

**DEVELOPMENT SERVICES**

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

**Date:** Friday, November 04, 2022

**To:**

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

**City Staff:** Diana Johnson      Email: diana.johnson@cityofls.net

**Applicant:** Steve Buckeridge      Email: sbuckeridge@hammespartners.com

**Architect:** Rosemary Nelson      Email: rnelson@aciboland.com

**From:** Diana Johnson, Project Manager

**Re:**

**Application Number:** PL2022378  
**Application Type:** Commercial Preliminary Development Plan  
**Application Name:** HCA LSMC ASC  
**Location:** 1950 SE BLUE PKWY, LEES SUMMIT, MO 64063

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**Tentative Schedule**

Submit revised plans by 4pm on Tuesday, November 18, 2022 . Revised documents shall be uploaded to the application through the online portal.

Applicant Meeting: November 08, 2022 TBD

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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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:

- Plat - All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF).

- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided as 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

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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.

## Planning Commission and City Council Presentations

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Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

## Notice Requirements

### 1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
  - time and place of hearing,
  - general description of the proposal,
  - location map of the property,
  - street address, or general street location
  - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Planning and Codes Administration Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

### 2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

**3. Neighborhood Meeting.** One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

### **Analysis of Commercial Preliminary Development Plan:**

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| <b>Planning Review</b> | Hector Soto Jr.<br>(816) 969-1238 | Planning Division Manager<br>Hector.Soto@cityofls.net | Corrections |
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1. ARCHITECTURAL PLANS. No building elevations were submitted for review. Elevations are required to be submitted as part of a preliminary development plan application.

2. PROPERTY LINE INFORMATION. Label all of the proposed property lines with their respective dimensions and directional bearings.

3. SETBACK LINES. Label the 20' Building Lines shown along both street frontages.

4. SITE DATA TABLE. For clarity, label the 11.5% figure provided on the building area line item as representing FAR (i.e. [11.5% - FAR]).

5. UTILITIES.

- Show the current location of the existing water line and sanitary sewer line that run diagonally through the site. Note that they are proposed to be relocated.

- Show the existing utility easement that contain the existing water line and sanitary sewer line referenced about. Note that the easement is to be vacated.

6. PARKING LOT DESIGN.

- The proposed parking lot boundary is set back 5' from the site's proposed northern property line. The parking lot is required to be set back a minimum 6' from the northern property line, so the property line will need to be shifted north 1'.

- The site legend on Sheet C1.0 shows the use both asphalt pavement and Portland cement pavement. Provide a detail of the proposed pavement for staff to review for compliance of the pavement design with UDO Section 8.260.F.1. Alternatively, you can simply add a note to the preliminary development plan stating that pavement design shall comply with UDO Section 8.260.F.1. A detail can then later be provided at the final development plan stage for review.

7. PARKING LOT DRIVE AISLES. Similar to how the two driveway entrances into the site are shown with 24' of pavement (excluding curb and gutter), so should all internal parking lot drive aisles be designed with 24' of pavement width (excluding curb and gutter). The 24' dimensions labeled on the internal drive aisles go to back of curb, which is incorrect.

8. ADA PARKING SPACES.

- The westernmost ADA parking space on the south side of the building has no adjacent striped loading/access aisle.

- An ADA parking sign shall be posted at the head of each ADA parking space. Said sign shall be mounted 5' above

finished grade, measured to the bottom of the sign. Show the required sign on the plans or add a note to the plans citing the information stated above.

9. MECHANICAL SCREENING. The plans show a mechanical yard off the building's NE corner. To comply with screening requirements, ground-mounted mechanical equipment shall be fully screened from view on all sides using masonry walls or evergreen landscaping of a height at least equal to the height of the units at the time of planting.

Should the building have any roof-top units, the RTUs shall be fully screened from view using parapet walls of a height at least equal to the height of the units.

10. PHOTOMETRIC PLAN. No photometric plan or exterior light fixture cut sheets were provided for review. Provide a photometric and lighting fixture cut sheets that meet the requirements of UDO Section 8.220, 8.230, 8.250, 8.260, 8.270 and 8.280. Alternatively, you can add a note on the plans indicating that lighting shall be provided in compliance with Chapter 8 of the UDO. Detailed review of photometrics and other lighting information can then be deferred to the final development plan stage.

11. PLATTING. Assuming the 3.94-acre site is intended to be sold by the current property owner to a separate party, the site shall be platted prior to the sale/transfer of the property.

**Engineering Review**

Nikia  
Chapman-Freiberger  
(816) 969-1813

Nikia.Chapman-Freiberger@cityofls.  
net

**Corrections**

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1. C1.0 Site Plan:

- a) ADA ramps will need to be installed at both entrances to Cumberland Drive.
- b) Call out existing sidewalk width.
- c) The plat does not indicate ROW width of Blue Parkway as 50'. The property line is shown as the ROW. Please review and revise if necessary.
- d) The northern drive entrance overlaps a curb inlet. Please review and revise to avoid interference.

2. C2.0 Grading Plan:

- a) The bottom of the detention basin appears to be mostly flat. Please ensure that water is able to get from inflow to outflow without causing standing water.
- b) 1% WSE cannot be within 20' of a building, please review and revise the southern detention basin.
- c) Grading cannot take place within the stream buffer. Please review and revise.

3. C3.0 Utility Plan:

- a) Include proposed sizes for domestic and fire water lines and water meter.
- b) Provide details for detention outlet structures.
- c) Does the gas line dead end in the southwest corner? Please review and revise as necessary.
- d) New utility easements will need to be provided over the relocated water and sanitary sewer lines.
- e) Please show the existing water and sewer line locations. Consider a minor plat/existing conditions sheet.

4. L1.0 Landscape Plan:

Move the tree out of the southern detention basin.

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| <b>Traffic Review</b> | Brad Cooley, P.E., RSPI<br>Brad.Cooley@cityofls.net | No Comments |
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1. Sheet C1.0 - Throat length of each driveway shall be . Please provide dimensions.
2. Sheet L1.0 - Please show sight triangles and confirm no issues are present.

|                    |                            |                                          |             |
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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | Corrections |
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2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- The FDC shall be located within 100' of a fire hydrant. Show the location of the FDC.

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required- Fire access lanes shall be capable of supporting 75,000-pounds. Only medium-duty is called out.