

DEVELOPMENT SERVICES

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

Date: Friday, April 10, 2020

To:

Property Owner: MIDWEST DIVISION LSH LLC Email:

Applicant: ACI BOLAND Email: mhunter@aci-boland.com

Engineer: GBA ARCHITECTS ENGINEERS Email: BBURTON@GBATEAM.COM

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020082

Application Type: Commercial Final Development Plan

Application Name: LSMC Hybrid OR Addition

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

Electronic Plans for Resubmittal

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 in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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 (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
--------------------	----------------------------	--	--------------------------

2. Fire hydrants and the FDC for the hospital shall remain accessible at all times during construction. A temporary exiting plan shall be submitted for approval with the building permit application.

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. SITE DATA TABLE. Add a table that lists the following information:

- Existing zoning;
- Site area;
- Existing, proposed and total building area (sq. ft.);
- Existing, proposed and total floor area ratio (FAR);
- Existing, proposed and total parking spaces;
- Existing, proposed and total hospital beds;
- Existing, proposed and total site impervious coverage; and
- Existing, proposed and total site open space.

2. PARKING SPACE WIDTH. Dimension the width of the two parking spaces to the west and the parking space to the immediate east of the new landscape island in order to verify that they comply with minimum parking space widths. Parking spaces shall be a minimum 9' in width. Where a parking space is bounded by curbing on one or both sides, the width shall be measured from the curb face.

3. LIGHT FIXTURES. Provide cut sheets for the proposed wall pack light fixtures for review. The proposed light fixtures shall comply with the standards under UDO Section 8.260.

4. LANDSCAPING. The two ornamental trees to be removed for the addition shall be relocated elsewhere on site.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

1. Label the pipe that is being rerouted. Is it roof drain, storm sewer, or something else? Our mapping information shows a 24" storm sewer pipe running north-south under the existing building and a water service line connecting to the north side of the existing building at this location. Neither of those are addressed. Please revise to clearly show all utilities and how they will be handled.

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

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
------------------------------	------------------------------	---	-------------
