

New Longview Development Information Meeting

Pergola Park 6th Plat & Lumberman's Row

January 4, 2022

RE: New Longview Pergola Park 6th Plat & Lumberman's Row
Residential Preliminary Development Plan
Application PL2021436

To whom it may concern,

One of the requirements of the Preliminary Development Plan process within Lee's Summit is for the developer to hold a neighborhood informational meeting prior to presenting before planning commission and city council. This is an opportunity for the development team to gather input/feedback from those who own property within 300 feet of a proposed project so that any questions/concerns can be addressed in advance of the public process.

As such, if you are receiving this letter it's because you were flagged as being fortunate enough to own property within that radius. Congrats!

**The informational meeting will be held virtually on
January 11th at 7:00 PM (CST) via Zoom
Please refer to the enclosed Virtual Meeting Instructions**

The subject site is a parcel of undeveloped land located generally East of the Longview Mansion, West of the Longview Pergola and New Longview Lake, and South of SW Armie Street in Lee's Summit, Missouri totalling approximately 18 acres. The property is zoned PMIX ('Planned Mixed-Use') and represents planned future phases of the New Longview single-family neighborhood.

The proposed development consists of 26 alley-loaded residential lots within the Pergola Park 6th Plat area and 18 'side-load' residential lots within the Lumberman's Row area.

Pergola Park 6th Plat is planned to employ similar design guidelines currently being used to govern Pergola Park 4th and 5th plat homes with a combination of alley-loaded 'Cottage', 'Village' and 'Neighborhood' homes ranging from 1,600 to 3,200 square feet. These lots all are designed with rear alleys allowing attached, semi-detached, and fully detached garages.

Lumberman's Row is planned in the area between Longview Mansion and the Pergola/lake and takes design inspiration from Janssen Place in Hyde Park, Kansas City's first private road. This phase is comprised of larger 'estate' lots designed for home 3,200 square feet and up, and employs a variety of enhanced design guidelines including eight neotraditional architecture styles inspired by historic Kansas City neighborhoods, an increased emphasis on style-appropriate massing and architectural features, and a wide split boulevard with increased front setbacks and large back yards.

If you have any questions or comments, feel free to contact Russell Pearson with Box Real Estate Development at (816) 589-4415 or rpearson@boxdevco.com or Scott Ready, Project Manager at the City of Lee's Summit Development Center at (816) 969-1225 or scott.ready@cityofls.net.

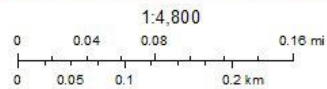
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Vicinity Map



- Parcels
- Lees Summit Owned Parcels
- Subdivisions



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Conceptual Overview



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Pergola Park 6th Plat & Lumberman's Row

Virtual Meeting Instructions

NLV Pergola Park 6th Plat + Lumberman's Row Neighborhood Meeting, Jan 11, 2022 07:00 PM Central Time

1. If possible, go to a quiet location, free of distractions
2. Make sure all your equipment is working ahead of time
3. Connect via a computer or mobile device (WiFi connectivity may be necessary) with audio/microphone/video capabilities

Join Zoom Meeting <https://us02web.zoom.us/j/88299664500>

Or you can dial in 312 626 6799

Meeting ID: 882 9966 4500

Please mute your computer and/or cell phone microphone(s) when not speaking and mute your cell phone ring tone and notifications

Meeting Agenda

- 7:00 PM (CST)- Brief Introductions to our Team
- 7:15 PM (CST)- Project Overview
- 7:30 PM (CST)- Questions and Discussion

We politely request that all questions and comments be held until the "Questions and Discussion" segment of the meeting. Thank you!