

**DEVELOPMENT SERVICES**

**Commercial Final Development Plan  
Applicant's Letter**

**Date:** Wednesday, July 23, 2025

**To:**

**Property Owner:** SMITH ANTHONY E & JENNIFER Email:  
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**Engineer/Surveyor:** Engineering Solutions Email: mschlicht@es-kc.com

**From:** Grant White, Project Manager

**Re:**

**Application Number:** PL2025176

**Application Type:** Commercial Final Development Plan

**Application Name:** 100 NE Douglas conversion

**Location:** 100 NE DOUGLAS ST, LEES SUMMIT, MO 64063

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**Electronic Plans for Resubmittal**

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Excise Tax**

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

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**Review Status:**

**Required Corrections:**

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|------------------------|--------------------------------|---------------------------------------------|-------------|
| <b>Planning Review</b> | Adair Bright<br>(816) 969-1273 | Senior Planner<br>Adair.Bright@cityofls.net | Corrections |
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1. Sheet C.001: Update zoning to TNZ and remove proposed zoning.
2. Sheet C.101: Provide further information on the flattened curb for the ADA route (full dimension of the flattened curb, will all other curbs be standard curbs, etc.).
3. Sheet L.100: Show which existing trees will be removed.
4. Sheet L.100: Given discussions at Planning Commission concerning landscaping and screening of the parking lot, replace some of the shrubs adjacent to the parking on the west with evergreens.
5. Sheet L.100: Switch out the trees along the perimeter for ornamental trees.
6. Is any additional lighting proposed? If so, provide a photometric plan.
7. Sheet C.101: Show and label sight triangles.
8. Sheet C.101: Provide setbacks to the deck.
9. Provide manufacturer specifications for the proposed decking and railing along with elevations for the deck area.
10. The sidewalk wrapping all around the building was not shown in the PDP, is that just desired by the property owner for full circulation?
11. A minor plat will be required. When will this be submitted?
12. Sheet L.100: Replace all invasive species with a non-invasive species (the burning bush shrub).

#### Engineering Review

Susan Nelson, P.E.  
(816) 969-1229

Senior Staff Engineer  
Susan.Nelson@cityofls.net

Corrections

1. Please incorporate into the plans the permanent sidewalk/utility easements and temporary construction easements recently obtained for the City's CIP roadway project. This has been provided to the designer by separate document.
2. The landscape plan must be amended to better coordinate with the CIP roadway project. No new trees or shrubs should not be planted in the areas needed for permanent or temporary easements. The submitted landscape plan shows larger caliper trees proposed within the new permanent 10' utility easement which will not be allowed. Please verify and note on the plans that only ornamental trees and shrubs may be planted within any easement.
3. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.
  - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
  - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements

in the right of way shall conform to the KCMMB specifications.

4. Add City Standard Details for curb/gutter and sidewalks/ramps.

5. Add site specific ADA design information for the sidewalk/ramps, including access to the building and through the proposed driveway.

6. Submit an Engineer's Estimate of Probable Construction Costs and the SWPPP.

7. Detention plan, profile and detail conflict, please reconcile. Show trees removed from detention basin. Show that the end section treatment can withstand the shear stress of the discharge velocities. Add a detail for the flume from the parking lot to the detention basin.

8. The Storm Water Memorandum provides conflicting information on whether the design meets or does not meet the City and APWA 5600 requirements, please revise.

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| <b>Traffic Review</b> | Erin Ralovo<br>(816) 969-1800 | Senior Staff Engineer<br>Erin.Ravolo@cityofls.net | No Comments |
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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | Approved with Conditions |
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

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| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241 | Plans Examiner<br>Joe.Frogge@cityofls.net | No Comments |
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