



Response comments for: 100 NE Douglas St - Rezoning and conversion
Application Number: PL2025019
Application Type: Commercial Rezoning with Preliminary Development Plan
Location: 100 NE DOUGLAS ST, LEES SUMMIT, MO 64063

Planning Review

1. Provide a rezoning exhibit. **ADDED.**
2. Provide a legal description via word or a PDF (we need to be able to copy this for the ordinance). **ADDED WORD DOCUMENT**
3. Show the proposed parking lot setback to the west and south property lines. **REVISED.**
4. Provide a typical individual stall dimension. **REVISED.**
5. Provide a dimension for the proposed sidewalk. **REVISED.**
6. Provide additional shrubs and evergreens along the west to help screen the parking lot from the adjacent residential. **REVISED.**
7. As a heads up - a minor plat will be required. Also, parking lot lighting and wall packs will be prohibited per the TNZ district. **NOTED.**
8. Is the "kennel" proposed to remain? **YES.**

Engineering Review

1. Please provide a 10-foot-wide utility easement along the right-of-way of Douglas St. and Maple St. Show and document on the minor plat. **ADDED.**

Fire Review

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. Conversion of the house from residential to office use shall meet the requirements of the fire code. **NOTED.**

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

Thank You,

Matt Schlicht