

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 27, 2024

The Schemmer Associates  
1044 North 115th Street, Suite 300

Permit No: PRCOM20235950  
Project Title: CASEY'S GENERAL STORE  
Project Address: 1620 SW M 150 HWY, LEES SUMMIT, MO 64082  
Parcel Number: 69630403000000000  
Location / Legal Description: SEC-25 TWP-47 RNG-32---PT SW 1/4 DAF: BEG SE COR LOT 1 HOLY SPIRIT CATHOLIC CHURCH LOT 1 TH N 02 DEG 62.18' TH SELY 27.6' MOL TH CONT SELY 150.72' TH SELY ALG CURV RI ARC DIST 25.85' TH SELY 87.61' TH ARC DIST 92.42' TH WLY 22.16' TH SLY 5' MOL TH WLY 73.45' MOL TH N 85 DEG 45 MIN 26 SEC W 252.1' TO  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MERCANTILE  
Description: CONVENIENCE STORE WITH FUEL PUMPS

***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

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

5. Provide information on the UST's and piping and MDNR approval letter.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. The fee will be \$90,807.75  
2/21/24 - Acknowledged in letter.

2. 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".

**DEVELOPMENT SERVICES**

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: 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.

**2/21/24 - Acknowledged but not addressed.**

3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

2/21/24 - Acknowledged in letter.

4. Engineered truss package was not provided at the time of permit application.

Action required: Provide truss package or request deferral.

2/21/24 - Deferred per request.

7. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Informational. Water Department will require RPZ backflow device at water service entry regardless of measured pressure. (Noted as conditional on plans)

**2/21/24 - Not addressed. Amend plans to comply. PRV required regardless of pressure.**

**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.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor

**DEVELOPMENT SERVICES**

and an email address & phone number for the on-site contact which is where inspection reports will be sent.

2/21/24 - Acknowledged in letter.

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.

2/21/24 - 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.***