

DEVELOPMENT SERVICES

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

Date: Wednesday, November 12, 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:

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|------------------------|-----------------------------------|--|-------------|
| Planning Review | Hector Soto Jr. (816) 969-1238 | Senior Planner Hector.Soto@cityofls.net | No Comments |
|------------------------|-----------------------------------|--|-------------|

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

1. Backflow vault for the fire line was moved outside the building in response to previous City comments, but it is now shown too far from the water main. In accordance with the Design and Construction Manual, the backflow vault shall be placed 6 feet from the water main or as close to the water main as necessary to be placed outside the easement. Previous City comment intended that the vault be placed within an island within the parking lot nearest the water main. Explore alternative locations of the backflow vault so it is as close to the water main as possible, yet outside the easement and outside the limits of the pavement.

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| 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.