

## **BILL NO. 25-224**

---

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR LAND LOCATED AT 1231 SW WATERLOO DRIVE FOR PATHWAYS AT KENSINGTON FARMS, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-098 submitted by Petra Development, requesting approval of a preliminary development plan in District PMIX on land located at 1231 SW Waterloo Dr. was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held public hearings for the consideration of the preliminary development plan on October 23, 2025, and rendered a report to the City Council recommending that the preliminary development plan be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on November 18, 2025, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved on the following described property:

THE NORTH HALF OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 32 WEST IN LEE'S SUMMIT, CASS COUNTY, MISSOURI, EXCEPTING THEREFROM THE FOLLOWING FIVE (5) SUBDIVISIONS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE: FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT RECORDED MAY 1, 2006 AS DOCUMENT NO. 356960 IN BOOK 20 AT PAGE 19, FINAL PLAT OF KENSINGTON FARMS - 2ND PLAT RECORDED SEPTEMBER 8, 2006 AS DOCUMENT NO. 367934 IN BOOK 20 AT PAGE 52, FINAL PLAT OF KENSINGTON FARMS - 3RD PLAT RECORDED SEPTEMBER 8, 2006 IN DOCUMENT NO. 367935 IN BOOK 20 AT PAGE 53, A PORTION OF THE FINAL PLAT OF KENSINGTON FARMS - 5TH PLAT RECORDED JUNE 27, 2008 AS DOCUMENT NO. 414297 IN BOOK 21 AT PAGE 24, AND FINAL PLAT OF KENSINGTON FARMS - 6TH PLAT RECORDED FEBRUARY 20, 2007 AS DOCUMENT NO. 380176 IN BOOK 20 AT PAGE 73, AND EXCEPT A TRACT OF LAND IN THE NORTHWEST QUARTER OF SAID SECTION 1, AND EXCEPT ANY PARTS USED FOR PUBLIC ROAD RIGHTS-OF-WAY.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 1; THENCE N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 22.52 FEET; THENCE N02°27'16"E, A DISTANCE OF 13.09 FEET; THENCE S86°50'14"E, A DISTANCE OF 23.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S86°50'14"E, A DISTANCE OF 531.74 FEET; THENCE S87°03'06"E, A DISTANCE OF 124.43 FEET; THENCE S02°32'12"W, A DISTANCE

## BILL NO. 25-224

---

OF 16.24 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE N86°36'40"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 656.67 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID NORTHWEST QUARTER; THENCE N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 678.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 679.19 FEET; THENCE N02°16'42"E, A DISTANCE OF 8.44 FEET; THENCE S86°58'34"E, A DISTANCE OF 263.36 FEET THENCE S86°46'50"E, A DISTANCE OF 415.80 FEET; THENCE S02°21'54"W, A DISTANCE OF 11.38 FEET TO THE POINT OF BEGINNING.

SECTION 2. That the following conditions of approval apply:

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. All streets with two-family or greater dwelling structure types shall be posted No Parking on one side of the street.

SECTION 3. Development shall be in accordance with the preliminary development plan submitted October 3, 2025, including the building elevations contained therein, appended hereto as Attachment A.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
Mayor William A. Baird

\_\_\_\_\_  
City Clerk Trisha Fowler Arcuri

**BILL NO. 25-224**

---

APPROVED by the Mayor of said city this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor *William A. Baird*

ATTEST:

\_\_\_\_\_  
City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney *Brian W. Head*