

DEVELOPMENT SERVICES

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

Date: Monday, June 30, 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	Approved with Conditions
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1. PLATTING. No building permit shall be issued until such time as the associated final plat is recorded with the County and the requisite number of copies of the recorded plat are returned to the City.

2. MECHANICAL SCREENING. 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.

Compliance shall be reviewed at the time of building inspection.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Refer to comment #1 in previous applicant letter. The ADA-accessible ramp and ADA-accessible route across the new commercial entrance shall be detailed with a site specific design, not a generic detail. Items needed on the site-specific design include running slope callouts, elevation callouts, cross-slope callouts, dimension of the ADA-route across the commercial entrance (min. 5 feet), dimension callouts of ramp width and length.

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.

Traffic Review	Erin Ravolo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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