

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

December 20, 2024

LICKEL ARCHITECTURE  
14 WEST 3RD ST; SUITE 100  
KANSAS CITY, MO 64105

Permit No: PRCOM20246275  
Project Title: QUIKTRIP 0183R  
Project Address: 1001 SW BLUE PKWY, LEES SUMMIT, MO 64063  
Parcel Number: 61330152800000000  
Location / Legal: REPLAT OF QUIKTRIP BLUE PARKWAY LOTS 1 & 2 LOT 1  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MERCANTILE  
Description: QUIKTRIP - NEW CONVIENCE STORE FUELING CANOPY

***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.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact.

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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

2. 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. After a credit for previous store, the fee will be \$31,234.50.

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

Action required: Comment is informational.

4. 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.

5. 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: Provided drawing or report to verify compliance with items listed in CPTED regulations. In case of alternate methods or other valid reasonings you will need to file for a Code Modification Request (CMR) for each item. Form should be attached to email with plan review comments.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Approved**

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