



**Application Number:** PL2025276  
**Application Type:** Commercial Preliminary Development Plan  
**Application Name:** Drive thru coffee shop - Oldham Village Phase 2  
**Location:** 10 SW PERSELS RD, LEES SUMMIT, MO 64081

Please note our comment responses in bold below.

**Planning Review**      Hector Soto Jr.   Senior Planner   Corrections  
(816) 969-1238   Hector.Soto@cityofls.net

1. APPLICATION. Submit a completed and signed copy of a Preliminary Development Plan application and ownership affidavit. **PROVIDED WITH SUBMITTAL.**
2. LEGAL DESCRIPTION. The legal description on the cover sheet incorrectly labels the site as Lot 8 instead of Lot 18. Also list Tract E in the legal description. Revise. **REVISED.**
3. STREETS. Label the ROW widths for SW Jefferson St, SW Persels Rd and South M-291 Hwy.
4. EASEMENTS. Show, label and dimension the existing 10' U/Es along the site's SW Jefferson St and South M-291 Hwy frontage. **ADDED.**
5. SURROUNDING LAND USES. Label the surrounding land uses and zoning of the properties located within 185' of the site. **ADDED TO C.001.**
6. LOT DIMENSIONS. Label the dimensions of all of the existing and proposed lots lines that make up the development plan boundary, including Tract E. **ADDED LOT DIMENSIONS.**
7. SIDEWALKS. Show, label and dimension the proposed sidewalks along both SW Jefferson St and SW Persels Rd. **ADDED SIDEWALK DIMENSIONS.**
8. BUILDING LINES. Show, label and dimension the platted building lines along the street frontages. **ADDED.**
9. BUILDINGS. Label the individual square footages for the proposed buildings. **ADDED.**
10. LANDSCAPING. No street frontage landscaping along SW Jefferson St, interior open yard landscaping or parking lot screening is shown for Lot 19. Update the landscape worksheet to apply and calculate the landscaping requirements for both proposed Lot 18A and Lot 19. **REVISED.**
11. LIGHTING. No lighting information is provided for either of the two sites. Lighting information shall be provided in accordance with the requirements of UDO Sections 8.220, 8.230, 8.250, 8.260, 8.270 and 8.280. **TO BE COMPLETED WITH FINAL DEVELOPMENT PLAN.**
12. PHASING. Will development of the sites be phased, including the parking lot closest to SW Jefferson St? If so, call out the phases and phase line(s). **DEVELOPMENT WIL BE ONE PHASE.**

13. **LAND USE SCHEDULE.** The site data table on Sheet C.001 is currently just shown in the aggregate. Break out all of the data line items to show how the information for each separate lot relates to the listed aggregate figures. **REVISED SITE DATA TABLE.**
14. **BUILDING ELEVATIONS.** 1) Two differing versions of Sheet A6.1 for Dutch Bros. were included in the submittal. One version has a primarily metal panel exterior, while the other has a primarily EIFS exterior with fiber cement siding. Which version is actually being proposed for the site? 2) Color renderings of the Casey's building have been provided, but no material and color schedule on said drawings are provided. Full color exterior building elevations with material and color palette call outs are required to accompany the subject preliminary development plan application. 3) As a new preliminary development plan application, both sites are subject to the City's newly adopted architectural and building design standards found under UDO Article 8, Subdivision 2, which include new governing standards on the usage of exterior materials and general building design. Review the standards and make building design and material changes as necessary to comply with the new standards. **Lot 19 architectural has been updated to only show the EFIS option. Lot 18 has already been submitted as a FDP and those elevations have been provided**
15. **SIGNAGE.** The proposed Dutch Bros. elevations appear to show a total of six (6) wall signs on the proposed building. The maximum allowable number of wall signs by right in the PMIX zoning district is three (3) for a single-tenant building. A written request and justification is required to be submitted for the proposed usage of more than three (3) signs. The Planning Commission and City Council have been amendable in the past to allow four (4) signs to allow for a means of identification on each of the building's four exposures. **Lot 19 will reduce the signage to match the existing building on Chipman and only have 1 sign per facade**
16. **TRASH ENCLOSURES.** All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site. **ADDED TRASH ENCLOSURE AND NOTES.**
17. **MECHANICAL SCREENING.** 1) All exterior building-mounted and roof-top building equipment, including, but not limited to, HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters, shall be located out of view or otherwise screened from view by all adjacent public or private streets and any residentially zoned or developed properties. Appropriate screening methods may include the use of architectural features and/or landscape planting that provide immediate and opaque visual buffering. 2) Dash in the location of any roof-mounted equipment on the building elevations for staff to review that adequate screening height is provided. Please take into account any added height to the equipment from any curbs on which the equipment will sit. **ADDED NOTES.**



**Engineering Review** Gene Williams, P.E.  
(816) 969-1223 Senior Staff Engineer  
Gene.Williams@cityofls.net  
No Comments

**Traffic Review**  
Erin Ralovo (816) 969-1800  
Senior Staff Engineer Erin.Ravolo@cityofls.net

Corrections  
Dutch Bro. dumpster is directly in the main drive and will need to be moved. Consider shared location with gas station. **Dumpster has been revised**

Need plans for roadway, Profile and typical section information. **Roadway plans have been submitted as part of the Oldham Village Project**

Street to the north should be labeled as a Private Street. **Street has been noted as Private**

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

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. **ACKNOWLEDGED.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht