

Neighborhood Meeting Notes

November 28th, 2023: 6pm – 7pm
Longview Mansion

Mark Moberly from NLV Mansion, LLC in attendance on behalf of the Applicant.

Chris Holmquist from Olsson attended the meeting via phone call to answer any technical questions.

Two people in attendance – sign in sheet attached.

- 1) Charlie Stenger
- 2) Russ Pearson

Moberly reviewed the PDP pages that were originally submitted to the City.

Moberly reviewed each of the three waiver requests that were submitted with the PDP and provided detail on each.

Moberly reviewed the staff comments to each of the waiver requests and Applicant's proposed response, which is now due on 12/12/23.

A discussion occurred of what Russ had to do on the paving requirements near the Pergola and some of the challenges.

Russ had a question about ADA stalls. Answer provided per the Applicant meeting with staff where Olsson is looking into the ability of providing 8 ADA spaces in the interim until the current lot is no longer in use.

Russ had a question about detention. Chris at Olsson described the rain gardens and how those detain, treat and naturally discharge. Rain gardens will not detain the full amount like normal underground detention would, but it does reduce the flow.

Mark asked Chris to describe the ribbon curb, which he described as a strip of concrete around the asphalt to maintain the durability of the asphalt. City code requires full curb with backing, 6" tall. Applicant looking into hybrid approach based on City comments.

Question from Russ about layout of the proposed parking lot...why did we design it deeper instead of longer? Chris explained it was an efficient layout, took into account the current grading, and an attempt to not tear down as many trees.

Russ giving his own opinion stated he imagined there are alternate layouts that could be reviewed. Moberly responded that it is likely, but based on current status of the PDP, we are moving forward with the current proposed layout.

Russ asked if the City allow a section of the parking lot to be half gravel? A discussion followed of the pervious surfaces the Applicant considered prior to submitting our PDP and the challenges with them...ongoing maintenance, high-heels, etc. The parking lot that was used at Third Street Social in downtown Lee's Summit is a good example.

Russ said he is giving a TIF update to City Council on 12/5/23.

Applicant Schedule was discussed

Submit revised PDP: 12/12/23

Planning Commission: 1/11/24

City Council: 2/6/24

Moberly stated that ideally be under construction March/April 2024

Russ talked about weather, rain impact on past projects in New Longview. Could impact under construction.

Russ discussed his other work to happen in the area related to single-family homes.

Concern from Mr. Pearson about headlights from cars hitting the ceremony location. Chris at Olsson responded with pointing out the elevation changes from the new parking lot location, and that ceremonies take place during daylight hours, and typically Mansion staff prohibits vehicle access to the property while the bride is outside of the Mansion.

Further discussion of other work that happen in the area related to the single-family homes where the current well-house is located. Talk of the old clay tennis court with the Mansion.

Meeting adjourned at 7:00pm.