

NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent: February 7, 2025

Neighborhood Meeting will be held prior to the City Public Meeting process, as shown below, to allow for discussion on the application.

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application#: PL2025019

Description of Proposal:

Rezoning and Preliminary Development Plan

Location of the Property (Street Address): 100 NE Douglas St

Applicant: Engineering Solutions

Meeting of:

Neighborhood Meeting

Date at Time of Meeting: February 17, 2025 at 6:00 pm

Gamber Center, Yellowstone Room

Lee's Summit, MO 64063

Planning Commission Meeting

Date and Time of Hearing: March 27, 2025 at 5:00 pm

City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri

City Council Meeting

Date and time of Hearing: April 22, 2025 at 6:00 pm

City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact

Development Services Department, City of Lee's Summit, at (816) 969-1200.
Engineering Solutions, Matt Schlicht, 816-623-9888 (Ext 0#), esinfo@es-kc.com



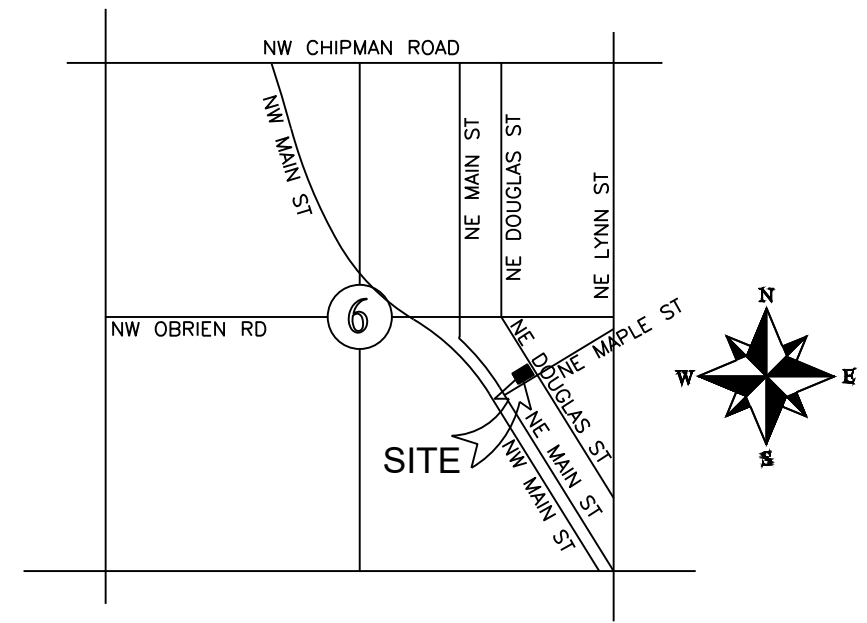
LEGEND:

Existing Underground Power	—UGP— —UGP—
Existing Conc. Curb & Gutter	=====
Existing Wood Fence	—X— —X—
Existing Gas Main	—GAS— —GAS—
Existing Water Main	-X-W/M- - - -X-W/M- - - -
Existing Storm Sewer	-X-STM- - - -X-STM- - - -
Existing Sanitary Sewer	-X-SAN- - - -X-SAN- - - -
Existing Underground Telephone	—UGT— —UGT—
Existing Overhead Power	—OHE—
Proposed Storm Sewer	—ST— —ST— —ST—
Proposed Sanitary Sewer	—SS— —SS— —SS—
Proposed Underground Power	—UGT— —UGT—
Proposed Gas Service	—GAS—
Proposed 8" D.A.P. Water	—W—
Proposed Electrical Service	—UGP— —UGP—

Preliminary Development Plan

100 NE Douglas Street

Section 6, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri



LOCATION MAP
SECTION 6-T47N-R31W
Not to Scale

PROPERTY DESCRIPTION

ALL PAVING ON THE PRIVATE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0417G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-6261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

Land Use Schedule

a. Total floor area	1,102 sq. ft.
b. Number of dwelling units	N/A
c. Land area	18,948.60 sq. ft. 0.44 acres
d. Number of required and proposed parking spaces	7 Standard / 1 Handicap 7 Standard / 1 Handicap
e. Impervious coverage Parking/Sidewalk Building	4,262 sq. ft. 1,102 sq. ft. 5,364 sq. ft. (28.3% of Site)
f. Floor Area Ratio (FAR)	5.8%
g. Dwelling units per acre, with and without common area:	N/A
h. The range of land uses to be permitted in each designated area of the development.	Office

Current Zoning: R-1 TSO
Proposed Zoning: R-1 TSO

Sanitary Sewer Service
Existing Sanitary Sewer service from south of property.

