



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-436
File Name	PRELIMINARY DEVELOPMENT PLAN – Pergola Park, 6th Plat and Lumberman's Row at New Longview
Applicant	NLV Development Company, LLC, applicant
Property Address/Location	3221 SW Pergola Park DR
Planning Commission Date Heard by	January 27, 2022 Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked by	Hector Soto, Jr., AICP, Planning Manager Kent Monter, P.E., Development Engineer Manager

Public Notification

Pre-application held: July 7, 2021
Neighborhood meeting conducted: January 11, 2022
Newspaper notification published on: January 8, 2022
Radius notices mailed to properties within 300 feet on: January 4, 2022
Site posted notice on: January 4, 2022

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Attachments

Traffic Impact Analysis prepared by Brad Cooley, dated January 19, 2022 – 2 pages
Preliminary Development Plan, dated January 12, 2022 – 7 pages

Design Guidelines – Pergola Park/New Longview, dated November 2021 – 38 pages
 Design Guidelines addendum – Lumberman’s Row/New Longview, dated November, 2021 – 24 pages
 Letter for Neighborhood Meeting, dated January 4, 2022 – 4 pages
 Neighborhood Meeting Summary, dated January 12, 2022 – 2 pages
 Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	NLV Development Company, LLC / Applicant
Applicant’s Representative	Russell G. Pearson
Location of Property	3221 SW Pergola Park Dr
Size of Property	± 7.84 acres (341,510 sq. ft.) – proposed Pergola 6 th Plat ± 10.36 acres (451,281 sq. ft.) – proposed Lumberman’s Row ± 18.2 acres (792,792 sq. ft.) total
Number of Lots/Tracts	27 Lots and 7 Tracts – Pergola 6 th Plat 18 Lots and 3 Tracts – Lumberman’s Row 45 total lots and 10 total tracts
Density	3.44 units/acre including Common Area – Pergola 6 th Plat 5.64 units/acre excluding Common Area – Pergola 6 th Plat 1.73 units/acre including Common Area – Lumberman’s Row 1.96 units/acre excluding Common Area – Lumberman’s Row
Zoning	PMIX (Planned Mixed Use district)
Comprehensive Plan Designation	New Longview Activity Center
Procedure	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. 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.

Current Land Use
The subject property is vacant and surrounded by the existing New Longview residential development, the historic pergola, Old Longview Lake to the east and the historic Longview Mansion to the west. The property totals 18.2 acres and is located at 3221 SW Pergola Park Dr.

