

## Commercial Preliminary Development Plan Applicant's Letter

**Date:** Tuesday, January 30, 2024

**To:**

**Applicant:** MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

**Property Owner:** OLDHAM INVESTORS LLC

Email:

**Property Owner:** OLDHAM INVESTORS LLC

Email:

**Property Owner:** MARKET STREET INVESTORS LLC Email:

**From:** Grant White,

**Re:**

**Application Number:** PL2024015

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** Oldham Village Phase 2

**Location:** 1206 SW MARKET ST, LEES SUMMIT, MO 64081  
1210 SW MARKET ST, LEES SUMMIT, MO 64081  
1310 SW MARKET ST, LEES SUMMIT, MO 64081  
1306 SW MARKET ST, Unit:A, LEES SUMMIT, MO 64081  
101 SW OLDHAM PKWY, LEES SUMMIT, MO 64081  
1051 SW JEFFERSON ST, LEES SUMMIT, MO 64081

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### Tentative Schedule

Submit revised plans by 4pm on February 12, 2024. Revised documents shall be uploaded to the application through the online portal.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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### 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:

- Plat - All plats shall be provided in multi-page Portable Document Format (PDF).

- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided as 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

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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.

## Planning Commission and City Council Presentations

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Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

## Notice Requirements

### 1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
  - time and place of hearing,
  - general description of the proposal,
  - location map of the property,
  - street address, or general street location
  - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Development Services Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

### 2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

**3. Neighborhood Meeting.** One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

**Analysis of Commercial Preliminary Development Plan:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE (SHEET C.100). The information listed on the cover sheet is incomplete/missing, such as: FAR calculations for each lot; listed uses for Lots 11, 16 and 17; impervious coverage data for each individual lot; and establishment of applicable setbacks for the subject lots.
2. USE CLARIFICATION. Please clarify the use and revisit the square footage listed for Lot 11. It appears that the use may be a convenience store/gas station. The listed square footage is 11,370 sq. ft., but the west structure is only approximately 4,600 sq. ft. If this is a gas pump island canopy on the east side of the site, that square footage isn't considered as part of the building area, which also impacts the parking requirement calculation that is based on building square footage.
3. COMMON AREA NOTE AND INFORMATION. A line item for common area (Tract A) is listed on the cover sheet that calls out a 5.1-acre retention area, but there doesn't appear to be such a facility. Also, remove the common area note stating that the HOA will be responsible for maintenance (if there is no such common area).
4. PARKING CALCULATIONS. The parking ratio provided for Lot 11 doesn't meet the minimum requirement of 5 spaces per 1,000 sq. ft. of building area for a retail use. The parking ratios provided for Lots 13, 14 and 16 do not meet the minimum requirement of 14 spaces per 1,000 sq. ft. of building area for drive-through restaurants. Revise accordingly to meet minimum parking requirements.
5. LOT 15. The area labeled Lot 15 is presumably not under control of the applicant and is therefore not included as part of this application. It appears that a new drive or drive extension will be constructed toward the east site boundary based on the line weight used. Please clarify the scope of improvements on Lot 15, if any.
6. DRIVE-THROUGH QUEUES. To comply with City ordinance, drive-throughs require a minimum five (5) car stacking from the order box plus four (4) car stacking from the window. As currently laid out and not showing the location of order boxes on the drive-through restaurant sites, it does not appear that the 5-car stacking from the order box areas will be met without interfering with parking lot circulation. Revise the layouts so the minimum stacking from both the windows and order boxes is met without extending into the parking lot circulation or blocking access to parking spaces.
7. CURB CUT SEPARATION. Revisit the separation between the two curb cuts that provide cross-access for Lots 11-14. The drives are separated approximately 186' from center to center. Commercial collectors require a minimum 300' of separation between drives. A single curb cut along SW Jefferson St can provide shared access to the four lots.

