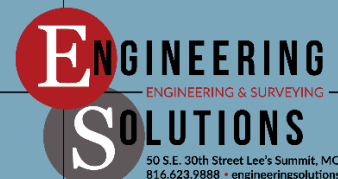


Planning Commission Meeting:

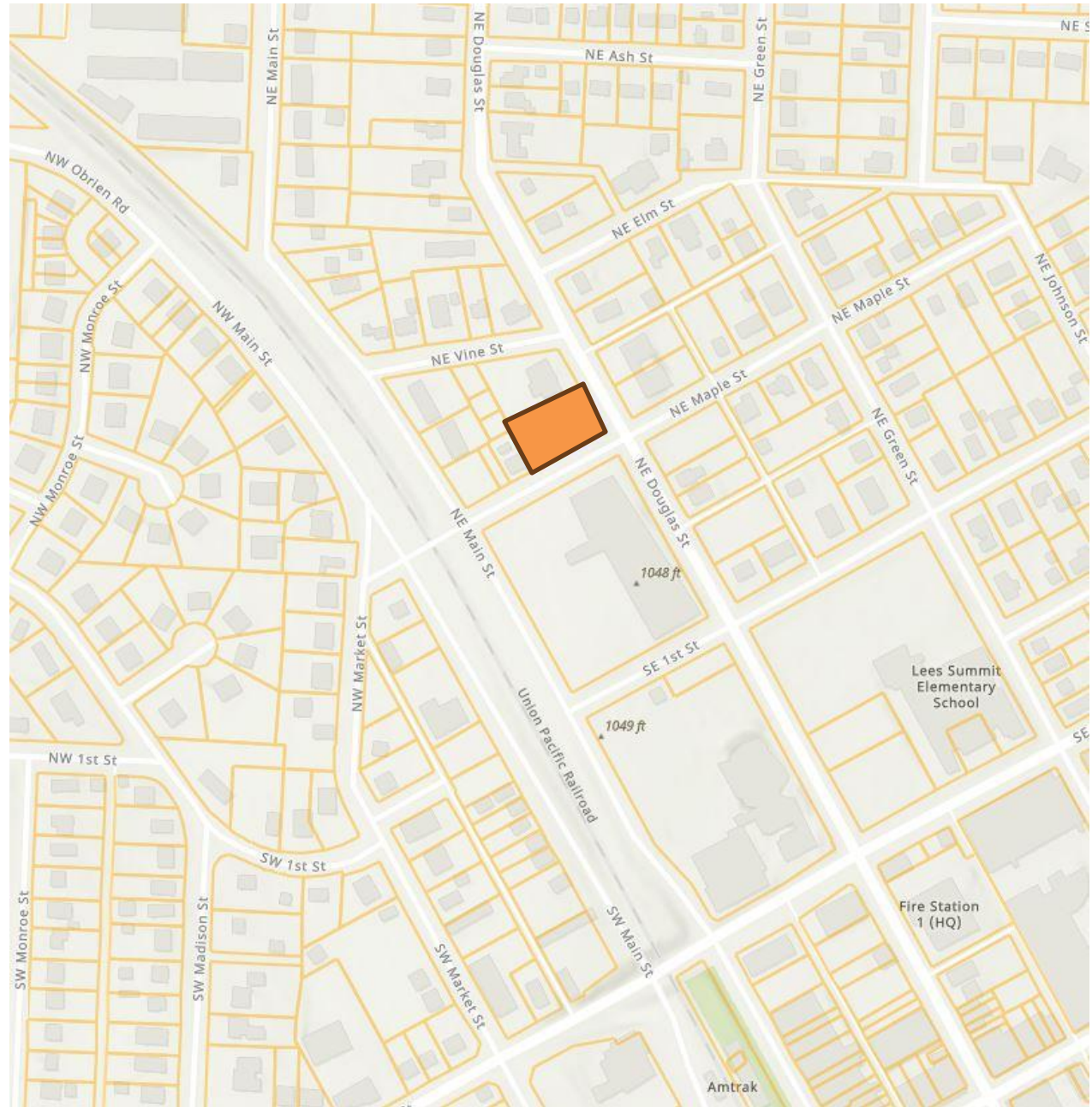
100 NE Douglas St
March 27, 2025

Lee's Summit, MO

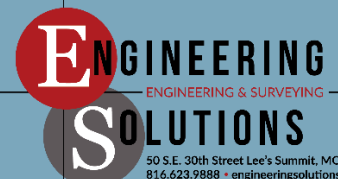


100 NE Douglas St
Appl No PL2025-019

Preliminary Development Plan & Rezoning



Lee's Summit, MO

