastructure and services that were never designed to accommodate such a shift. Preserving the integrity and character of Kensington Farms and its surrounding properties is essential to maintaining the quality of life that residents have come to expect and cherish.

I would like to express my opposition to the proposed product type and building density. The proposed project is seeking density which does not conform to the master plan and is not in harmony with the adjoining property use.

It is not simply a matter of aesthetics or personal preference, but a question of whether the fundamental identity of the neighborhood should be altered for the sake of increased density. Such a transition could

erode the very features that initially attracted families and individuals to settle here, diminishing the sense of place and continuity that is so vital to a thriving community. Proponents of this development may argue it brings growth or diversity, but these benefits must be weighed against the possible loss of intangible assets—peace, space, and belonging—that define Kensington Farms.

I have confidence the Lees Summit will reject this very flawed project request.

From Page URL: <https://cityofls.net/development-services/design/development-process/development-project-list/submit-public-comment-for-a-project>

Submission Date: 2025-07-17_11:14:37

User IP: 173.255.172.194

See User IP Information: <https://whatismyipaddress.com/ip/173.255.172.194>

[Development Project List - CityofLS.net](#)

Scott Ready

From: Daniel Jones <daniel@danjoneskc.com>
Sent: Sunday, August 17, 2025 6:38 PM
To: Scott Ready; Claire Byers
Cc: DevelopmentServices
Subject: PL2025098-Requesting 8/14 Meeting Record & Hearing Schedule - Pathways at Kensington Farms

CAUTION! This is an EXTERNAL email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Dear Mr. Ready & Ms. Byers,

I am a nearby property owner regarding the proposed Pathways at Kensington Farms project (Application PL2025098, 1231 SW Waterloo Dr.). I learned there was a second neighborhood meeting on August 14th 2025 which I was unable to attend.

Per the City's application instructions, the applicant is required to provide meeting notes, sign-in sheets, and any materials shared as part of the re-submittal.

MY REQUEST

1. Please post to the case file (or email me) the August 14th neighborhood meeting notes and sign-in sheet, any handouts, presentation material, and any revised plans submitted after that meeting.
2. Please confirm Petra Development has submitted updated plan sets in response to City staff's prior Planning, Engineering, Traffic, and Fire comments
3. Please confirm the next Planning Commission date for PL2025098 and add me as an interested party for notifications and future notices.
4. If substantial changes were discussed on August 14th, I respectfully request the item be continued to allow adequate time for public review and comment.

For the record, my continuing concerns include:

- Traffic impacts and County Line Road improvements (Sidewalks and shared-use path)
- Neighborhood buffers/Landscape along single-family and school edges
- Tree conservation plan
- Stormwater detention, drainage, and any jurisdictional waters
- Architectural quality and four-sided elevations
- Fire Access, fire flows and fire hydrant capacity

Thank you in advance for confirming and posting the August 14th materials as well as ensuring transparency and keeping residents informed.

Best Regards,

Daniel Jones
1417 SW Sapperton Road
Lees Summit, MO 64083

daniel@danjoneskc.com

913-244-6473

Scott Ready

From: Daniel Jones <daniel@danjoneskc.com>
Sent: Tuesday, August 26, 2025 6:19 PM
To: Scott Ready; Claire Byers
Subject: PL2025098 - August 25, 2025

CAUTION! This is an EXTERNAL email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Hi Scott & Claire,

I am writing regarding the August 25, 2025 resubmittal for the Pathways at Kensington Farms project (PL2025098). I would like to stay on record and request clarification on several fire and life safety items that remain listed as "Corrective Action Required".

1. Fire Flow & Water Modeling – please confirm that modeling will be completed and reviewed with Water Utilities prior to further advancement of the project.
2. Hydrant Plan – When will a full hydrant layout be provided and reviewed to ensure compliance with the IFC standards?
3. Street Names & No Parking Signage – The applicant indicates these are addressed, but the status still shows "Corrective Action Required." Please confirm what documentation is still needed or if I missed something while reviewing the website.
4. Life Safety Compliance – Please clarify which IFC provisions remain unsatisfied so that they can be addressed.

I will be awaiting the City's review of the other areas shown including Traffic, Engineering, Planning.

Thanks in advance for your attention in this matter.

Best Regards,

Daniel Jones
1417 SW Sapperton Road
Lees Summit, MO 64083
daniel@danjoneskc.com
913-244-6473

Scott Ready

From: Webforms@cityofls.net
Sent: Tuesday, October 7, 2025 2:38 PM
To: Dev Projects
Subject: Project Public Comment online form submitted CityofLS.net

CAUTION! This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: James Lencioni

Address:
2050 SW COUNTY LINE ROAD 2050 SW COUNTY LINE RD
LEES SUMMIT, Missouri 64082

Home Phone: 8163082474

Cell Phone:

Email: james-lencioni@sbcglobal.net

Application Number: PL2025098

Comments: Proposed Realignment of N. Pryor Lane and Prairie Lane

As a resident directly impacted by these plans, I would like to underscore the necessity for thorough consideration of property boundaries and public access. It is essential that all stakeholders are engaged throughout the process and that their concerns are properly addressed prior to initiating any construction or realignment activities.

I am concerned that the proposed solutions do not adequately account for the available right of way required for construction. The current plan includes turn lanes that appear to lack sufficient public right of way, potentially necessitating easements from private landowners who are not included in the scope of the project.

Additionally, future proposals indicate that a single-lane roundabout may be required, but its construction would result in significant encroachment onto my property given the currently proposed alignments of Pryor Lane and Prairie Lane.

The developers traffic engineers recommended the installation of the roundabout be constructed day one which will not work with the locations drawn for the realignment.

To mitigate these issues, I recommend that the intersection of Prairie Lane and Pryor Lane be relocated

to the developer's property. This adjustment would better accommodate future growth and upgrades to the intersection without further impact on adjacent private properties.

Respectfully,
James Lencioni

From Page URL: <https://cityofls.net/development-services/design/development-process/development-project-list/submit-public-comment-for-a-project>

Submission Date: 2025-10-07_14:32:17

User IP: 73.217.249.49

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