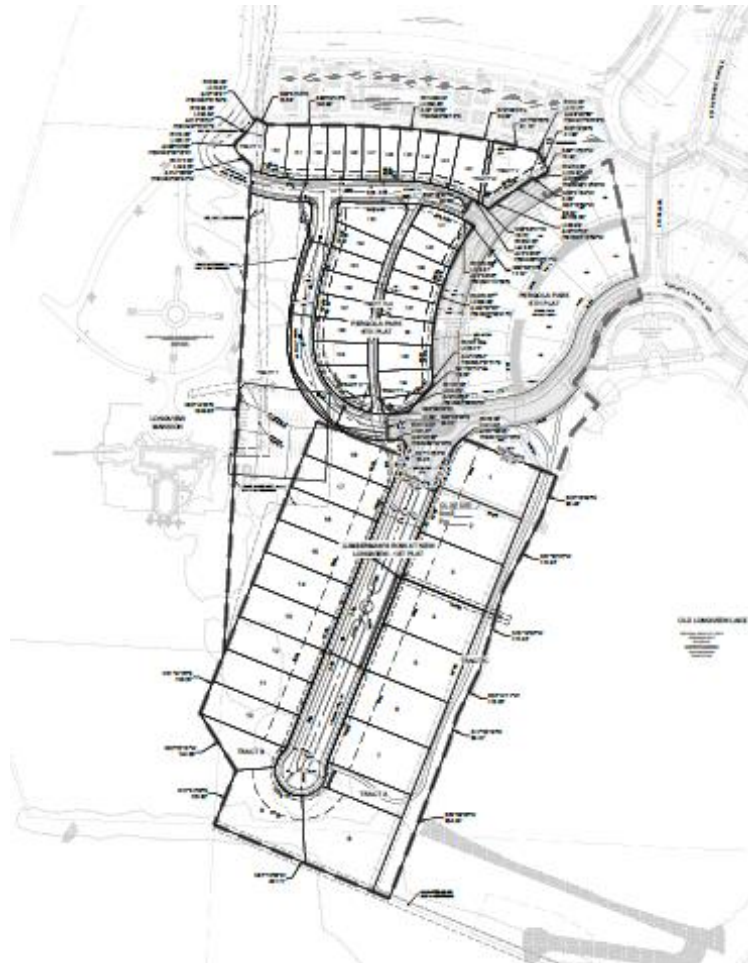
Description of Applicant's Request

The applicant proposes two residential subdivisions contained within the 18.2 acres located approximately at 3221 SW Pergola Park Rd. Proposed Pergola Park, 6th Plat, Lots 134-160 & Tracts 12-6 and T-Y is a continuation of the existing Pergola Park subdivision generally extending west of the historic Pergola area.

Proposed Lumberman's Row, Lots 1-18 and Tracts A-C is located further south of the proposed Pergola Park, 6th Plat. It's located just west of the Old Longview Lake, east of the historic Longview Mansion, and bordered by Jackson County Park land to the south.

Design Guidelines have been proposed for each subdivision and highlights "New Urbanism" principles such as walkability, connectivity, diverse mix of housing options, quality architecture, and shared open spaces. The residential design guidelines establish specificities such as lot types, setbacks, streetscape diversity, landscaping, and guidelines for garages, corner lots, accessory structures, lighting, and fencing.

This development plan and the Pergola Park, 5th Plat (currently under review and pending City Council approvals), will complete the residential portion of the New Longview community vision for this particular area of the overall New Longview area.



2. Land Use

Description and Character of Surrounding Area
The subject property is vacant property surrounded by the existing New Longview residential development, the historic Pergola, Old Longview Lake, and the historic Longview Mansion. The property totals 18.2 acres and is located at 3221 SW Pergola Park Dr.

Adjacent Land Uses and Zoning

North:	Madison Park residential subdivision / PMIX (Planned Mixed use District)
South:	Jackson County, MO Park System – Old Longview Lake / AG (Agricultural) and PMIX
East :	Historic Pergola and Pergola Park residential subdivision/ PMIX
West:	New Longview Mansion/ PMIX

Site Characteristics
The property is currently vacant ground. The adjacent Old Longview Lake has recently undergone dam remediation. The site has access from SW Mary St, SW Gale Dr, and SW Pergola Park Dr.

Special Considerations
The subject property lies within the boundaries of both the New Longview TIF district and the Longview Farm National Historic District. This doesn't impact the approval process for the subject application.

3. Project Proposal

Proposed Setbacks – Pergola Park, 6th Plat

Yard		Max allowable appurtenance encroachment
Front	20' (home)	8'
Side	5' (home)	2'
Street Side	12' (home)	5'
Rear	3' (home)	2'

Proposed Setbacks – Lumberman's Row

Yard		Max allowable appurtenance encroachment
Front	50' (home)	10'
Side	5' (home)	2'
Street Side	15' (home)	5'
Rear	20' (home)	0'

4. Unified Development Ordinance (UDO)

Section	Description
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2.040,2.260,2.300,2.320,2.330	Preliminary Development Plans
4.240	Zoning Districts

Unified Development Ordinance

The proposed residential use is allowed under the existing PMIX zoning district.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2
Land Use and Community Design	Goal 3.7
New Longview Activity Center	The New Longview Activity Center includes an historic component with the Longview Farm and historic gateways to the community. Future development is characterized by previously approved plans for the site and includes a range of residential options, a large commercial component, educational, and community amenities. The Activity Center is a unique asset to the community and has the potential to evolve and serve a larger regional role. A future mobility hub can connect New Longview to the remainder of the community and serve as the western hub for multi-modal connections.