Water Service
Existing Service from south of property.

Storm Sewer
New storm line and detention.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

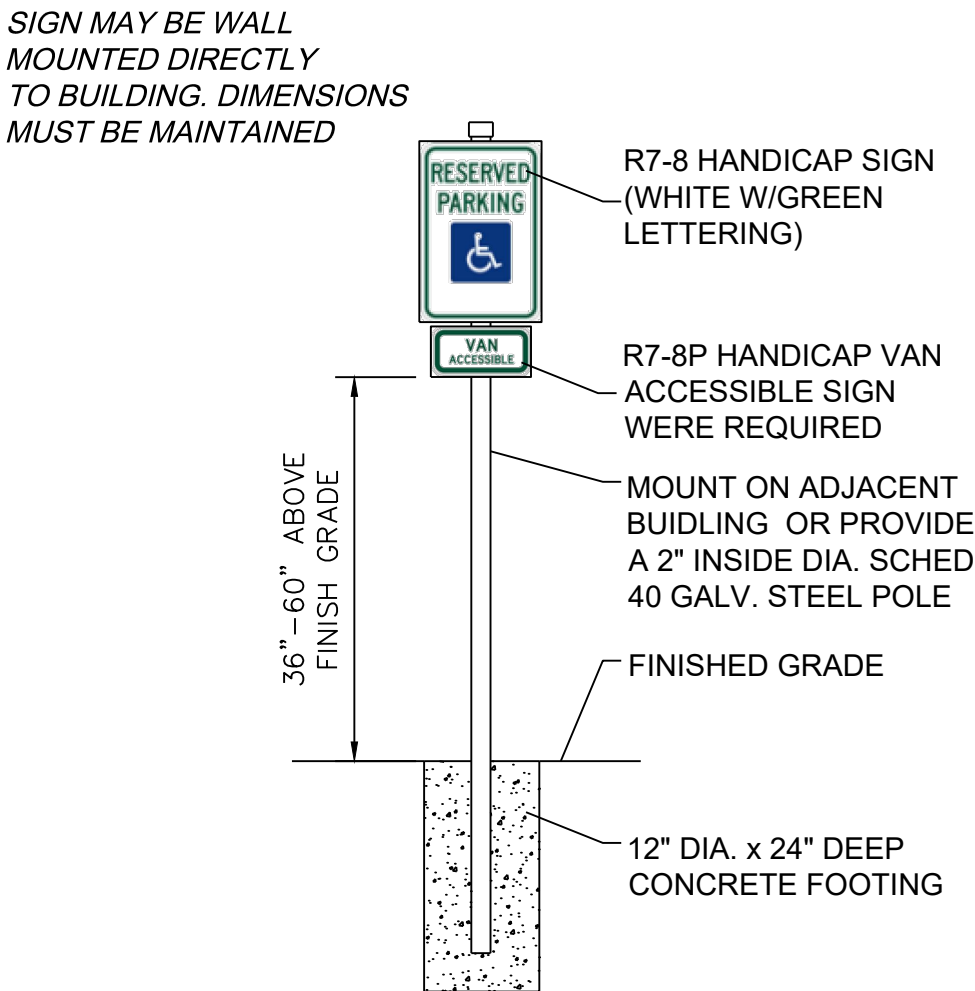
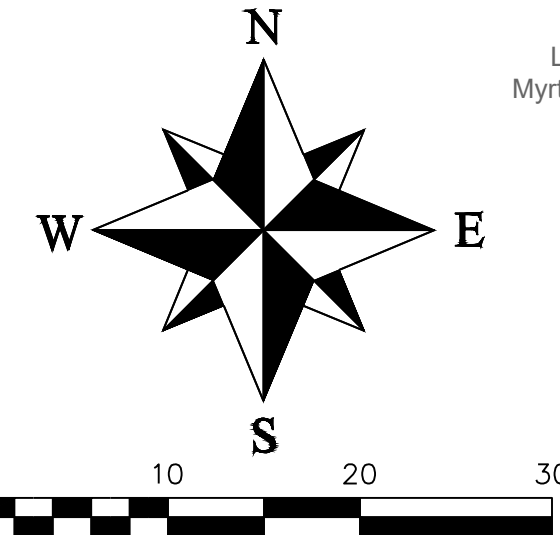
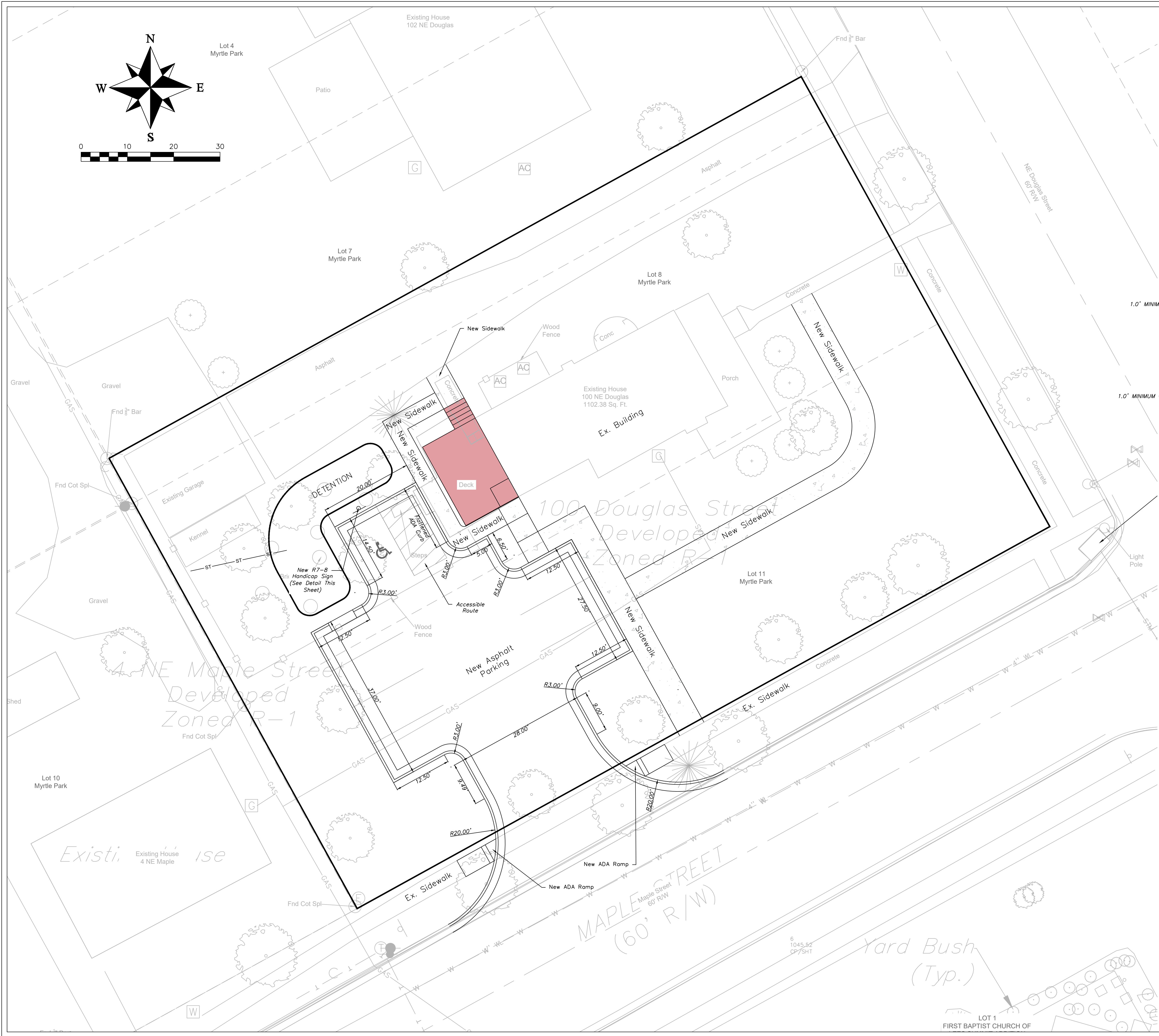
Project: 100 NE DOUGLAS STREET
Issue Date: January 24, 2025

