

DEVELOPMENT SERVICES

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

Date: Wednesday, December 03, 2025

To:

Property Owner: OLDHAM INVESTORS LLC Email:

Applicant: Mark Parretta, Genlumis Email: mparretta@genlumis.com

Engineer/Surveyor: KAW VALLEY ENGINEERING Email: MALINOWSKY@KVENG.COM

Review Contact: Jayce Penner, Kaw Valley Engineering Email: penner@kveng.com

From: Grant White, Project Manager

Re:

Application Number: PL2025287

Application Type: Commercial Final Development Plan

Application Name: Smalls Sliders - Oldham Village

Location: 210 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 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	No Comments
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Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Please locate the water meter within the utility easement and position within 1 foot of the utility easement boundary farthest from the roadway.
2. Revise pavement sections to reflect the requirements outlined in the Unified Development Ordinance - Section 8.620 F. "Improvements of Parking and Loading Areas" and in Table 8-5. Remove the note referencing the geotechnical engineering report governing over the plans. Only the plans are utilized by City inspection staff, and all pertinent design information must be within the approved plans.
3. The submitted estimate will not satisfy the requirements of the Unified Development Ordinance (Section 3.415) for the required documentation to calculate the Engineering Plan Review and Inspection Fee. This must be an itemized list of unit prices and quantities that includes all materials, labor, equipment and incidental work necessary to complete the entire project. Please resubmit an appropriate signed and sealed estimate. The specific material types must be added to the estimate.

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.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. This review is for site work only. Architectural plans/elevations will be reviewed at building permit process. See PRCOM20254584