

DEVELOPMENT SERVICES

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

Date: Thursday, July 10, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Engineer/Surveyor: BHC RHODES

Email: mike.makris@ibhc.com

Review Contact: Scott Tanner

Email: scott.tanner@ibhc.com

From: Grant White, Project Manager

Re:

Application Number: PL2025102

Application Type: Commercial Final Development Plan

Application Name: Q39 - Oldham Village

Location: 101 SW OLDHAM PKWY, 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. MECHANICAL SCREENING. As described on the comment response letter and shown on the landscape plan, the north side of the transformer is proposed to be left open for the intended purpose of maintaining access to the equipment. To comply with City ordinance, ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Balancing the requirement for full screening of the transformer at the NE building corner and the need to maintain access to said transformer, additional shrubs shall be planted along the north side of the transformer by coming off the row of shrubs along the east side of the transformer so as to provided an L-shaped row of shrubs that terminates at the NW corner of the transformer. This will provide additional screening along the north (which is oriented and visible from the US 50 Hwy right-of-way) and leave an opening off of the NW corner of the transformer to maintain needed access.

2. RECORDING OF PLAT. In accordance with the City's UDO, no building permit shall be issued for the subject development until such time as the associated plat is approved by City Council, recorded with the County, and the required number of recorded copies are returned to the City.

The applicant has acknowledged the previously made comment above. The comment is being kept for documentation purposes. No further response to the comment is required.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C401: a. remove the "wings" on the ADA-accessible ramps. Provide grading rather than providng "wings" for the transition. b. plans werre missing the ADA-accessible route dimensions and slope callouts across the new commercial entrances. These shall be a minimum of 5 feet wide with 1.5% max. design cross-slope.

2. Sheet C800: a. 6 inch PVC line is called-out for note W04, W06, W08, W10, W12, W13, W14, and W25. These callouts should be C900 DR18 line, not PVC. b. C900 2 inch domestic water service pipe is called-out beyond the copper line. Confirm this pipe material meets building code, as I have not seen this used. c. An extra valve is shown on W03. Only one valve is desired, and should be placed just prior to the backflow valve, but after the water meter tap. Remove the extra valve. d. 6 inch line shall be connected to the 8 inch line across Oldham Crossing rather than as shown (i.e., it shall not be connected to the 6 inch fire hydrant assembly as shown, it shall be a separate tee on the 8 inch main and crossing Oldham Crossing). Please contact me if there are any questions on the geometry needed.

3. Sheet C901: a. KCMMB mix is required for asphaltic and PCC concrete mixes. Revise with the word "KCMMB" rather than the KCAPWA mix design. It should also be noted KCMMB minimum thickness in one lift is 2 inches, so you may wish to decrease the subsequent base course by one half inch, and increase the surface course by a half inch.

4. I could not find any detail showing the subgrade design extending a minimum of one (1) foot beyond the back of curb. Typically we have seen others incorporate this detail into the typical pavement section view. Currently, the City has no standard detail for this item, so it will need to be created either by a drawing, or a very concise note. The note should say something as follows: "...aggregate layer and geogrid shall extend a minimum of 1 foot beyond the back of curb" or equivalent language.

5. An itemized and sealed cost estimate is required prior to formal approval. It shall include the following: 1) pavement, 2) curb and gutter, 3) sidewalk, 4) commercial entrances, 5) subgrade, including the area one (1) foot beyond the back of curb, 6) grading of site, 7) compaction of site, 8) storm lines greater than 10 inches diameter, 9) storm structures including inlets, junction boxes, etc., 10) water lines, 11) sanitary sewer lines, 12) fire hydrants, 13) backflow vault, 14) water valves, 15) erosion and sediment control, 16) final restoration including sodding, seeding, fertilizer, mulch, and topsoil.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All roads and hydrants shall be installed prior to staging or going vertical with combustible materials.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. This review is only for site work. Arch & MEP will be reviewed under permit PRCOM20251957
7/9/2025 - Acknowledged in letter.