

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, December 30, 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:**

<b>Planning Review</b>	Adair Bright (816) 969-1273	Senior Planner Adair.Bright@cityofls.net	Corrections
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1. Provide manufacturer specifications for the proposed decking and railing along with elevations for the deck area.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Locate and show the existing sanitary sewer (along west property line) and the associated utility easement on the plans. Identify the right-of-way limits along Maple St. on the plans.

2. Revise pavement sections to show the correct asphalt material. Plan notes and sections do not agree, please reconcile. Show in the plan view, the required concrete material for the driveway approach from the City street.

3. Add site specific ADA sidewalk and curb ramp information to the plans, including slopes and cross slopes. Provide information that includes access to the building from the ADA parking and through the proposed driveway.

4. Stormwater report has conflicting information regarding if the design meets APWA 5600. Provide the percentage of voids used in the storage volume calculations. Show how this detention pit will drain within 24 hours. Add shear stress calculations to the plans.

5. Has consideration been given to connection to the storm inlet (1757) at the corner of Douglas St. and Maple St.? With a waiver for detention, this potentially could eliminate the detention pit and the possible negative impacts to this development and the neighboring properties. Please be aware that final plans for the CIP stormwater project are now available, and the construction is planned to start Summer 2026.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief 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.