

**PLANNING AND DEVELOPMENT**

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

**Date:** Tuesday, November 22, 2016

**To:**

**Applicant:** SWAMI HOTELS LLC

Email:

Fax #: <NO FAX NUMBER>

**Engineer:** THH INC

Email:

Fax #: (573) 814-1128

**Architect:** CHASE B. GARRETT ARCHITECTS, PLLC

Email: CHASE@CBGARCHITECTS.COM

Fax #: (918) 427-1011

**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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**Electronic Plans for Resubmittal**

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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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

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**Review Status:**

Approved: See below for any conditions of approval.

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:**

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|---------------------------|---------------------------------|---|-------------|
| <b>Engineering Review</b> | Gene Williams<br>(816) 969-1812 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Corrections |
|---------------------------|---------------------------------|---|-------------|

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1. The Engineer’s Estimate of Probable Construction Costs has been accepted for this project, and the Public Works Review and Inspection Fee of \$8,602.86 (which is based on 3% of the total infrastructure cost plus a water test inspection fee) must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit from the Codes Administration Department.
2. Contact Public Works Inspections at (816) 969-1800 at least 48 hours prior to the onset of construction.
3. Contact a Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance within the right-of-way. These activities may require a permit.
4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
5. If ground breaking will take place prior to the issuance of a building permit from Codes, please submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist.
6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City’s Design and Construction Manual.
7. Show the utilities (sanitary and water) on the revised landscape plan.

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| <b>Planning Review</b> | Christina Stanton<br>(816) 969-1607 | Senior Planner<br>Christina.Stanton@cityofls.net | Corrections |
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1. I am in receipt of the proposed revised landscape plan dated November 3, 2016, for the above referenced project. The proposed plan has the following deficiencies:
  - The container or caliper size is not provided for the Hot Wings Tatarian Maple Clump and the Sweet Bay Magnolia.
  - The required street frontage trees and street frontage shrubs are not located adjacent to the streets

(NW Ward Road and NW Innovation Parkway) as required. It appears that the # of trees are spread around the entire perimeter of the site. This is incorrect. The street frontage trees are required at a ratio of 1 tree per 30 linear feet of street frontage, and the street frontage shrubs are required at a ratio of 1 shrubs per 20 linear feet of street frontage. There is no street frontage located adjacent to the parking stalls to the northwest of the site and the access road does not count as street frontage (this will merely connect the parking lot of this site to the parking lot of other future sites). Street frontage trees and shrubs are only required along dedicated public street frontages.