



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2026-035
File Name	Rezoning & Preliminary Development Plan for Dillon's
Applicant	Phillips Edison & Company
Property Address	917 and 807 NW Main St. 716, 718, 830, 840 and 900 NE Douglas St. Parcel #52-900-04-17-00-0-00-000 Parcel #52-900-04-18-00-0-00-000 Parcel #52-900-04-25-00-0-00-000
Planning Commission Date	June 11, 2026
Heard by	Planning Commission and City Council
Analyst	Adair Bright, AICP, Senior Planner

Public Notification

Pre-application held: October 7, 2025
Neighborhood meeting conducted: March 5, 2026
Newspaper notification published on: May 23, 2026
Radius notices mailed to properties within 300 feet on: May 22, 2026
Site posted notice on: May 21, 2026

Table of Contents

1. Project Data and Facts	2
2. Land Use	5
3. Project Proposal	7
4. Unified Development Ordinance (UDO)	8
5. Comprehensive Plan	9
6. Analysis	10
7. Recommended Conditions of Approval	15

Attachments

Transportation Impact Analysis prepared by Erin Ralovo, PE, PTOE, dated May 26, 2026 – 3 pages

Preliminary Development Plan and Elevations, revision date of May 26, 2026– 22 pages

Traffic Impact Study prepared by Traffic Engineering Consultants, Inc., dated April 2, 2026 – 228 pages

Stormwater Management Report prepared by Pickering Firm, Inc., and sealed on June 1, 2026 – 140 pages

Modification Request Letter, dated May 21, 2026 – 6 pages

Neighborhood Meeting Minutes, dated March 6, 2026 – 10 pages

UDO Sec. 2.260, Rezoning, Preliminary Development Plan, & Conceptual Plan Review Criteria

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Phillips Edison & Company / Developer
Applicant's Representative	Tim Goyette
Location of Property	917 and 807 NW Main St. 716, 718, 830, 840 and 900 NE Douglas St. Parcel #52-900-04-17-00-0-00-000 Parcel #52-900-04-18-00-0-00-000 Parcel #52-900-04-25-00-0-00-000
Size of Property	12.91 acres (562,359.6-sf.) – Lot 1 2.13 acres (92,782.8-sf.) – Lot 2 1.21 acres (52,707.6-sf.) – Lot 3 0.14 acres (6,098.4-sf.) – Lot 4 2.46 acres (107,157.6-sf.) – Lot 5 1.21 acres (52,707.6-sf.) – Tract A <u>1.55 acres (67,518-sf.) – Tract B</u> ± 21.61 acres total (941,331.6-sf.)
Number of Lots	5 lots & 2 tracts
Building Area	100,229-sf. – Lot 1 (grocery store & fuel kiosk) 8,662-sf. – Lot 2 (conceptual buildings) 5,070-sf. – Lot 3 (conceptual building) 6,000-sf. – Lot 4 (retail store) <u>10,140-sf. – Lot 5 (conceptual buildings)</u> 130,101-sf. total
Floor Area Ratio (FAR)	0.17 – Lot 1 (grocery store & fuel kiosk) 0.09 – Lot 2 (conceptual buildings) 0.09 – Lot 3 (conceptual building) 0.98 – Lot 4 (retail store) <u>0.09 – Lot 5 (future buildings)</u> 0.12 total
Existing Zoning	PI (Planned Industrial)

	RP-4 (Planned Apartment Residential) PO (Planned Office)
Proposed Zoning	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Residential 3 & Mixed Use
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and preliminary development plan in the form of an ordinance. <i>Duration of Validity:</i> Rezoning approval by the City Council shall be valid upon approval and has no expiration. Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use

The subject 21.61-acre property is currently comprised of nine (9) parcels, one of which is developed with two (2) single-family houses while the remaining eight (8) are vacant undeveloped areas. The existing houses are proposed to be demolished as part of this application. The properties have frontage along NE Douglas St., NW Main St., and NW Commerce Dr.

Description of Applicant's Request

The applicant requests approval of a rezoning from PI (Planned Industrial), RP-4 (Planned Apartment Residential), and PO (Planned Office) to CP-2 (Planned Community Commercial) on 21.61 acres. Also proposed is a Preliminary Development Plan on 15.71 acres, encompassing Lots 1 and 4, to allow for the development of a grocery store, retail store, fuel kiosk, and fuel pumps. The fuel kiosk is approximately 240-sf. and allows for a fuel station attendant but is not proposed to be a convenience store. The remaining 5.8 acres, Lots 2, 3, and 5, are shown as conceptual and will require a Preliminary and Final Development Plan at the time of development.