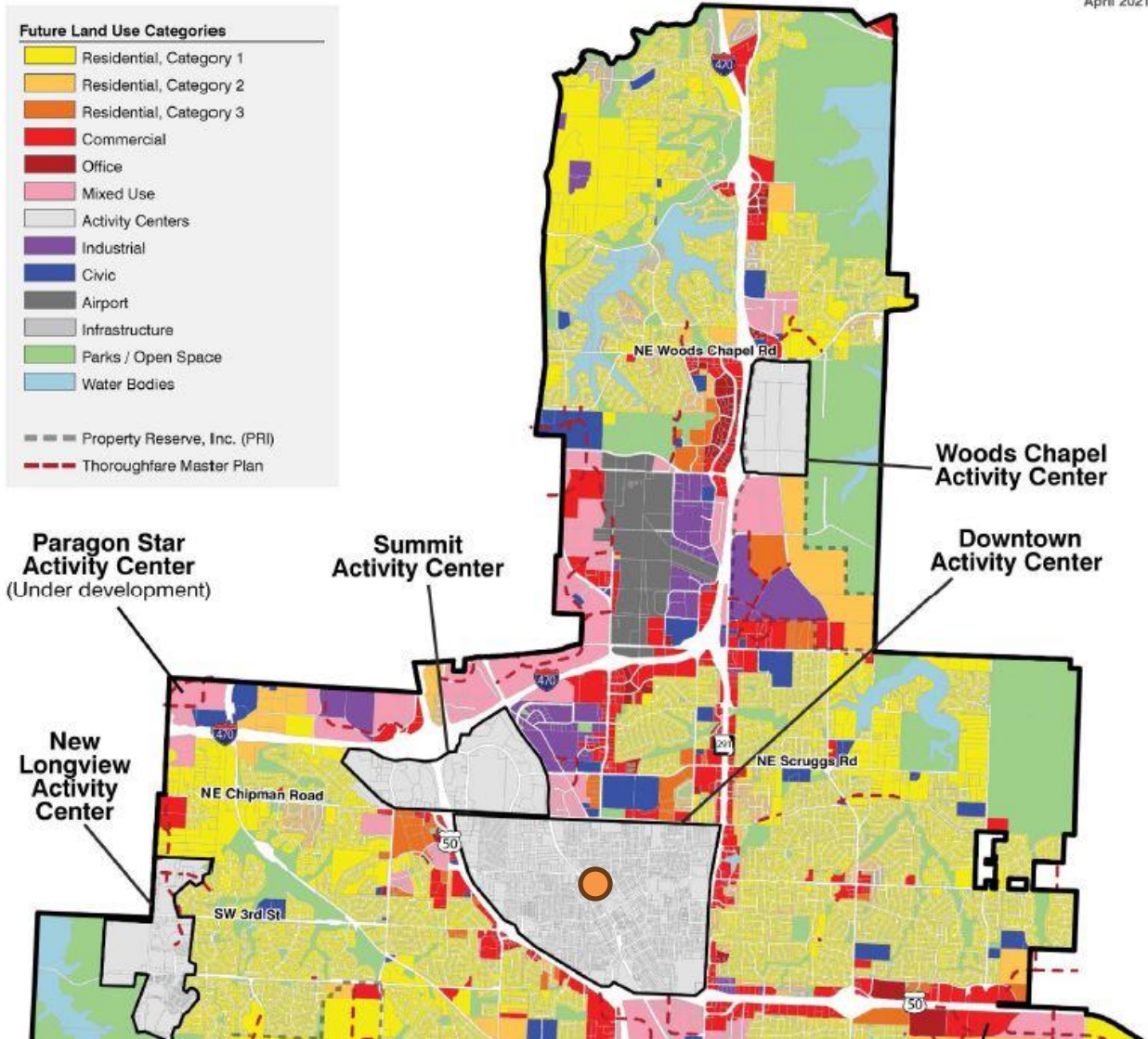


Ignite Master Plan

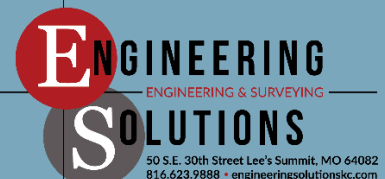


Future Land Use

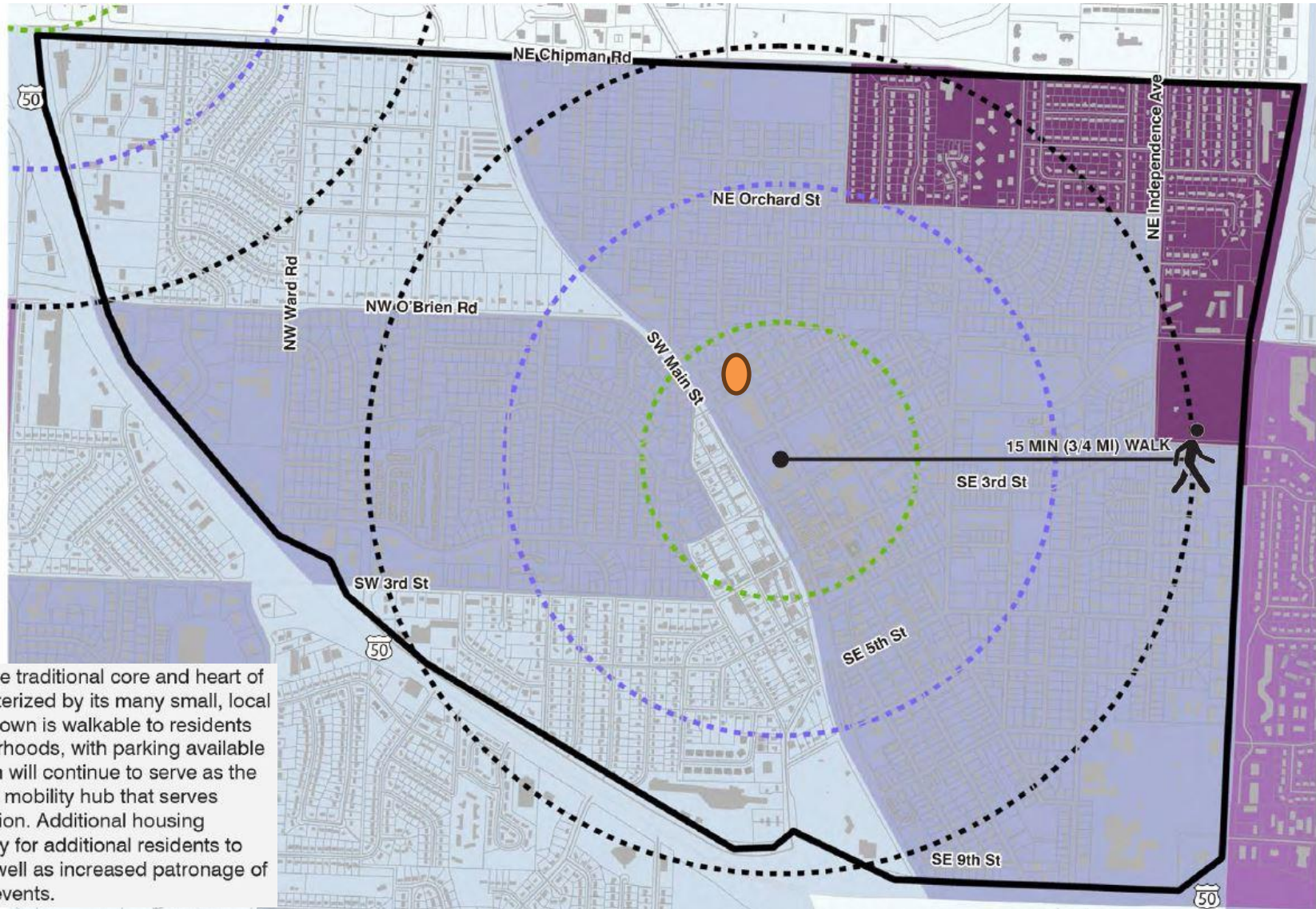
April 2021



Lee's Summit, MO

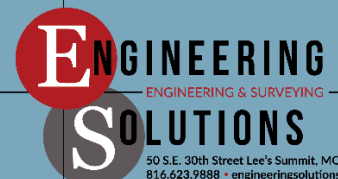


Ignite Master Plan



Downtown Lee's Summit is the traditional core and heart of