

DEVELOPMENT SERVICES

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

Date: Wednesday, August 27, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Applicant: Club Carwash Operating, LLC

Email: jbarnes@clubcarwash.com

Engineer/Surveyor: Cochran Engineering

Email: ekirchner@cochraneng.com

Review Contact: Keith Farrell, Cochran
Engineering

Email: KFarrell@cochraneng.com

From: Grant White, Project Manager

Re:

Application Number: PL2025130

Application Type: Commercial Final Development Plan

Application Name: Club Carwash - Oldham Village

Location: 1031 SW JEFFERSON ST, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

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.

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
------------------------	-----------------------------------	--	--------------------------

1. PLATTING. No building permit shall be issued until such time as the associated final plat is recorded with the County and the requisite number of copies of the recorded plat are returned to the City.

2. MECHANICAL SCREENING. RTUs shall be fully screened from view by extending parapet walls to a height at least equal to the height of the units being screened. Ground-mounted equipment shall be fully screened from view up the height of the units by using evergreen landscaping or masonry walls.

Compliance shall be reviewed at the time of building inspection.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Sheet C4: a. irrigation meter shall be tapped off the main, not the meter leg. b. irrigation meter size was not specified. c. irrigation meter type (i.e., displacement or compound) was not specified. d. backflow preventer required for irrigation meter, and not clear where or how this will be accomplished. Generic note at bottom right hand corner is assumed to pertain to the domestic line, not the irrigation line.

2. Revised cost estimate needed due to revisions.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
--------------------	----------------------------	--	-------------

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
-----------------------	-------------------------------	---	-------------

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
------------------------------	------------------------------	---	-------------

1. Insufficient information to complete review.

Provide the following as concerns irrigation meter:

- Size
- Type
- Connection at main size and type
- Type and location of backflow preventer