

DEVELOPMENT SERVICES

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

Date: Monday, February 09, 2026

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

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.

Review Status:

Required Corrections:

Engineering Review	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Remove the Detention Basin label throughout the plans, stormwater report, and waiver request; replace with Infiltration Basin. Add the specific design geometry for the infiltration basin to the plans. Please be advised that as-builts will be required for this BMP. Remove the pipe shown in the Infiltration Basin Detail. Remove the proposed weir from the Pre Development Drainage Plan.

2. Add ADA compliance information for the proposed new sidewalk from the existing public sidewalk facilities to the building. Include dimensions and cross-slope for all turning spaces. Please make sure that all turning space cross-slope labels do not exceed 1.5%, including the turning spaces from the ADA parking area. Provide the cross-slope for the proposed driveway and the existing sidewalk panel where the proposed new sidewalk connects to the existing public sidewalk facilities as a turning space.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	Corrections
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1. Section 15.1.f of the City's Access Management Code specifies that "access for a single residential property are not permitted on collectors and arterials and access to collectors and arterials for residential properties shall conform to other provisions of this code which preclude such access if an alternative exists from a local street, access street or shared access condition." By this rule the access along Douglas is not permitted once the access along Maple is constructed. A variance may be requested in writing and may be supported by staff.