

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Tuesday, July 12, 2011

To:

EMERGENT CARE ASSET Email: Fax #: (816) 554-2603
HOLDINGS LLC rkutch@emergentcareplus.co
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HOLLIS & MILLER GROUP INC Email: Fax #: (816) 525-3028

SCHLAGEL & ASSOC., P.A. Email: Fax #: (913) 492-8400
js@schlagelassociates.com

From: Chris Hughey, Planner

Re:

Application Number: PL2011061

Application Summary: Commercial Final Development Plan

"EMERGENT CARE PLUS - SUITE ADDITION"

Location: 2741 NE MCBAINE DR, LEES SUMMIT, MO 64064

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.

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:

Fire Review	Jim Eden	Assistant Chief (816) 969-1303	Complete
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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.

Engineering Review	David Lohe	Supervisory Engineer	(816) 969-1814	Pending
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Planning Review Chris Hughey Planner (816) 969-1603 Pending

1. The minor plat for the Lots 5A and 6A of "I-470 Business and Technology Center" has been received and is currently under review by the City. A Temporary or Full Certificate of Occupancy for the Emergent Care Addition will not be issued until the plat has been approved by the City, and recorded at Jackson County.

2. The proposed signage on the Final Development Plan sets exceeds the permitted signage quantity and size limitations. A Sign Application shall be submitted for review by the Planning Commission if the applicant would like to pursue the signage as shown. The Sign Application can be found at <http://cityofls.net/LinkClick.aspx?fileticket=%2bjM1RL1OuH4%3d&tabid=718> . If you have any questions about the Sign Application process contact Chris Hughey at the above number. Approval of the Final Development Plan does not constitute approval of the proposed signage.

3. Staff is supportive of the pre-finished metal panel material for the screening of the new roof-top mounted mechanical units. However, staff requests that the color be changed from red to a color that complements the dominate colors of the building facade.

Traffic Review Michael Park City Traffic (816) 969-1820 No Comments
Engineer
