

DEVELOPMENT SERVICES

**Commercial Preliminary Development Plan
Applicant's Letter**

Date: Friday, March 07, 2025

To:

Engineer/Surveyor: Dan Finn

Email: dfinn@phelpsenengineering.com

Applicant: JAY FERGUSON

Email: JAYFERGUSON@FERGPROP.COM

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2025038

Application Type: Commercial Preliminary Development Plan

Application Name: Valvoline Oil Change

Location: 610 NW CHIPMAN RD, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by 4pm on Tuesday, March 25, 2025. 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.

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 4:00 pm on the Tuesday prior to the Planning Commission meeting.

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:

Planning Review	Ian Trefren (816) 969-1605	Planner Ian.Trefren@cityofls.net	Corrections
------------------------	-------------------------------	-------------------------------------	-------------

1. [Informational - Needed during FDP] - Trash enclosures require 30' reinforced portland cement approach measured from the opening of the enclosure

2. Please provide a landscape table containing species and counts specific to the lot of the proposed development. While information is needed on the entire area of the PDP, we need to be able to differentiate what is specific to the oil change facility.

3. Proposed grasses need to be specified

4. Lacebark Elm and Golden Rain Tree species are invasive per the MDNR Invasive Plant Assessment. Please revise plan to adjust accordingly if these are proposed and not already existing.
5. Replace some deciduous trees on the eastern P/L with evergreen such that there is a consistent mix of both along the entire frontage
6. [Guidance] To improve screening of the auto bays, please consider berming along Chipman road.
7. Vertical and horizontal breaks and motifs need to be more substantial, and architectural designs should match those of surrounding buildings as much as possible. Particular attention is needed to the left and right elevations, but additional verticality is needed on all sides.
8. Please revise materials of the trash enclosure to better match the materials of the building. Masonry brick would be preferable to cinder blocks in this instance.
9. [Informational - Needed during FDP] - Add additional bollard to the interior rear of the trash enclosure to ensure the entirety of the rear wall is protected
10. [Informational/Guidance] In general, we suggest reducing the visual appearance of an "oil change facility" as much as possible, given the location of the building on such a major thoroughfare. Since the governing body did not envision an automotive-centric use when originally approving the PDP of this site, many comments are centered around making the proposal more appealing per previous governing body guidance on similar uses in similar situations.

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Approved with Conditions
---------------------------	--------------------------------------	--	--------------------------

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.
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. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
4. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
5. Please note that only ornamental tree and shrub varieties may be planted within any easement.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
-----------------------	-------------------------------	---	-------------

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

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.

Drive lanes to the building shall meet this requirement.