



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-074
File Name	FINAL PLAT – Village at New Longview, Blocks 1-15 and Tracts A & B
Applicant	NLV Townhomes, LLC, applicant
Property Address	440 SW Kessler Dr
Planning Commission Date	November 9, 2023
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: May 26, 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 October 9, 2023 – 2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	NLV Townhomes, LLC / Developer
Applicant's Representative	Russell Pearson
Location of Property	Approximately 7.13 acres located at the northeast corner of SW Longview Blvd and SW Kessler Dr
Size of Property	Block 1 – 8,027 sq. ft. Block 2 – 8,555 sq. ft. Block 3 – 11,013 sq. ft. Block 4 – 10,963 sq. ft. Block 5 – 13,038 sq. ft. Block 6 – 9,641 sq. ft. Block 7 – 8,441 sq. ft. Block 8 – 6,669 sq. ft. Block 9 – 7,950 sq. ft. Block 10 – 7,208 sq. ft. Block 11 – 11,842 sq. ft. Block 12 – 5,873 sq. ft. Block 13 – 3,672 sq. ft. Block 14 – 15,046 sq. ft. Block 15 – 10,588 sq. ft. Tract A – 152,039 sq. ft. Tract B – 20,168 sq. ft. 310,733 total sq. ft. (±7.13 total acres)
Number of Lots	15 blocks + 2 common area tracts
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Activity Center – New Longview
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>Duration of Validity: 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 7.13-acre property is currently platted as a single lot. The property is the site of a phased townhome development composed of 80 total dwelling units across 15 total buildings. The development is currently under construction.

Description of Applicant's Request

The applicant proposes a final plat composed of fifteen (15) lots and two (2) common area tracts on 7.13 acres. The proposed final plat is consistent with the approved preliminary development plan (Appl. #PL2016-167) for the multi-family townhouse development on the subject property.



2. Land Use

Description and Character of Surrounding Area

The subject property sits at a transition point between single-family residential development to the south; apartments to the west; and commercial to the north. The property to the east across SW Kessler Dr is composed of a stormwater detention facility and approximately 5 undeveloped acres for future townhome development.

Adjacent Land Uses and Zoning

North:	Commercial/PMIX
South (across SW Kessler Dr):	Single-family residential/PMIX
East (across SW Kessler Dr):	Common area property and undeveloped acreage/PMIX
West (across SW Longview Blvd):	Apartments/PMIX

Site Characteristics

The subject property is the site of a residential townhouse development that is currently under construction. The site is bounded by SW Longview Blvd on the west and SW Kessler Dr along the south/east. The development will have one (1) point of access from SW Longview Blvd and three (3) points of access from SW Kessler Dr.

Special Considerations

None

3. Unified Development Ordinance (UDO)

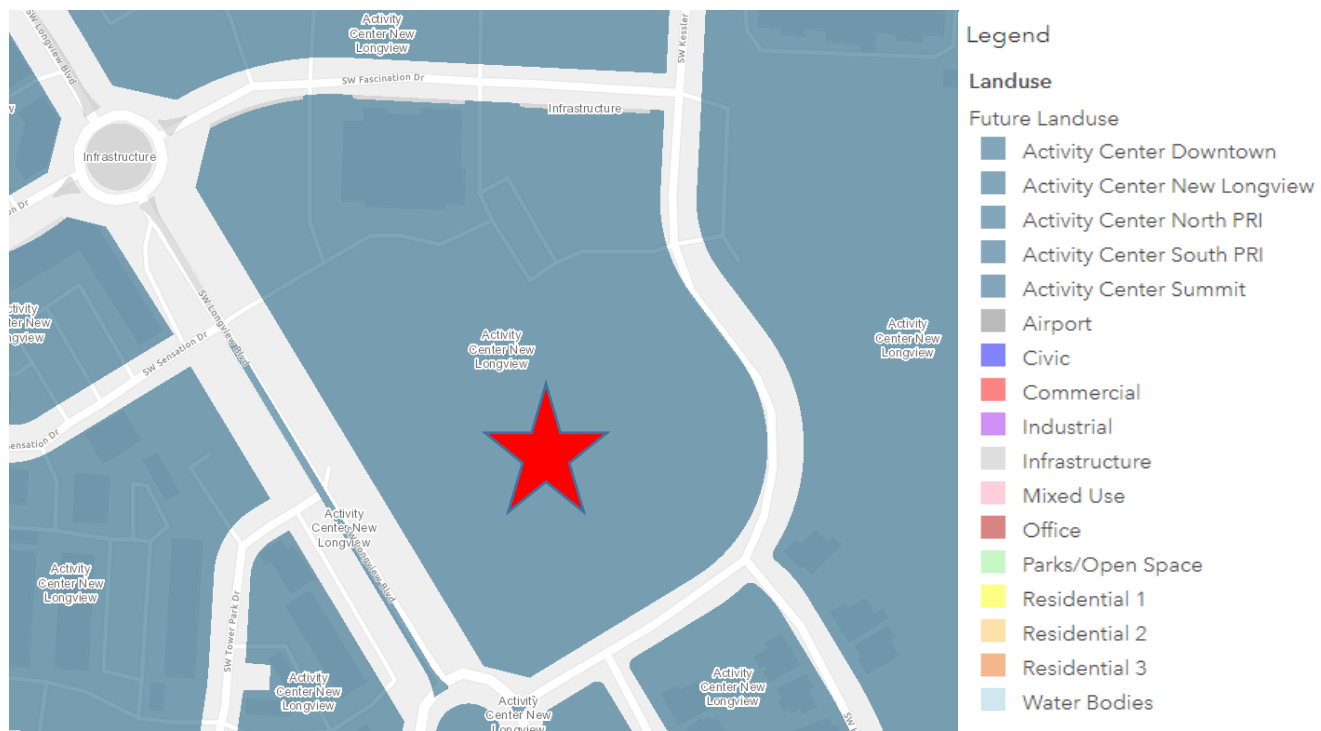
Section	Description
4.080	Zoning Districts (PMIX)
7.140, 7.150	Final Plat

The development of the subject property with residential townhouses is permitted under the approved preliminary development plan for the mixed-use New Longview subdivision.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choices	<p>Goal: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Change overall housing mix to 65% Residential Category 1, 20% Residential Category 2, 15% Residential Category 3.</p> <p>Objective: Increase business activity by designing mutually supportive neighborhoods.</p>
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The Ignite! Comprehensive Plan identifies the New Longview development as an Activity Center. According to the Ignite! Comprehensive Plan, the “New Longview Activity Center includes a 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 proposed final plat is consistent with the previously approved preliminary development plan for the development of the subject property with residential townhouses.



5. Analysis

Background and History

- 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.
- December 8, 2016 – The City Council approved a preliminary development plan (Appl. #PL2016-167) for New Longview Commercial Phase II by Ordinance No. 8034.

Compatibility

The proposed final plat composed of fifteen (15) lots and two (2) common area tracts is consistent with the residential component of the approved preliminary development plan for New Longview Commercial Phase II.

Adverse Impacts

The proposed plat is not expected to detrimentally impact the surrounding area. The plat is associated with an approved plan for the development of the subject property with a residential townhouse project.

Infrastructure

The final plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements will be extended to serve the proposed development. The development will tie into the existing area street network.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. 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.
2. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
3. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.