

Planning Application Status

PL2023249

Summary

Project Number: PL2023249
Project Name: Woodspring Suites
Project Type: Commercial Final Development Plan
Application Types: Commercial Final Development Plan
Application Status: In Plan Review
Date Entered: 09/06/2023
Property Owner's Full Name: GENESIS P & W LLC
Comments: New hotel

Locations

Locations: Property
[51700041400000000](#)
Address
[1010 NW WARD RD, LEES SUMMIT, MO 64086](#)

Contacts

Property Owner: GENESIS P & W LLC, Address:4420 MADISON AVE STE 104
Applicant: OWN INC, Address:941 W 141ST TERRACE, Phone:(816) 777-0400
Engineer/Surveyor: OWN INC, Address:941 W 141ST TERRACE, Phone:(816) 777-0400
Review Contact: TOM WOOTEN, Address:OWN, INC, Phone:(573) 489-2092

Reviews

Review Type	Outcome	Est. Completion Date	Completed
Engineering Review	Corrections	09/21/2023	09/21/2023
Reviewer:	Susan Nelson, P.E.		
Corrections:	<div><div>These items will be submitted under separate cover</div><div>Storm water memo included with this submittal</div><div>Sanitary sewer plans separated as requested and accompany this submittal. Connection to existing sewer now shown per City requirements</div></div> <div><u>Correction 1:</u> <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 09/21/2023 <u>Comments:</u> Please provide - Engineer's Estimate of Probable Costs. - MDNR Land Disturbance Permit. - SWPPP.</div> <div><u>Correction 2:</u> <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 09/21/2023 <u>Comments:</u> Provide a storm water memo like discussed in the Pre-Application meeting on 10/18/22.</div> <div><u>Correction 3:</u> <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 09/21/2023 <u>Comments:</u> A separate set of plans will need to be submitted for the sanitary sewer extension. Direction was given to connect the public sanitary extension at manhole 22-130, not manhole 22-129, as shown. Please note that the doghouse manhole is not permitted for this connection.</div> <div><u>Correction 4:</u> <u>Status:</u> Corrective Action Required</div>		

Ductile iron pipe omitted - proposed sewer is now shown to be above existing storm sewer	<u>Date Status Changed:</u> 09/21/2023			
Addressed where appropriate	<u>Comments:</u> Please explain the use of the ductile iron pipe connected to the manhole for the private sanitary sewer line.			
	<u>Correction 5:</u>			
	<u>Status:</u> Corrective Action Required			
	<u>Date Status Changed:</u> 09/21/2023			
	<u>Comments:</u> Show proposed grade in the pipe profile drawings. Show with hatching that compacted fill with a minimum thickness of 18 inches over the pipe will be utilized in any cut sections.			
Profiles added for pipes larger than 6"	<u>Correction 6:</u>			
	<u>Status:</u> Corrective Action Required			
	<u>Date Status Changed:</u> 09/21/2023			
	<u>Comments:</u> Provide pipe profiles for all pipes over 6 inches in diameter.			
	<u>Correction 7:</u>			
Outreview is a private street and exempt from this requirement	<u>Status:</u> Corrective Action Required			
	<u>Date Status Changed:</u> 09/21/2023			
	<u>Comments:</u> Show directional bore under roads. No open cuts will be permitted.			
	<u>Correction 8:</u>			
	<u>Status:</u> Corrective Action Required			
Limits shown as concrete as requested	<u>Date Status Changed:</u> 09/21/2023			
	<u>Comments:</u> For the new commercial driveway along Ward Road, please show the limits on the plan and call out 8" thick KCMMB concrete from the radius return to the right of way line.			
	Reviewer Comments:			
	Traffic Review	Corrections	09/21/2023	09/21/2023
		Reviewer: Susan Barry, P.E.		
Corrections:				
<u>Correction 1:</u>				
<u>Status:</u> Corrective Action Required				
This is a private driveway, confirmed with staff 25' radius acceptable	<u>Date Status Changed:</u> 09/15/2023			
	<u>Comments:</u> The curb returns at Ward Rd should be 35 FT.			
	Reviewer Comments:			
	Planning Review	Corrections	09/21/2023	09/20/2023
		Reviewer: Ian Trefren		
Corrections:				
<u>Correction 1:</u>				
<u>Status:</u> Corrective Action Required				
Completed FAA form will be submitted under separate cover	<u>Date Status Changed:</u> 09/20/2023			
	<u>Comments:</u> Project site is located within a 2 mile buffer (~1.7miles) of the KLXT Airport and will require FAA Form 7460 to be filed			
	<u>Correction 2:</u>			
	<u>Status:</u> Corrective Action Required			
	<u>Date Status Changed:</u> 09/20/2023			
<u>Comments:</u> Receipt of an approved FAA Form 7460 will be required prior to building permit issuance				

