

Pathways at Kensington Farms

Neighborhood Meeting – Summary & Q&A (Held Thu, Aug 14, 2025)

What we planned to cover (from the title/agenda slides)

- **Meet the team:** Petra (developer), McClure (civil), NSPJ (architecture/landscape).
- **Project context & history:** location, prior approvals, why the original plan stalled; current redesign goals (cohesive design, connectivity, variety of housing).
- **Zoning & comprehensive plan fit (P-MIX + Ignite LS):** how the mixed program aligns with city direction.
- **Concept site plan & phasing:** Phase 1 single-family → Phase 2 townhomes → Phase 3 senior **twin villas** (55+).
- **Public improvements:** N. Prairie Ln/SW Pryor connection, added turn lane, and a **10' multi-use trail** (built in segments across phases).
- **Traffic/parking, stormwater, architecture/materials** (height, types, fiber-cement, etc.).

Audience questions (as listed) with brief answers

(Source list shown here for reference.)

1. **Why have townhome rentals at all?**

Because the plan is mixed-housing by design, and current capital structures favor stabilized rental communities; many institutional sources do **not** finance build-for-sale in this context. Also, renting meets today's affordability/maintenance/mobility realities.

1.1 **Why have 6-plexes if not supported by the city?**

Extra units required to provide necessary density to justify the public improvements imposed on this development. Conversations with the city have resulted in their acceptance of the proposed townhome products.

2. **The bond—do Kensington Farms residents still have to pay for it?**

The landowner resolved the NID obligation on the parcels we control;

the **existing KF HOA** retains the remainder. Any legal specifics flow through the City/attorney.

2.1 How will this development be funded, and will more bods be used?

The project will be privately funded through developer's sources and a PILOT program and construction materials sales tax exemption set by the city will be issued to help offset any cost gaps in the project. The city is not providing any direct funding towards the project and no funding mechanism for the project will be added to the existing KF

3. Will County Line Road be expanded?

Not in our scope. Our required improvements are the **N. Prairie/SW Pryor connection** and an added **10ft walking path** into the community; any future off-site roadway expansions would be City-driven.

4. Will improvements be on Kennsington Farms or the developer? (10' trail)

Developer-built and **phased**: Phase 1 builds Ward→Rupert, Phase 2 extends Rupert→new connection, Phase 3 completes the Prairie segment.

5. Will homes meet the current HOA minimum square footage?

Yes—**new HOA standards will be no less than existing** minimums; intent is parity with current neighborhood quality.

6. Phasing timeline if approved?

Updated plan submitted for City comments; **re-submittal targeted Aug 25**, with **Planning Commission late September**—construction/phasing to follow Council action.

7. Do you know the single-family builder?

We're in talks with multiple builders; **not yet finalized**.

8. Do you have a plan where you will start?

Start with **Phase 1 single-family** 40-60 lots and public improvements; the **trail** begins Ward→Rupert in Phase 1.

Single-family will begin with homes furthest east, nearest existing homes.

9. **Earliest Phase 3 can start?**

After core infrastructure and prior phases progress; current working milestone shows **Phase 3 (55+ twin villas) ~Nov 2026** (subject to approvals/partner schedule).

All major phases will also have “sub” phases which will be subject to several factors like market trends, construction scheduling and access, etc. However, due to the variety of access points, each major phase is not necessarily dependent on the other once major public infrastructure is completed.

10. **Where is the wetland study and how does it pertain to the plan (Blackpool / “set off 8 houses”)?**

Environmental/stormwater coordination is ongoing with the City and Core of Engineers.

All new infrastructure for proposed improvements will be designed to better control stormwater runoff.

11. **How will coordination work between three HOAs?**

Each new phase will have **its own HOA**; existing KF HOA continues as-is. Management starts with a professional manager and can transition as the community absorbs.

Legal boundary lines will be used to define responsibilities for adjacent properties.

Many homeowners expressed dissatisfaction with current management company (HOA) and would prefer to join / be merged with new management company (HOA) being implemented with new single-family housing to help distribute costs, specifically to maintain stormwater control measures.

12. **If this plan is denied, will you consider all single-family?**

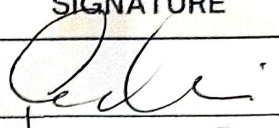
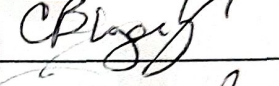
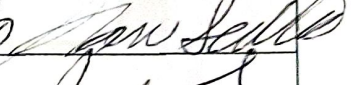
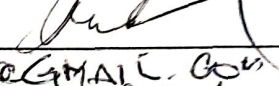
All-SF was the original 2014 concept (~773 units) that stalled; given today’s public-improvement obligations and economics, our focus is the mixed plan aligned with P-MIX/Ignite.

