

DEVELOPMENT SERVICES

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

Date: Tuesday, August 05, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Review Contact: Jayce Penner, Kaw Valley
Engineering

Email: penner@kveng.com

Applicant: Paxvesta LLC

Email: mparretta@genlumis.com

Engineer/Surveyor: KAW VALLEY ENGINEERING

Email: MALINOWSKY@KVENG.COM

From: Grant White, Project Manager

Re:

Application Number: PL2025116

Application Type: Commercial Preliminary Development Plan

Application Name: Smalls Sliders - Oldham Village

Location: 101 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

Schedule

Planning Commission Meeting: August 28, 2025 at 05:00 PM

City Council Public Hearing: September 23, 2025 at 06:00 PM

Excise Tax

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

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 4:00 pm on the Tuesday prior to the Planning Commission meeting.

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 Development Services 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.

Analysis of Commercial Preliminary Development Plan:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SIGNAGE. 1) The proposed monument sign along the SW Jefferson Crossing frontage shall be relocated so it does not encroach into the adjacent utility easement. Structures, such as signs, cannot be located within a utility easement. 2) The City's sign code allows single-tenant buildings a maximum of 3 walls signs by right. City Council approval via the subject application is required for a request to exceed 3 wall signs. Staff can support the request to allow a fourth sign, but it is up to the City Council's discretion as to whether or not to approve the request. 3) To meet the minimum design requirements of a monument sign, its base shall be a minimum 2/3 width of the sign cabinet width that it supports. Revise to widen the base to a minimum 2/3 width of the sign cabinet. 4) The proposed internal parking lot/wayfinding sign details show an overall sign height of 60" (5'). The City's sign code allows a maximum overall sign height of 30" (2.5') above finished grade. Revise the detail to lower the height to no more than 30".

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Monument sign is within easement and shall be moved outside the easement.

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