Reviewer Comments:		Corrections	09/21/2023	09/18/2023
<div>Fire Review</div> <div>Acknowledged</div> <div>Proposed hydrant now shown onsite to meet 300' requirement</div> <div>Detailed fire protection design is a deferred submittal. Flow tests have been obtained in the project vicinity and indicate no concerns with achieving adequate fire flow.</div> <div>Fire lane markings added to plans</div>	Reviewer:	Jim Eden		
	Corrections:	<div> <div>Correction 1:</div> <div>Code Statement</div> <div>Status: Corrective Action Required</div> <div>Date Status Changed: 09/18/2023</div> <div>Comments: 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.</div> </div>		
		<div> <div>Correction 2:</div> <div>Hydrants</div> <div>Status: Corrective Action Required</div> <div>Date Status Changed: 09/18/2023</div> <div>Comments: IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Action required- An additional hydrant is needed to meet this requirement</div> </div>		
		<div> <div>Correction 3:</div> <div>Water Supply</div> <div>Status: Corrective Action Required</div> <div>Date Status Changed: 09/18/2023</div> <div>Comments: IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Action required- Work with Water Utilities to ensure there is adequate fire flow per IFC Table B105.1(2). A 50% reduction is allowed for the sprinkler system. Calculate for a 50,470 sq. ft. 5-A building.</div> </div>		
		<div> <div>Correction 4:</div> <div>Fire Lanes - Marking</div> <div>Status: Corrective Action Required</div> <div>Date Status Changed: 09/18/2023</div> <div>Comments: IFC 503.3 -503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch</div> </div>		

	<p>applied to the concrete or asphalt that has been (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Action required- Show areas to be posted.</p>		
Reviewer Comments:			
Building Codes Review	Corrections	09/21/2023	09/13/2023
Reviewer:	Joe Frogge		
Corrections:	<p><u>Correction 1:</u> MISC</p> <p><u>Status:</u> Corrective Action Required</p> <p><u>Date Status Changed:</u> 09/13/2023</p> <p><u>Comments:</u> 4" water meter specified for service. Actions required: - Provide calculations to justify this size of meter. - Consider utilizing multiple 2" meters for considerable cost savings. - Provide complete custom vault construction details sealed/signed by engineer for any meter larger than 2". - Detail 2/C502 is for maximum 2" meter.</p> <p><u>Correction 2:</u> Miscellaneous Correction</p> <p><u>Status:</u> Corrective Action Required</p> <p><u>Date Status Changed:</u> 09/13/2023</p> <p><u>Comments:</u> Light pole base detail incomplete. Action required: Provide concrete reinforcement information. (Sheet E-10 references structural designs that are not found in submittals for building permit or this FDP)</p>		
Reviewer Comments:			
Assign Reviewers	Complete	09/07/2023	09/07/2023
Reviewer:	Mike Weisenborn		
Reviewer Comments:			

Paid Fees	Amount	Paid	Owing	Date Paid
9110077-Final Development Plan fee	\$725.00	\$725.00	Paid	09/07/2023
Outstanding Fees	Amount	Paid	Owing	Date Paid
No outstanding fees.				
Totals:	\$725.00	\$725.00	\$0.00	

Total Amount Payable Online: \$0.00

Hearings

Title	Location	Date	Time
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Documents & Images

Date Uploaded	File Type	Document Name
09/06/2023	Application Form	Lees Summit Ownership Affidavit & Final Development Plan Application
09/06/2023	Plans	230905 Genesis Lot 14 FDP
09/06/2023	Application Form	FDP Checklist
09/07/2023	Receipt	Receipt for transaction:2023-006879
09/07/2023	Engineer Report/Study	2023 September _ Woodspring Suites TIL - Trip Generation and Access Management Letter
09/21/2023	Letter	Applicant Letter - FDP (DFDP)