

DEVELOPMENT SERVICES

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

Date: Thursday, June 12, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Applicant: Club Carwash Operating, LLC

Email: jbarnes@clubcarwash.com

Engineer/Surveyor: Cochran Engineering

Email: ekirchner@cochraneng.com

Review Contact: Keith Farrell, Cochran
Engineering

Email: KFarrell@cochraneng.com

From: Grant White, Project Manager

Re:

Application Number: PL2025130

Application Type: Commercial Final Development Plan

Application Name: Club Carwash - Oldham Village

Location: 1031 SW JEFFERSON ST, 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
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1. LOT INFORMATION. 1) The total site acreage listed on Sheet C1 shows 47,045 sq. ft., but the most recent draft version of the associated minor plat shows a site/lot area of 47,242 sq. ft. Revise to match the plat. 2) The labeled lot line dimensions for the east property line and the two long boundary segments on the north and south sides of the lot do not match the most recent draft version of the associated plat. Revise to match the plat. 3) The curve radius listed for the east property line (Curve C1) does not match the most recent draft version of the associated plat, nor do the seconds for the bearing listed for Line Segment L1. Revise.
- 2.
3. STREETS. SW Jefferson Crossing is labeled as a public roadway with 60' of right-of-way throughout the plan set. SW Jefferson Crossing is actually a private street within a 60' private common area tract, so it is neither a public street nor is it located within public right-of-way. Revise.
4. SIDEWALKS. Label the 5' sidewalk along SW Jefferson Crossing on Sheet C3.
5. OIL AND GAS WELLS. Add a note to the plans regarding the presence of any active, inactive or capped oil and/or gas wells on the property. Cite the source of information used to make this determination. MoDNR maintains an online well database that can be sourced and cited for this information.
6. BUILDING ELEVATIONS. No architectural building elevations were included in the application submittal for review. Submit color elevations that includes a material and color schedule for all exterior building materials.
7. MECHANICAL SCREENING. Show the location of all RTUs and ground-mounted equipment on the building elevations or site plan as appropriate. RTUs shall be fully screened from view by extending parapet walls to a height at least equal to the height of the units being screened. Ground-mounted equipment shall be fully screened from view up the height of the units by using evergreen landscaping or masonry walls.
8. SITE DATA TABLE. For centralized and easy reference, add the lot area and proposed building area information to the list of development information provided at the bottom right corner of Sheet C3.
9. TRASH ENCLOSURE. The dumpster enclosure detail on Sheet C12 shows the enclosure gates to be vinyl. City ordinance requires the gates to be either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve, or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. The proposed vinyl gates do not comply with the enclosure design requirements.
10. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be provided where the parking lot drive will be extended in the future when the abutting lot to the south is developed. Curb blocks/wheel stops or the like cannot be used to satisfy this temporary curbing requirement.
11. ADA ACCESSIBLE ROUTE. Show the accessible path from the ADA space to the building entrance. Label the slopes and cross-slopes of said accessible path.

12. PLAT. The final plat for the Oldham Village development has yet to be recorded. No building permit shall be issued until such time as the approved final plat has been recorded with the County and the requisite number of recorded copies have been submitted to the City.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C3: a. site-specific design for the new ADA-accessible ramps and ADA-accessible route across the commercial entrance is required. It is not sufficient to call-out a standard detail. At a minimum, elevations and slope callouts shall be provided for the site specific ramp and accessible route design across the commercial entrance. b. eliminate the "wings" on the ADA-accessible ramp if possible, and grade to provide the needed transition.
2. Sheet C4: a. private domestic water line from the public main to the meter shall be copper. Copper line shall also be required a minimum of 10 feet beyond the meter.
3. Profile View Sheets of Stormwater Pipes: HGL is called-out without the design storm. Provide the design storm callout, otherwise "HGL" by itself is meaningless.
4. Sheet C13: a. revise the ADA-accessible route and ramps to include slope callouts in addition to elevations.
5. A cost estimate is required prior to formal approval.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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.

The building exceeds 300 feet from a hydrant as measured around the building.

3. 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.

The drive lane along the north side of the building shall be capable of supporting the weight of a fire apparatus (75,000-pounds). Confirm construction.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Specify type of water tap at main.

2. Water piping from main to meter and from meter to 10' towards building must be 2" copper.