

DEVELOPMENT SERVICES

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

Date: Tuesday, January 14, 2025

To:

: CATALYST DESIGN GROUP

Email: PPIERCY@CATALYST-DG.COM

Applicant: Wesley Blissard

Email: wblissard@catalyst-dg.com

: <NO CONTACT NAME AVAILABLE>

Email:

Property Owner: MIDWEST DIVISION LSH LLC

Email:

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024191

Application Type: Commercial Final Development Plan

Application Name: HCA Midwest Lots 1C & 1D

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:

Planning Review	Claire Byers (816) 969-1242	Senior Planner Claire.Byers@cityofls.net	Not Required
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
<p>1. Awaiting submittal of the prefabricated bridge design signed and sealed by a design professional registered in the State of Missouri. Corrections required.</p> <p>2. Cost estimate was missing the following items: 1) the pedestrian bridge and piers, 2) erosion control measures shown within the erosion control plan, 3) final restoration including seeding, sodding, topsoil, and fertilizer, 4) ADA-accessible ramps within right of way, 5) KCMMB concrete entrance, 6) parking lot striping, 7) seal and signature by a design professional registered in the State of Missouri. Correction required.</p>			
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	Not Required
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required