

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

January 24, 2022

POWERHOUSE RETAIL SERVICES LLC  
812 S CROWLEY RD STE A  
CROWLEY, TX 76036

Permit No: PRCOM20220174  
Project Title: STARBUCKS #13654 - DRIVE-THRU RELOCATION  
Project Address: 1130 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 52910140800000000  
Location / Legal: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 3-A  
Description:  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: RELOCATION OF DRIVE-THRU ORDER POINT

***Revisions Required***

***One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Planning department approval required.

Action required: See Mr. Soto's plot plan review.

2. 2017 NEC Article 300.5 Underground installations.

300.5(A) Minimum Cover Requirements. Direct-buried cable, conduit, or other raceways shall be installed to meet the minimum cover requirements of Table 300.5.

Action required: Comment is for informational purposes. Minimum wire depth of 24" will be field verified.

**Planning Review**

**Reviewed By: Hector Soto**

**Rejected**

DRIVE-THROUGH STACKING. The City's Unified Development Ordinance (UDO) requires a minimum five (5) car stacking measured from the order box for a drive-through restaurant-type use, with which the existing drive-through layout and order box location comply. The proposed relocated order box results in three (3) car stacking capacity before requiring

---

**DEVELOPMENT SERVICES**

additional stacked cars to conflict with on-site traffic circulation. The drive-through shall maintain compliance with a minimum five (5) car stacking.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Not Required**

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***