



PLANNING AND DEVELOPMENT

Commercial Final Development Plan Applicant's Letter

Date: Tuesday, April 24, 2018

To:

Property Owner: MIDWEST DIVISION LSH LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: ACI BOLAND

Email: mhunter@aci-boland.com

Fax #: (816) 763-9757

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2018056

Application Type: Commercial Final Development Plan

Application Name: LEES SUMMIT MEDICAL CENTER CT ADDITION

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

Electronic Plans for Resubmittal

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 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 Development Services Department at (816) 969-1200.

Review Status:

Required Corrections:

Fire Review

Jim Eden

Assistant Chief

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 2012 International Fire Code.

For information only. Provide a temporary exiting plan with Building Permit submittal.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE. Provide a site data table that includes the following information:

- legal description;
- zoning;
- lot area;
- building area: existing gross area; addition area; existing + addition;
- floor area ratio: existing; existing + addition
- impervious coverage (in sq. ft. and % of lot area): existing; existing + addition (It appears that the addition is located on existing impervious coverage, and so does not increase this figure. Please confirm.)
- number of existing parking spaces.

2. MECHANICAL EQUIPMENT. Is there any new roof-top or ground-mounted mechanical equipment associated with the addition? If so, show on the site plan or building elevations, as appropriate, to the extent possible. Roof-top equipment shall be completely screened from view using parapet walls of a height at least equal to the height of the units. Ground-mounted equipment shall be completely screened from view using masonry walls or evergreen landscaping of a height at least equal to the height of the units.

3. LIGHTING. The building elevations show the use of wall packs. Submit manufacturer specifications for review and approval. Wall packs shall have full cut-offs so as to direct the light downward. Fixtures may be metal halide (150 Watts maximum) or LED (30 Watts maximum).

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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