



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-053
File Name	PRELIMINARY DEVELOPMENT PLAN – Kensington Farms 2 nd Plat, 3 rd Plat and future phase -- revised architecture
Applicant	Inspired Homes
Location	Approximately 77 acres within the existing Kensington Farms subdivision located south of SW County Line Rd, between SW Ward Rd and SW Prairie Ln
Planning Commission Date Heard by	August 24, 2023 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: n/a

Neighborhood meeting conducted: May 30, 2023

Newspaper notification published on: June 3, 2023

Radius notices mailed to properties within 300 feet on: June 2, 2023

Site posted notice on: June 2, 2023, and updated on August 7, 2023

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Attachments

Kensington Farms Design Guidebook (inclusive of area plan, building elevations and floorplans), dated August 4, 2023 – 51 pages

Copy of Ordinance No. 7531, approved October 2, 2014 – 9 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Inspired Homes/Developer
Applicant’s Representative	Raegan Long, PE
Location of Property	Approximately 77 acres located within the Kensington Farms subdivision located south of SW County Line Rd, between SW Ward Rd and SW Prairie Ln
Size of Property	± 46.8 acres (2,040,504 sq. ft.) – existing 2 nd Plat (The Retreat) ± 29.9 acres (1,302,072 sq. ft.) – existing 3 rd Plat (The Cottages) ± 76.7 Acres (3,342,576 sq. ft.) – total
Zoning (Existing)	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Residential 1 and Parks/Open Space
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance.</p> <p>Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p>

Current Land Use
The subject 76.7 acres constitute property within the existing Kensington Farms single-family residential subdivision that make up the 2 nd and 3 rd Plats of said subdivision. There are 177 total platted lots between the two areas. Of those 177 platted lots, 36 remain available for sale. The 3 rd Plat contains an approximately 13-acre tract (Tract A-2) that is the site of 52 additional lots under a future phase.

Description of Applicant’s Request
The applicant seeks approval for updated architectural elevations to serve as the governing design standard for the remaining 36 available platted lots within the 2 nd and 3 rd Plat, as well as serve as the governing design standard for the 13-acre future phase on Tract A-2 of Kensington Farms, 2 nd Plat. As is the case with any residential development located in a planned zoning district, development of the property is tied to the approved preliminary development plan for said project, which includes building elevations. The Kensington Farms subdivision was originally approved in 2005. A subsequent preliminary

development plan updating residential architectural standards for the entire development was approved by City Council in 2014.

The proposed elevations have been reviewed and are compatible with the original home styles approved in 2005 and updated in 2014. These proposed elevations incorporate more modern trim details, additional material options and roof lines. Homes within the subdivision will also continue to offer 1, 1-1/2 and 2-story options. Building materials will include stucco, masonry, lap siding, board and batten, shake siding, standing seam metal roof details and cedar roof details. The proposed use of board and batten, standing seam metal roof details and cedar roof details are an expansion of the previously approved palette of building materials; stucco, masonry, lap siding and shake siding are materials currently allowed under the approved 2014 elevations.

There are no proposed changes to any previously approved zoning, density, setbacks, phasing, or lot sizes as part of this application. The scope of the subject application is limited to approval of a new design guidebook governing architectural style.

2. Land Use

Description and Character of Surrounding Area

Kensington Farms is surrounded on all sides with a range of residential development. The Raintree Lake and Stoney Creek single-family residential subdivisions border the development to the east and north, respectively. The areas to the west and south area located outside of the city limits and are primarily characterized as large lot single-family residential.

Adjacent Land Uses and Zoning

North:	Single-family residential / R-1
South (outside city limits):	Large-lot single-family residential and agricultural
East:	Single-family residential / R-1
West (outside city limits):	Large-lot single-family residential and agricultural

Site Characteristics

The subject 77 acres is composed of the areas platted as Kensington Farms 2nd Plat and 3rd Plat.

Special Considerations

None.

3. Project Proposal

Structure(s) Design

Use of Buildings
Single-family residential
Number of Stories
1, 1-1/2 and 2 story

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.240	Zoning Districts (PMIX)

Unified Development Ordinance

The UDO requires the submittal of building elevations as part of a preliminary development plan approval for all residential development located within a planned district. As stated previously, the building elevations tied to the approved preliminary development plan serve as the architectural standard for the development. With this request the applicant proposes updated elevations to serve as the new design standard for areas located within the boundaries of Kensington Farms 2nd and 3rd Plat. The remaining development will continue to be subject to the standards most recently updated in 2014.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Goal 3.2.A: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community. Objective: Increase overall property values by neighborhood. Objective: Preserve and protect existing housing stock.

Comprehensive Plan

The proposed architectural elevations are compatible with homes constructed under the existing and original standards, while incorporating more modern details and material options. This will provide more architectural interest throughout the neighborhoods and allow for greater housing choices for prospective homebuyers that reflect varying style preference while being respectful of the existing aesthetic of the established area housing stock.

6. Analysis

Background and History

- July 14, 2005 – The City Council approved a rezoning (Appl. #2005-087) and preliminary development plan (Appl. #2005-088) for the Kensington Farms development by Ordinance No. 5997.
- October 2, 2014 – The City Council approved a preliminary development plan for revised architectural residential elevations that expanded allowed architectural styles and building materials for the Kensington Farms development by Ordinance No. 7531.

Compatibility

The elevations below provide a comparison to illustrate compatibility between a select number of typical elevations proposed with this application and the elevations that currently govern the two subject areas.

PROPOSED ELEVATIONS – 2023

The applicant proposes a total of eleven (11) base models available for construction. Each model has a range of one (1) to five (5) elevation options of differing architectural styles (e.g. farmhouse, prairie, craftsman, contemporary, heritage and Cape Cod). The full range of proposed base models and elevation options are included in the attached Kensington Farms Design Guidebook. Below are a few examples:



Figure 1 – Above are two design options under the Calistoga line of homes. Material options include: stucco, masonry, lap siding, board and batten, shake siding, standing seam metal roof details and cedar roof details.



Figure 2 – Above are two design options under the Cardinale line of homes. Material options include: stucco, masonry, lap siding, board and batten, shake siding, standing seam metal roof details and cedar roof details.

The proposed design guidebook provides a greater number of design options intended to suit a broader range of design preferences by homeowners and allows homebuilders to more nimbly respond to evolving trends.

APPROVED ELEVATIONS – 2014

Below are the elevations that were approved in 2014 plans which offer two (2) base models available for construction. Each model has three (3) elevation options of differing architectural styles depicted in the image below. These are shown as comparison purposes.



PROVENANCE CRAFTSMAN - 2 STORY (TYP.)



SPENCER CRAFTSMAN - 1 STORY (TYP.)



PROVENANCE FRENCH COUNTRY - 2 STORY (TYP.)



SPENCER FRENCH COUNTRY - 2 STORY (TYP.)



PROVENANCE SHINGLE - 2 STORY (TYP.)



SPENCER MEDITERRANEAN - 1 STORY (TYP.)

Figure 3 - Material options include: stucco, masonry, lap siding and shake siding.

Recommendation

With the conditions of approval listed in the section that follows, the application meets the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. The existing Kensington Farms PDP shall be amended in accordance with the revised architectural building elevations to include the Kensington Farms Design Guidebook dated August 4, 2023.
2. Continued development of Kensington Farms shall be subject to the existing conditions of approval #s 2-7 of Ordinance No. 7531 approved on October 2, 2014.