

**PLANNING AND DEVELOPMENT**

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

**Date:** Thursday, April 13, 2017

**To:**

|  |   |
|--|---|
| <b>Property Owner:</b> MIDWEST DIVISION LSH LLC    | Email:<br>Fax #: <NO FAX NUMBER>                        |
| <b>Applicant:</b> JE DUNN CONSTRUCTION CO          | Email: LICENSING@JEDUNN.COM<br>Fax #: (816) 391-2510    |
| <b>Property Owner:</b> LEE'S SUMMIT MEDICAL CENTER | Email:<br>Fax #: <NO FAX NUMBER>                        |
| <b>Engineer:</b> S&ME, Inc.                        | Email: ghuddleston@smeinc.com<br>Fax #: <NO FAX NUMBER> |
| <b>Other:</b> Gould Turner Group                   | Email:<br>Fax #: <NO FAX NUMBER>                        |

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2017073  
**Application Type:** Commercial Final Development Plan  
**Application Name:** Lee's Summit Medical Center Tower Expansion  
**Location:** 2100 SE BLUE PKWY, LEES SUMMIT, MO 64063

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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

**Required Corrections:**

|                        |                                     |   |             |
|------------------------|-------------------------------------|---|-------------|
| <b>Planning Review</b> | Jennifer Thompson<br>(816) 969-1606 | Planner<br>Jennifer.Thompson@Cityofls.net | Corrections |
|------------------------|-------------------------------------|---|-------------|

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1. The maximum plan size is 24" x 36" with a one inch border. Please revise the plan size when resubmitting.
2. In the parking data table, please clarify the number of existing ADA parking stalls.
3. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
4. It was noted on the building permit plans that the existing condensing units will be relocated to the new 3rd floor's roof. Please indicate (with a dashed line), the location of the units on the elevation sheet. Also indicate the method of screening. For screening requirements reference the UDO (Unified Development Ordinance), Article 7.
5. On Sheet A2.02, is the elevation key plan diagram accurate? It appears the lettering doesn't match the corresponding elevation reference.
6. Please provide the lighting manufacturer's specification sheets for all proposed exterior lighting.

|                           |                                 |   |         |
|---------------------------|---------------------------------|---|---------|
| <b>Engineering Review</b> | Gene Williams<br>(816) 969-1812 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Pending |
|---------------------------|---------------------------------|---|---------|

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|--------------------|----------------------------|--|--------------------------|
| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>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 2012 International Fire Code.
2. Facility access and egress shall be maintained during construction. Provide a temporary exiting plan to the Fire Department and Codes Administration for approval if construction impairs egress from the existing building.

For information only.

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

No Comments

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