



City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063
(816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Friday, November 09, 2012

To:

Property Owner: MIDWEST
DIVISION LSH LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: LEE'S SUMMIT MEDICAL
CENTER

Email:
pATRICK.kUENY@HCAMIDWEST.
COM

Fax #: (816) 282-5942

From: Hector Soto, Planner

Re:

Application Number: PL2012137

Application Type: Commercial Final Development Plan

Application Name: LEES SUMMIT MEDICAL CENTER MODULAR BUILDINGS

Location: 2100 SE BLUE PKWY, LEES SUMMIT, MO 64063

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) copies of revised drawings, folded individually (or in sets) to 8-1/2" x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

Planning Review	Hector Soto	Planner	Corrections
	(816) 969-1604	Hector.Soto@cityofls.net	

1. APPROVAL PROCESS. As discussed in the pre-application meeting held on 9/12/12, the use of modular buildings on the hospital property is not a permitted use and can only be allowed if a special use permit (SUP) is approved by the City Council. Submittal and approval of a separate SUP application by Council is required before staff can approve a final development plan for the modular building on the site. The SUP process takes 2-3 months to complete from the time of application. Staff cannot move forward on the final development plan unless City Council approves the SUP.

2. SITE PLAN. Provide a detailed site plan showing the proposed modular building relative to the surrounding development (e.g., hospital building, parking lot, access drives, etc.).

3. ELEVATIONS. Provide elevations and specifications for the proposed modular building. The elevations and/or specifications shall call out the building materials and colors.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. There is insufficient information on the provided sketch to determine where the new modular unit will be constructed. Please provide a site plan with reference points to property lines, and please include the location of easements, public water lines, public sanitary sewer lines, and other items which would have a bearing on this project.

2. The location of the proposed modular unit must be a minimum distance from public sanitary sewers and public water lines as outlined in the Design and Construction Manual. Please ensure that the modular unit and associated canopies are the minimum distance required.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. There is insufficient information to do a complete review of this project. Provide a detailed site plan for the project. Provide dimensions and show existing and proposed structures/infra-structure.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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