OVERALL SITE PLAN
Preliminary Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

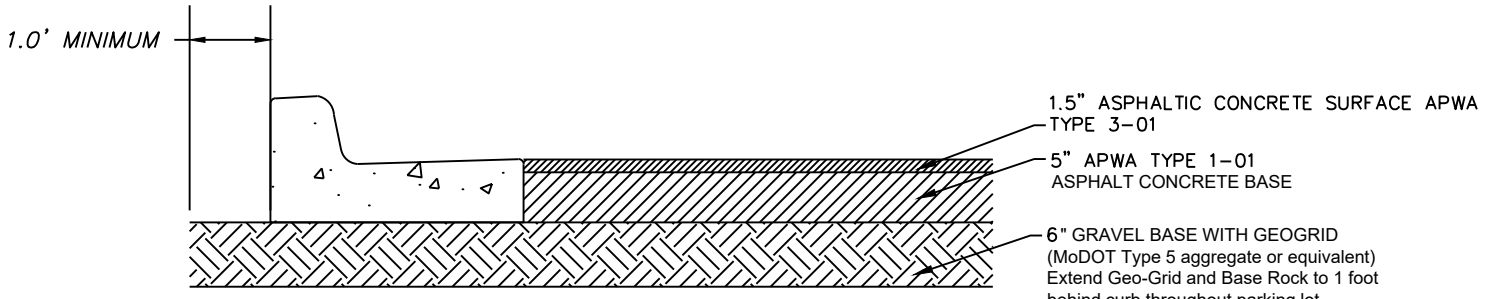


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

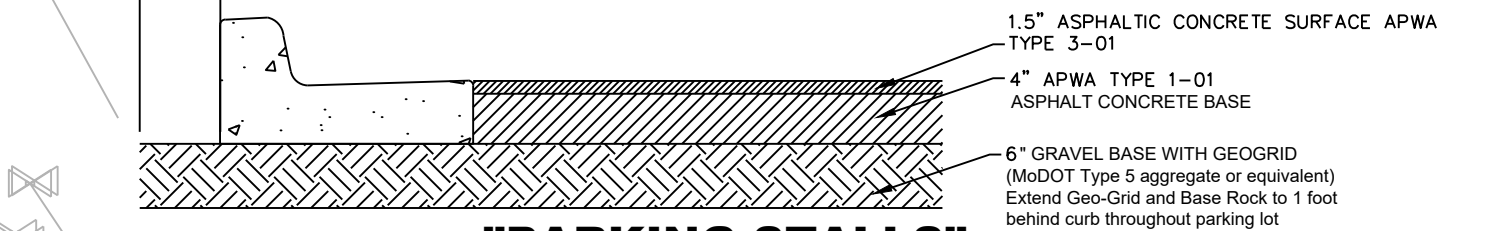
REVISIONS



HANDICAP SIGN DETAIL
