



Design with Purpose. Build with Confidence.

April 9, 2024

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: Casey's #4291
1620 SW M 150 Hwy
Lee's Summit, MO 64082

The purpose of this letter is to respond to outstanding Permit Review Comments received 2/27/2024 for the above referenced Project. Our responses are as follows:

Building Plan Review, reviewed by Joe Frogge

Comment 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". 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 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.

Response). Below is the full verbiage of Section 9.210. Convenience Store, where we have addressed each element in turn.

A. Lighting requirements - light levels shall be in accordance with the following standards

1. Indoor-lobby - Light levels of sufficient intensity to provide for high resolution video data recording from the digital video surveillance cameras in accordance with the camera manufacturer's specifications

Light levels inside the store average 65 footcandles, which is sufficient to support high resolution video as required by the ordinance.

2. Outdoor - Minimum lighting levels of 5 footcandles shall be maintained at the stores entrance or shall be sufficiently lit to provide high resolution video data recording of outside activity with 50 feet of the store entrance.

Please see included exterior photometric plan.

3. Pump Islands - Under-canopy minimum lighting levels of 10.0 footcandles with a maximum of 30 footcandles shall be maintained at each pumping stations.

Please see included exterior photometric plan.

B. Video surveillance camera(s), two-color digital high definition, required:

1. To maintain view of cash register
2. To maintain view of all public and/or employee entrances into building/tenant space.
3. To maintain view of customers leaving via a door mounted pin hole camera, to be positioned at a height of between 4 and 5 feet from the bottom of the door.
4. Capable of providing a minimum storage of 30 days of video surveillance data.

Video cameras providing coverage of the required locations will be provided with the surveillance system.

C. Alarm system required.

1. Alarm system shall be monitored off-site.
2. Silent panic alarm shall be provided at each register
3. Employees shall be provided with a remote alarm to wear on their person.

An alarm system which is monitored off-site will be provided. This system will include a silent alarm at each register and remotes for employees to wear on their person.

D. Automatic door lock required. An automatic door lock capable of being locked from the cash transaction counter shall be provided.

Door locking hardware, able to be locked from the cash transaction counter will be provided.

E. Visibility maintained.

1. Unobstructed line of sight shall be maintained at all times from the cash register to the front door.

This objective is being met, see A-101 and AQ-101 for floorplan and equipment layout.

2. Window areas shall be free from posters, flyers and other such visibility blockers

Acknowledged. As this item is relevant to store operations and not facility construction, we acknowledge this requirement and have included it on our code sheet G-011.

3. Displays set up in front of the window area, inside or outside, shall not inhibit the view from the front counter or cash transaction area.

Acknowledged. As this item is relevant to store operations and not facility construction, we acknowledge this requirement and have included it on our code sheet G-011.

4. The floor area at the cash register shall be elevated a minimum of 6" above floor grade to assist employee surveillance throughout the store.

In order to comply with the 2010 Americans with Disabilities Act, this requirement would necessitate the installation of a ramp at least 6 feet long with requisite landing areas at both top and bottom (requiring not less than 12 feet overall). Given that all the retail aisles are perpendicular to the transaction counter allowing employees clear line of sight and the remainder of the store consists of open service islands allowing for free view of the store from the transaction counter, we respectfully request a variance from this requirement.

F. Drop Safes, bolted to floor shall be required.

Acknowledged, this requirement will be met.

G. Height strips shall be required at each public entrance in direct view of employees.

This item is addressed in detail 1 on sheet A-401 of our initial submittal.

H. "No Loitering/trespass" signs shall be posted at the front entry to the building.

Acknowledged. As this item is relevant to store operations and not facility construction, we acknowledge this requirement and have included it on our code sheet G-011.

I. Annual review required.

1. An annual review of security measures shall be performed by each establishment with assistance from the Police Department

2. In the event of a robbery, the establishment where the robbery occurred shall, within 15 days of the event, schedule a review of security measures with the Police Department to determine steps to be taken to help deter additional robberies including, but not limited to, adding surveillance cameras. adding new

lighting or increase the amount of existing lighting, requiring a minimum of two employees on a given shift, ect.

3. In the event of an additional robbery where the Police Department's recommendations have not been implemented from a previous robbery, grounds may exist for revocation of the business license.

Acknowledged. As this item is relevant to store operations and not facility construction, we acknowledge this requirement and have included it on our code sheet G-011.

8. 2018 IPC 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.

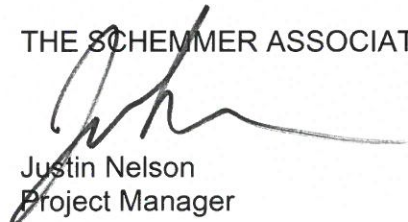
Action Required: Informational: Water Department will require RPZ backflow device at water supply service entry regardless of measured pressure. (Noted as conditional on plans).

Response). Sheets P102 and P701 have been revised to include the required pressure reducing valve.

If you have any further questions or need any further clarifications on the items above, please feel free to contact me at (402) 431-6315 or via email at JNelson@schemmer.com.

Respectfully Submitted,

THE SCHEMMER ASSOCIATES INC.



Justin Nelson
Project Manager