

**DEVELOPMENT SERVICES**

**Residential Preliminary Development Plan  
Applicant's Letter**

**Date:** Monday, December 06, 2021

**To:**

**Applicant:** RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

**Engineer:** Dan Foster

Email: df@schlagelassociates.com

**City Staff:** Scott Ready

Email: Scott.Ready@cityofls.net

**Property Owner:** NLV PERGOLA PARK LLC

Email: russell@nai-heartland.com

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2021436

**Application Type:** Residential Preliminary Development Plan

**Application Name:** Pergola Park 6th Plat and Lumberman's Row at New Longview

**Location:** 3221 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by 4pm on Friday, December 17, 2021 . Revised documents shall be uploaded to the application through the online portal.

Applicant Meeting: TBD

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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**Electronic Plans for Resubmittal**

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plat - All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF).

- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided as multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

## **Excise Tax**

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On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

## **Planning Commission and City Council Presentations**

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Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

## **Notice Requirements**

### **1. Notification of Surrounding Property Owners.**

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
  - time and place of hearing,
  - general description of the proposal,
  - location map of the property,
  - street address, or general street location
  - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Planning and Codes Administration Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

### **2. Notice Signs.**

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

**3. Neighborhood Meeting.** One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

### **Analysis of Residential Preliminary Development Plan:**

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Separate final plats shall be required.
2. Within the 6th Plat the alley is called out as ROW, please clarify.
3. Will there be proposed landscaping/art within the median contained within Lumberman's Row? If so, a license agreement will be needed.
4. What is proposed on Tract N?
5. Where is the location of the Rose Walk Arbor?
6. It's noted parking will be removed that is associated with the mansion. Are there plans for additional parking to meet the needs of the mansion?
7. Why are the tracts labeled as double letters within the Lumberman's Row phase?
8. Staff needs to evaluate the landscaping. The minimums are not met for number, sizes, and heights. However, need to clarify if this is a UDO requirement since it's residential development.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Pergola Park 6th Plat Lots 134-142 and Lumberman's Row Lots 1-2 & 17-18 will require a sidewalk note. This may be done by placing a symbol on the lot and then having the note with the symbol on the sheet. Please include the following as the sidewalk note: "Sidewalk is required as shown on the adjacent plat and shall be the responsibility of each individual lot. Cash escrow deposits were the responsibility of the developer of the adjacent plat."
2. The 20' U/E along the Lot 1/Lot 2 lot line will be recorded as a part of the adjacent Pergola Park 5th Plat development. Please include the recording information in the label.
3. The 20' U/Es shown between Lots 1 & 2 and Lots 3 & 4 are shown as 15' widths. Please revise as needed to show the actual width of easement correctly.
4. Please revise the line weight of the water line along Lots 1 & 2 to reflect that it is a part of Pergola Park 5th Plat.

**Traffic Review**

Brad Cooley

Brad.Cooley@cityofls.net

No Comments

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1. A license agreement will be necessary, stating the maintenance for all of the islands within the R/W are the responsibility of the HOA.

**Fire Review**Jim Eden  
(816) 969-1303Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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1. 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.

2. Show turning movements of a 44' fire apparatus with a 21' wheel base from southbound Pergola Park Drive to Lumberman's Row.