



PL2025-019

100 NE Douglas St. Rezoning & Preliminary Development Plan

May 6, 2025, City Council Agenda

Applicant's Request

Proposed rezoning of 0.44 acres from R-1/NSO to TNZ and preliminary development plan to allow for the conversion of a single-family house to an office.



Area/Zoning Map

100 NE Douglas St. (zoned R-1/NSO)

Adjacent Zoning:

North – R-1/NSO

South – PO

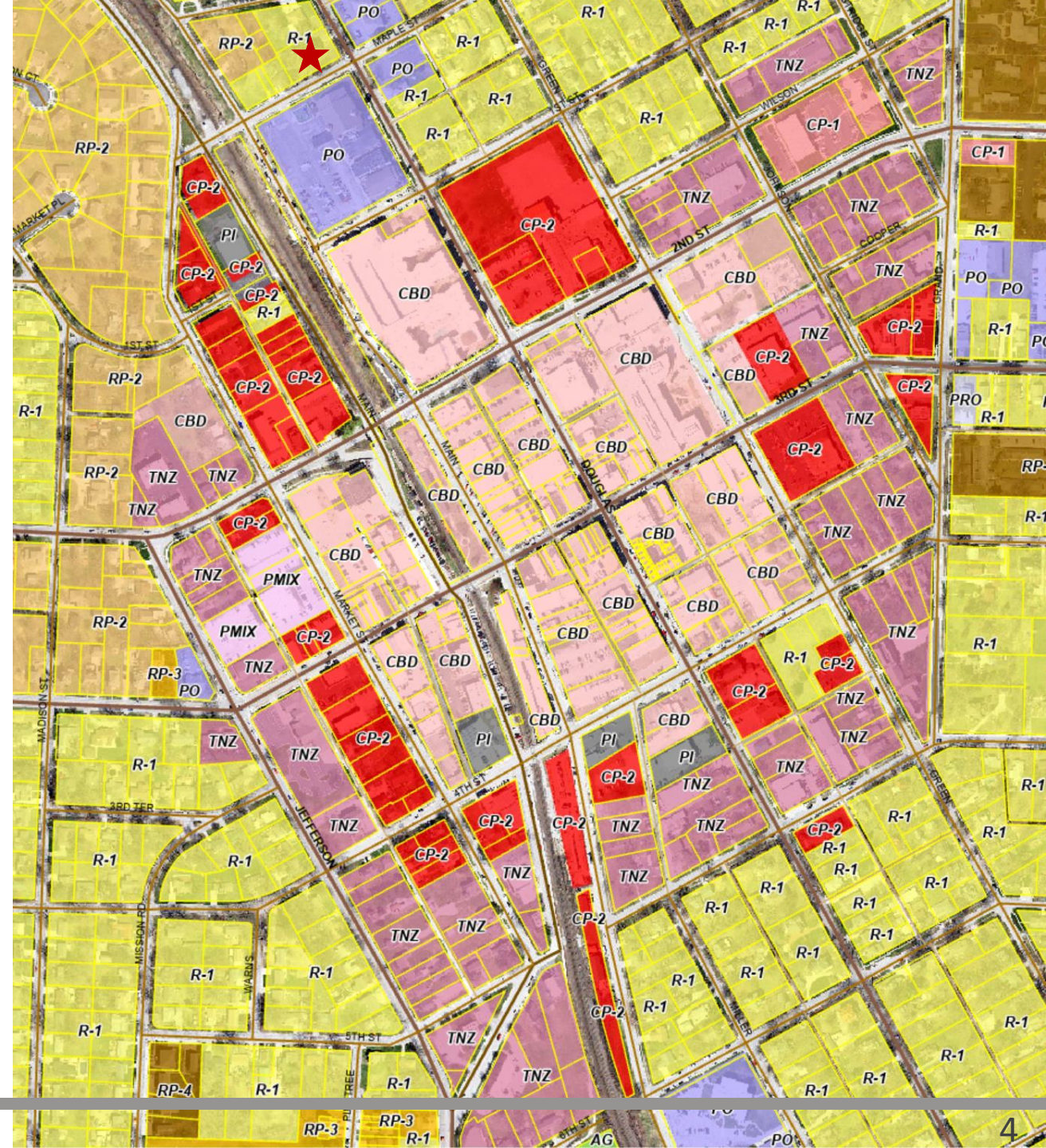
East – PO

West – R-1/NSO



What is TNZ?

