



12/04/2025

Mayor Bill Baird and Members of the Governing Body
City Clerk, City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

Re: Formal Appeal and Request to Waive 60-Day Limitation on Successive Applications (UDO §2.340)
Project: Pathways at Kensington Farms — Phase 1 (Detached Single-Family)
Property: SW of E. Cass Jackson Rd. & N. Prairie Ln., Lee's Summit, MO
Case Reference: PL2025098 — Final Action (Denial) dated 11/18/2025

Honorable Mayor and Members of the Governing Body:

On behalf of Petra, the developer of Pathways at Kensington Farms, I respectfully submit this formal appeal and request that the Governing Body waive the 60-day limitation on successive applications set forth in Unified Development Ordinance §2.340 for the Phase 1 portion of the project (detached single-family homes).

Requested Action

Pursuant to UDO §2.340, Petra requests that the Governing Body:

- Accept this appeal and **waive the 60-day limitation** for Phase 1 of Pathways at Kensington Farms (detached single-family); and
- Authorize City staff to accept and process a revised Phase 1 application immediately upon this waiver, limited to detached single-family content and associated public improvements.

Commitment

We will submit a focused package for Phase 1 addressing the Governing Body's, Planning Commission's, and neighbor's prior comments for the desire to have detached-single family for sale housing in this particular neighborhood. We will begin construction of the Phase 1 portion of the project sooner than later and simultaneously work with the neighbors and staff to solidify an acceptable plan for everyone for the remaining phases of the overall project.

Thank you for your consideration. We appreciate the opportunity to collaborate with the City to bring long-planned, context-sensitive single-family housing to completion at Kensington Farms.

Respectfully submitted,

Tyler Burks
Petra, LLC
5440 W 110th St. Ste. 3011

Overland Park, KS 66211
tburks@growwithpetra.com | (816) 379-5546