the community and is characterized by its many small, local businesses. Access to Downtown is walkable to residents in nearby residential neighborhoods, with parking available to those that drive. Downtown will continue to serve as the center of Lee's Summit with a mobility hub that serves multiple means of transportation. Additional housing options will increase the ability for additional residents to live and work Downtown, as well as increased patronage of local businesses, parks and events.

Lee's Summit, MO



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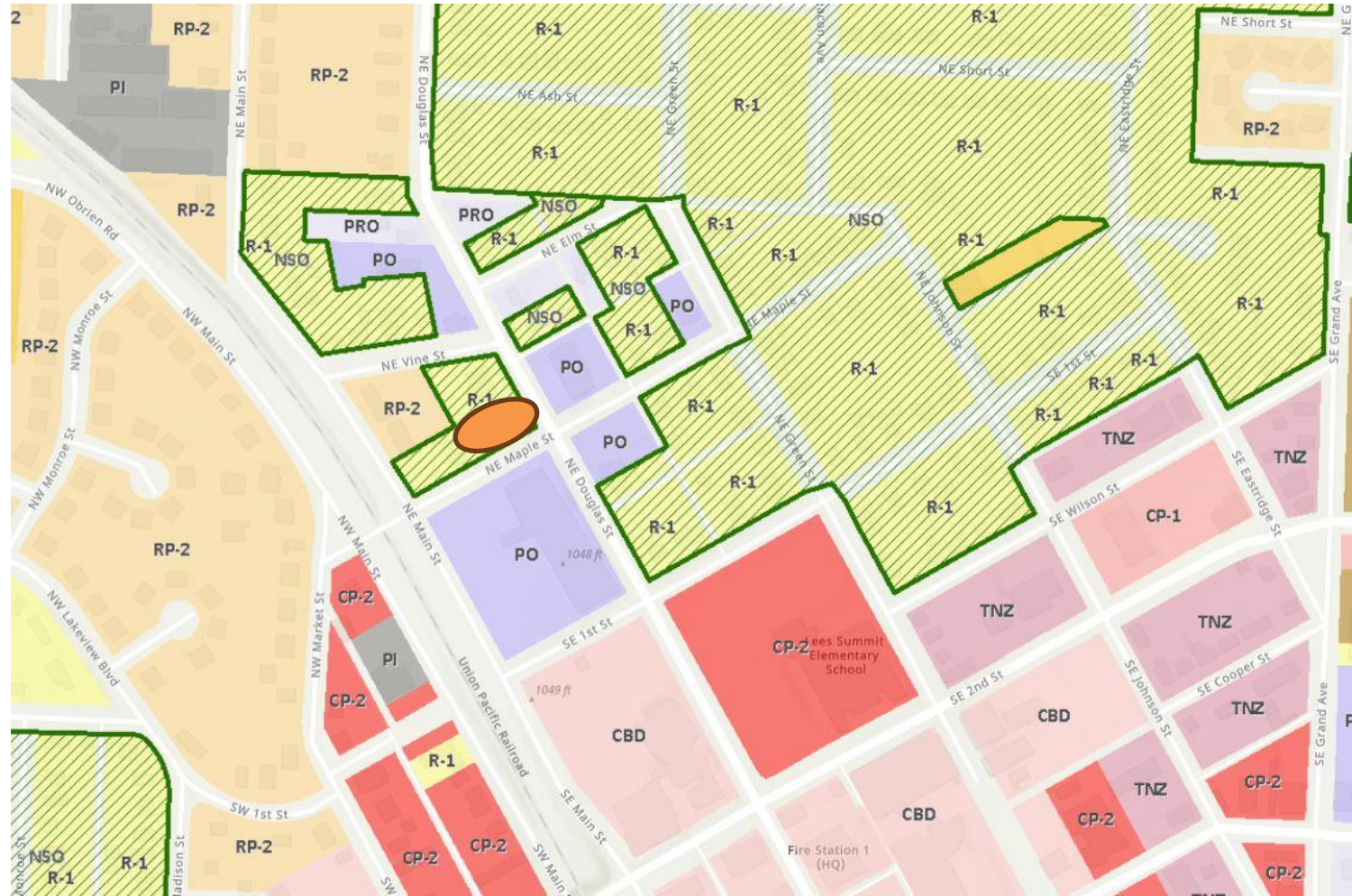
Zoning Map

