

PLANNING AND DEVELOPMENT

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

Date: Monday, August 31, 2015

To:

Applicant: SWAMI HOTELS LLC Email: edpatel@msn.com Fax #: (785) 228-2555

Engineer: THH INC Email: jhuss@mecresults.com Fax #: (573) 814-1128

Architect: CHASE B. GARRETT Email: CHASE@CBGARCHITECTS.COM Fax #: (918) 427-1011
ARCHITECTS, PLLC

Property Owner: SWAMI HOTELS LLC Email: edpatel@msn.com Fax #: (785) 228-2555

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2015125

Application Type: Commercial Final Development Plan

Application Name: HOLIDAY INN EXPRESS

Location: 1201 NW INNOVATION PKWY, LEES SUMMIT, MO 64086

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Is the meeting/board room open for public use or guests only? If open for public use additional parking will be required. One option would be to enter into a shared parking agreement with an adjacent lot and build the parking needed, or not to allow non-guest use until additional parking is available.

2. Accessible parking. One of the four required accessible spaces is required to be van accessible per Table 12-3 in Section 12.080 of the Unified Development Ordinance (UDO). See Section 12.080.B. and H., respectively, regarding the required width for the adjacent aisle and vertical clearance.

3. Accessible sign. The accessible sign detail provided on Sheet C501 is incorrect. The standard the City of Lee's Summit uses is R7-8 (without the arrow).
4. FYI. Per Section 12.120.C.2, where parking adbutts 6 feet of either sidewalk or curbed greenspace the length of the spaces may be reduced 2 feet (from 19 feet to 17 feet).
5. There appear to be some plan inconsistencies. For example, not all sheets show the temporary fire access and the electrical site plan sheets show a different parking lot layout with 9 additional spaces. In addition, the landscape plan has NW Innovation "Drive" but it should be "Parkway".
6. Roof-mounted equipment. There appears to be some sort of roof-mounted mechanical equipment projecting from the roof on the elevations. Per Section 7.180.E. "all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units". The only instances where this has been waived in the past, for new construction, is when it has been shown to staff that the line-of-sight is such that the protrusion would not be visible.
7. Ground-mounted equipment. Provide details for the ground mounted mechanical screening. Per Section 7.180.F. "ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened".
8. Trash enclosure. Provide details for the trash enclosure. Per 7.180.G. all trash enclosures "shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve".
9. Sign permits. Sign permits shall be obtained prior to the installation of any signs through the Department of Planning & Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the UDO.
10. Photometric plan. The photometric plan shall be representative of all exterior lighting (including pole-mounted, building-mounted, recessed, and under-canopy). Provide a break down on the photometric plan of the maximum footcandles, minimum footcandles, average maintained footcandles, and maximum to minimum ratio for each lighting zone per Section 7.230.E. of the UDO.
11. Uniformity ratios. Prove that the required uniformity ratios (Section 7.250.F. of the UDO) are being met.
12. Fluorescent lighting. Per Section 7.220C.6 fluorescent lighting is prohibited except as accent lighting or in shielded wall packs/scones. Additionally, there is an exception for egress lights.
13. Cut sheets. Provide the cut sheets for all exterior lighting.
14. Street frontage trees. The landscape plan appears to be short 2 required street frontage trees. The street frontage trees are required along NW Ward Road and NW Innovation Parkway.
15. Parking lot screening. Provide the required parking lot screening per Section 14.120 of the UDO. This screen can be a combination of plants, earthen berm, and/or a wall.
16. Provide a list of possible plant materials and their proposed sizes. See Section 14.050 of the UDO for minimum size requirements.

- 17. Add a note to the landscape plan regarding plant material near the temporary fire access that may be installed once that access goes way.
- 18. Correct the label on Sheet C002, and any other sheets as necessary, to read "15' Access Easement" not "setback". In addition, show the full access drive (the portion not being built for this development should be shown in grey scale).
- 19. Access road. Curbing shall be provided at the end of the access road where it will be extended in the future. Temporary asphalt curbing is acceptable.
- 20. Driveway/Drive aisles. All drives intended to serve two-way traffic shall have a minimum pavement width of 24' (28' from back of curb to back of curb). The plans shown driveway/drive aisles at 24' measured from back of curb to back of curb, please revise accordingly. This also applies to the access road itself.
- 21. Easement encroachment. The trash enclosure shall not encroach into any easement. The plan shows it in a 7.5' U/E.
- 22. Pavement details. The asphalt and concrete details do not meet the minimum pavement design standards. See Section 12.120.B for the City standards.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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- 1. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813."
- 2. Is the fire line being installed prior to the road construction on Innovation Parkway? If so, a casing carrier pipe is not required. If the fire line is being installed after road construction, the fire line shall be bored, and a casing pipe installed as per the City of Lee's Summit standard details.
- 3. Asphalt pavement detail on Sheet C501 does not meet the Unified Development Ordinance (UDO) Article 12. Please see the UDO Article 12 for specific requirements.
- 4. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and is calculated at 3% of the total cost of the site work, plus a \$100 per trip water test observation and sample collection fee. Items to include, both public and private, in the estimate are: 1) stormwater pipe greater than 6 inches diameter, 2) stormwater structures, 3) sanitary sewer connection to the main, 4) water lines greater than 2 inches in diameter, 5) connection to the water main, 6) fire hydrants, 7) backflow vault and backflow assembly, 8) valves, valve boxes, and covers, 9) public sidewalks, 10) grading to establish proper drainage, 11) grading for parking lot, 12) subgrade preparation, including the area one (1) foot beyond the back of curb, 13) aggregate for subgrade, if used, 14) pavement, 15) curb and gutter, 16) erosion and sediment control devices, 17) final restoration, including seeding, sodding, turf reinforcement mat (if used), mulch, fertilizer, and topsoil.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 .

2. D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Action required: The fire lane shall have a 26 foot wide drivable surface.

3. For Information Only- The second permanent access shall be provided when the drive to the lot to the east is developed.

4. 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: Show the location of the FDC.

5. 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: Please note weight capacity of normal vs. heavy duty P.C.C. pavement

6. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: A Knox box and elevator key box are required. Knox equipment may be obtained from Knox.com.

7. Provide a detail and specification sheet for the turf blocks to be used or the temporary access.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Illustrate the shared driveway along the east side of the site and future driveway connections to ensure there is no conflict. The shared driveway and its easement do not appear to match the PDP.

2. Illustrate the shared driveway (and access easement) along the north side of the property (future right-in/right-out access along Ward Road associated with the Summit Innovation Campus PDP and approved Summit Place PDP) to ensure there's no conflict with the proposed FDP.