



LEE'S SUMMIT MISSOURI

MEMO

To: Mayor and City Council

From: Development Services Department

Date: November 13, 2025

Re: Protest Petition – Appl. #PL2025-098 - RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN - Pathways at Kensington Farms, 1231 SW Waterloo Dr; Petra Development, applicant

As of November 12, 2025, three hundred and eighty-two petitions (382), representing one hundred and eighty-seven (187) parcels, have been submitted to the Development Services Department in opposition to the proposed Residential Preliminary Development Plan for Pathways at Kensington Farms. The large discrepancy between the number of protest petitions filed and the number of parcels represented was a result in large part from property owners submitting multiple protest petitions for the same property (in some cases up to 4 petitions were submitted on a single property).

In accordance with the Unified Development Ordinance, Section 2.200.A.1, a petition must be "*...duly signed and acknowledged by the owners of 30% or more of the areas of the land (exclusive of streets and alleys) included in such application or within an area determined by lines drawn parallel to and 185 feet distant from the boundaries of the property in the application, as the case may be*" in order to become a legal protest. Of the one hundred and eighty-seven (187) parcels represented by the petitions submitted, eighty-two (82) are within the 185' buffer. After checking property records, staff identified fifteen (15) of the eighty-two (82) applications within the 185' buffer that were invalid as they contained deficits (missing signatures, not properly notarized, name did not match listed name on the deed).

Of the approximately 2,760,595.32 square feet included in the surrounding 185-foot boundary, the notarized signature of the valid petitioning property owners represents approximately 539,448.2 square feet, or 19.54%. This petition **DOES NOT** meet the criteria to be considered a legal protest. Since the minimum criteria have not been met, no additional action need be taken by the City Council in order to approve the subject application.

Protesting:

Property Owner	Property Address	Parcel Number
INSPIRED HOMES LLC	1025 SW ALMSBY RD	04-01-01-000-000-001.001
WIESELER, DANIEL J & JACQUELYN	1021 SW ALMSBY RD	04-01-01-000-000-001.002
NEBEL, ANITA M & DAVID F	1017 SW ALMSBY RD	04-01-01-000-000-001.003
INSPIRED HOMES LLC	1013 SW ALMSBY RD	04-01-01-000-000-001.004
SCARCELLO, FRANCINE M	1114 SW CHESHIRE DR	04-01-01-000-000-001.036
ALLEN, MICHAEL R & TAMARA J	1118 SW CHESHIRE DR	04-01-01-000-000-001.037



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PARSONS, ZACK	1122 SW CHESHIRE DR	04-01-01-000-000-001.038
RUSSBACK, JOHN A & TAMMY E	1126 SW CHESHIRE DR	04-01-01-000-000-001.039
WITTKOPF, SHAWN & CARA	1130 SW CHESHIRE DR	04-01-01-000-000-001.040
JURSCH TRUST	1134 SW CHESHIRE DR	04-01-01-000-000-001.041
HAHLBECK, NANCY E & BRYAN S	1129 SW CHESHIRE DR	04-01-01-000-000-001.042
INSPIRED HOMES LLC	1125 SW CHESHIRE DR	04-01-01-000-000-001.043
INSPIRED HOMES LLC	1121 SW CHESHIRE DR	04-01-01-000-000-001.044
BATES, CURTIS JR & PEARLIE A	1117 SW CHESHIRE DR	04-01-01-000-000-001.045
NAGY, ANTHONY & CATHERINE	1113 SW CHESHIRE DR	04-01-01-000-000-001.046
INSPIRED HOMES LLC	1109 SW CHESHIRE DR	04-01-01-000-000-001.047
ABRAMS, CHRISTIAN ALLEN & ASHLEY ANN	1105 SW CHESHIRE DR	04-01-01-000-000-001.048
HERINGER, MICHAEL A & MARGARET R	1037 SW CHESHIRE DR	04-01-01-000-000-001.050
INSPIRED HOMES LLC	4500 SW BERKSHIRE DR	04-01-01-000-000-001.051
INSPIRED HOMES LLC	4521 SW BERKSHIRE DR	04-01-01-000-000-001.058
INSPIRED HOMES LLC	4511 SW BERKSHIRE DR	04-01-01-000-000-001.059
INSPIRED HOMES LLC	4504 SW BERKSHIRE DR	04-01-01-000-000-001.060
INSPIRED HOMES LLC	4508 SW BERKSHIRE DR	04-01-01-000-000-001.061
INSPIRED HOMES LLC	4512 SW BERKSHIRE DR	04-01-01-000-000-001.062
INSPIRED HOMES LLC	4532 SW BERKSHIRE DR	04-01-01-000-000-001.067
INSPIRED HOMES LLC	4616 SW ROBINSON DR	04-01-01-000-000-001.070
INSPIRED HOMES LLC	4620 SW ROBINSON DR	04-01-01-000-000-001.071
INSPIRED HOMES LLC	1000 SW CORNWALL RD	04-01-01-000-000-001.074
INSPIRED HOMES LLC	4518 SW FENWICK RD	04-01-01-000-000-001.133
ZIRKEL, CHERRI & NORMA ZIRKEL	1200 SW CORNWALL RD	04-01-01-000-000-001.134
GRITZ, LISA & JASON MELVIN	1204 SW CORNWALL RD	04-01-01-000-000-001.135
MICHAELIS, JAMES & HANNAH	1208 SW CORNWALL RD	04-01-01-000-000-001.136
EICKHOFF, MATTHEW R & BRYNN A	1204 SW SAPPERTON RD	04-01-01-000-000-001.138
HILL, ANDREA M & JANEANE K HIGHFILL	1313 SW STANFIELD RD	04-01-01-000-000-001.165
KANSTEINER, DAVID J & DEBBIE M	1300 SW CORNWALL RD	04-01-01-000-000-001.167
WASEK, BRYAN CHRISTOPHER & MEGAN	1316 SW CORNWALL RD	04-01-01-000-000-001.171
MCKEE, TARA	1224 SW CORNWALL RD	04-01-01-000-000-001.180
LARY, ADAM	1220 SW CORNWALL RD	04-01-01-000-000-001.181
TRONE, REED R & JAMIE K	1201 SW SAPPERTON RD	04-01-01-000-000-001.183
SHEARON, TY J & LINDSEY M	1319 SW CORNWALL RD	04-01-01-000-000-001.189
HAYGOOD, SETH MICHAEL & ALYSSA LANE	1317 SW CORNWALL RD	04-01-01-000-000-001.190
BADEEN, MICHAEL HENRY & MARY RUTH	1112 SW BLACKPOOL DR	04-01-01-000-000-001.221
WORTH, MICHELE	1116 SW BLACKPOOL DR	04-01-01-000-000-001.222
BURGESS, RUSSELL A & JOETTE M	1124 SW BLACKPOOL DR	04-01-01-000-000-001.224
BRUS, BRIGITTE & RICHARD C	1132 SW BLACKPOOL DR	04-01-01-000-000-001.226
COUNTRYMAN, BAILEY & TAHNEE	4800 SW BECKHAM DR	04-01-01-000-000-001.238
CHRISTIAN, JUSTIN & KATHRYN	4804 SW BECKHAM DR	04-01-01-000-000-001.239
INSPIRED HOMES LLC	4808 SW BECKHAM DR	04-01-01-000-000-001.240
INSPIRED HOMES LLC	4812 SW BECKHAM DR	04-01-01-000-000-001.241

