

## Commercial Preliminary Development Plan Applicant's Letter

**Date:** Tuesday, July 02, 2024

**To:**

**Property Owner:** OLDHAM INVESTORS LLC      Email:

**Applicant:** MATT SCHLICHT      Email: MSCHLICHT@ES-KC.COM

**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 Tuesday, July 9, 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. PLAN BOUNDARIES/LEGAL DESCRIPTION. 1) The plan boundaries include all of the property owned by Abundant Life Church that includes the original church site that now houses their Admin/Education/Counseling facility. The northernmost portion of said property is proposed to house regional detention. What improvements, if any, will take place on the portion of the property that houses the original church site? 2) Revise the vicinity map to only call out the property contained within the include the Abundant Life Church property and the Leland's Commercial Park property in order to match the plan boundaries. 3) The legal description for the Abundant Life Church property simply reads "Part of Lots 11 and 12, Clearview Acres...". This description is too vague to mean anything. A detailed description of the actual boundaries of said property is required for inclusion in any approval ordinance for the subject application. 4) The legal description doesn't capture all of the property south of SW Oldham Pkwy and east of SW Jefferson St that fronts/backs up to SW Market St.

2. STREETS/DRIVES. 1) Lot 15 - The width of the double-lane drive-through entrance doesn't have sufficient pavement width (excluding curb and gutter) to accommodate two vehicles. 2) Lot 14 - Provide additional detail on the function of the striped loading area along the shared property line between Lots 13 and 14. Also, minimum queuing requirements from the menu board/order station aren't being met without conflicting with the adjacent parking spaces. 3) Lot 16 - Is the cross-access drive at the NE corner of Lot 16 intended to also allow for traffic to flow south from Lot 15? Staff has concerns regarding the circulation through this area. 4) Lot 17 - The minimum pavement width of 24' (excluding curb and gutter) isn't being met on this lot in the area west of the building.

3. CIRCULATION. 1) Staff has some general circulation concerns regarding Lots 14-18. 2) Clarify the limits of the improvements to be made as part of this project for the area north of Lot 18 labeled as "Not Part of Project".

4. LOT 18 - PARKING LOT. 1) Is the intent to construct all of the parking shown on the north side of the building in a single phase with the C-store building? The C-store will require approximately 21 total parking spaces, but 46 total parking spaces are shown on the site. Who are the intended users for the spaces on the north side of the building? 2) Remove the striped parking spaces thak the trash/recycling enclosure area.

5. SIDEWALKS. 1) 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. Pedestrian connectivity shall be provided to all proposed lots. 2) 5' sidewalks shall be provided along both sides of all street segments.

6. SETBACK TABLE (SHEET C.101). 1) The side yard setback proposed for all commercial lots is 0'. Staff will recommend a minimum 5' setback for all of the commercial lots, subject to compliance with any building and/or fire

code requirements for greater separation between the buildings. 2) The edge of the parking lot closest to MoDOT ROW for Lot 13 doesn't meet the proposed minimum 10' setback called out in the setback table.

7. BUILDING INFORMATION. Dimension the building footprints on all of the pad sites.

The comment above was previously made, but not addressed on the resubmittal.

8. 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.

The response to the previously made comment above is that the information shall be provided at the time of FDP. Add a note to the plans indicating that the proposed development will comply with the lighting standards under UDO Article 8.

9. BUILDING ELEVATIONS. 1) 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. 2) Regarding the proposed car wash elevations and the use of clear glass along the length of the tunnel, provide detail as to the maintenance program that the user follows to maintain the integrity (both aesthetic and otherwise) of the glass in a wet environment.

The previously made comments above were not addressed in the resubmittal.

10. SITE DATA AND PARKING TABLES. 1) Both the Site Data Table and Parking Table list "Lot Number" where there should be a "17" and "17" where it should be "18" under the Lot Number line items..Lot 1 as having 17,900 sq. ft. of building area, but that lot is shown as all parking lot and no building. Revise. 2) Provide the impervious coverage information for each lot in addition to the overall coverage listed for the development.

11. 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.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see comments related to Phase 1 of this application. These comments also apply to Phase 2.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. 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. 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 for public and private hydrants.

**Traffic Review**

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

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1. All comments from Phs 1 will apply to the approval of Phs 2 as well.
2. Sidewalk will be required on both sides of Jefferson Street.