

03/04/2025

Lee's Summit Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

Ref: QUIKTRIP 0183R  
1001 SW BLUE PKWY, LEES SUMMIT, MO 64063

Permit #: PRCOM20246275

Subject: City Review Comments

The following are responses to the licensed contractors review comments dated 12.20.24:

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.

**RESPONSE:** GC name/ license will be provided prior to permit issuance.

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.

**RESPONSE:** MEP subcontractors/ licenses will be provided prior to permit issuance.

The following are responses to the building review comments dated 12.20.24:

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.

**RESPONSE:** Acknowledged and noted.

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.



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Action required: Comment is for informational purposes. After a credit for previous store, the fee will be \$31,234.50.

**RESPONSE:** Acknowledged and noted.

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.

**RESPONSE:** Acknowledged and noted.

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.

**RESPONSE:** Acknowledged and noted.

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.

**RESPONSE:** See notes below in **bold**:

Sec. 6.310. – Convenience Store.

A. Lighting requirements. Light levels shall be in accordance with the following standards:

- a. 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.

**See sheet E104 for notes. "All lighting fixtures located above food/beverage handling, preparation, storage, display, and utensil wash areas have integral shielding. Illumination levels will meet minimum levels prescribed by health department."**

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- b. Outdoor. Minimum lighting levels of five footcandles shall be maintained at the stores entrance or shall be sufficiently lit to provide for high resolution video data recording of outside activity within 50 feet of the store entrance.  
**See sheet C160 for photometrics at building entries.**
  - c. Pump islands. Under-canopy minimum lighting levels of 10.0 footcandles with a maximum of 30.0 footcandles shall be maintained at each pumping station.  
**See sheet C160 for photometrics at building entries.**
- B. Video surveillance camera(s), two-color digital high definition, required.
- a. To maintain view of cash register counter.
  - b. To maintain view of all public and/or employee entrances into building/tenant space.
  - c. To maintain view of customers leaving via a door mounted pinhole camera, to be positioned at height of between four and five feet from the bottom of the door.
  - d. Capable of providing a minimum storage of 30 days of video surveillance data.  
**See sheets E003-E006 for exterior camera information and sheets E103 and A301 for interior camera and monitors.**
- C. Alarm system required.
- a. Alarm system shall be monitored off-site.
  - b. Silent panic alarm shall be provided at each cash register.
  - c. Employees shall be provided a remote alarm to wear on their person.  
**Acknowledged and noted. QT rep to coordinate as required.**
- D. Automatic door lock required. An automatic door lock capable of being locked from the cash transaction counter shall be provided.  
**Badge reader located at gate to checkstand and dock doors for employee access only.**
- E. Visibility maintained.
- a. Unobstructed line of sight shall be maintained at all times from the cash register to the front door.
  - b. Window areas shall be free from posters, flyers and other such visibility blockers.
  - c. Displays set up in front of window area, inside or outside, shall not inhibit the view from the front counter or cash transaction area.
  - d. The floor area at the cash register shall be elevated a minimum of six inches above floor grade to assist employee surveillance throughout the store.  
**Visibility maintained throughout. Checkstand area is elevated to allow for full visibility.**
- F. Drop safes, bolted to floor shall be required.  
**Acknowledged and noted. QT rep to coordinate as required.**
- G. Height strips shall be required at each public entrance in direct view of employees.  
**Acknowledged and noted. QT rep to coordinate as required.**
- H. "No loitering/trespass" signs shall be posted at the front entry to the building.  
**Acknowledged and noted. QT rep to coordinate as required.**
- I. Annual review required.
- a. An annual review of security measures shall be performed by each establishment with assistance from the Police Department.
  - b. In the event of a robbery, the establishment where the robber 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, etc.
  - c. 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 and noted. QT rep to coordinate as required.**

Sincerely,



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Amanda Mihelcic Spitzer  
Lickel Architecture, P.C.

