

Pergola Park 6th Plat and Lumberman's Row at New Longview Preliminary Development Plan

File #PL2021- 436

January 27, 2022



LEE'S SUMMIT
MISSOURI

Yours Truly



Current Zoning:

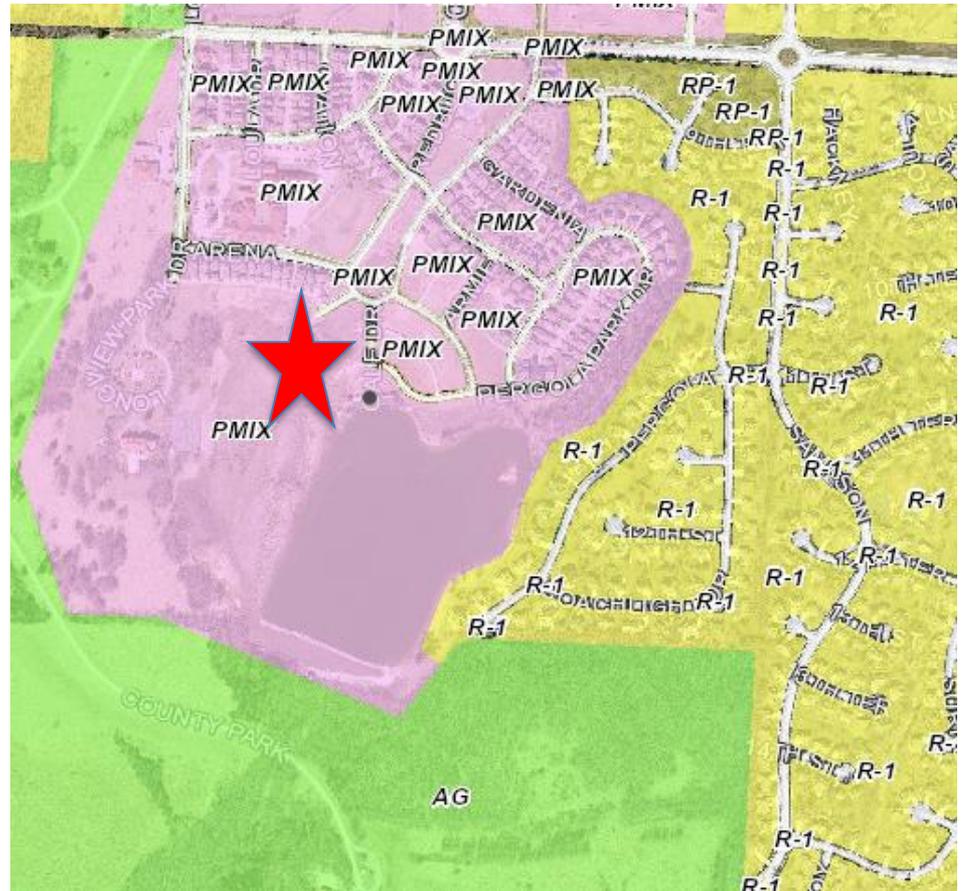
PMIX (Planned Mixed Use District)

Location:

New Longview Dlvpt.
3221 SW Pergola Park Dr

Existing conditions:

Currently vacant property surrounded by the existing New Longview residential development, the Historic pergola, Old Longview Lake, and the historic Longview Mansion.



- PMIX (Planned Mixed Use District) zoning
- Proposed two residential subdivisions contained within 18.2 acres
- Pergola Park 6th Plat, Lots 134-160 & Tracts 12-6 and T-Y
- Lumberman's Row, Lots 1-18 and Tracts A-C
- Design Guidelines are proposed highlighting "New Urbanism" principles. (i.e. walkability, connectivity, streetscape diversity, quality architecture, etc.)



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

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



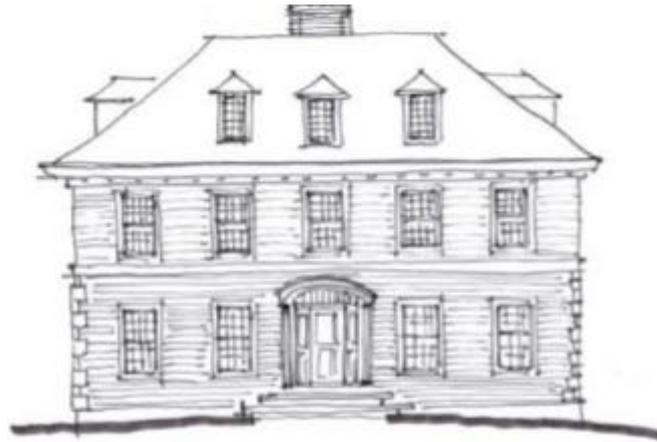
Italianate Revival



Tudor-Jacobethan Revival



Neo-Georgian



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'

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'

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: