



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2022-160
<b>File Name</b>	FINAL PLAT – Lumberman's Row, Lots 1-18 and Tracts A thru C
<b>Applicant</b>	NLV Development Company, LLC, applicant
<b>Property Address/Location</b>	Approximately 15 acres located west of 3221 SW Pergola Park Dr
<b>Planning Commission Date Heard by</b>	May 11, 2022 Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner
<b>Checked by</b>	Aimee Nassif, AICP, Deputy Director of Development Services Sue Pyles, P.E., Development Engineer Manager

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### Public Notification

Pre-application held: July 7, 2021  
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

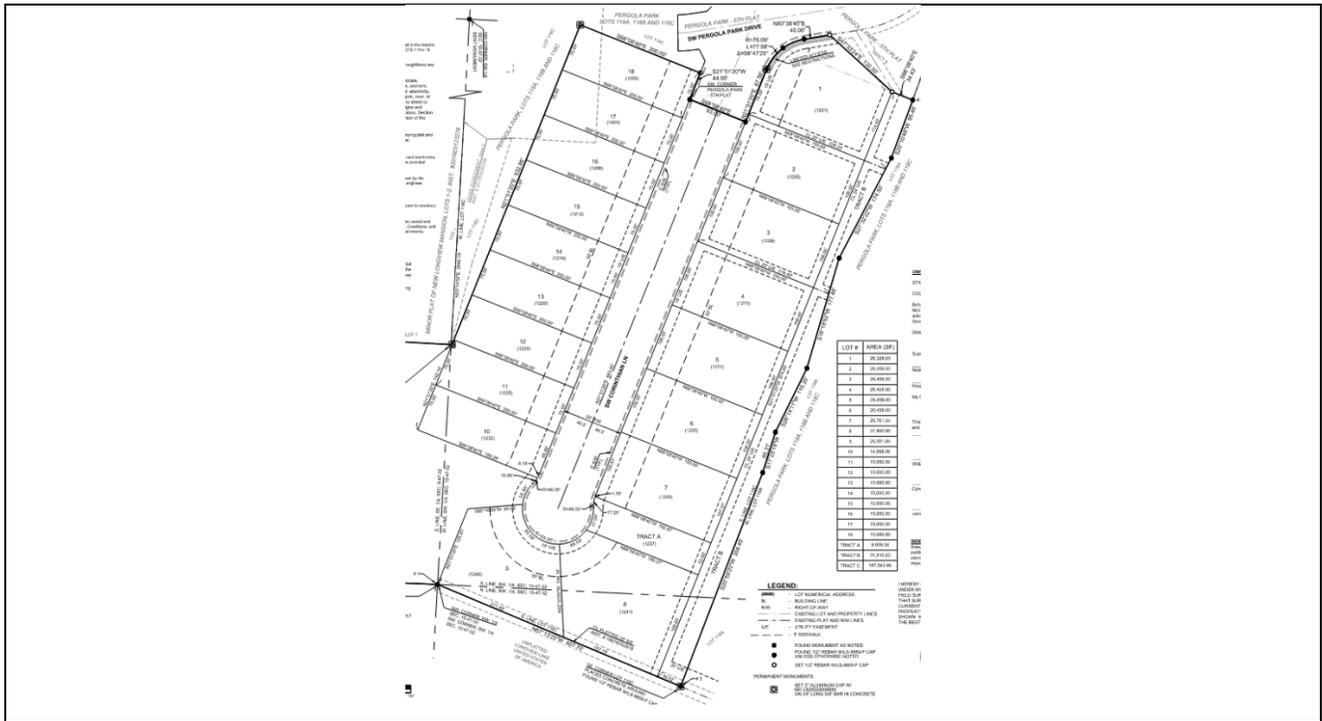
Final Plat, dated Preliminary Development Plan, dated February 10, 2023  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	NLV Development Company, LLC / Applicant
Applicant's Representative	Russell G. Pearson
Location of Property	Approximately 15 acres located west of 3221 SW Pergola Park Dr
Size of Property	± 14.63 (637,283 sq. ft.)
Number of Lots/Tracts	18 Lots and 3 Tracts – Lumberman's Row
Density	1.23 units/acre including common area; 1.92 units/acre excluding common area
Zoning	PMIX (Planned Mixed Use district)
Comprehensive Plan Designation	New Longview Activity Center
Procedure	<p>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.</p> <p><b>Duration of Validity:</b> 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.</p> <p>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.</p>

Current Land Use
The subject property is vacant and surrounded by the existing New Longview residential development, the historic pergola, Old Longview Lake to the east and the historic Longview Mansion to the west.

Description of Applicant's Request
The applicant proposes a final plat composed of 18 lots and three (3) common area tracts on 14.63 acres. The proposed final plat is consistent with the approved preliminary development plan (Appl. #PL2021-436) for Pergola Park 6 <sup>th</sup> Plat and Lumberman's Row at New Longview.



## 2. Land Use

### Description and Character of Surrounding Area

The subject property is vacant property surrounded by the existing New Longview residential development, the historic Pergola, Old Longview Lake, and the historic Longview Mansion. The property totals 14.6 acres and is located west of 3221 SW Pergola Park Dr.

### Adjacent Land Uses and Zoning

<b>North:</b>	Madison Park residential subdivision / PMIX (Planned Mixed use District)
<b>South:</b>	Jackson County, MO Park System – Old Longview Lake / AG (Agricultural) and PMIX
<b>East:</b>	Historic Pergola and Pergola Park residential subdivision/ PMIX
<b>West:</b>	New Longview Mansion/ PMIX

### Site Characteristics

The property is currently vacant and has access from SW Mary St, SW Gale Dr, and SW Pergola Park Dr. The subject property lies within the boundaries of both the New Longview TIF district and the Longview Farm National Historic District. In addition, the adjacent Old Longview Lake has recently undergone dam remediation.

### 3. Project Proposal

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'

### 4. Unified Development Ordinance (UDO)

Section	Description
7.140,7.150	Final Plat
4.240	Zoning Districts (PMIX)

#### Unified Development Ordinance

The proposed residential use is allowed under the existing PMIX zoning district and approved preliminary development plan that included Lumberman’s Row.

### 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2.A – Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.
Facilities & Infrastructure	Goal 3.5.B – Plan and build City services and infrastructure to promote quality growth and resiliency.
New Longview Activity Center	The New Longview Activity Center includes an historic component with the Longview Farm and historic gateways to the community. Future development is characterized by previously approved plans for the site and includes a range of residential options, a large commercial component, educational, and community amenities. The Activity Center is a unique asset to the community and has the potential to evolve and serve a larger regional role. A future mobility hub can connect New Longview to the remainder of the community and serve as the western hub for multi-modal connections.

### **Comprehensive Plan**

The 2021 Ignite Comprehensive Plan shows the recommended land use for this property as the New Longview Activity Center. The New Longview Activity Center includes an historic component with the Longview Farm and historic gateways to the community. Development is characterized by previously approved plans for the site and includes a range of residential options, a large commercial component, educational, and community amenities. The proposed single-family residential plat is compatible with this land use designation and vision for the area.

## **6. Analysis**

### **Background**

- October 3, 2002 – The City Council approved the rezoning (Appl. #2002-031) from AG, RP-1, RP-2, RP-3 and CP-2 to PMIX and the Conceptual Plan (Appl. #2002-032) for New Longview by Ordinance No. 5407.
- October 3, 2002 – The City Council approved the New Longview Preliminary Development Plan for the Arterial Traffic Network (Appl. #2002-081) by Ordinance No. 5408.
- May 1, 2003 – The City Council approved the preliminary development plan (Appl.#2003-016) for New Longview – Pergola Park by Ordinance No.5524.
- April 1, 2004 – The final plat for Pergola Park, 1<sup>st</sup> Plat, Lots 1-7, 136, and Tracts 2-1 and 3-1 was recorded with Jackson County Recorder of Deeds by Instrument #2004I0029552.
- May 10, 2004 – The final plat for Pergola Park, 1<sup>st</sup> Plat Replat, Lots 1A-7A, 136A, and Tracts 2-1A and 3-1A was recorded with Jackson County Recorder of Deeds by Instrument #2004I0043345.
- November 17, 2004 – The final plat for Pergola Park, 2<sup>nd</sup> Plat, Lots 8 thru 14, 16 thru 57 and Tracts a thru H, J, K, 2-2, 3-2, 4-2, 4A-2 and 7-2 by Instrument #2004I0107124.
- May 1, 2006 – The final plat for Pergola Park, 3<sup>rd</sup> Plat, Lots 58-80 and Tracts L, M, 6-3 & 7-3 was recorded with Jackson County Recorder of Deeds by Instrument #2006E0018783.
- September 25, 2014 – The City Council approved a partial waiver of the TIF Contract between the City of Lee’s Summit and M-III Longview, LLC, authorizing the development of an additional 55 single-family housing units in the New Longview Farm area by Ordinance No. 7522. The waiver covers Phase 1 of the subject proposed development.
- March 6, 2020 – The final plat for Pergola Park 4<sup>th</sup> Plat, Lots 81 thru 117 and Tracts N thru P, 8-4, 9-4, and 10-4 was recorded with Jackson County Recorder of Deeds by Instrument #2020E0019489.
- March 8, 2022 – The City Council approved the preliminary development plan (Appl.#PL2021-436) for Pergola Park 6<sup>th</sup> Plat and Lumberman’s Row at New Longview by Ordinance No. 9348.
- January 23, 2023 – A final plat for Pergola Park 5<sup>th</sup> Plat, Lots 119 thru 133 and Tracts Q thru R and 11-5 (PL#2021-451) was recorded with Jackson County Recorder of Deeds by Instrument #2023E0004499.

### **Compatibility**

Existing residential developments are located to the north and east of the proposed project. To the west and south, the area transitions to the historic Longview Mansion and Jackson County Park System for Longview Lake, respectively.

The proposed plat is consistent with the approved preliminary development plan for the overall New Longview Plan.

### **Adverse Impacts**

The proposed development 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. The use is consistent with the existing nature of the subdivision. Stormwater management for this project was included in and accounted for in the Old Longview Lake Rehabilitation (stormwater management) Study dated August 8, 2018 and prepared by Olsson Associates for the recent improvements to Old Longview Lake.

### **Public Services**

Existing public infrastructure and services are available and adequate to meet the demand of the proposed development.

The proposed street layout ties into the network created by the abutting Pergola Park and Madison Park phases. Sidewalks will be provided on both sides of all streets. All intersection spacing satisfies Access Management Code criteria. Staff has no recommendations for additional transportation-related improvements for this development beyond the improvements depicted on the proposed plans.

## **7. Recommended Conditions of Approval**

### **Standard Conditions of Approval**

1. 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.
2. 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).
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

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. 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. The turning movements of a 44' fire apparatus with a 21'-wheel base from southbound Pergola Park Drive to Lumberman's Row shall be required to be shown.
8. Provide a copy of the CC&Rs for staff to review that said document includes the required common property maintenance language from UDO Section 4.290. Staff can provide a template with the required language for inclusion in the CC&Rs.
9. A final plat shall be approved and recorded prior to any building permits being issued.