The applicant is requesting modifications to the commercial building design requirements, maximum light pole height, and the landscaping buffer requirements. Analysis is provided later in the staff letter.

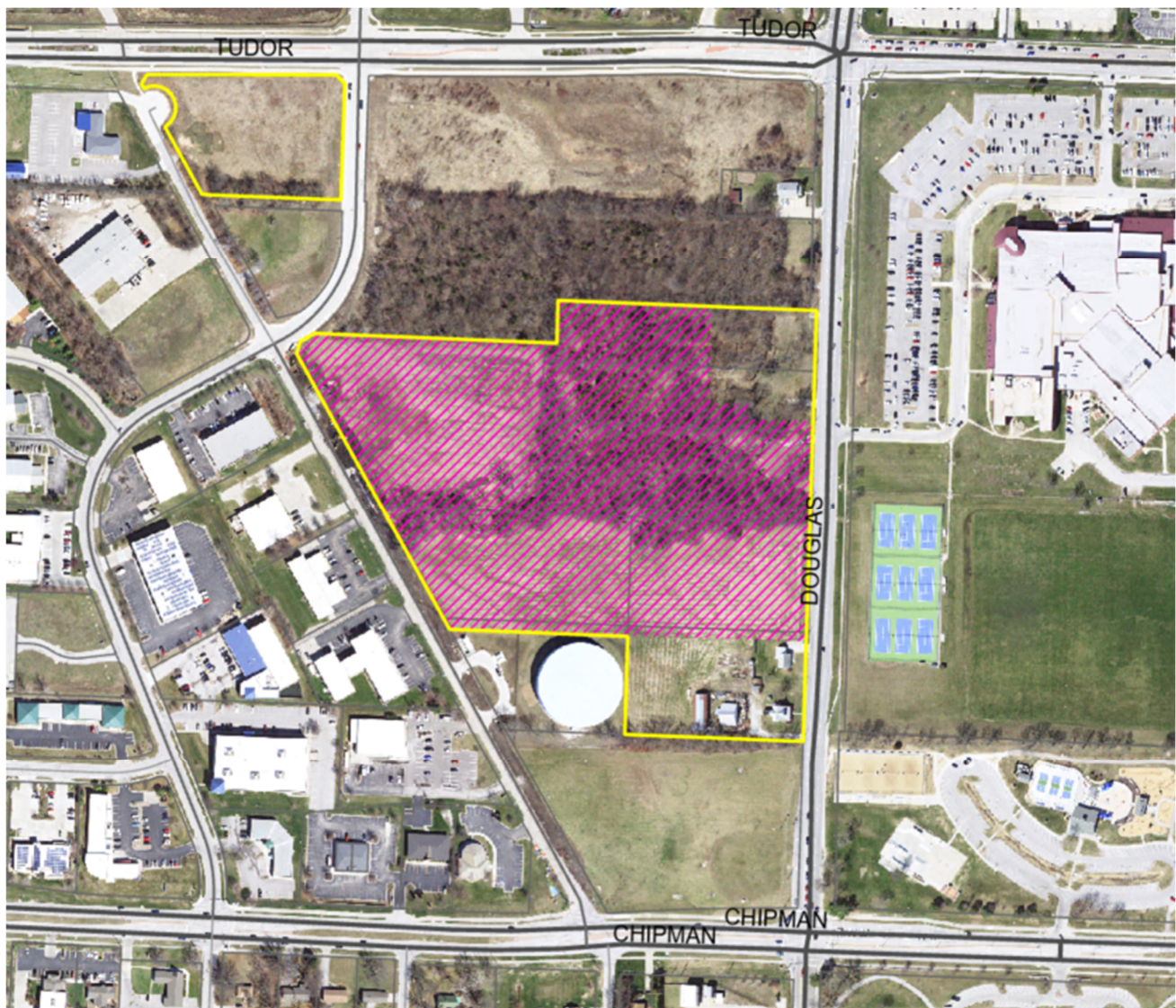


Figure 1 – Preliminary Development Plan area (shown with pink hatching); Rezoning Boundary (shown with yellow outline).

