



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

Please note our comment responses in bold below.

Planning Review Hector Soto Jr. Senior Planner Corrections
(816) 969-1238 Hector.Soto@cityofls.net

1. PLAN BOUNDARIES/LEGAL DESCRIPTION. There is a lack of clarity as to the plan limits for which the subject application for Oldham Village Phase 2 covers, particularly when compared to the plans provided for the separate but associated Oldham Village Phase 1 application. The legal description for both application plan submittals are identical and cover approximately 45.41 acres. The Phase 2 plans depict the improvements on Phase 1 as if they are part of the Phase 2 submittal with no graphical distinction. Clearly call out the actual boundaries of the Phase 2 application and grey out or hatch out the portion of the area not covered by this plan and revise the legal description accordingly. Since the Phase 2 plan set depicts the layout and uses, is there any desire to bring both phases under a single PDP application with a detailed phasing plan that calls out the expected sequence of development and associated improvements? **Updated.**
2. STREETS/DRIVES. Label the widths of all the private streets/drives that will come off SW Jefferson St and the internal private drives and streets. **Added.**
3. VACATION OF EASEMENTS/ROW. 1) Show, label and dimension the location of all existing and proposed easements. 2) The proposed layout will require the vacation of right-of-way and possibly easements as well under separate application prior to the issuance of any building permits. **Updated.**
4. SURROUNDING LAND USES. Label the existing subdivision name, ownership and zoning of adjacent development located within 185' of the project site. **Added.**
5. LOT INFORMATION. Show, label and dimension all of the proposed lot lines, including lot numbers. **Added Preliminary Plat Sheet.**
6. SIDEWALKS. 1) Label the proposed sidewalk width on the plans. 2) No sidewalk is shown along the south side of Lot 17. A minimum 5' sidewalk is required along the SW Persels Rd street frontage. 3) Sidewalk connections between the public streets and the individual lots shall be provided to accommodate and encourage pedestrian usage, particularly considering that Phase 2 of Oldham Village includes multi-family development. **Added.**
7. SETBACKS. What setbacks regulations are sought to govern the PMIX-zoned development? Is the intent for standard CP-2 setbacks or some customized version? Will create a table to illustrate setbacks **Added table.**

8. BUILDING INFORMATION. Dimension the building footprints on all of the pad sites. **Updated.**
9. LIGHTING. No lighting or photometric information has been provided. Provide lighting and photometric information in accordance with the requirements of UDO Article 8, Subdivision 5.
Site lighting and photometric information will be provided with FDP will meet code
10. BUILDING ELEVATIONS. 1) The same renderings and elevations provided for the Phase 1 application were submitted for the subject application. To which lots do the elevations and renderings correlate? 2) Scalable and dimensioned architectural building elevations of all elevations for each building shall be submitted as part of this application. The building elevations shall have callouts of all exterior building materials and colors. Only partial elevations for the north and west elevations of a Popeye's were provided. Renderings of a Panda Express, Smalls Sliders and Q39 were provided in lieu of architectural exterior building elevations. Renderings are helpful artistic representations that convey what a building will look like, but they only serve as a supplement to scalable architectural drawings. **See Architectural. Under separate cover.**
11. SITE DATA TABLE. 1) The site data table information on Sheets C.100 and C.101 doesn't correlate to the actual plans. For example, square footages and uses on the plans don't match up to the listed information in the tables. Update and revise all site data table information, including the parking table information, to reflect the most recent plan revisions. 2) Provide impervious coverage percentages and FAR/density data for each individual lot in the site data table. **Revised.**
12. . MODIFICATION REQUEST NARRATIVE -- GENERAL DEVELOPMENT STANDARDS - ENVISION LS OVERLAY. Because the subject property is located within the EnVision LS overlay area, please review the pertinent development standards that apply to the multi-family and commercial sites found starting with UDO Section 5.640. Provide documentation/response indicating how the development standards of the overlay are being met and provide a modification narrative for all aspects said requirements that are not being met. **Updated.**
13. COMMON AREA NOTE. Revise the common area note on Sheet C.100 to state that the POA (not HOA) shall own and be responsible for maintenance of all common area tracts. **Revised.**
14. LANDSCAPING/SCREEN BUFFER. At this PDP stage, just add a note to the plans that landscaping will be provided in accordance with the requirements of Article 8. Final details of said requirement and all other landscaping requirements will be reviewed and approved at the FDP stage. **Added Note.**
15. OVERALL SITE PLAN (Sheet C.101). The overall site plan shown on this sheet includes information in a table that doesn't match what is graphically depicted on the sheet. Also gray out or hatch the lots that are not part of the Phase 2 plans if the intent is to move forward with separate PDP applications for Phases 1 and 2. **Revised table.**
16. DRIVE-THROUGH QUEUING. Show that adequate queuing spaces are provided for all drive-through facilities in the form of a minimum 5-car stacking from the order box and 4-car stacking from the pickup window without backing out into the parking lot drive aisles. Will provide



Engineering Review Gene Williams, P.E. Senior Staff Engineer Corrections
(816) 969-1223 Gene.Williams@cityofls.net

1. Cleanup of the plans appears warranted. It appears there are developments labeled as Phase 1 which appear to be Phase 2 (i.e., see Lot 11). Please see Sheet C.101 which appears to show a discrepancy in what is shown for Phase 1 versus Phase 2 (i.e., Lot 11). **Revised.**
2. Sheet C.400: The sanitary sewer within the intersection does not appear to make sense. Please evaluate and revise as appropriate. **Revised.**
3. Please see comments related to the stream buffer and detention basin on Phase 1 of this project. The detention basin is within a stream buffer which is not allowed without a waiver. Development Engineering does not support a waiver to the stream buffer requirement in this instance. Please revise the plans as appropriate.
Stream buffers starts at 40 acres and we are less than 30 acres upstream of that area.

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

2. 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. **Noted.**
3. 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. **Acknowledged.**

Parking lots for fire department access shall support 75,000-pounds.
4. 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. **Acknowledged.**
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. **Added 300' radii**

Provide a hydrant plan for public and private hydrants.



Traffic Review Erin Ralovo Corrections
Erin.Ravolo@cityofls.net

1. All curb returns to public streets should be 35 FT to meet city desging guidelines. Please adjust or provide an engineering justyfycation for the variation. **Will provide revision or discussion.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht