

DEVELOPMENT SERVICES

NEIGHBORHOOD SERVICES DIVISION

File #: CEZO20200386
Case Type: Zoning

April 24, 2020

CASEYS MARKETING COMPANY
1 SE CONVENIENCE BLVD
ANKENY, IA 50021

Address: 1800 NE LANGSFORD RD, LEES SUMMIT, MO 64086

Parcel Number: 60320209700000000

Dear: CASEYS MARKETING COMPANY

In response to a public complaint, an inspection of the property at 1800 NE LANGSFORD RD, LEES SUMMIT, MO 64086 by this department on April 24, 2020, confirmed a violation(s) of City ordinance. City ordinance places the responsibility to remove violations on private property with the property owner/tenant/occupant. Accordingly, I am bringing the violation(s) to your attention.

List ordinance sections:

Sec. 6.1480. - Prohibited accessory uses and structures.

The following accessory uses and structures are specifically prohibited:

- A. Automotive repair in residential districts except for personal vehicles being repaired inside a garage.
- B. Hog lots.
- C. Livestock commercial feed lots.
- D. Detached carports except when specifically approved as part of a preliminary development plan for a multi-family development.
- E. Outdoor vending machines, except for:
 - 1. Certain outdoor vending machines that are accessory to financial institutions, such as ATM's, self-service car wash business dispensers offering such items as cleaners, waxes and towels for vehicle washing and similar accessory uses and structures approved by the Director. Such accessory vending machines shall be attached to or built into exterior walls of the commercial business or integrated into a drive island, and
 - 2. Mobile food vending regulated in Division V of this article.

Note: Retail sales of products being displayed outdoors, provided such products are being sold within the commercial building where the products are being displayed shall not constitute an accessory use or structure. Said outdoor product display shall be located

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immediately adjacent to the wall of the building or within 20 feet of such wall, or in the case of a C-Store adjacent to the pump island, except for seasonal sales regulated by Division V of this article.

Action Necessary for Compliance:

1. Remove ice machine from exterior of the building

As stated in City Ordinance, this violation(s) shall be corrected by May 06, 2020.

City of Lee's Summit ordinance further states that continued existence of this violation(s) beyond the above stated date may result in this matter being referred to the Municipal Prosecutor's Office for appropriate action.

Please contact or visit Development Services to discuss or appeal this notice.

We appreciate your cooperation in this matter. Please call John A. Jackson at (816) 969-1249 or email me at JohnA.Jackson@cityofls.net if you have any questions regarding this notice.