2. Land Use

Description and Character of Surrounding Area

The subject property is located approximately halfway between NE Chipman Road and NE Tudor Road with frontage on both NE Douglas Street and NW Main Street. The property to the north contains multi-family residential apartments (currently developing) and the property to the south consists of two parcels, one containing a water tower and the other containing an underground water storage tank. Both properties to the south are owned and maintained by the City. Across SE Douglas Street, to the east, is Lee's Summit High School, and across NW Main Street, to the west, are office and commercial pad sites.



Figure 2 – Aerial map of the surrounding property

Adjacent Land Uses and Zoning

North:	Dwelling, Multi-Family (Apartment) / RP-4 (Planned Apartment Residential)
South:	Water Supply or Storage Facility / PO (Planned Office) and AG (Agricultural)

East (across NE Douglas St.):	School / R-1 (Single-Family Residential)
West (across NW Main St.):	General Office and Commercial / PI (Planned Industrial)

Site Characteristics

The subject 21.61-acre property is currently comprised of nine (9) parcels, one of which is developed with two single-family homes while the remaining eight (8) are vacant undeveloped areas. The properties have frontage along NE Douglas St., NW Main St., and NW Commerce Dr. The site with the subject proposed preliminary development plan is located approximately halfway between NE Chipman Road and NE Tudor Rd. The site is relatively unremarkable and does not contain any notable geographic or landscape features.



Figure 3 – Existing Conditions aerial

Special Considerations

None

3. Project Proposal**Parking**

Proposed		Required	
Total parking spaces:	434	Total parking spaces required:	423
Accessible spaces provided:	13	Accessible spaces required:	9
Parking Reduction requested?	No	Off-site Parking requested?	No

Building Setbacks (Perimeter)

Yard	Required Minimum (CP-2)	Proposed
Front ¹	15'	72' (along NE Douglas St.); 152' (along NW Main St.)
Side ¹	10'	103' (north) 130' (south)

¹ – Under the UDO, each street frontage is considered to be a front property line. The remaining interior lot lines are considered to be side property lines.

Parking Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	20'	24' (along NE Douglas St.); 83' (along NW Main St.)
Side	20' (north) 6' (south)	28' (north) 18' (south)

Structure(s) Design**Number and Proposed Use of Building**

2 – Lot 1 (grocery store and fuel kiosk/pumps)
 2 – Lot 2 (conceptual buildings)
 1 – Lot 3 (conceptual building)
 1 – Lot 4 (retail store)
 2 – Lot 5 (conceptual buildings)

Building Height

37' 8" – Lot 1 (grocery store)
 13' 0" – Lot 1 (fuel kiosk)
 19' 0" – Lot 1 (gas canopy)
 TBD – Lot 2 (conceptual buildings)
 TBD – Lot 3 (conceptual building)

25' 4" – Lot 4 (retail store) TBD – Lot 5 (conceptual buildings)
Number of Stories
1 – Lot 1 (grocery store) 1 – Lot 1 (fuel kiosk) 1 – Lot 1 (gas canopy) TBD – Lot 2 (conceptual buildings) TBD – Lot 3 (conceptual building) 1 – Lot 4 (retail store) TBD – Lot 5 (conceptual buildings)

Architecture & Building Design

Building Type	Materials	Roofing
Commercial	Architectural Metal Panels (Class 1); Clear Glass (Class 1); Ground Face CMU (Class 2); Split Face CMU (Class 3); Patterned (Combed) Face CMU (Class 3)	PVC Membrane Roofing System (Class 3)

The applicant is requesting modifications to the architecture and building design requirements as detailed later in the staff report. However, the proposed design does comply with the UDO in regard to front entrance features and roofing material requirements.

4. Unified Development Ordinance (UDO)

Section	Description
2.240, 2.250, 2.260	Rezoning
2.300-2.340	Preliminary Development Plans
2.320	Modifications
4.190	CP-2 (Planned Community Commercial District)
8.050	Architecture & Building Design Standards
8.250	Lighting Standards
8.890	Landscaping (Minimum Requirements)

Neighborhood Meeting

The applicant hosted a neighborhood meeting on March 5, 2026. Eleven (11) members of the public attended.

Discussion topics included the following:

- Road improvements and traffic; and,
- Site access

Staff has not received any comments, emails, or phone calls in favor or in opposition to the project.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Increase business activity by designing mutually supportive neighborhoods.
Resilient Economy	Objective: Diversity Lee's Summit economy. Objective: Increase business retention and grow business activity.