Comprehensive Plan

The 2021 Ignite Comprehensive Plan shows the recommended land use for this property as the New Longview Activity Center. The New Longview Activity Center includes an historic component with the Longview Farm and historic gateways to the community. Future development is characterized by previously approved plans for the site and includes a range of residential options, a large commercial component, educational, and community amenities. The Activity Center is a unique asset to the community and has the potential to evolve and serve a larger regional role. A future mobility hub can connect New Longview to the remainder of the community and serve as the western hub for multi-modal connections. The proposed use is compatible with this land use designation and vision.

6. Analysis

Background

- October 3, 2002 – The City Council approved the rezoning (Appl. #2002-031) from AG, RP-1, RP-2, RP-3 and CP-2 to PMIX and the Conceptual Plan (Appl. #2002-032) for New Longview by Ordinance No. 5407.

- October 3, 2002 – The City Council approved the New Longview Preliminary Development Plan for the Arterial Traffic Network (Appl. #2002-081) by Ordinance No. 5408.
- May 1, 2003 – The City Council approved the preliminary development plan (Appl.#2003-016) for New Longview – Pergola Park by Ordinance No.5524.
- April 1, 2004 – The final plat for Pergola Park, 1st Plat, Lots 1-7, 136, and Tracts 2-1 and 3-1 was recorded with Jackson County Recorder of Deeds by Instrument #2004I0029552.
- May 10, 2004 – The final plat for Pergola Park, 1st Plat Replat, Lots 1A-7A, 136A, and Tracts 2-1A and 3-1A was recorded with Jackson County Recorder of Deeds by Instrument #2004I0043345.
- November 17, 2004 – The final plat for Pergola Park, 2nd Plat, Lots 8 thru 14, 16 thru 57 and Tracts a thru H, J, K, 2-2, 3-2, 4-2, 4A-2 and 7-2 by Instrument #2004I0107124.
- May 1, 2006 – The final plat for Pergola Park, 3rd Plat, Lots 58-80 and Tracts L, M, 6-3 & 7-3 was recorded with Jackson County Recorder of Deeds by Instrument #2006E0018783.
- September 25, 2014 – The City Council approved a partial waiver of the TIF Contract between the City of Lee’s Summit and M-III Longview, LLC, authorizing the development of an additional 55 single-family housing units in the New Longview Farm area by Ordinance No. 7522. The waiver covers Phase 1 of the subject proposed development.
- March 6, 2020 – The final plat for Pergola Park 4th Plat, Lots 81 thru 117 and Tracts N thru P, 8-4, 9-4, and 10-4 was recorded with Jackson County Recorder of Deeds by Instrument #2020E0019489.
- November 17, 2021 – A final plat for Pergola Park 5th Plat, Lots 119 thru 133 and Tracts Q thru R and 11-5 (PL#2021-451) was submitted for review. This application is still under review.

Compatibility

Existing residential developments are located to the north and east of the proposed project. To the west and south, the area transitions to the historic Longview Mansion and Jackson County Park System for Longview Lake, respectively.

The proposed plat is consistent with the approved preliminary development plan for the overall New Longview Plan.

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. The use is consistent with the existing nature of the subdivision. Stormwater management for this project was included in and accounted for in the Old Longview Lake Rehabilitation (stormwater management) Study dated August 8, 2018 and prepared by Olsson Associates for the recent improvements to Old Longview Lake.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property.

Existing public infrastructure and services are available and adequate to meet the demand of the proposed development.

The proposed street layout ties into the network created by the abutting Pergola Park and Madison Park phases. Sidewalks will be provided on both sides of all streets. All intersection spacing satisfies Access Management Code criteria. Staff has no recommendations for additional transportation-related improvements for this development beyond the improvements depicted on the proposed plans.

