

DEVELOPMENT SERVICES

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

Date: Friday, February 20, 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

No Comments

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

Corrections

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. Please visit the estimate for completeness, as it appears that the concrete pavement, asphalt pavement, and the drainage conveyance system seem to be incomplete. The asphalt material and required stabilization should be clearly accounted for and labeled within the estimate.

2. Revisit the typical pavement sections and be sure that they are in accordance with the Unified Development Ordinance of the City of Lee's Summit (UDO) Section 8.620 - Parking Lot Design: Table 8-5. The asphalt thickness for the standard duty pavement must be a minimum of 5.5 inches total thickness. Specific subgrade stabilization must be shown on the plans. Please revise the shared parking area to utilize concrete pavement to be consistent.

3. Please add all City Standard Details that apply to this project, including but not limited to, curb inlets and pipe bedding.

4. 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. Show the slope and cross-slope for the existing public sidewalk where the turning space occurs for the proposed path to the building. Show the proposed slope and cross-slope for the turning spaces from the ADA parking to the building and this value should not exceed 1.5%.

5. Show and label the existing sidewalk and curb ramps along Ward Rd. along the limits of Lot 10D. 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. Please visit the site and notice the broken concrete close to where the proposed sidewalk along Chipman Rd. meets the existing sidewalk along Ward Rd. (between the two curb ramps). Based on a staff field visit, there may only be one panel that requires replacement at this time, but there will be a condition of approval stating the following. "Please note that all existing sidewalks/curb ramps shown within these plans, regardless if repair areas are specifically shown or not, must be repaired prior to any form of occupancy, regardless if the deficiencies were existing conditions or as a result of construction activities."

Fire ReviewJim Eden
(816) 969-1303Assistant Chief
Jim.Eden@cityofls.net

Not Required

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 (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	Not Required
-----------------------	-------------------------------	---	--------------

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
------------------------------	------------------------------	---	--------------
