



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

1. PLAN BOUNDARIES/LEGAL DESCRIPTION. 1) 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. 2) 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. 3) The legal description doesn't capture all of the property south of SW Oldham Pkwy and east of SW Jefferson St that fronts/backups up to SW Market St. **Updated as noted**
2. STREETS/DRIVES. All pad sites with drive-through lanes shall meet minimum width requirements required under the UDO. **Noted and all requirements have been met**
3. SIDEWALKS. 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. **Added sidewalks**
4. BUILDING ELEVATIONS. Scalable and dimensioned architectural building elevations of all elevations for each building is required for preliminary development plan approval. Staff has communicated to the applicant, and the applicant has acknowledge, that only those lots with full architectural building elevations shall proceed looking for preliminary development plan approval as part of the subject application. All other lots with only renderings shall be considered for conceptual approval and shall require future preliminary development plan approval under separate application. **Elevations have been provided**
5. SITE DATA AND PARKING TABLES. Provide the impervious coverage information for each lot in addition to the overall coverage listed for the development. **ON COVER SHEET.**
6. 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. **Labels added for drive throughs.**



Engineering Review

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy. **Acknowledged.**
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans permit). **Acknowledged.**
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively. **Acknowledged.**
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan/ Engineering Plans. **Acknowledged.**
5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion) or approval of the final plat. A certified copy shall be submitted to the City for verification. **Acknowledged.**
6. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed. **Acknowledged.**
7. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed. **Acknowledged.**
8. Sanitary sewer upgrades for Phase 1 identified by Water Utilities may be deferred until Phase 2, contingent upon the existing building at 1204 SW Jefferson St. not being utilized for tenants or occupants. **Acknowledged.**

Fire Review

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 complete hydrant plan showing public and private hydrants. Hydrant distances are measured around the buildings and not through them. Public hydrants shall be located and spaced per design standards Who will be responsible for the maintenance of private hydrants on the access roads?



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Provide a complete hydrant plan showing public and private hydrants. Hydrant distances are measured around the buildings and not through them. Public hydrants shall be located and spaced per design standards Who will be responsible for the maintenance of private hydrants on the access roads? **Duplicate comment.**

Provide hydrants on four lane roads and roads separated by medians arrange hydrants on either side of the street wit an average spacing of 500 feet (IFC Table C102.1).

5. The aerial access lane along the south side of the apartments shall be 26 feet. **Noted**
6. Provide a drawing showing turning movements for a 44 foot straight truck. Show movements in the lots to access the buildings. Aerial access lanes shall be those closest to the building. **Provided on C.800**

Traffic Review

1. Provide a TWL TL on Jefferson for turning vehicles to access lots 12-13 and 14-16.
3. TIS needs to address substandard throat lengths and their reasoning why they should be allowed.
4. Plans should show more of M-291 and Persels. Since turn lanes and a median are recommended in the TIS, these should be shown.
5. Don't see a trash enclosure for apartments. Please labe1. **Added. Labeled.**
6. TIS needs to address what improvements are needed at Persels if RIRO is not approved.
7. Shared use path is 10' not 8'. **Revised.**

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

Thank You,

Matt Schlicht