

DEVELOPMENT SERVICES

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

Date: Monday, June 30, 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. 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. APPLICATION. A completed and signed application shall be submitted.

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.

Revised building elevations have yet to be submitted to demonstrate compliance with the previously made comment above.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Pavement sections (both the KCMMB asphaltic concrete and PCC concrete) do not appear to meet the Unified Development Ordinance (UDO) in terms of KCMMB specifications, thickness, or subgrade stabilization/geogrid.

2. Sheet C.100: Legend does not appear to match what is shown for asphaltic concrete areas.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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. All roads and hydrants shall be installed before vertical combustible construction will be allowed.

Traffic Review	Erin Ralovo (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	Not Required
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1. Architectural plans were not reviewed under this submittal.
6/12/2025 - Acknowledged in letter.