

DEVELOPMENT SERVICES

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

Date: Wednesday, June 18, 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	Corrections
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1. Provide available manufacturers specs/elevations of temporary kitchen structure and accessible ramp.
2. Clarify how many parking stalls will be temporarily blocked due to structure and surrounding generators/other temp equipment.

Fire Review	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 2018 International Fire Code.

Provide plans for building permit review.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update Applicable Codes on sheet G-002 to comply.

2. Architectural plans are not part of this review.

Action required: Comment is informational.

3. Jackson County Health Department review and inspection deferred to building permit.

Action required: Comment is informational.

4. Insufficient information to complete review.

Action required: Provide utility plan.

