



Report Date: 2-9-2026
Application Number: PL2025176
Application Type: Commercial Final Development Plan
Application Name: 100 NE Douglas conversion
Location: 100 NE DOUGLAS ST, LEES SUMMIT, MO 64063

Engineering Review – Susan Nelson, P.E. – (816) 969-1229 – Susan.Nelson@cityofls.net

1. Remove the Detention Basin label throughout the plans, stormwater report, and waiver request; replace with Infiltration Basin. **Revised.** Add the specific design geometry for the infiltration basin to the plans. **Added on Sheet C.200 in Plan View with Note.** Please be advised that as-builts will be required for this BMP. **Acknowledged.** Remove the pipe shown in the Infiltration Basin Detail. **Outlet Pipe Removed.** Remove the proposed weir from the Pre Development Drainage Plan. **Removed.**

2. Add ADA compliance information for the proposed new sidewalk from the existing public sidewalk facilities to the building. **Added.** Include dimensions and cross-slope for all turning spaces. **Added.** 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. **Added.**

Traffic Review – Erin Ralovo – (816) 969-1800 – Erin.Ralovo@cityofls.net

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. **Second Access to Subject Property Response Letter uploaded.**

Uploads to the Portal;
- City Comment Response Letter
- Traffic Review Response Letter – Second Access to Subject Property (Uploaded 3/26)
- Plan Set
- Storm Memo
- Formal Waiver

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Anthony Philipscheck