Current Zoning

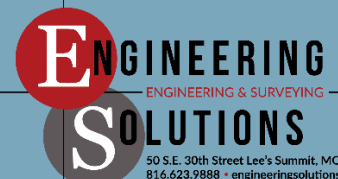
-R-1 NSO

Proposed Zoning

-TNZ



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Zoning Map

Current Zoning (R-1 NSO)

The neighborhood stabilization overlay district (NSO) attempts to identify the fundamental characteristics of the established residential neighborhoods and provide direction for new construction with respect to the single-family neighborhood context and basic design elements. Characteristics include the way in which a building is located on its site, the manner in which it relates to the street, and its basic mass, form and scale. Visual compatibility occurs when these characteristics are incorporated into new building designs in order to be complementary to those typically seen in the area.

NSO districts are distinguished from historic overlay districts, which preserve historic residential or commercial places, and from conservation overlay districts, which conserve a residential or commercial area's distinctive architectural or cultural attributes.

Proposed Zoning (TNZ)

The TNZ District is a Planned-Transitional Neighborhood District designed for a compatible mix of residential, office and limited specialty retail uses in close proximity to the CBD, Central Business District of downtown and the surrounding residential development. The TNZ District is suitable as a transitional zone for areas that are intended to serve as a buffer between more intense CBD uses and adjoining residential neighborhoods. The TNZ District recognizes the need to provide a mixed use environment while at the same time preserving existing residential neighborhoods. This district is identified as one in which the physical character and design of existing and proposed new structures play an important role in assuring compatibility with existing or planned residential development. The TNZ District is not intended for infill sites outside of the Downtown Core as established in the Downtown Master Development Plan.

Review of certain performance standards, specified below, is recognized as essential for the establishment and maintenance of the character of this district. Properties zoned TNZ are not intended for retail or office centers but as individual lots with business uses that maintain a residential character complimenting the surrounding neighborhood. Commercial uses that create noise, traffic in excess of 110 vehicles trips per day or more than 20 vehicle trips per peak hour operation or noxious odors are not permitted in this district.

- Deck Remodel w/ ADA Lift
- New Parking 8 Spaces



Landscape Plan

PLANTING SCHEDULE:

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	4	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	11	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' Ht.
tree	3	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	44	EB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot
ornamental tree	3	SC	SPRING SNOW CRABAPPLE MALUS SP "SPRING SNOW"	1.5" CAL
tree	2	CG	COLORADO GREEN SPRUCE PICEA PUNGENS	2.5" CAL



Lee's Summit, MO



Elevation View



— ADA LIFT
— SIDEWALK
— PARKING LOT



NEW WOOD DECK AND ALUM.
RAILING SYSTEM

NEW WOOD STAIR

SIDEWALK

PARKING LOT

SAMPLE ALUM. RAILING



SAMPLE WOOD DECK



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Neighborhood Meeting

Held February 7, 2025

-No Attendees

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Thank you

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