

DEVELOPMENT SERVICES

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

Date: Monday, February 23, 2026

To:

Applicant: Costco Wholesale Corporation Email: c_stephencross@costco.com

Property Owner: East Village Investors, LLC Email: matt@drakekc.com

Engineer/Surveyor: Karl Schoenike Email: kschoenike@cecinc.com

Other: MG2 - John Brehm Email: John.Brehm@MG2.com

From: Grant White, Project Manager

Re:

Application Number: PL2025320

Application Type: Commercial Final Development Plan

Application Name: Costco Wholesale - East Village Lot 1

Location: 10 SE 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	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see previous applicant letter concerning the pavement design. In lieu of the standard design shown in the Unified Development Ordinance (UDO), an alternate design was presented based on a geotechnical report. However, it does not appear the geotechnical report followed the parameters given to you by separate document. In addition, a waiver request was provided, but not needed. If a geotechnical report can demonstrate the equivalency of the alternate pavement design using the parameters given, it can be approved administratively rather than through the waiver process.

2. Are you proposing to remove the existing City manhole 39-245 and replacing with a new manhole to the east? If so, provide sufficient callouts and notes on Sheet C500. If not, the plans do not appear to make sense on the plan view, although it appears satisfactory on the profile view.

3. A revised cost estimate may be required if there are differences in the final design versus what is shown in 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.

2. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire Code and the requirements of the Missouri Department of Natural Resources.

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 2018 International Fire Code.

A Hazardous Materials Permit will be required if the quantity of gasoline exceeds the Threshold Planning Quantity (TPQ) for retail sale. How much gasoline will be on site?

Traffic Review	Erin Ralovo	Senior Staff Engineer	Approved with Conditions
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(816) 969-1800

Erin.Ralovo@cityofls.net

1. Occupancy will not be granted until all public Improvements have been completed.

Building Codes Review

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

No Comments