

DEVELOPMENT SERVICES

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

Date: Friday, July 11, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Review Contact: Jayce Penner, Kaw Valley
Engineering

Email: penner@kveng.com

Applicant: Payvesta LLC

Email: mparretta@genlumis.com

Engineer/Surveyor: KAW VALLEY ENGINEERING

Email: MALINOWSKY@KVENG.COM

From: Grant White, Project Manager

Re:

Application Number: PL2025116

Application Type: Commercial Preliminary Development Plan

Application Name: Smalls Sliders - Oldham Village

Location: 101 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, July 29, 2025 . Revised documents shall be uploaded to the application through the online portal.

Planning Commission Meeting: August 28, 2025 at 05:00 PM

City Council Public Hearing: September 23, 2025 at 06:00 PM

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than 4:00 pm on the Tuesday prior to the Planning Commission meeting.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Development Services Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

3. Neighborhood Meeting. One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Analysis of Commercial Preliminary Development Plan:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. **STREETS.** 1) Label the R/W width for SW Oldham Pkwy. Variable width can be labeled as such. 2) Label the tract width that contains the private street on the east side of the site. 3) Correct the private street name from SW Jefferson Street to SW Jefferson Crossing.
2. **SIDEWALKS.** 1) Label the 5' width for the sidewalk along SW Oldham Pkwy. 2) Provide a sidewalk connection from one of the perimeter streets into the site.
3. **PARKING LOT DESIGN.** 1) Label the width of the two-way entrance into the parking lot on the north side of the building. Said entrance is required to have a minimum pavement width (excluding curb and gutter) of 24'; it currently scales as 21' wide. Revise. 2) The single-lane entrance to the drive-through has a minimum pavement width requirement of 10', excluding curb and gutter; the lane currently scales as 9' wide. Revise. 3) The only exception to the pavement width measurement requirement for the two comments above is when a monolithic Portland cement surface with integrated curb is poured for the parking lot and drive-through lane, in which case the aforementioned minimum 24' and 10' pavement widths are measured from face-of-curb to face-of-curb. 4) Temporary asphalt curbing shall be provided along the north and west perimeter of the site's driveway entrance off of SW Jefferson Crossing where it will be expanded in the future to serve the development of the abutting Lot 6 to the north.
4. **LANDSCAPING.** 1) A note is included on the landscape plan indicating that street frontage tree and shrub landscaping is to be installed by others per the approved Oldham Village preliminary development plan. Installation of the required landscaping will not be performed by the City. Whether the developer of Oldham Village or the proposed restaurant tenant installs the required landscaping is of no consequence to the City. All required landscaping shall be installed prior to issuance of Final Occupancy for the building. Include the required street frontage tree and shrub calculations for both street frontages on the landscape plan to demonstrate compliance with the planting requirements will be achieved. 2) To provide year-round visual interest with the site landscaping, please provide a mix of deciduous and coniferous trees for the development. Only deciduous trees are shown on the plan.
5. **MECHANICAL EQUIPMENT.** 1) Dash in the location of all RTUs on the building elevations to the extent possible to demonstrate compliance with the requirement that all RTUs shall be fully screened from view on all sides by parapets of a height at least as tall as the height of the RTUs. Take into account added height from any curbs on which RTUs will sit. 2) It does not appear that any ground-mounted equipment will be used on the site. Should any ground-mounted equipment be used, it shall be fully screened from view on all sides using masonry walls or evergreen landscaping of a height at least as tall as the equipment being screened.
6. **LAND USE SCHEDULE.** 1) There is a slight discrepancy between the listed land area on the plans and the listed land area on the associated plat for the subject site. The PDP plans list 38,272 sq. ft., whereas the plat lists the lot as being 38,263 sq. ft. Revise. 2) Regarding the listed 930 sq. ft. building area, does this only constitute the ground-level portion of the building? Does the elevated shipping container or other second story component provide usable space for the restaurant (e.g. storage, inventory, etc.)? If so, list the gross building area in the land use schedule versus just the ground-level footprint. Also, correspondingly revise the listed FAR as necessary.
7. **TRASH ENCLOSURES.** 1) The trash enclosure elevations call out the use of Trex wood composite decking for the enclosure wall exteriors. Said material is not allowed to be used for the enclosure walls. To comply with City ordinance, each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a

Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

8. SIGNAGE. Please provide the proposed sign package for the site for staff to evaluate for compliance with the City's sign ordinance.

9. EXTERIOR BUILDING MATERIALS. Provide manufacturer specifications for the proposed metal panel system to be used on the building exterior for review.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	No Comments
Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions

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. 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 lanes of the parking lot shall carry the weight of a 75,000-pound apparatus.