



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-284– FINAL PLAT – Kensington Farms - 7th Plat, Lots 279 thru 324
Applicant	Inspired Homes, LLC
Location	4834 SW Waterloo Dr.
Planning Commission Date	April 24, 2025
Heard by	Planning Commission and City Council
Analyst	Claire Byers, Senior Planner

Public Notification

Pre-application held: October 3, 2023
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Unified Development Ordinance (UDO)	4
4. Comprehensive Plan	4
5. Analysis	5
6. Recommended Conditions of Approval	6

Attachments

Final Plat, dated November 8, 2024- 1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Inspired Homes, LLC /Developer
Applicant's Representative	Raegan Long, PE / Applicant's Representative
Location of Property	4834 SW Waterloo Dr.
Size of Property	±13.34 acres (581,128 sq. ft.)
Number of Lots	46 lots
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Residential 1 (Lower Intensity)
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval. The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use
The subject property is composed of a vacant, large-acreage, undeveloped tract of land.

Description of Applicant's Request
The applicant proposes a final plat composed of forty-six (46) lots on ~13.34 acres. The proposed final plat is consistent with the approved preliminary development plan (App #PL2014-099) for the Kensington Farms development.

2. Land Use

Description and Character of Surrounding Area

The subject property is generally located southwest of the intersection of SW Ward Rd and SW County Line Rd. This phase will take access from SW Blackpool Dr, SW Davis Dr, and SW Waterloo Dr. and will be comprised of 'The Cottages' style lots. The subject property is bounded by the Kensington Farms 2nd Plat single-family development on all sides.



Figure 2 - Area map (subject property outlined in red)

Adjacent Land Uses and Zoning

North:	Kensington Farms 2 nd Plat, single-family residential / PMIX
South:	Kensington Farms 2 nd Plat, single-family residential / PMIX
East:	Kensington Farms 2 nd Plat, single-family residential / PMIX
West:	Kensington Farms 2 nd Plat, single-family residential / PMIX

Site Characteristics

The site is undeveloped and has already been cleared. The project site is bordered by the Kensington Farms 2nd Plat development, with SW Blackpool Dr stubbing in from the north, SW Davis Dr to the east, and SW Waterloo Dr. from the south. The topography generally slopes from west to east.

Special Considerations

N/A

Setbacks

Yard	
Front	25'
Side	Street Side Yard 20' Side Yard 5'
Rear	20'

3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX Planned Mixed Use District
7.140, 7.150	Final Plat

The subject site is the location of the Kensington Farms development that was approved via Preliminary Development Plan in 2014 (Appl. #PL2014-099). The single-family dwelling units proposed in the scope of this application's plat are permitted as part of Ordinance 7531.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2.A – Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.
Facilities & Infrastructure	Goal 3.5.B – Plan and build City services and infrastructure to promote quality growth and resiliency.

Comprehensive Plan

The single-family residential use of the subject property is consistent with the Residential 1 (Lower Intensity) land use recommended for the area by the 2021 Ignite! Comprehensive Plan. The Kensington Farms PDP created four separate single-family lot styles with varying development standards to expand available lot size housing options for City residents. The Kensington Farms 7th Plat establishes 46 new lots within "The Cottages" standards, which have the smallest lot width and second smallest lot area within the development. Providing smaller lots within the Kensington Farms larger neighborhood helps promote the goals of the Comprehensive Plan by providing diverse housing choices within the same development.



5. Analysis

Background and History

- October 2, 2014 – The City Council approved a Preliminary Development Plan for Kensington Farms by Ordinance No. 7531.
- October 3, 2023– Staff held a pre-application meeting with the applicant regarding the Final Plat application.

Compatibility

The proposed plat is compatible with the surrounding residential development and is in substantial compliance with the approved PDP for the Kensington Farms residential subdivision (Ordinance 7531).

Adverse Impacts

The proposed development will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

Public Services

The proposed final plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements will be extended to serve the proposed development and facilitate the provision of public infrastructure for the remaining phases of the Kensington Farms development.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
6. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
7. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
8. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.
9. Prior to recording of the final plat, the following must be met:
 - a. A copy of the declaration of covenants and restrictions pertaining to common property as prepared in accordance with UDO Section 4.290 has been submitted for review and approval by the Director of Development Services and the City Attorney; and
 - b. The Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO; and
 - c. The approved Declaration of Covenants, Conditions and Restrictions will be recorded prior to the recording of the final plat.
10. A final plat shall be approved and recorded prior to issuance of any building permit.