

DEVELOPMENT SERVICES

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

Date: Monday, September 08, 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
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1. 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
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1. You are showing a fire hydrant being served by a 6 inch private fire line. As such, a backflow vault with backflow preventor shall be required within 6 feet of the main. A gate valve shall also be required just prior to the backflow vault.

2. The connection for the 2 inch meter and 1 inch meter shall be a screw-in corporation stop, not a saddle.

3. Add the cost of the backflow vault, backflow assembly, and gate valve to the cost estimate

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Insufficient information to complete review.

Provide the following as concerns irrigation meter:

- - Type
 - Connection at main size and type
 - Type and location of backflow preventer
- 9/5/2025
- Type required. Cannot be deferred
 - Saddle connections prohibited.
 - Backflow information can be deferred. Our preference is a double check valve in a pit or in building.