

DEVELOPMENT SERVICES

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

Date: Monday, July 14, 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

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:

Approved: See below for any conditions of approval.

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.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), sanitary sewer impact fee, water tap, and meter setup fee) have been included.

These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$56,630.01

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to schedule a project coordination meeting with the assigned Field Engineering Inspector.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Approved with Conditions
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1. All previous comments have been noted but not corrected siting that based on other sites developer feels these issues will not be a problem. Staff Routinely receives complaints about other sites and many of the issues are the same. Staff acknowledges applicants refusal to change site.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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2. Architectural plans were not reviewed under this submittal.
6/12/2025 - Acknowledged in letter.

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.