

DEVELOPMENT SERVICES

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

Date: Wednesday, October 22, 2025

To:

Applicant: Chris Cahalan, Olsson

Email: ccahalan@olsson.com

Engineer/Surveyor: Olsson Engineering

Email: ccahalan@olsson.com

Other: OLDHAM INVESTORS LLC

Email:

Property Owner: Kellan Restaurant Management Corp Email: licenses54@krm-inc.com

Architect: Shaw Hofstra & Associates

Email: loisw@shawhofstra.com

From: Grant White, Project Manager

Re:

Application Number: PL2025232

Application Type: Commercial Final Development Plan

Application Name: Five Four Drafthouse - Oldham Village

Location: 301 SW OLDHAM PKWY, 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 multi-page 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.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. VICINITY MAP. 1) Update the vicinity map. It shows the project site as being in northern Kansas City. 2) The vicinity map lists the correct Section Township Range for the site, but the range is incorrectly labeled as 33W (instead of 31W) in the plan title to the left. Revise.

2. STREETS. Sheet C400 labels SW Fieldhouse Crossing as having 64' of right-of-way width. SW Fieldhouse Crossing is a named private drive/street (not a public street) and therefore does not reside within any dedicated right-of-way. The private drive/street resides within a platted common area tract (Tract D) that is 57.48' wide at its western boundary and 57.43' at its eastern boundary. Revise, label and dimension accordingly.

3. PARKING LOT -- LANDSCAPE ISLANDS. Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. The new landscape strip added to the row of parking at the northwest corner of the site is shown on the landscape plans as having a tree planted in it. The strip doesn't meet the minimum 10' width for a tree planting area, nor does it meet the requirement that no trees be located less than 4' from the back of curb. The strip is 6' wide and the tree is planted about 2'-9" from the back of curb. The strip can keep its current dimensions if planted with shrubs in this area rather than a tree.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. In response to previous comment concerning backflow vault, the backflow device was noted as being relocated to the building. However, the building is greater than 50 feet from the main, and the backflow device shall be placed outside the building in accordance with the previous comment letter. This requirement is to safeguard the public water system from stagnation and bacteria buildup. Relocate the backflow vault in accordance with the previous comments. Ensure there is a way to drain the backflow vault, and show how it will be drained on the plan view via notes and linework.

2. Sheet C401: a. The note "W03" notes the extension of 12 feet of copper line for irrigation, but is shown overlain over the fire line implying this line will be connected to the fire line which is not allowed. Provide additional notes about placing the backflow preventor inside the building and show the line independent of the incoming fire line (i.e., show a separate line to represent this stub from inside the building, and provide notes stating the backflow device shall be provided within the building for the irrigation system).

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 fire lane access shall support 75,000-pounds.