

DEVELOPMENT SERVICES

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

Date: Tuesday, February 03, 2026

To:

Architect: Tiffany Bray

Email: tiffany.bray@hfa-ae.com

Property Owner: John Davis

Email: john.davis@realforesight.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2025342

Application Type: Commercial Final Development Plan

Application Name: Valvoline Oil Change Final Development Plan - 610 NW Chipman Rd.

Location: 610 NW CHIPMAN RD, LEES SUMMIT, MO 64086

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

Pierce Pulliam

Pierce.Pulliam@cityofls.net

Corrections

1. Dash in the locations of the roof-top mechanical units on the building elevations pn A-3.1 and A-3.2 to demonstrate that the proposed building parapet heights are at least equal to the height of the roof-top mechanical units in order to fully screen their view on all sides.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. 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.

2. Revise the pavement for all shared access drives and shared parking to utilize heavy duty asphalt or concrete to be consistent with the rest of the development. Remove reference of a separate geotechnical report in the pavement sections and provide the subgrade stabilization method in these plans.

3. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb. The City Standard Detail does not depict this requirement and must be added to the pavement section or the curb detail.

4. Provide storm profiles including secondary storm lines. Minimum storm pipe size is 6 inches. Verify that all structures are in accordance with APWA Section 5604.5 - Inverts and Pipes.

5. Label the size of the existing water main where private connection is proposed.

6. Label the slope and cross-slope for the proposed public sidewalk facilities along Chipman Rd. Provide an ADA compliant level turning space where there is a change in direction from the proposed connection to the building and the public sidewalk facility. See City Standard sidewalk details that only allow 1.5% maximum cross-slope to be shown on the plans and revise the plans accordingly.

7. Show and label the existing sidewalk and curb ramps along Ward Rd. The existing sidewalk along Ward Rd. has areas of broken concrete, cracking, and differential settlement between panels. Please inventory the existing sidewalk facilities along Ward Rd. from this project's proposed sidewalk connection through the northern limits of the work associated with this project. Provide in the plans the ADA compliant replacement of these areas of insufficiency. The upcoming project to the north of this project will then replace the deficient sidewalk areas north within their project limits. Clearly show the existing sidewalk with an end point to delineate the areas that this project has addressed to differentiate from where the next project continues.

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.

Traffic Review	Erin Ralovo	Senior Staff Engineer	Not Required
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(816) 969-1800

Erin.Ralovo@cityofls.net

Building Codes Review

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

Not Required