NOT TO SCALE



**"DRIVE LANE"
PRIVATE ASPHALT PAVEMENT**
NOT TO SCALE



**"PARKING STALLS"
PRIVATE ASPHALT PAVEMENT**
NOT TO SCALE

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

SITE PLAN
Preliminary Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

Project: 100 NE DOUGLAS
LSMO
Issue Date: January 24, 2025

REVISIONS

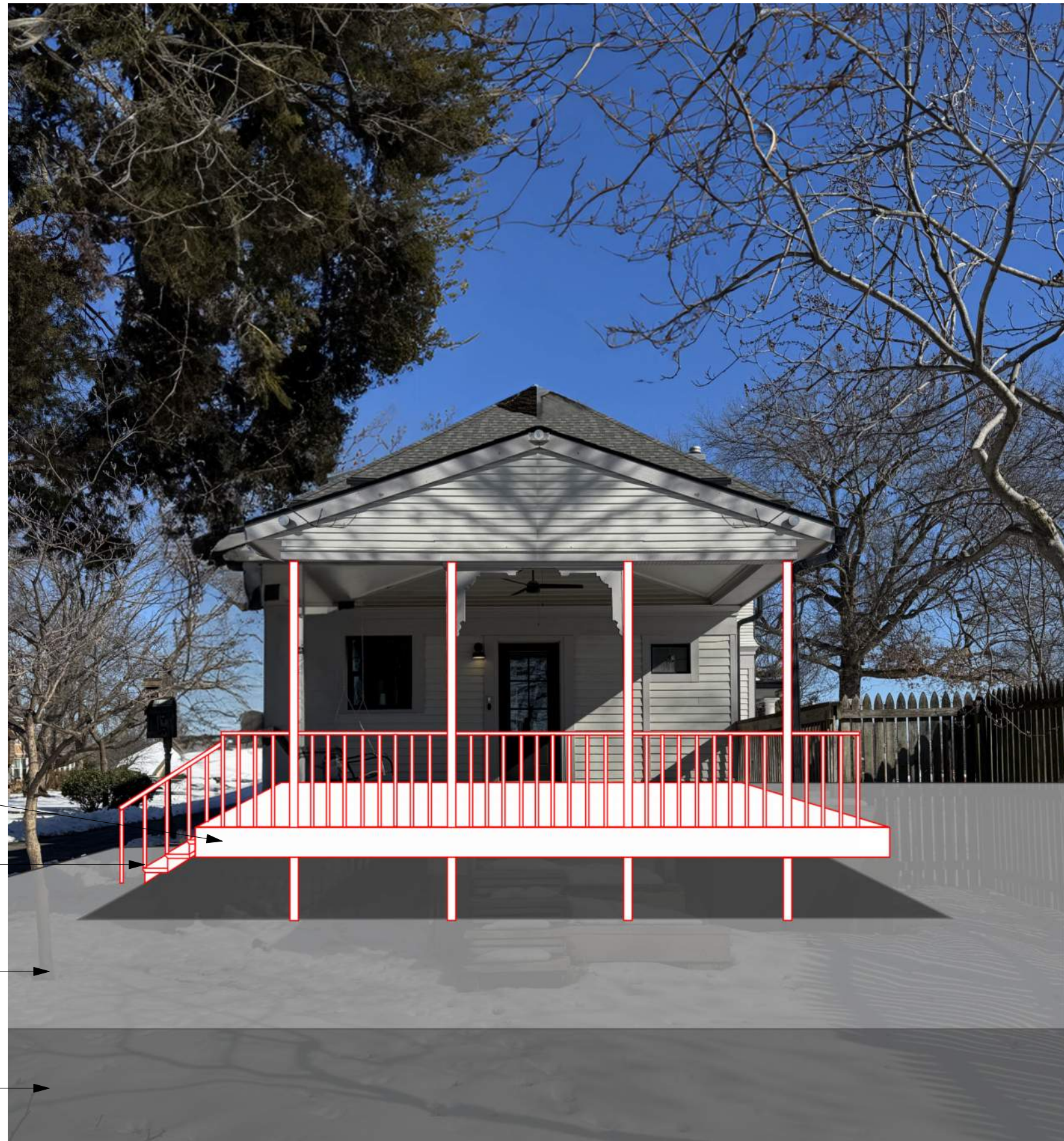
NO.	DESCRIPTION	DATE



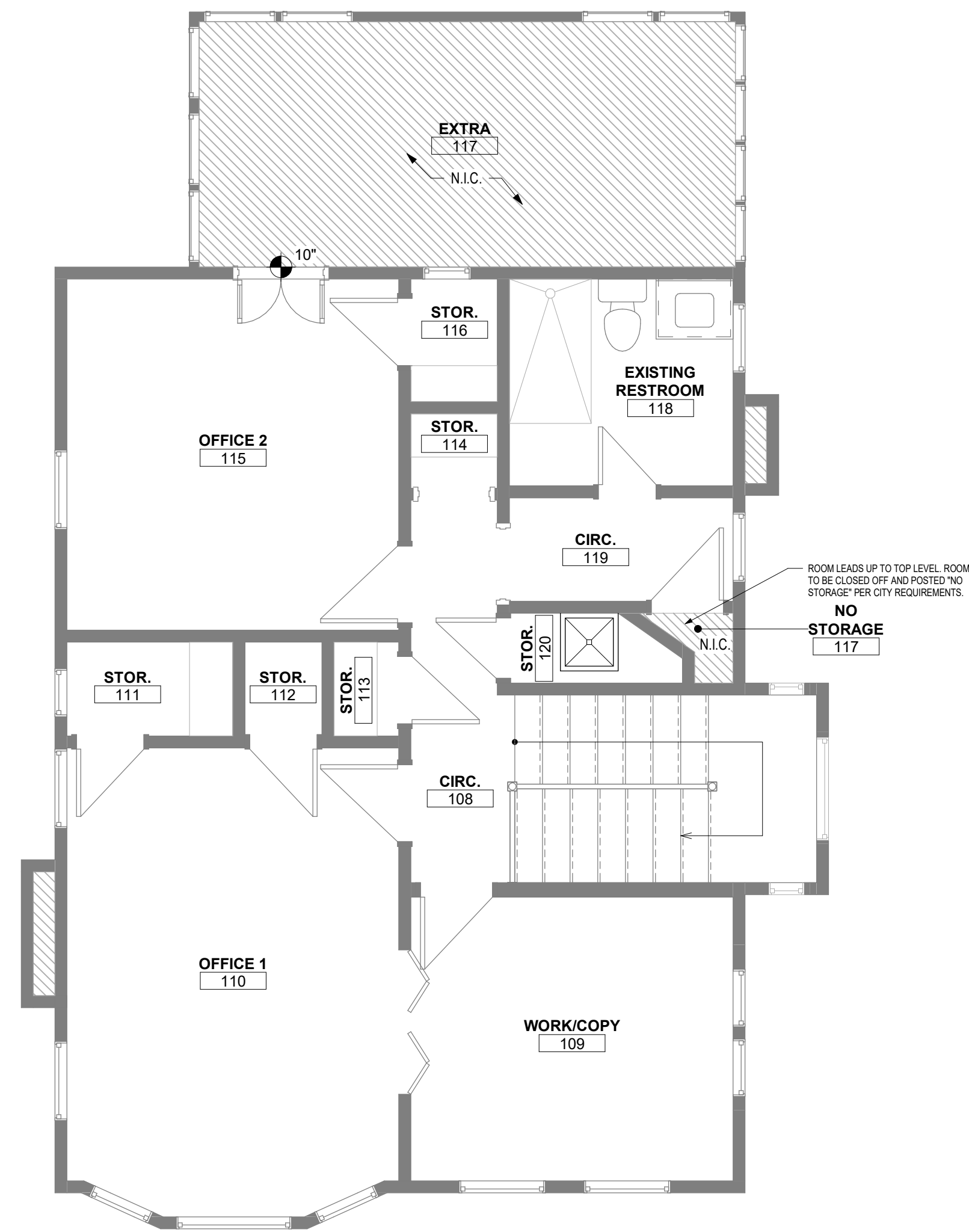
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335