- Transitional Neighborhood Zone
- Buildings must reflect residential character and be compatible
- Uses allowed limited to residential, office, and neighborhood retail type uses



Ignite! Land Use Map

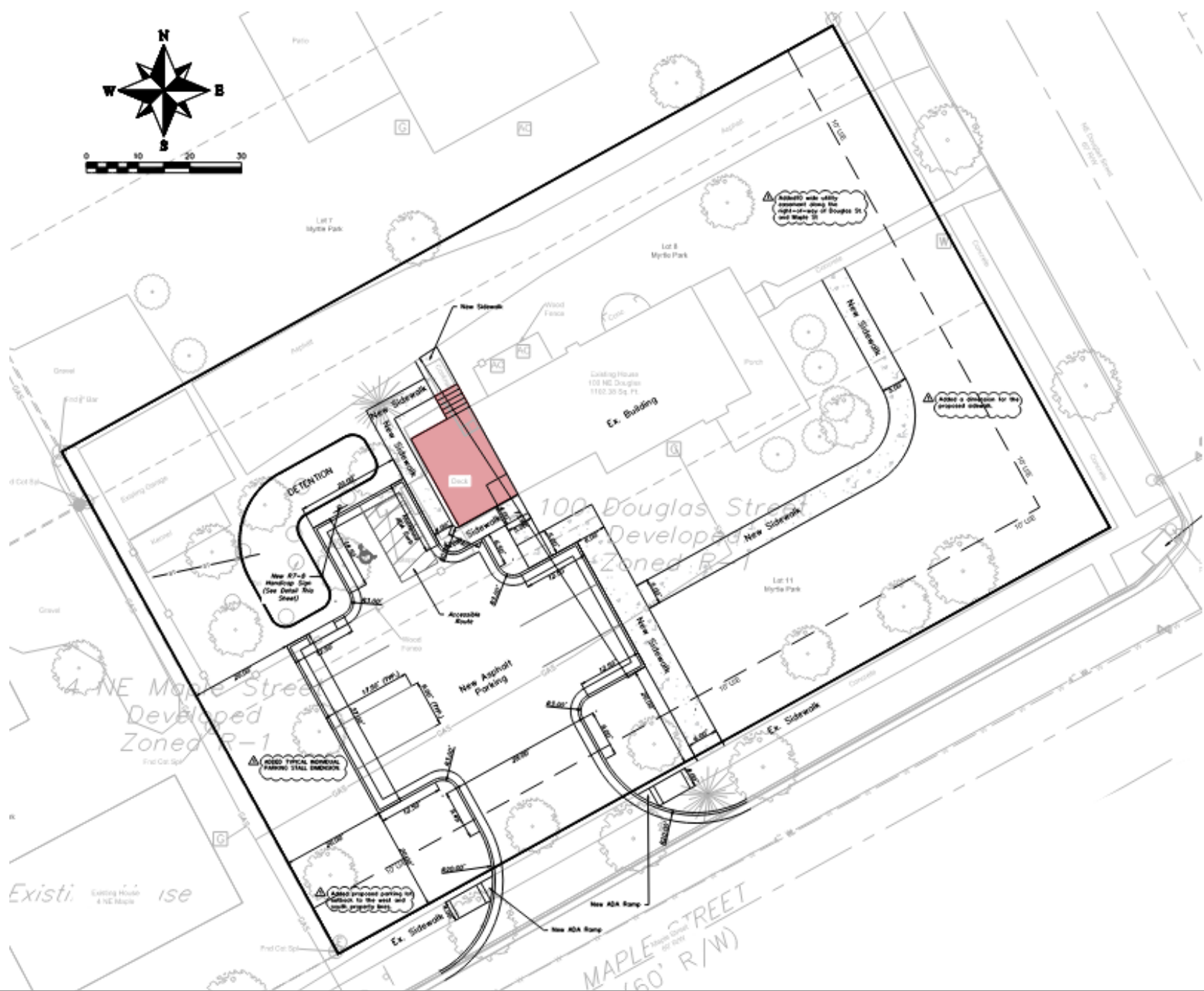
- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Project Information

Specification	Proposed
Zoning	TNZ
Property Size	0.44-acres*
Building Size	1,102-sf.*
FAR	0.058*
Parking	7 spaces