8. PARKING LOT SETBACK. The UDO requires a minimum 20' setback for all parking lots and associated drives from the right-of-way. Said minimum setback is not met along SW Jefferson St on Lots 13, 14; along M-291 Hwy on Lots 13, 14, 16 and 17; and along SW Persels Rd on Lot 17.

9. LOT 17.

- Bring over all of the site improvement (e.g. parking spaces, vacuum bays, kiosk) information shown for Lot 17 onto the site plan drawings. The site plans on Sheets C.101 and C.103 show on such information.

- Add "Do Not Enter/One Way" signage and striping at the exit for the slip lane providing access from SW Persels Rd so as to help prevent any vehicles from attempting to exit the site via the lane.

10. TRASH ENCLOSURES. No trash enclosures are shown on any lot. Any site requiring the use of an exterior trash dumpster or other receptacles shall house them in an enclosure constructed in accordance with the requirements of UDO Section 8.180.G.

11. BUILDING MATERIALS. The exterior material legend for Starbucks calls out wood siding. The exterior material legend for "Other Tenants" calls out wood/fiber cement siding. True wood is not an allowed exterior material for non-residential development in this case. A wood composite material for wood-look fiber cement product is allowed. Please clarify the specific type of "wood" product intended to be used. To re-iterate, true wood is not an allowed material.

12. BUILDING ELEVATIONS. Is the intent for the elevation for the multi-tenant building to serve as a typical for all commercial buildings for Phase 2? Staff cannot recommend approval for the drive-through, C-store (?) site or car wash without elevations and materials provided for those sites. Submit elevations for review.

13. ENVISION LS DEVELOPMENT STANDARDS. Please be aware that the project site sits within the boundaries of the EnVision LS and as such development of the project area is subject to compliance with the development standards established for the overlay area by UDO Sections 5.640. Any relief from said established standards require modifications to be granted by the City Council as part of the preliminary development plan process.

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<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The storm study dated Jul. 14, 2023 appears to be the same study that was submitted for Phase 1 Oldham Village. Previous comments were provided concerning this storm report which have not been addressed. Please see previous comments on Phase 1 related to this report.

2. Portions of Phase 2 appear to be within the subarea B which is not being detained. Please explain within the body of the report why detention is not being provided for this subarea.

3. Several issues with sanitary sewer line connections do not appear thought-out or in some cases appear impossible due to the angles. Further discussion will be held at the applicant's meeting.

4. The downstream improvements to the sanitary sewer will be a condition of approval of this application. It is our understanding a suitable development agreement is being formulated to address the downstream sanitary sewer issues in the form of upgrades to downstream sanitary sewer lines. Please be aware the costs associated with these upgrades may be significant.

5. Lot 17 does not appear to be shown connecting to any stormwater collection system. Please show how this will be accomplished.

6. Please label all public right of way or private streets.
7. Please move sanitary sewer manholes to either driving lane, centered within the middle of the driving lane.
8. Please see supplemental pdf markup of the water line plan for comments related to the water mains. Also, please see supplemental as-built Record Drawing for reference. Please revise the plans to address the comments on the markup.
9. Where is the emergency spillway in relation to any houses? Please show the location of the emergency spillway in relation to houses to ensure the route of overflow would have no impact on a home(s).
10. What is the condition of the downstream receiving system that will be managing the discharge from the retention basin? Is it adequately sized? A downstream analysis appears warranted to ensure the downstream system is in adequate condition and adequate sizing to manage up to the 100 year event without surcharging.

**Traffic Review**

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. An updated TIS is required.
2. MoDOT approval will be required for the new Right-In Right-Out onto MO 291 before any permits can be issued.
3. The queing area for lots 13 and 14 are very short and likely to cause traffic to back up and block access to the lot and opens the possiblitiy of backing up onto Jefferson.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.  
  
Parking lots for fire department access shall support 75,000-pounds.
3. 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.
4. There isnt a clear access to Lot 17. How will it be addressed?

5. 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.

Provide a hydrant plan.