

DEVELOPMENT SERVICES

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

Date: Wednesday, June 18, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Grant White, Project Manager

Re:

Application Number: PL2025014

Application Type: Commercial Final Development Plan

Application Name: Chick-Fil-A - Oldham Village

Location: 1025 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. PLATTING. The proposed building and lot conflict with the limits of existing SW Oldham Pkwy and associated right-of-way. The subject property is required to be platted and any ROW vacated prior to the issuance of any building permit.

The comment has been previously made and noted by the applicant.

2. APPLICATION. A completed and signed application shall be submitted and application fee paid.

The resubmittal response letter says that it has now been provided, but none was uploaded via the portal.

3. MECHANICAL EQUIPMENT. Dash in the location(s) of the roof-top mechanical units (RTUs) on the building elevations to demonstrate that the proposed building parapet heights are at least equal to the height of the RTUs in order to fully screen their view on all sides. Please take into account any additional height from the curbs on which the RTUs will sit.

No building elevations were provided on the resubmittal to demonstrate how the above comment was addressed.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Refer to previous comment letter. The backflow vault appears to be shown within a public easement. Move the vault outside the limits of the public easement.

2. ADA-accessible ramps and ADA-accessible routes across the new commercial entrances were not shown nor detailed. Provide ADA-accessible ramps and routes across the intersection, including truncated domes in this instance.

3. A cost estimate shall be required prior to formal approval.

4. Detention basin shall be installed and functional prior to construction.

5. A SWPPP may be required prior to formal approval.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. 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.

FDC and hydrant were not shown.

3. All roads and hydrants shall be installed before vertical combustible construction will be allowed.

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.

Show the hydrants.

5. 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.

Confirm drive lanes will support an apparatus.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Approved with Conditions
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1. All previous comments have been noted but not corrected siting that based on other sites developer feels these issues will not be a problem. Staff Routinely receives complaints about other sites and many of the issues are the same. Staff acknowledges applicants refusal to change site.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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2. Architectural plans were not reviewed under this submittal.
6/12/2025 - Acknowledged in letter.