



**Date:** March 26, 2026

**Address:** 100 NE Douglas Street, Lee's Summit, MO

**Subject:** Second Access to Subject Property

City of Lee's Summit Traffic Engineer – Susan Barry:

This letter is submitted in response to the City review comment regarding the existing access along the frontage of the subject property.

The proposed development includes the conversion of the existing single-family residence into office use with the potential to utilize the second floor as a residential component. The property currently has a drive access on the north side of the building from Douglas St, terminating at an existing detached 2-car garage.

With the conversion of this property, a new parking lot is planned at the southwest corner with access from Maple St. The planned parking lot will provide customer parking, including ADA access to the building. The lot will accommodate all the customer parking for office use while the access along Douglas is necessary to remain for the residential component and/or staff parking.

It should also be noted that the Access Management Code (AMC) restricts the creation of new residential driveways along corridors such as NE Douglas Drive. In this case, the existing access point is already established and would remain in use while the primary access for the site's commercial function is provided from Maple Street. Retaining the existing driveway along Douglas supports both the potential residential components and providing an appropriate location for staff parking without interfering with customer circulation within the new parking area.

Finally, according to the City's Capital Improvement Plan (2026–2030), access along NE Douglas Drive has previously been coordinated and approved in conjunction with the Douglas Street Improvements project.

If you have any questions or would like to discuss further, please give me a call at 816.623.9888 ext. 8#.

Thanks,  
Brad Cooley