

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 06, 2023

Jeff Brocco  
Farnsworth Group, 20 Allen Ave, Suite 200  
ST. LOUIS, MO 63119

Permit No: PRCOM20226048  
Project Title: LEE'S SUMMIT COMMERCE BANK ATM FACILITY  
Project Address: 160 NW OLDHAM PKWY  
Parcel Number:  
Location / Legal  
Description:  
Type of Work: NEW OTHER (COMMERCIAL)  
Occupancy Group: UNCLASSIFIED  
Description: INSTALLING NEW ATM FOR LEE'S SUMMIT COMMERCE BANK

***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 upload the revised documents and /or additional information to the application through the online portal. 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**

**Rejected**

1. 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.

**COMMERCE BANK HAS BEEN ALERTED ABOUT THE LICENSING REQUIREMENTS**

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

**COMMERCE BANK HAS BEEN ALERTED ABOUT THE LICENSING REQUIREMENTS**

2. 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.

**COMMERCE BANK HAS BEEN ALERTED ABOUT THE LICENSING REQUIREMENTS**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

**DEVELOPMENT SERVICES**

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan. **FINAL DEV PLAN CORRECTIONS ARE FORTHCOMING**

Action required: Comment is informational.

2. Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects – Board Rules, Division 2030 – Chapter 3, 20 CSR 2030-3.060 Licensees Seal Documents must bear design professionals original seal with signature and date. (relevant portion paraphrased – reference original document for additional information)

**PROVIDED**

Action required: Structural drawings are to bear dated seal and signature from architect/engineer of record. (re: canopy and footings) **PROVIDED**

3. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: This site has been assigned the address of 160 NW Oldham Pkwy. Please update your records and inform your client. **PROVIDED**

4. 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
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: Provide verification that minimum security requirements are met. This can be either on the plans or in report form. **ADDED NOTE 23 ON SHEET C1.0**

**Fire Plan Review**

**Reviewed By: Ben Hicks**

**Approved**

---

**DEVELOPMENT SERVICES**

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