

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 09, 2022

EBI Consulting
21 B Street
Burlington, MA 01803

Permit No: PRCOM20220870
Project Title: CHASE BANK
Project Address: 900 NW PRYOR RD, LEES SUMMIT, MO 64081
Parcel Number: 51800042800000000
Location / Legal
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW BANK WITH REMOTE ATM
**invite Police to final for CPTED inspection

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

Fire Plan Review

Reviewed By: Jim Eden

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Code of Ordinances Section 8.330. CPTED Review Requirement.

All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions".

Section 8.340. CPTED Uses Specified The following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime,. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

1. Bank/Financial Services
2. Bank Drive-Thru Facility
3. Check Cashing and Payday Loan Business
4. Convenience Store (C-Store)
5. Financial Services with Drive-up Window or Drive-Thru Facility
6. Pawn Shop

DEVELOPMENT SERVICES

- 7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand
- 8. Unattended self-serve gas pumps
- 9. Unsecured Loan Business
- 10. Other similar uses shall meet the same standards as the above

Action required: Submit drawings or detailed report/spec to demonstrate compliance. A separate review for CPTED requirements must be performed. Permit will not be issued until CPTED review is approved.

6/3/22 - Items A thru I must be addressed. Only part of Item C found. Also, nothing for site or ATM found in submittal.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

- 1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

6/3/22 - acknowledged in letter

- 2. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor and an email address for the on-site contact which is where inspection reports will be sent.

6/3/22 - acknowledged in letter

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