The proposed development supports two identified focus areas of the Comprehensive Plan, namely "Strong Neighborhoods & Housing Choice" and "Resilient Economy" along with the goal to develop non-residential uses along major corridors. The proposal complements the currently developing Evren Apartments, just to the north, and increases business activity. The development will serve the surrounding businesses and offer commercial services to new and existing residents and visitors to the area. The development will occupy property along two commercial frontages and be within proximity to two major collectors.

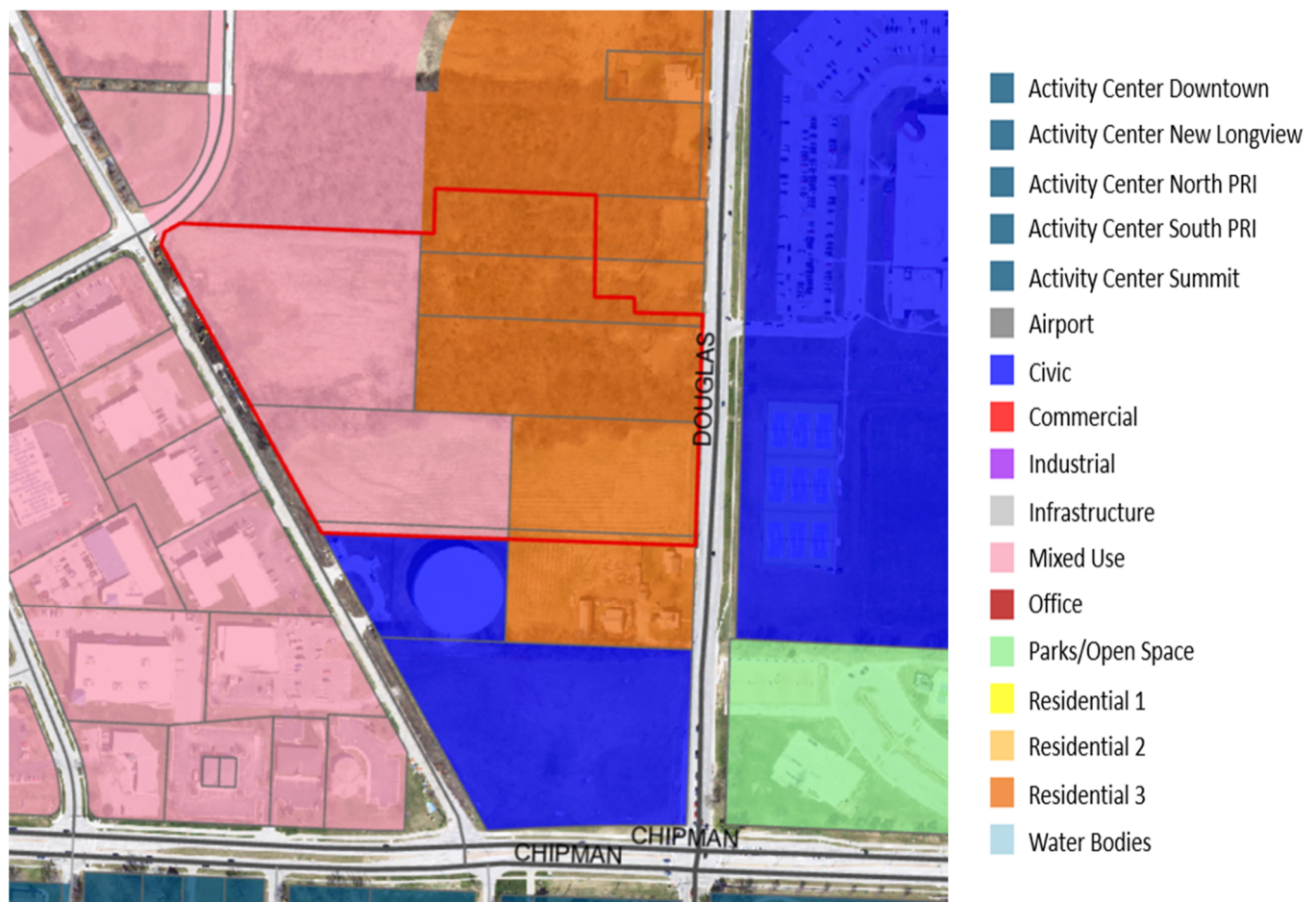


Figure 4 – Future Land Use Map & Legend

In addition to the focus areas and goals, the proposed development was reviewed against the Future Land Use Map, which serves as a guide for generalized land use categories. The map is not intended to be

prescriptive but rather functions as a planning tool to identify appropriate and complementary land use patterns.