Design Guidelines

Proposed design guidelines have been submitted as part of this preliminary development plan for both Pergola Plat 6th Plat and Lumberman’s Row developments. These guidelines are requested to be approved as part of this development plan and will be the required standards for each home as they come in for residential permit review.

The design guidelines are all-encompassing and have included an overall community vision that incorporates principles of “New Urbanism” design which include components such as walkability, connectivity, a diverse mix of housing options, quality architecture, and shared open spaces. Various lot types, architectural styles, and streetscape diversity have been identified for each development. The design guidelines also address an array of specificities such as setbacks, landscaping requirements, fencing, house color, housing styles, housing diversity, primary facades, garages, accessory structures, porches, presentation on corner lots, alley layout, and more. Please refer to the Design Guidelines for additional information and content.

Pergola Park 6th Plat



Pergola Park 6th Plat Home Styles



Cottage
Cottage homes range from 1,600 to 1,800 SF



Village
Village homes range from 1,600 to 2,700 SF



Neighborhood
Neighborhood homes range from 2,500 to 3,300 SF

Development Services

Cottage homes



Village homes



Neighborhood homes



Lumberman's Row house styles (additional styles contained within the Design Guidelines Book)



Lumberman's estate homes



Queen Anne Victorian



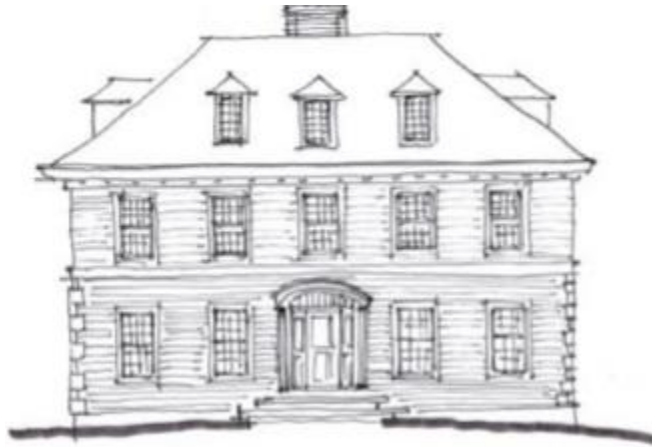
Italianate Revival



Tudor-Jacobethan Revival



Neo-Georgian



7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan dated January 12, 2022.
2. Development shall be in accordance with the design guidelines for Pergola Park 6th Plat – New Longview and Lumberman’s Row addendum – New Longview, dated November, 2021.
3. The proposed building setbacks for Pergola Park 6th and Lumberman’s Row shall be established as stated within the City Staff Letter dated January 27, 2022. The following setbacks shall apply:

Proposed Setbacks – Pergola Park, 6th Plat

Yard		Max allowable appurtenance encroachment
Front	20' (home)	8'
Side	5' (home)	2'
Street Side	12' (home)	5'
Rear	3' (home)	2'

Proposed Setbacks - Lumberman’s Row

Yard		Max allowable appurtenance encroachment
Front	50' (home)	10'
Side	5' (home)	2'
Street Side	15' (home)	5'
Rear	20' (home)	0'

Standard Conditions of Approval

4. 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.
5. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
6. 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).
7. 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.
8. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
9. 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.
10. 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.
11. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
12. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
13. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

14. 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.
15. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code. The turning movements of a 44' fire apparatus with a 21' wheel base from southbound Pergola Park Drive to Lumberman's Row shall be required to be shown.
16. A license agreement shall be required, stating the maintenance for all of the islands within the ROW are the responsibility of the Home Owner's Association.
17. A final plat shall be approved and recorded prior to any building permits being issued.
18. The street name SW Lumberman's Row shall be revised to conform to the City of Lee's Summit Street Naming Policy guidelines for the maximum allowable number of characters for a street name and for the appropriate street suffix.