

DEVELOPMENT SERVICES

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

Date: Wednesday, November 26, 2025

To:

Property Owner: OLDHAM INVESTORS LLC **Email:**

Engineer/Surveyor: ENGINEERING SOLUTIONS **Email:** MSCHLICHT@ES-KC.COM

From: Grant White, Project Manager

Re:

Application Number: PL2025304

Application Type: Commercial Final Development Plan

Application Name: Oldham Village apartments - lot 11

Location: 1100 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.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. GENERAL MISSING INFORMATION. Both the site plan and dimension plan are missing all dimensions, most labeling, notes, etc.
2. STREETS. No information for the adjacent streets and ROWs is provided (e.g., street names, ROW width, curve radius, dimensions, etc.) Provide and label said street and ROW information.
3. SIDEWALKS. Label and dimension the public sidewalks along SW Oldham Pkwy and SW Jefferson St.
4. DRIVEWAYS AND DRIVE AISLE. Label the driveway and internal drive aisle widths serving the site. Both shall have a minimum pavement width of 24' (28' from back-of-curb to back-of-curb) where they serve two-way traffic.
5. PARKING LOT DESIGN. 1) Label the dimensions of the ADA and non-ADA parking spaces. Spaces shall be a minimum 9' wide x 19' deep. Where a minimum 6'-wide sidewalk or open area is located at the head of the space, the parking spaces can be reduced to 17' depth. 2) Label the curb type to be used around the parking lot perimeter. CG-1 curbing shall be required to be used. 3) Identify the parking lot paving material(s) to be used on the site. Paving design shall comply with UDO Section 8.620.F.
6. PROPERTY BOUNDARY INFORMATION. Label the dimensions, bearings, and radius of all of Lot 11's property boundaries.
7. LIGHTING. 1) The photometric plan only provides light level information for the proposed parking lot pole lights. No foot-candle information or specifications are provided for exterior wall-mounted lighting. The photometric plan shall include lighting level information generated from wall-mounted fixtures. 2) Wall-mounted fixtures shall comply with the requirements of UDO Sections 8.220, 8.260 and 8.270 as applicable. Submit specifications for wall-mounted fixtures for review.
8. MECHANICAL SCREENING. 1) Dash-in the location of RTUs on the building elevations to ensure that said RTUs are fully screened from view on all sides by parapets extended to an adequate height to provide the required screening. Take into account the added height from the curbs on which the RTUs will sit. 2) Show the location of any proposed ground-mounted mechanical units on the site plan. Ground-mounted mechanical units shall also be fully screened from view using evergreen landscaping, masonry walls or decorative fence/screening of a height at least equal to the unit heights.
9. LANDSCAPE PLAN. 1) Label the caliper size instead of the height of the proposed ornamental trees on the Plant Schedule. The minimum acceptable caliper size for ornamentals is 1.5" caliper. 2) FYI--the minimum caliper size for deciduous trees is 2.5". The Plant Schedule currently shows them as 3", so they can be reduced in size if so desired. 3) The City's Public Works Department policy is not to allow the planting of trees within public rights-of-way. Trees are shown on the Landscape Plan as being planted within the public right-of-way along both SW Oldham Pkwy and SW Jefferson St. The required street trees shall be relocated so they are located within the private property boundaries of the apartment site. The City's Public Works Department policy also prohibits the planting of any large shade or evergreen trees within any utility easement--the planting of shrubs and ornamental trees with shallow root systems may be allowed in a utility easement.
10. LAND USE SCHEDULE. 1) Revise the label on the land use schedule from "Commercial Office Site" to "Apartment Site". 2) The listed building square footage is just for the building footprint. Provide the total building area for the 4-story structure. 3) For ease of reference, list the total number of dwelling units and breakdown of the unit types on the schedule (300 total dwelling units; 31 studio units; 197 1-bedroom units; and 72 2-bedroom units per Sheet A-101).

11. TRASH ENCLOSURE. Will there be any exterior trash dumpster, trash compactor or recycling receptacles serving the site? If so, show their location on the site plan. 1) All outdoor trash and recycling receptacles, and dumpsters 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. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

12. ADA PARKING SPACES. Provide a detail of the sign to be mounted at the head of the accessible parking spaces. Signs shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Submit a storm water memo specific to this project.
4. Add storm water drainage area maps and design calculation tables to the plans.
5. Provide a complete plan for the ADA-accessible sidewalks and curb ramps. Ensure that all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk are shown. Also, include details of the sidewalk connections to the existing public sidewalk facilities with ADA access to the building from the public sidewalk system and the ADA parking areas. Add City standard details for sidewalks and ramps.
6. Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
7. Sheet C.300 – Label all storm lines.
8. Sheet C.301 – Structure callouts are incorrect on the profile, and they do not agree with the plan. Please reconcile.
9. Sheet C.302 – Label existing and proposed grade in the profile views for all plan sheets.
10. Sheet C.303 - Provide flowlines in and out for drainage structures, including those for the roof drains on all plan sheets.
11. Sheet C.401 – Correct the North arrow label on this sheet.
12. Label the locations for all connections to the public utilities. Add a note that the domestic water main connection is by corporation stop. Show soft type "K" copper service line (diameter in accordance with the City standard details) shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer) (LS 6901 K. Service Lines).

13. Provide two valves (east and west) on the water main where the fire line connection is proposed. Grade the BFPD vault area to drain and show how the vault sumps will drain.

14. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual.

- All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
- All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Approved with Conditions
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1. All Phase 2 public improvements required in the TIA must be complete before any occupancy will be allowed.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. 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.

Show all public (Oldham) and private hydrants.

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

The north FDC exceeds 100 feet to a hydrant. Move the hydrant supplying the south FDC away from the building.

3. All hydrants and hard surface fire access lanes shall be installed and operable be staging any combustible building materials or going vertical with combustible construction.

4. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Provide water model that indicates design will provide required fire flow.

6. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Show areas to be posted.

1. Specify size and material of Sanitary Sewer piping out of building.
2. Re-route Sanitary Sewer out of building. Not allowed to connect at manhole.
3. Provide cleanout near where Sanitary Sewer leaves building per 2018 IBC 708.1.3.
4. Architectural plans have not been reviewed under this process.
5. Provide complete site lighting plan complete with all circuitry and a light pole base detail.