When evaluating consistency with the Future Land Use Map, staff considers not only the specific land use designation, but also the overall intent of the map, the character of the surrounding area, and the relationship between existing and proposed uses. The subject property has two future land use designations: Residential 3 and Mixed Use. The Residential 3 category is intended to support mid-rise mixed-use and apartment developments that place more residents near commercial nodes. While the proposed development is not residential in nature and would require an amendment to the Future Land Use Map, there are existing apartments located to the north, and the proposed development would function as a commercial node serving those residents and the surrounding area.

The proposed development is also consistent with the Mixed Use designation, which allows for a combination of retail, office, and residential uses. Based on the surrounding development pattern and the broader intent of the Future Land Use Map, the proposed uses are appropriate for the area.

6. Analysis

Review Criteria

The application was reviewed in accordance with Section 2.260 of the Lee's Summit UDO, which establishes the approval criteria applicable to this request. This section of the UDO identifies 21 criteria for consideration when evaluating a REZ and PDP application. These criteria generally fall into the categories of consistency with the Comprehensive Plan, compatibility with surrounding development, impacts on public health, safety, and welfare, adequacy of public facilities and services, compliance with applicable development standards, and the effectiveness of site design measures intended to mitigate potential impacts.

For ease of reference, the complete list of applicable review criteria and approval standards contained in Section 2.260 of the UDO is included as an attachment to this staff report. Staff's findings and recommendations are based upon an evaluation of the application against these criteria and standards.

Background and History

- June 23, 1914 – The plat for *Summit Park* was recorded by the Jackson County Recorder of Deeds office by Instrument #1914I0096399.
- November 15, 1994 – City Council approved a City-initiated rezoning (Appl. #1994-042) of approximately 80 total acres from R-1 (Single-family) and C-B (Controlled Business) to G-OP (Planned General Office) and M-1P (Planned Light Industrial) by Ordinance No. 4065. The subject grocery store project site comprised a portion of the property rezoned from R-1 and C-B to G-OP.
- November 1, 2001 – The G-OP (Planned General Office) zoning district was converted to the PO (Planned Office) zoning district as part of a reclassification of all zoning districts upon the Unified Development Ordinance (UDO) going into effect.
- December 6, 2020 – The single-family house addresses at 830 NE Douglas Street was demolished (PRDEM2020-2628).

Furthermore, future development on Lots 2, 3, and 5 will require separate Preliminary Development Plan approvals and will return to the Planning Commission and City Council for review. This additional review process will provide opportunities to evaluate site design, architecture, and potential impacts as those phases move forward. The subject development is not expected to create excessive storm water runoff for the area. Onsite detention will be constructed on the western side of the project site.

Public Services

Development of the site will not impede the normal and orderly development and improvement of the surrounding property. The subject property is a vacant site with access to existing water across NE Douglas Street to the east and along NW Main Street to the west. Sanitary sewer will be extended from the existing public main along the northern property line down to the southernmost lot.

Road Improvements

The proposed development will have four (4) points of access with two (2) on NE Douglas Street, one (1) on NW Main Street, and one (1) on NW Commerce Drive. Access 1 will be a signalized intersection lined up with the existing Lee's Summit North access on NE Douglas Street. Access 2 will be a right-in-right-out located about 400-ft. south of access 1 on NE Douglas Street. Access 3 will be a full access on NW Main Street. Access 4 will also be a full access on NW Commerce Drive. The traffic impact study performed by Traffic Engineering Consultants, Inc., identifies several road improvements as follows:

- Signalization of the full access drive and the Lee's Summit North Driveway along NE Douglas Street.
- Addition of a northbound and southbound left turn lane at the signalized intersection on NE Douglas Street.
- Crosswalk installation at the signalized intersection for pedestrian connectivity across NE Douglas Street.
- Access restrictions shall be installed at Access 2 to restrict traffic movements to right-in-right-out only.

The following improvements have also been identified by Staff.

