



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-245 – FINAL PLAT – Pergola Park, 6 th Plat, Lots 134 thru 144 and Tracts 12-6, T and U
Applicant	NLV Development Company, LLC
Property Address	Northwest corner of SW Pergola Park Dr and SW Corinthian Ln
Planning Commission Date Heard by	September 11, 2025 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: n/a
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

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Attachments

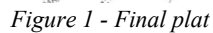
Final Plat, upload date August 27, 2025
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	NLV Development Company, LLC
Applicant's Representative	Russell G. Pearson
Location of Property	Northwest corner of SW Pergola Park Dr and SW Corinthian Ln
Size of Property	±2.22 Acres
Number of Lots	11 lots and 3 common area tracts
Density	4.95 units/acre
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Activity Center – New Longview
Procedure	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. 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. 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.

Current Land Use
Vacant land

Description of Applicant's Request
This application is for the final plat of <i>Pergola Park, 6th Plat, Lots 134 thru 144 and Tracts 12-6, T and U</i>. The proposed final plat consists of 11 lots and three (3) common area tracts on 2.2 acres. The proposed final plat is substantially consistent with the approved preliminary plat.



Setbacks

Yard	Face of Structure	Appurtenance Encroachment
Front	20'	8'
Side	5' (Street Side Yard 12')	2' (Street Side Yard 5')
Rear	3'	2'

3. Unified Development Ordinance (UDO)

Section	Description
4.240	PMIX (Planned Mixed Use District)
7.140, 7.150	Final Plats

The final plat represents the sixth phase of the Pergola Park single-family residential neighborhood within the larger New Longview Farm mixed-use development. The proposed single-family lots are an allowed use under the UDO and are compatible with the approved preliminary plat.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods	Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community. Increase overall property values by neighborhood.
Land Use and Community Design	Plan for purposeful growth, revitalization and redevelopment.

The proposed final plat does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite Comprehensive Plan for providing quality, diverse housing types that meets current demand and provides a long-term positive impact.

5. Analysis**Background and History**

- March 25, 2003 – The Planning Commission approved the preliminary plat (Appl. #2003-015) for *Pergola Park, Lots 1-138 and Tracts A-W*.
- December 11, 2003 – The City Council approved the final plat (Appl. #2003-251) of *Pergola Park, 1st Plat, Lots 1-7, 136 and Tracts 2-1 and 3-1*, by Ordinance No. 5665.
- October 14, 2004 – The City Council approved the final plat (Appl. #2004-108) of *Pergola Park, 2nd Plat, Lots 8-14, 16-57 and Tracts A-H, J, K, 2-2, 3-2, 4-2, 4A-2 and 7-2*, by Ordinance No. 5822.
- December 8, 2005 – The City Council approved the final plat (Appl. #2005-329) of *Pergola Park, 3rd Plat, Lots 58-80 and Tracts L, M, 6-3 and 7-3*, by Ordinance No. 6085.

- February 4, 2020 – The City Council approved the final plat (Appl. #PL2019-152) of *Pergola Park, 4th Plat, Lots 81-117 and Tracts N thru P, 8-4, 9-4 and 10-4*, by Ordinance No. 8811.
- January 17, 2023 – The City Council approved the final plat (Appl. #PL2021-451) of *Pergola Park, 5th Plat, Lots 119 thru 133 and Tracts Q thru S and 11-5*, by Ordinance No. 9581.

Compatibility

The proposed final plat is the continuation of the Pergola Park single-family subdivision. The Pergola Park neighborhood is a neo-traditional neighborhood with distinguishing features that include compactness, tighter form and medium to low overall density. The proposed plat is consistent and compatible with the surrounding established neighborhood.

Adverse Impacts

The proposed final plat 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. Stormwater management for this proposed development is accounted for adjacent Old Longview Lake.

Public Services

The proposed final plat will not impede the normal and orderly development and improvement of the surrounding property. Public infrastructure will be constructed and made available as part of the plan to meet the demand for services generated by the proposed development.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

Recommendation

With the conditions of approval below, the application meets the recommendations of the Ignite! Comprehensive Plan and requirements of the UDO and Design & 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. 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.
3. 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).
4. 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.
5. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
6. 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.
7. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
8. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 of the UDO, and until 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. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
9. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 7.340.
10. A Street Name Change application shall be submitted to the City for consideration of the proposed street name change from SW Conservatory Dr to SW Stallion Way adjacent to the proposed Lots 141-144.