

## Commercial Preliminary Development Plan Applicant's Letter

**Date:** Friday, August 23, 2024

**To:**

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

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

**Property Owner:** OLDHAM INVESTORS LLC      Email: daveolson@monarchprojectllc.com

**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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### Schedule

Planning Commission Meeting: September 12, 2024 at 05:00 PM

City Council Public Hearing: October 08, 2024 at 06:00 PM

### 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.

### Planning Commission and City Council Presentations

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.

**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. BUILDING ELEVATIONS. Provide color elevations for the proposed buildings (only black and white elevations have been provided): Five Four Restaurant & Draffhouse building; and Popeye's.
2. ROOF-TOP MECHANICAL SCREENING. To comply with City ordinance, RTUs shall be fully screened from view on all sides via building parapet walls of a height at least equal to the height of the units being screened. The use of a separate screen system is not allowed on new construction buildings. 1) It isn't clear from the Panda Express building elevations if the composite bamboo material that will screen the units on three sides comprises parapet walls with the bamboo composite as the exterior finish material, or if said material is a separate screen system independent of the building architecture. 2) The Casey's building elevations show the RTUs being screened via a separate screen system rather than vertically extended parapet walls as required by the UDO.
3. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.
4. LANDSCAPE BUFFER SCREEN. A modification to the high impact buffer has been requested along the west boundary of Lots 1 and 2 in Phase 1 of the Oldham Village project. No modification request is being made between the proposed development and the abutting residential and church uses to the south, so the expectation is that a high-impact buffer will be installed along the south project boundary.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
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.
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.

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.

6. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

7. A United States Army Corps of Engineers (USACE) permit may be required for work within the jurisdictional stream near the proposed in-line detention basin. A jurisdictional determination letter shall be submitted during the Final Development Plan phase of this project.

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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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?

Provide hydrants on four lane roads and roads separated 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.

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.

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<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	Corrections
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1. MoDOT requested that the access east of Jefferson onto Oldham be a Right In access only. Plans do not reflect this and will require MoDOT approval. (Access 8)

2. Site plan in TIS does not match civil plans, phase 2. After removing the RIRO, access to all of those lots has changed. Access 7 state that it accesses coffee, grocery and retail and there are only 2 lots that it accesses.

3. Don't need a marked bike lane on Persels, just a wider right lane for westbound traffic.

4. Access 8: MoDOT mentioned that they wanted this to be a Right In Only. Need approval from MoDOT for RIRO. They have concerns over exiting traffic crossing 4 lanes of traffic to make a left turn at MO 291.