

DEVELOPMENT SERVICES
**Pre-Application Meeting Summary
 (Submit with your application)**

Meeting Info-PM			
Date	Tuesday, April 20, 2021		
Address/Location	2861 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064		
Project Title	LEE'S SUMMIT SURGICAL CENTER		
Applicant Contact Info-PM			
Name	Role	Email	Phone
LSMBO OWNER, LLC (TIM BREECE) PAUL OSBORNE (OLSSON ASSOCIATES)	Applicant	TIM.BREECE@TDCAPTIALI.COM POSBORNE@OLSSONASSOCIATES.COM	(314) 503-5006 (816) 587-4320
ACI BOLAND	Architect	kcrane@aciboland.com	(816) 763-9600
SHAFER KLINE & WARREN INC	Engineer	JON.BOREN@SKW-INC.COM	(913) 888-7800
City Staff Present			
Name	Role	Email	Phone
Mike Weisenborn Hector Soto Jr. David Lohe Sue Pyles, P.E. Michael Park Joe Frogge Jim Eden Aaron Evans	Project Manager Planning Public Works Development Engineering Traffic Bldg Codes Fire Dept. Police Dept.	mike.weisenborn@cityofls.net Hector.Soto@cityofls.net David.lohe@cityofls.net Sue.Pyles@cityofls.net Michael.Park@cityofls.net Joe.Frogge@cityofls.net Jim.eden@cityofls.net Aaron.evans@cityofls.net	816-969-1240
Applications Required			
Final Development Plan Vacation of Easement Building Permits			
Studies Required			

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Development Agreements

I-470 Business & Technology Center-CID

I-470 Business & Technology Center-TIF

Meeting Summary

Project Description

KC Surgical Center – Phase 2

Development Engineering

- Engineering staff will research the reason that the current connection was made for the storm connection
- Vacation of Easement
 - Process is 2 – 3 months
 - Appears the easement was for city storm line

Codes

- Code analysis was done for the full build out
- Staff will look at that and provide calculations on square footage

Fire

- Fire Department Connection in the NE corner of the building

Planning

- Overview
 - KC Surgical Center
 - Approved FDP 2017
 - Phase I has been built
 - Phase II is ready to start
 - Add 5 feet to the north and west side of the Phase II addition
 - Two stories
 - 1100 square feet per floor
 - 2200 square feet total
 - Questions
 - Building addition comes right up to the edge of a 45' utility easement
 - Utility easement contains a new storm that the applicant built as part of Phase I and an existing line
 - Can they vacate some part of that easement? 10-15 feet
 - Why did the new storm need to be connected into that existing box/
 - Could they remove their storm and connect directly into the 36" line (around 11A: appears to be plenty of depth)
 - Can the 36" line be moved closer to the street? (If the owner is ok with that expense)
- Parking
 - What will the space be used for?
 - Exact same use / medical office
 - 361 parking stalls currently
 - Provide information to show that the existing parking will satisfy the demands of the additional square footage
 - With that additional parking will not be required

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- Parking may have been sized for the expansion with the original PDP
- Land banking is an option if the existing parking is sufficient
- Process
 - Original FDP was in 2017
 - A new FDP is needed showing the changes and additions
 - \$600 application fee
 - 10 day review for initial submittal
 - 5 days for each resubmittal
 - Vacation of Easement
 - Permits cannot be issued until the VoE is approved by City Council

Staff Follow-Up Items

- Engineering staff will look at the storm connection

These are notes taken by Development Services staff during the meeting on the date and time set forth above. These notes are a summary of the primary items discussed at the meeting about a potential application, and are not a transcript of the discussions. These notes do not bind the City or the applicant on any matters discussed. City staff does not render binding decisions in pre-application meetings. Any formal ruling by the Director regarding an application would be issued separately from the meeting notes. Nothing in these notes are deemed to create a contract between the City and applicant. The potential application discussed at the meeting, if pursued by the applicant, is subject to consideration by the Director of Development Services, the Planning Commission and/or City Council, and those persons and entities will render the final and official decision on the application based on the nature of the application. The information and feedback provided in the pre-application meeting is based on the Unified Development Ordinance (UDO) and other relevant City Code provisions in effect on the date of the meeting. The UDO and other relevant City Code provisions may change after the meeting, and these changes may affect the potential application when it is formally filed and considered by the City.

The City's Development Center provides quick & easy access to:

**Check The Status of an Application/Permit
View/print Application Review Documents
Schedule Inspections Online
View/print Inspection Documents**

devservices.cityofLS.net