

**DEVELOPMENT SERVICES**

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

**Date:** Monday, February 07, 2022

**To:**

**Property Owner:** MIDWEST DIVISION LSH LLC      Email:

**Applicant:** ACI BOLAND ARCHITECTS      Email:

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

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2022016

**Application Type:** Commercial Final Development Plan

**Application Name:** HCA LEES SUMMIT MEDICAL CENTER - ICU EXPANSION

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

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**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.

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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 and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

### **Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE. Include a table on the plan set containing the following information:
  - Lot area;
  - Building sq. ft. (broken out by existing, proposed, and total);
  - FAR (broken out by existing and proposed total);
  - Impervious coverage area (broken out by existing, proposed and total);
  - Number of patient room beds (broken out by existing, proposed and total);
  - Parking spaces proposed (broken out by existing, proposed removed, and total); and
  - Parking spaces required (calculated as 1.8 per patient room bed + 5/1,000 sq. ft. of office area)
2. MECHANICAL SCREENING. In accordance with the UDO, the proposed roof-top mechanical equipment shall be totally screened from view by raising the parapet walls to a height at least equal to the height of the units being screened.
3. LIGHT FIXTURES. Provide cut sheets for the proposed wall packs to review for compliance with UDO Section 8.260.
4. PARKING LOT CURBING/PAVEMENT.
  - Identify the proposed new curbing type. The UDO requires CG-1 curbing.
  - Revise the pavement details to comply with UDO Section 8.620.F.
5. APPLICATION FEE. The \$725 final development plan application fee has yet to be paid. The fee can be paid online through the City's portal.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief 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.

Action required- Interior conditions will be reviewed during building permit review.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer Loic.Nguinguiri@cityofls.net	Corrections
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1. Include a cover sheet.
2. Include a FEMA National Flood Hazard information note.
3. Show location of all oil/gas wells, or indicate none are present, and cite the source.

4. Include a note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".
5. Include a note stating that "All construction shall follow City of Lee's Summit's Design and Construction manual".
6. Include the Missouri One Call System 1-800-DIG-RITE "Call Before You Dig" information.
7. Sidewalk construction must not exceed an 2% cross-slope and an 8.33% running slope. Therefore, it is recommended that the sidewalks be designed to include construction tolerances, which respectively refer to design slopes of 1.5% and 7.5%.
8. Specify the type of concrete curb and gutter to be used, as shown in standard detail GEN-4.
9. Specify the type of concrete mix to be used, on the heavy-duty concrete pavement cross-section.
10. Revise the two (2) typical asphalt pavement cross-sections to meet LS UDO section 8.620 requirements.
11. Add a general note or revise the typical pavement cross-section(s) drawings to show aggregate base and subgrade of (asphalt and concrete) pavements extending 1' beyond back of curb.
12. Provide/show profile views of the new/proposed stormwater drainage system.
13. All ESC standard details shown on sheet C4.0 are outdated. Revise to show applicable ESC construction standard details only. Up-to-date ESC details are accessible through the Design & Construction manual tab located on the City's website.
14. Include a (storm pipe) trenching and backfill detail.
15. Provide a construction detail for the nyloplast drain structure(s).
16. Indicate the Outflow elevation of the existing curb inlet (structure #7).
17. Provide a stormwater management memorandum.
18. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241 Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

1. No comments on civil/utility plans.  
Architectural plans reviewed under permit PRCOM20220365.