

**PLANNING AND DEVELOPMENT**

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

**Date:** Friday, November 13, 2015

**To:**

**Applicant:** SWAMI HOTELS LLC      Email: eddpatel@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:      Fax #: <NO FAX NUMBER>

**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

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**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.

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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. 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:**

<b>Planning Review</b>	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Accessible sign. The correct sign has been referenced; however, the detailed description does not match the R7-8 sign. This description should read: A vertical rectangular white sign with a green border and the words "RESERVED PARKING" in green on two lines above a blue handicapped symbol.

2. Parking. Standard parking space dimensions shall not be less than nine (9) feet wide by nineteen (19) feet long, except where the head of a parking space abuts a six (6) foot wide sidewalk or curbed landscaped area (per Sections 12.120.C.1 & 2). Parking dimensions provided on Sheet C101 indicate that spaces located around the building do not

meet the 19' depth requirement.

In addition, Sheets SP 1, SP 1.2 E 2.5 & 2.6 show 6 parallel parking spaces adjacent to the rear of the building but Sheets C002 & C101 only show 5 parallel spaces.

3. Roof-mounted equipment. The revised elevations (Sheets A201 & 202) still show several protrusions from the roof line that are not labeled and do not appear to be screened. Parapet heights shall be increased to screen all roof-top mechanical units and penetrations (e.g. exhaust vents, etc.).

4. Trash enclosure. Modifications cannot be requested at the final development plan phase of development. Modifications can only be requested at the preliminary development plan phase and must be approved through the City Council through a public hearing. PVC panels do not meet the requirements of Section 7.180.G.

5. Lighting. Coordinate lighting nomaclature in the cut sheets with Sheets SP 1, E 2.5, E 2.6, and E 4.0. For example, on Sheet SP 1 the flag pole lighting is shown as SL02 but is SL3 on Sheet E 2.5 and is not even shown on Sheet E 2.6. Likewise, the pole lights are labeled as SL01 on Sheet SP 1 but are labeled as BB on the electrical sheets. In addition, Sheets E 2.5 & 2.6 show a rectangular box on the north side of the entry/exit but it is not labeled. Please remove or label as necessary.

6. Flag pole height. The maximum height allowed for flag poles under Article 8 of the UDO is 25 feet.

<b>Engineering Review</b>	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. An itemized and sealed Engineer's Estimate of Probable Construction Costs was missing. Please refer to the August 31, 2015 applicant letter for specific items to include in the cost estimate.

<b>Fire Review</b>	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. For Information Only- The second permanent access shall be provided when the drive to the lot to the east is developed.

Action required: Show where the second drive will access the future drive east of the building.

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

Installation will require special inspections to ensure fire department approved turf blocks are installed per specification.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. 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.

2.