

DEVELOPMENT SERVICES

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

Date: Friday, November 21, 2025

To:

Review Contact: Jeff Laubach

Email: jeff.laubach@sbbeng.com

Engineer/Surveyor: SBB Engineering, LLC

Email: jeff.laubach@sbbeng.com

Applicant: CASEYS MARKETING COMPANY

Email:

Property Owner: OLDHAM INVESTORS LLC

Email:

From: Grant White, Project Manager

Re:

Application Number: PL2025294

Application Type: Commercial Final Development Plan

Application Name: Casey's - Oldham Village Lot 18

Location: 10 SW PERSELS RD, 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.

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. Add a vicinity map to the plan set.
2. FLOODPLAIN. Add a note to the plans regarding the site's location relative to the 100-year floodplain. Cite the FIRM panel number and date used to make the determination.
3. STREETS. Label the ROW widths for the abutting South M-291 Hwy, SW Persels Rd and SW Jefferson St. Variable width ROWs can be labeled as such.
4. SIDEWALKS. The City's Unified Development Ordinance (UDO) requires 5' sidewalks along both sides of collector and arterial streets. A 5' sidewalk shall be extended along the site's entire SW Persels Rd frontage.
5. ADA ACCESSIBLE ROUTE. Label the accessible route from the designated space into the building. Label the route's slopes and cross-slopes.
6. MECHANICAL SCREENING. Show the location of all roof-mounted and ground-mounted mechanical units on the site plan and building elevations as appropriate. 1) To comply with City ordinance (UDO Section 8.110), roof-mounted equipment shall be fully screened from view on all sides using parapet walls of a height at least equal to the height of the units being screened. Take into account additional equipment height from the curbs on which RTUs will sit. Dash in the RTUs on the building elevations to show that adequate screening height via the parapets is provided. 2) To comply with City ordinance, ground-mounted equipment shall be fully screened from view on all sides using evergreen landscaping or masonry walls of a height at least equal to the height of the units being screened. 3) The electrical meter on the rear elevation shall be painted to blend in with the building. 4) The elevations show a CO2 tank on the rear of the building. Said tank shall also be subject to the mechanical unit screening requirements.
7. LANDSCAPE PLAN. 1) The landscape plans identifies the use of Burning Bush (i.e., Dwarf Winged Euonymus). Said species of shrub has been declared an invasive species in Missouri and as such shall be replaced with a different non-invasive plant species. 2) To satisfy the parking lot screening requirements along the site's SW Persels Rd and South M-291 Hwy frontages, the proposed landscaping shall consist of evergreen landscaping to provide year-round screening. The proposed partial use of deciduous shrubs do not maintain year-round foliage and therefore don't satisfy the screening requirement. Replace the deciduous landscaping with evergreen landscaping. 3) To comply with City ordinance, the minimum caliper size for deciduous shade trees is 2.5". The landscape plan calls for 2" caliper trees. Revise. 4) To comply with City ordinance, the minimum height for evergreen trees is 8' at the time of planting. The landscape plan calls for 6' tall junipers. Revise.
8. ADA PARKING SPACE SIGNAGE. No ADA sign detail is provided. The required sign to be used at the head of the designated parking space shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.
9. SIGN PACKAGE. For your information, review of the sign package for permit issuance is done under separate cover that is submitted through the City's online permit application portal.

10. SITE DATA TABLE. The Parking Lot Coverage field in the Site Data table does not list an actual square footage. Add the missing information.

11. DETAIL SHEET. The Site Plan Key Notes and Legend on Sheet C-101 refer to details on Sheet C-601,-602 and -603 for pavement details, curb details, parking lot light pole details, but none of those sheet were included in the plan set for review. Provide the missing detail sheets.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. To help our inspection unit, a general site location map shall be required showing this development in relation to other surrounding developments in Oldham Village. This site location map does not need to be detailed, but should show the proposed project in relation to generalized surrounding projects. Recommend placing on the missing cover sheet discussed in subsequent comments below.

2. A cover sheet is required for the Final Development Plan. As previously discussed, it may be possible to include the general site location map on this sheet.

3. A Teams meeting is recommended to discuss the sanitary sewer for this project. It is our understanding this area may trigger additional downstream improvements to the sanitary sewer system. An email will also be sent soon concerning this issue.

4. Series 600 plan sheets are called-out, but appear to be missing. No further review of the 600 series plan sheets can be made. Be aware that KCMMB granite aggregate concrete shall be required for all paved surfaces, including PCC pavement and AC pavement.

5. Sheet C301: a. Domestic line type shall be specified on this sheet. b. Where is the backflow for the irrigation line? c. Irrigation line type shall be specified on this sheet. d. Ensure copper is called-out from the main to the meter, and a minimum of 10 feet from the meter. If using anything other than copper from that point to the building, the line type shall comply with building codes in terms of acceptable line type. e. All building sewer stubs shall be SDR 26 (minimum) PVC, not SDR 40 as noted.

6. Was there a reason the sidewalk does not extend along Persels Rd. to the project limits to the east?

7. Stormwater Profile Views: Insert the word "PRIVATE" for all storm lines to help our GIS technicians in assigning ownership.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Approved with Conditions
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 2012 International Fire Code.

3. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

A Hazardous Materials Permit is required for retail fuel storage over the TPQ. A permit is also required for the operation of a propane cylinder exchange program. Submit a separate permit application.

4. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

There are no hydrants shown on the Utility Plan except for the one being removed for the turn lane. .

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Architectural plans were not reviewed under this process.

Action required: Comment is informational.

2. Water design incomplete.

Specify the following:

- Type and size of taps. (taps must be corps and both lines must be 2").
- Pipe materials. (must be copper from tap to 10' past meters.

3. Sewer design incomplete.

Action required: Specify type of connection at main.

4. Lighting plan incomplete.

Action required: Provide complete site lighting plan that includes circuitry and a light pole base detail.