- Construct a 5-ft. wide sidewalk along the west side of NE Douglas Street to match the sidewalk to the north. The sidewalk shall extend along the entire frontage.
- Construct two southbound right turn lanes (150-ft. plus taper) on NE Douglas Street at Access 1 and Access 2.
- Construct a raised concrete median on NE Douglas Street at Access 2. The median shall be a minimum of 4-ft. wide and long enough to restrict left turn access both into and out of the drive.

The traffic improvements identified by staff and Traffic Engineering Consultants, Inc. have been determined to be necessary to accommodate the anticipated traffic generated by the proposed development and to maintain the safe and efficient operation of the surrounding transportation network. These improvements were identified through the traffic impact study and subsequent review by City staff and the City's traffic engineering consultant.

To ensure that the recommended improvements are implemented, a condition of approval has been included requiring the construction of the identified traffic improvements as part of the development. Compliance with this condition will be required prior to issuance of applicable permits or occupancy approvals, as determined by the City. The required improvements are intended to address site access, traffic circulation, roadway capacity, and overall transportation system performance associated with the proposed development.

Modification Requests

- The applicant has requested a modification to UDO Sec. 8.050.B.4.i.i – Application of windows and doors on commercial storefronts.
 - **Requirement** – Fenestrations with clear glass shall occupy no less than 50 percent of the pedestrian view zone. The pedestrian view zone is defined as the 8-foot-tall area of the subject building's primary façade(s) that is between two feet and ten feet above the adjacent sidewalk or ground level.
 - **Proposed** – The applicant is proposing the western façade be exempt from this requirement; therefore, containing zero percent of clear glass within the pedestrian view zone. They are also proposing the eastern façade only contains 31% of clear glass within the pedestrian view zone.
 - **Recommendation** – Staff is supportive of the requested modification. The “storefront” of the subject building is on the east side of the building which is where customers will be entering the facility. The applicant has provided clear glass to signify that being the public area and the internal layout of the grocery store limits the ability to supply additional glass. The intent is being met by highlighting the part of the building that is open and available to pedestrians.
- The applicant has requested a modification to UDO Sec. 8.080.B – Commercial Building Requirements, Major Façade Materials.
 - **Requirement** – Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least ½ of the façade area.
 - **Proposed** – The applicant is proposing 1 Class 2 building material in two different colors to comprise 92% of the western primary façade.
 - **Recommendation** – Staff does not support the proposed modification. The intent of the material diversity requirement is to create visual interest, reduce the appearance of large uninterrupted wall planes, and enhance the architectural character of street-facing façades. While the applicant proposes two color variations of the same material, the overall material palette remains limited and does not provide the level of façade articulation or visual diversity contemplated by the standard.

Additionally, the western façade is adjacent to a public street and will be highly visible to motorists, pedestrians, and visitors to the site. The applicant is also proposing a primary drive entrance oriented towards this street, making the façade a prominent architectural feature of the development. Given its visibility and role as a primary building frontage, staff believes a higher level of architectural treatment is warranted.

The proposed design does not satisfy the letter of the code, as it fails to provide the required number of qualifying materials. Furthermore, staff finds that the proposal does not meet the intent of the standard, as the use of a single material in multiple colors does not achieve a comparable level of architectural interest or building articulation. For these reasons, staff recommends denial of the requested modification.

