

DEVELOPMENT SERVICES

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

Date: Wednesday, May 28, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Engineer/Surveyor: BHC RHODES

Email:

Review Contact: Scott Tanner

Email: scott.tanner@ibhc.com

From: Grant White, Project Manager

Re:

Application Number: PL2025102

Application Type: Commercial Final Development Plan

Application Name: Q39 - Oldham Village

Location: 101 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

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:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in 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

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.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
1. LEGAL DESCRIPTION. List on the plans the project site's legal description as it will be known once the associated plat is recorded. The site is Lot 5 (building site) and Lot 5A (satellite parking site) of the pending Oldham Village, 1st Plat, Lots 1-13 & Tracts A-D.			
2. LAND AREA. The listed land area in acreage and in square footage in the site data table on Sheet C200 do not agree. The listed 2.49 acres does not include the area for both Lots 5 and 5A. Also, the listed square footage of 127,793 sq. ft. does not equal the listed square footage of the same two lots as shown on the most current version of the associated plat going through the approval process. Revise and reconcile the listed site areas for Lots 5 and 5A.			
3. STREETS. 1) Correct the name of the private street along the south side of Lot 5 from SW Fieldhouse Drive to SW Oldham Crossing. 2) Label the ROW widths for the abutting SW Oldham Parkway and US 50 Hwy (variable width ROW can be labeled as such). Also label the tract width along the south side of Lot 5 that contains the private street (SW Oldham Crossing).			
4. EASEMENTS. 1) Label the U/E widths on both Lots 5 and 5A. 2) The associated plat shows a 10' U/E along the north-south property line at the SE corner of Lot 5. No such U/E is shown on the site plan. Add the missing U/E.			
5. DRIVEWAYS/DRIVE AISLES. Driveways and drive aisle widths accommodating two-way traffic shall have a minimum 24' of pavement width (excluding curb and gutter). The minimum pavement width requirement applies to all areas where driveways/drive aisles are flanked by curbed areas on one or both sides, not just areas with striped parking spaces on both sides of the drive areas. Various areas are dimensioned as have 25' of width, but those areas include curb and gutter on one or both sides and thus only have 21' or 23' of actual driveable pavement width. Revise the driveway/drive aisle width to comply with the minimum 24' of pavement width that excludes curb and gutter.			
6. PARKING. 1) The "Parking Required" information included in the Site Data table on Sheet C200 incorrectly lists 126 required parking spaces based on a calculation of 14 spaces per 1,000 sq. ft. of gross floor area. The proposed 8,335 sq. ft. building actually has a calculated minimum parking requirement of 117 spaces. 2) Federal ADA parking space standards require that accessible parking spaces be calculated and provided for each separate parking facility that serves a site, not just that the minimum number of accessible spaces are provided for the combined total of parking spaces serving a site. This means that the separate parking facility composed of the 27 parking spaces across the street to the south on Lot 5A must also provide accessible parking spaces based on the number of parking spaces provided by that facility. An accessible route is then required to be provided from the satellite parking facility on Lot 5A to the building they serve on Lot 5. Revise the parking data as needed in the site data table resulting from changes in response to this comment. 3) Ensure that any changes on the civil site plan (Sheet C200) are also made to the architectural site plan (Sheet A100).			
7. LOT BOUNDARY INFORMATION. Label the property line dimensions and bearings for both Lots 5 and 5A.			
8. OIL AND GAS WELLS. Add a note on the plans regarding the presence or absence of all oil and/or gas wells within the subject property. Cite the source of information used to make this determination. The MoDNR maintains an online database of wells that can be sourced and cited.			
9. PHOTOMETRIC PLAN. What are the parking lot pole fixture heights? The plan doesn't list the information. Pole mounted fixture heights are limited to no taller than 28' above finished grade.			

10. MODULAR WALL. The plans show a modular wall extending along the north-south property line at the east end of Lot 5. The proposed modular wall conflicts with the location of a 10' U/E per the proposed associated final plat. The City's Encroachment Policy does not allow modular retaining walls to be located within public utility easements. Its doesn't appear from the plans that any public utility lines (i.e., water, sanitary or storm) are proposed within the impact U/E, so it may be possible to eliminate said easement from the final plat that has yet to receive final approval and be recorded. Private utilities (i.e., gas, electric, phone, etc.) may or may not need to keep the easement in place, so the applicant should confer with the private utilities to determine the actual need.