Development Services

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COOK, JEREMY & KATE	4816 SW BECKHAM DR	04-01-01-000-000-001.242
HUGHES, ALISSA C & JASON L ARNOLD	4828 SW BECKHAM DR	04-01-01-000-000-001.245
INSPIRED HOMES LLC	4832 SW BECKHAM DR	04-01-01-000-000-001.246
JARRETT, AMBER & TIMOTHY	4836 SW BECKHAM DR	04-01-01-000-000-001.247
GIBBS, BRANDON M & KARALYN D	4840 SW BECKHAM DR	04-01-01-000-000-001.248
BRUMBLE, TYLER J & MEREDITH A	4829 SW BECKHAM DR	04-01-01-000-000-001.250
HIGGINS, JAMES & JILL	4821 SW BECKHAM DR	04-01-01-000-000-001.252
WATSON, RANDALL & HELEN	4817 SW BECKHAM DR	04-01-01-000-000-001.253
BISACCA, MICHAEL R & MARTHA J	4809 SW BECKHAM DR	04-01-01-000-000-001.255
MULLENAX, ZACHARY & JENNET	4801 SW BECKHAM DR	04-01-01-000-000-001.257
MILLER, RICHARD & PYE C	1229 SW WATERLOO DR	04-01-01-000-000-001.271
LUNDEEN, KYLE R	1217 SW WATERLOO DR	04-01-01-000-000-001.274
COLBY, LOREN ALLEN	4701 SW DAVIS DR	04-01-01-000-000-001.321
NOLEN, MEREDITH KELLY & KEITH A	1408 SW CORNWALL RD	04-01-01-000-000-001.503
AUSTIN, JASON L	1412 SW CORNWALL RD	04-01-01-000-000-001.504
KHAWAS, MILAN & RADHIKA RAI	1420 SW CORNWALL RD	04-01-01-000-000-001.506
ALVAR MO LLC	1424 SW CORNWALL RD	04-01-01-000-000-001.507
CHANG, FRANK	1428 SW CORNWALL RD	04-01-01-000-000-001.508
ALVAR MO LLC	1521 SW FAIRFAX RD	04-01-01-000-000-001.511
LANE, SAMUEL M & ERIN K	1421 SW FAIRFAX RD	04-01-01-000-000-001.515
PEEL, STEPHEN T & BONNIE J CRAIGHEAD	1413 SW FAIRFAX RD	04-01-01-000-000-001.517
HARLOW, ANDREW M & DIANA M	1508 SW FAIRFAX RD	04-01-01-000-000-001.530
PENNELL, HOLLY M & JONATHAN B	1516 SW FAIRFAX RD	04-01-01-000-000-001.532
COATES, DAVID C & ROBERTA	1520 SW FAIRFAX RD	04-01-01-000-000-001.533
BOEDEKER, PHILIP J & DEBBIE C	1536 SW CORNWALL RD	04-01-01-000-000-001.537
HEISHMAN, SANDRA R & DELMAR C	1540 SW CORNWALL RD	04-01-01-000-000-001.538
BIRRING, PARVIN K	1544 SW CORNWALL RD	04-01-01-000-000-001.539
ECHOLS, MICHAEL & DOMINIQUE	1548 SW CORNWALL RD	04-01-01-000-000-001.540
MINNICK, KEVIN R & AMANDA A	1552 SW CORNWALL RD	04-01-01-000-000-001.541
VILLENA, WILLIAM MICHAEL & JOYCE	1556 SW CORNWALL RD	04-01-01-000-000-001.542
SHROUT, MARION D & RUTHIE TR	1404 CLENDENEN	04-01-01-000-000-005.000
DAVIS ANDREW T	1821 SW MERRYMAN DR	69-700-10-10-00-0-00-000
LENCIONI JAMES N & KAREN M TRUSTEE	2050 SW COUNTY LINE RD	69-800-04-06-00-0-00-000