- The applicant has requested a modification to UDO Sec. 8.080.B – Commercial Building Requirements, Wall Articulations.
 - **Requirement** – The primary façade shall have a wall articulation (as provided in Sec. 8.050) no less than once every 60 linear feet.
 - **Proposed** – The applicant is proposing an articulation no less than once every 130 linear feet on the west façade and no less than once every 181 linear feet on the east façade. The applicant has stated that the proposed articulations are more proportional to the proposed structure than the UDO requirement would be.
 - **Recommendation** – Staff is supportive of the proposed modification. The intent of the wall articulation is to provide visual relief opposed to a completely flat façade and the provided articulations provide that relief given the scale of the structure. On the eastern façade, they denote a visual hierarchy that showcases the pedestrian entrance along with the fenestrations. On the western façade, in addition to providing relief, they mask the dock doors and the more utilitarian side of the building.
- The applicant has requested a modification to UDO Sec. 8.250.D.1 – Parking Lot Lighting, Maximum Height.
 - **Requirement** – All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within the perimeter area. The perimeter area shall be measured 100 feet from the property line closest to the residential use and/or district. Outside the perimeter area, the overall height may be increased to 20 feet, measured to the top of the fixture from grade.
 - **Proposed** – The applicant is proposing the parking lot light poles be 28 feet in height from grade inclusive of the concrete base.
 - **Recommendation** – Staff is supportive of the proposed modification. The plans show the proposed average finished grade approximately 7 feet lower than the average finished grade of the adjacent residential. Therefore, the perceived height of the light poles, from the adjacent residential, would be about 19 feet tall which is equivalent to the top of the 2nd floor of the apartments. Given the orientation of the apartment buildings, the light poles, if negatively impactful, would impact about four (4) units. However, the light pole height increase is not expected to negatively impact the nearby residents as the lights will utilize a flat lens, include cut-offs, be mounted at 90-degrees (horizontal to the ground), and will not exceed the maximum footcandle at the property line as allowed by the UDO.
- The applicant has requested a modification to UDO Sec. 8.900.A – High Impact Screening.
 - **Requirement** – A 100 percent opaque screen between land uses, which are dissimilar in character. When the proposed plan is considered to have a high impact on surrounding properties or the adjacent property is considered to have an adverse impact, both of the following shall be installed within the 20-foot buffer yard: (1) a six-foot high masonry wall, opaque vinyl fence, or three-foot high berm, (2) and low impact screening.

- **Proposed** – The applicant is proposing to utilize the proposed grade in lieu of installing a masonry wall, vinyl fence, or berm along the southwestern portion of the property adjacent to the AG zoning along with required landscaping.
- **Recommendation** – Staff is supportive of the proposed modification. The adjacent AG zoned property, to the south, generally falls to the west from an elevation of 1,048 to 1,026. The proposed finish grade of the site will be 1,030. Strict application of the code would result in a fence or berm which would not buffer or screen appropriately due to the grade change. Also, the AG zoned property is used for utilities, not an agricultural or residential use which negates the purpose of a high impact buffer. The proposal including the landscaping and the grading will sufficiently achieve the intent of the code to mitigate visual impacts.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO, and the Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. The development shall occur in accordance with the Preliminary Development Plan with a revision date of May 26, 2026.
2. A modification shall be granted to UDO Sec. 8.050.B.4.i.i allow for the following relief to the fenestration within the pedestrian view zone requirement:
 - a. The western façade shall be exempt from the requirement.
 - b. The eastern façade shall contain no less than 31% of clear glass within the pedestrian view zone.
3. A modification shall be granted to UDO Sec. 8.080.B to allow for building articulations as submitted in the Preliminary Development Plan with a revision date of May 26, 2026.
4. A modification shall be granted to UDO Sec. 8.250.D.1 to allow for the light poles to be 28' tall from grade inclusive of the concrete base.
5. A modification shall be granted to UDO Sec. 8.900.A to allow the proposed grade in lieu of installing a masonry wall, vinyl fence, or berm along the southwestern portion of the property adjacent to the AG zoning along with required landscaping.
6. The western façade shall comply with all applicable requirements of Section 8.080.B. Specifically, the façade shall incorporate no fewer than three (3) different Class 1 or Class 2 building materials, with those materials collectively comprising at least fifty percent (50%) of the primary façade area.
7. Road improvements shall be constructed as stated in the Transportation Impact Analysis conducted by staff dated May 26, 2026.

Standard Conditions of Approval

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of

construction (excluding land disturbance permit).

3. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
4. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
5. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
7. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
8. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
9. Water tap sizes will be evaluated at the time of the Final Development Plan.
10. Sanitary sewer alignment will be refined at the time of the Final Development Plan. Private and/or public easements may be required to connect to the existing public sanitary sewer main. Please note that 8-inch diameter pipe is the minimum size for a public sanitary sewer line.
11. All issues pertaining to life safety and property protection from the hazards of fire, explosion, or other dangerous conditions in new and existing buildings, structures, and premises, as well as the safety of firefighters and emergency responders during emergency operations, shall be in accordance with the International Fire Code (IFC) adopted by the City at the time of building permit application submittal. This shall include compliance with either the 2018 IFC or the 2024 IFC, whichever code edition is in effect at the time the building plans are submitted for review.
12. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire Code and the requirements of the Missouri Department of Natural Resources.
13. A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.
 - a. A permit is required for the sale of gasoline or diesel exceeding the Threshold Planning Quantity (EPA), and for the retail exchange of propane.