

## Legislation Text

**File #:** 2022-4660, **Version:** 1

Public Hearing: Application #PL2021-436 - Preliminary Development Plan - Pergola Park, 6th Plat and Lumberman's Row at New Longview, 3221 SW Pergola Park Drive; Russell Pearson, applicant.

Issue/Request:

The applicant proposes two residential subdivisions contained within the 18.2 acres located approximately at 3221 SW Pergola Park Rd. Proposed Pergola Park, 6<sup>th</sup> 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, 6<sup>th</sup> 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, 5<sup>th</sup> 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.

Russell G. Pearson, Applicant Representative  
Josh Johnson, AICP, Asst. Director of Plan Services

Recommendation: : With the conditions of approval as outlined in the Staff Letter and below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

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 6<sup>th</sup> Plat - New Longview and Lumberman's Row addendum - New Longview, dated November, 2021.
3. The proposed building setbacks for Pergola Park 6<sup>th</sup> 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, 6<sup>th</sup> 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'

Committee Recommendation: A motion was made by Board Member Trafton, seconded by Commissioner Rader on a date of January 27, 2022, that application Application #PL2021-436 - Preliminary Development Plan - Pergola Park, 6th Plat and Lumberman's Row at New Longview, 3221 SW Pergola Park Drive; Russell Pearson, applicant, be recommended for approval to the City Council - Regular Session, due back on 02/22/22. The motion carried unanimously, with two board members being absent.