



St. Louis | Kansas City | Union | Wentzville | Ozark | Osage Beach | Farmington

July 3, 2025

Mr. Grant White
Project Manager
Lee’s Summit Missouri Development Services
220 SE Green Street
Lee’s Summit, MO 64063
Ph: 816-969-1600
Email: grant.white@cityofls.net

RE: Application Number: PL2025130
Club Carwash- Oldham Village, 1031 SW Jefferson St., Lee’s Summit, MO 64081
Cochran Project # M24-8767A

Dear Mr. White:

We are in receipt of your recent correspondence dated June 30, 2025, regarding review of the above referenced project and provide the following replies to your comments:

Review Status:
Required Corrections:

Planning Review	Hector Soto Jr.	Senior Planner	Approved with
	Conditions (816) 969-1238	Hector.Soto@cityofls.net	

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.
Understood. The plat is being handled by the developer for the entire project. It is our understanding the plat has been processed through the city process.
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. **A building section has been added to show the parapet walls. All RTUs are screened by the parapet walls and evergreen screening has been shown to screen the ground transformer.**

Engineering Review	Gene Williams, P.E.	Senior Staff Engineer	Corrections
	(816) 969-1223	Gene.Williams@cityofls.net	

Comment Reply Letter
Club Carwash- Oldham Village
July 3, 2025

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. **Specific details of the ramps and cross walk have been provided on Sheet C5. These details show cross slopes, running slope, spot elevations, and dimensions, etc.**

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

1. 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. **See Sheet C4. A second hydrant has been added in the island on the east side of the site. With the 2 hydrants no part of the building is more than 300 ft from a hydrant.**

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

2. 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. **See Sheet C3. All drive lanes have been revised to heavy duty concrete.**

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. **The heavy duty concrete used for the drive aisles is 7" of concrete on 4" of base rock. Which is capable of supporting 75,000 lbs.**

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
-----------------------	-------------------------------	---	--------------

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
------------------------------	------------------------------	---	-------------

Please let us know if you have any questions or require additional information.

Sincerely,



Eric S. Kirchner, P.E.
Engineering Manager | Partner
Cochran
8 E. Main St.
Wentzville, MO 63385
636.332.4574