

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

November 22, 2024

CL ARCHITECTURE (CRAIG LUEBBERT)  
396 SW WINTERGARDEN  
LEES SUMMIT, MO 64081

Permit No: PRCOM20245040  
Project Title: HEARTLAND MARKET CONVENIENCE STORE  
Project Address: 940 NE COLBERN RD, LEES SUMMIT, MO 64064  
Parcel Number: 52500013200000000  
Location / Legal: COLBERN ROAD INVESTMENTS LOTS 1 & 2---LOT 2  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MERCANTILE  
Description: HEARTLAND MARKET - NEW CONVENIENCE STORE WITH 16 FUEL STATIONS

***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: Craig Hill**

**Rejected**

1. Complete a Hazardous Materials Permit Application- Include a site plan, tank and dispensing equipment information. A Hazardous Materials Permit is also required for propane cylinder exchange. If provided, show the location of exchange cages.

Action Required: The business Owner of the convenience store must fill out the hazardous materials permit application.

2. 5307.3 Insulated liquid carbon dioxide systems used in beverage dispensing applications. Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with Section 5307.3.1

Action required- Confirm size of CO2 tank.

**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.

**DEVELOPMENT SERVICES**

Action required: Comment is for informational purposes. The fee will be \$106,887.00  
11/20/2024 - Acknowledged in letter.

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.  
11/20/2024 - Acknowledged in letter.

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: 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.

**11/20/2024 - Due to non-compliance with automatic door locking and remote personell alarm you will need to file for a Code Modification Request.**

5. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Truss package deferred per request.  
11/20/2024 - Deferred per request.

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

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