



KAW VALLEY ENGINEERING, INC.

Office: 785.762.5040
Fax: 785.762.7744
Web: www.kveng.com
Address: 2319 N. Jackson
P.O. Box 1304
Junction City, KS 66441

July 29, 2025
A25D2009

Grant White, Project Manager
220 SE Green Street
Lee's Summit, Missouri 64063

**RE: Preliminary Development Plan Review (Application No. PL2025116)
Smalls Sliders – 101 SW Oldham Pkwy, Lee's Summit, MO 64081**

Mr. White:

On behalf of the developer, Mark Parretta, we are responding to the Preliminary Development Plan review comments received July 11, 2025. All responses are listed below in **bold** for clarity.

Planning Review

1. STREETS. 1) Label the R/W width for SW Oldham Pkwy. Variable width can be labeled as such. 2) Label the tract width that contains the private street on the east side of the site. 3) Correct the private street name from SW Jefferson Street to SW Jefferson Crossing.

1-2) Width labels have been added on all sheets. 3) Street name has been updated on all sheets.

2. SIDEWALKS. 1) Label the 5' width for the sidewalk along SW Oldham Pkwy. 2) Provide a sidewalk connection from one of the perimeter streets into the site.

1) Sidewalk width labels have been added to the site plan. 2) Sidewalk connection to site has been added and is shown on all sheets.

3. PARKING LOT DESIGN. 1) Label the width of the two-way entrance into the parking lot on the north side of the building. Said entrance is required to have a minimum pavement width (excluding curb and gutter) of 24'; it currently scales as 21' wide. Revise. 2) The single-lane entrance to the drive-through has a minimum pavement width requirement of 10', excluding curb and gutter; the lane currently scales as 9' wide. Revise. 3) The only exception to the pavement width measurement requirement for the two comments above is when a monolithic Portland cement surface with integrated curb is poured for the parking lot and drive-through lane, in which case the aforementioned minimum 24' and 10' pavement widths are measured from face-

of-curb to face-of-curb. 4) Temporary asphalt curbing shall be provided along the north and west perimeter of the site's driveway entrance off of SW Jefferson Crossing where it will be expanded in the future to serve the development of the abutting Lot 6 to the north.

1-3) Pavement widths in areas of concern have been widened to meet required widths. 4) Temporary asphalt curb has been added, see site plan.

4. LANDSCAPING. 1) A note is included on the landscape plan indicating that street frontage tree and shrub landscaping is to be installed by others per the approved Oldham Village preliminary development plan. Installation of the required landscaping will not be performed by the City. Whether the developer of Oldham Village or the proposed restaurant tenant installs the required landscaping is of no consequence to the City. All required landscaping shall be installed prior to issuance of Final Occupancy for the building. Include the required street frontage tree and shrub calculations for both street frontages on the landscape plan to demonstrate compliance with the planting requirements will be achieved. 2) To provide year-round visual interest with the site landscaping, please provide a mix of deciduous and coniferous trees for the development. Only deciduous trees are shown on the plan.

1) Street frontage calculations have been added and street frontage trees and shrubs have been added to planting list. 2) Some evergreen trees were also added to interior landscaping.

5. MECHANICAL EQUIPMENT. 1) Dash in the location of all RTUs on the building elevations to the extent possible to demonstrate compliance with the requirement that all RTUs shall be fully screened from view on all sides by parapets of a height at least as tall as the height of the RTUs. Take into account added height from any curbs on which RTUs will sit. 2) It does not appear that any ground-mounted equipment will be used on the site. Should any ground-mounted equipment be used, it shall be fully screened from view on all sides using masonry walls or evergreen landscaping of a height at least as tall as the equipment being screened.

1) The tallest RTU locations have been dashed on the elevations. All roof top equipment will be screened from view by the proposed parapet walls. 2) Ground-mounted equipment is not used.

6. LAND USE SCHEDULE. 1) There is a slight discrepancy between the listed land area on the plans and the listed land area on the associated plat for the subject site. The PDP plans list 38,272 sq. ft., whereas the plat lists the lot as being 38,263 sq. ft. Revise. 2) Regarding the listed 930 sq. ft. building area, does this only constitute the ground-level portion of the building? Does the elevated shipping container or other second story component provide usable space for the restaurant (e.g. storage, inventory, etc.)? If so, list the gross building area in the land use schedule versus just the ground-level footprint. Also, correspondingly revise the listed FAR as necessary.

1) The lot area on all sheets has been fixed to match the plat. 2) The elevated shipping container/second level does not contain any storage and is not usable. The 930 sq. ft. would be the gross building area.

7. TRASH ENCLOSURES. 1) The trash enclosure elevations call out the use of Trex wood composite decking for the enclosure wall exteriors. Said material is not allowed to be used for the enclosure walls. To comply with City ordinance, each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

1) The trash enclosure wall and gate have been updated to metal wall panels to match the building wall panels type and color. 2) the trash enclosure plan has been revised to match the 30'-0" required length measured from the enclosure opening. Concrete specification has been designated as heavy duty concrete, see site plan.

8. SIGNAGE. Please provide the proposed sign package for the site for staff to evaluate for compliance with the City's sign ordinance.

The sign package has been uploaded with re-submittal documents.

9. EXTERIOR BUILDING MATERIALS. Provide manufacturer specifications for the proposed metal panel system to be used on the building exterior for review.

Manufacturer written information and specifications have been uploaded with re-submittal documents.

Fire Review

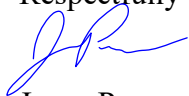
1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

This has been acknowledged.

2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. The drive lanes of the parking lot shall carry the weight of a 75,000-pound apparatus.

The drive aisles will be concrete or asphalt and have been designated as heavy duty to support the required weight. Pavement details will be provided with construction plans.

Respectfully Submitted,



Jayce Penner,
Senior Design Technician