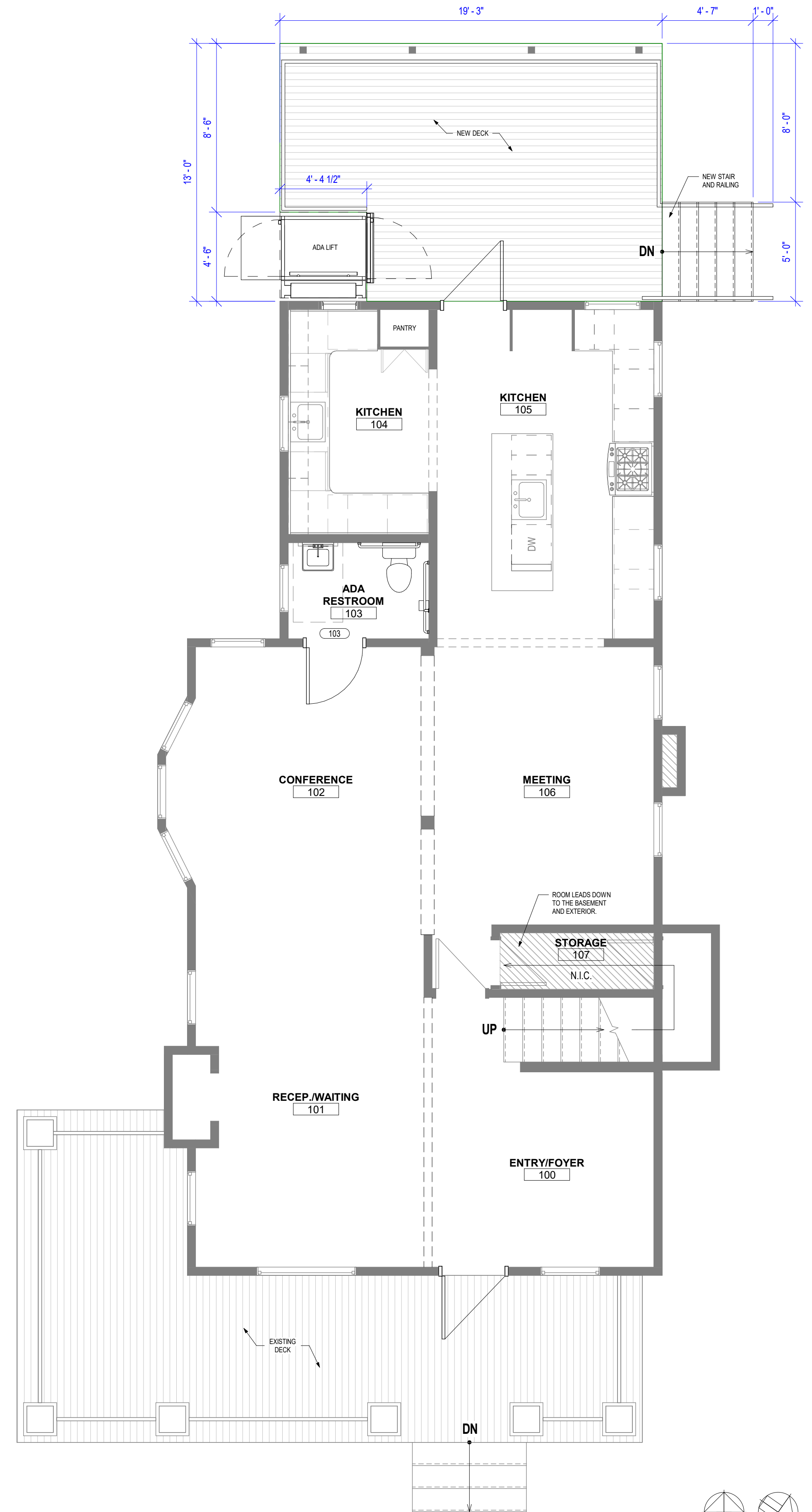
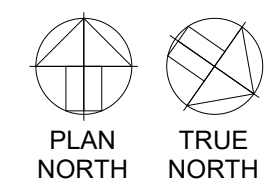
ADA LIFT
SIDEWALK
PARKING LOT



NEW DECK
NEW STAIR AND RAILING
SIDEWALK
PARKING LOT



2 2ND LEVEL - PRELIMINARY
1/4" = 1'-0"



1 1ST LEVEL - PRELIMINARY
1/4" = 1'-0"