11. MECHANICAL SCREENING. It appears that there will be an electrical transformer box behind the proposed building (NE side). Said box shall have landscaping planted on the sides where access is not needed to minimize its appearance.

12. ADA SIGN DETAIL. Provide a detail of the ADA sign to be posted at the head of each accessible space. Signs shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.

13. RECORDING OF PLAT. In accordance with the City's UDO, no building permit shall be issued for the subject development until such time as the associated plat is approved by City Council, recorded with the County, and the required number of recorded copies are returned to the City.

Engineering Review

Gene Williams, P.E.
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. Sheet C901: a. Typical pavement sections for asphaltic concrete do not meet the Unified Development Ordinance (UDO) in terms of geogrid/chemically stablized subgrade requirement. However, the thickness is greater than that shown in the standard UDO design standards. If this alternative design is desired, a geotechnical report may be substituted in lieu of the standard design, but must be based on specific parameters provided by the City, and should be based on actual field samples. b. KCMMB asphaltic and portland cement concrete shall be specified regardless of the pavement design.

2. Sheet C800: a. water meter size and type (i.e., displacement or compound) shall be called-out. b. domestic line type shall be specified on this sheet. c. an external backflow vault and backflow device shall be required on the fire protection line. This vault shall be placed outside any easement and just after the gate valve, and should be placed on the north side of the street on the project side. d. a gate valve shall be installed immediately prior to the backflow vault. e. the water tap shall be made immediately prior to the gate valve described in item d above. f. a 2 inch tee is called out for domestic water service, but this shall be a threaded corporation stop rather than a tee. g. the pipe type for the fire line shall be called-out. h. water meter should be located within the limits of the general utility easement. i. plans shall callout copper from the fire protection line to the meter, and a minimum of 10 feet beyond the meter. j. sanitary sewer lateral line shall include material callouts and SDR number. SDR 26 is required at a minimum.

3. Sheet C700: a. profile view shall include the word "PRIVATE".

4. Sheet C701: a. profile views shall include the word "PRIVATE".

5. A site-specific plan for ADA-accessible ramps at each new commercial entrance were missing. A detailed ADA-accessible ramp plan shall be presented, along with slope callouts and elevations. The ADA-accessible route across each commercial entrance shall also be shown with a minimum 5 feet width a maximum design cross slope of 1.5%.

6. A detailed ADA-accessible stall plan was missing from the plans. This includes the ADA-accessible parking stalls within the parking lot. Maximum slopes shall be called out, along with elevations. Maximum design slope is 1.5% in any direction.

7. A typical section view was missing for the area one (1) foot minimum beyond the back of curb. This area shall include proper subgrade and geogrd/chemically stabilized subgrade.

8. Sheet C200: a. commercial driveway entrances shall be KCMMB from the sawcut on the street to the property line.

9. Sheet C400: a. it appears the retaining wall is close to MoDOT right of way, and the elements of the retaining wall will extend into the right of way. MoDOT will likely reject any encroachment of retaining wall elements into their right of way. b. a rendering of the retaining wall should be provided with bottom and top of wall. c. if geogrid is used in the retaining wall design, this will further increase the likelihood of encroachment into MoDOT right of way. d. any encroachment into MoDOT right of way shall require MoDOT approval.

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	Corrections

1. All roads and hydrants shall be installed prior to staging or going vertical with combustible materials.

2. 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.

Show public and private hydrants for the site.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Show the location of the FDC and hydrant within 100 feet.

4. 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.

All drive aisles shall support the weight of fire apparatus (75,000-pounds).

5. 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.

Provide No Parking Fire Lane signage along the north side of the building and lane to the NW exit.

1. Specify sanitary sewer and water pipe materials. (Note: Water piping from main to 10' past meter is required to be type K copper)
2. Specify size of water meter.
3. This review is only for site work. Arch & MEP will be reviewed under permit PRCOM20251957