	PRINTED NAME	ADDRESS	EMAIL	SIGNATURE
1	Melissa Thomas	1400 SW Fairfax Rd C.S. MO 64083	melissaforliberty @pm.me	Melissa Thomas
2	Michele Schwen	1137 SW Whitby Dr	michelschwen @gmail.com	Michele Schwen
3	BAROLD WASINGER	1141 SW Whitby Dr		Barold Wasinger
4	Regina WASINGER	1141 SW Whitby Dr	wasinger@regmaail.com	Regina Wasinger
5	Joel Wilson	4614 SW Robinson	jwdebbie@ gmail.com	Joel Wilson
6	Mike HERINGEE	1037 S.W. Cheshire Drive	4herims@ ATT.NET	Michael Heringer
7	Margaret Heringer	1037 SW Cheshire Dr.	4herims@ att.net	Margaret Heringer
8	Gail Shirley	1120 SW Blackpool	gailalice@cox.net	Gail Shirley
9	Kena Theune	1109 SW Cheshire Dr	K-theune@yahoo.com	Kena Theune
10	DONALD THEUNE	1109 SW Cheshire Dr	DONALD.THEUNE@ VAHOO.COM	Donald Theune
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	PRINTED NAME	ADDRESS	EMAIL	SIGNATURE
1	Charles Haring	1414 Clendenen Raymore, MO	charing@gmail.com	<i>[Signature]</i>
2	STEVEN JOHNSON	1406 CLDENEN RAYMOND, MO	STEVEN DONNA JOHNSON @comcast.net	<i>[Signature]</i>
3	LEO DEAN Kathleen DEAN	1608 Vogt Rd Raymore, MO	LEO DEAN @comcast.net DEAN SK @comcast.net	<i>[Signature]</i>
4	Mary Badeen	1112 SW Blackpool		<i>[Signature]</i>
5	Michele Worth	1116 SW Blackpool Dr	mickmoore.45@ gmail.com	<i>[Signature]</i>
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	PRINTED NAME	ADDRESS	EMAIL	SIGNATURE
1	Randy Koster	1204 SW Waterloo Dr	chris1koster@yahoo.com	Randy Koster
2	Christina Koster	1204 SW Waterloo Dr	chris1koster@yahoo.com	Christina Koster
3	JAMES LENCIONI	2050 S.W. COUNTY LINE RD	JAMES LENCIONI @ SBC GLOBAL.NET	James Lencioni
4	KAREN LENCIONI	250 S.W. COUNTY LINE RD	KIM 123@ SBC GLOBAL.NET	Karen Lencioni
5	John Russbach	1126 SW Cheshire	johnrussbach@yahoo.com	John Russbach
6	Tommy & Katherine McKinzie	1009 SW Almsby Rd	ktandtm@yahoo.com	Tommy & Katherine McKinzie
7	Donna Stinson	1702 N. Prairie Lane Plymouth, MO 64083	mdccastina@att.net	Donna Stinson
8	Karen Tursch	1134 SW Cheshire Plymouth 64083	ktjursch@prodigy.net	Karen Tursch
9	Janice Hight	1313 SW State St	Janice.Hight@att.net	Janice Hight
10	Andrea Hill	1313 SW State St	andrea.hill@att.net	Andrea Hill
11	Michael & Dominique Echols	1548 SW Cornwall Rd	MEER20021984@GMAIL.COM	Michael & Dominique Echols
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	PRINTED NAME	ADDRESS	EMAIL	SIGNATURE
1	AARON KENNISON	1224 SW. CERNIK DR.	aaron.kennison@ak@gmail.com	
2	KATHERINE MCKEE	4521 SW BERKSHIRE DR.	kmckee88@yahoo.com	
3	AUGUST BLEYER CHRISTALE BLEYER	4508 BERKSHIRE DR.	Cbleyer@yahoo.com	
4	FRANCINE SCARCELLO	1114 SW CHESTNUT DR.	francesca@yahoo.com	
5	ANTHONY MAGGI	1113 SW CHESTNUT	TN6975@gmail.com	
6	GLEN SCHMIDT	1124 SW WHITBY DR.	SCHMIDTGRMC@GMAIL.COM	
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	PRINTED NAME	ADDRESS	EMAIL	SIGNATURE
1	Christy Koch	1122 SW Cheshire Dr	Christykoch74@gmail	Christy Koch
2	Travis Bales	1122 SW Cheshire	bales, travis@gmail	Travis Bales
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	PRINTED NAME	ADDRESS	EMAIL	SIGNATURE
1	Stacey Marshall	1104 SW Blackpool Dr	stacey_marshall@att.net	Stacey Marshall
2	CAROL CATTANEO	1013 SW ALMSBY Rd	carolcattaneo@att.net	Carol Cattaneo
3	Richard Brus	1132 SW Blackpool Drive	richardbrus24@gmail.com	Richard Brus
4	Ty SHEARON	1319 SW COCONUTS RD	tshearon22@gmail.com	Ty Shearon
5	RICHARD MILLER	1229 SW WATERLOO	rmiller515@gmail.com	Richard Miller
6	Pyeong Miller	1229 SW Waterloo Dr	Pyeong@gmail.com	Pyeong Miller
7	TINA ADAMS	1025 SW ALMSBY	adams-tina	Tina Adams
8	ROBERT ADAMS	1025 SW ALMSBY	"@hotmail.com	Robert Adams
9	Mike Bisacca	4809 SW Beckman Dr.	mike.bisacca@gmail.com	Mike Bisacca
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