*Existing



Elevations



East Elevation



South
Elevation

SAMPLE WOOD DECK



SAMPLE ALUM. RAILING

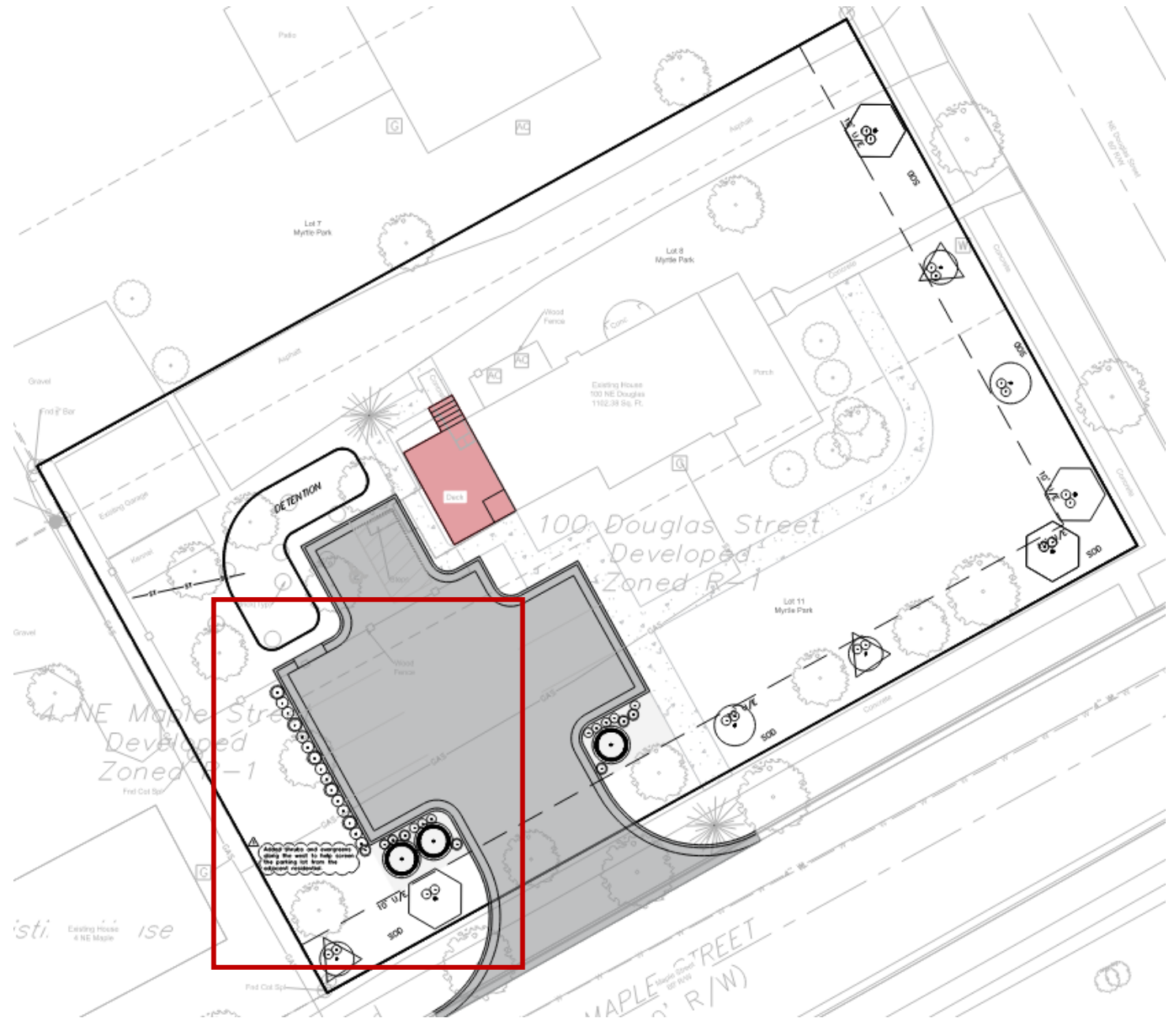
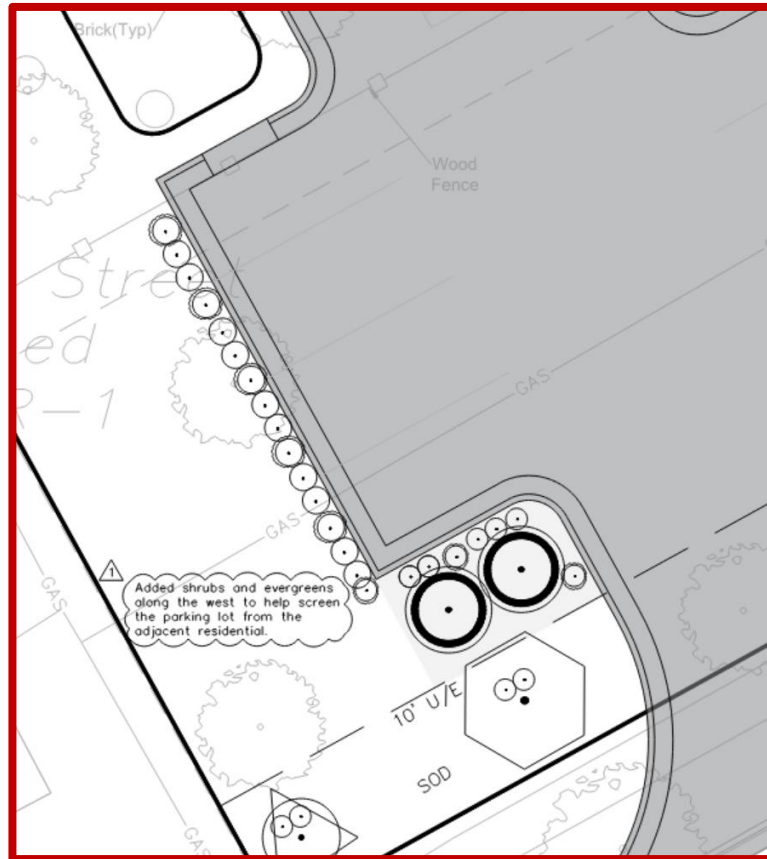


ADA LIFT
SIDEWALK
PARKING LOT



West Elevation

Landscaping



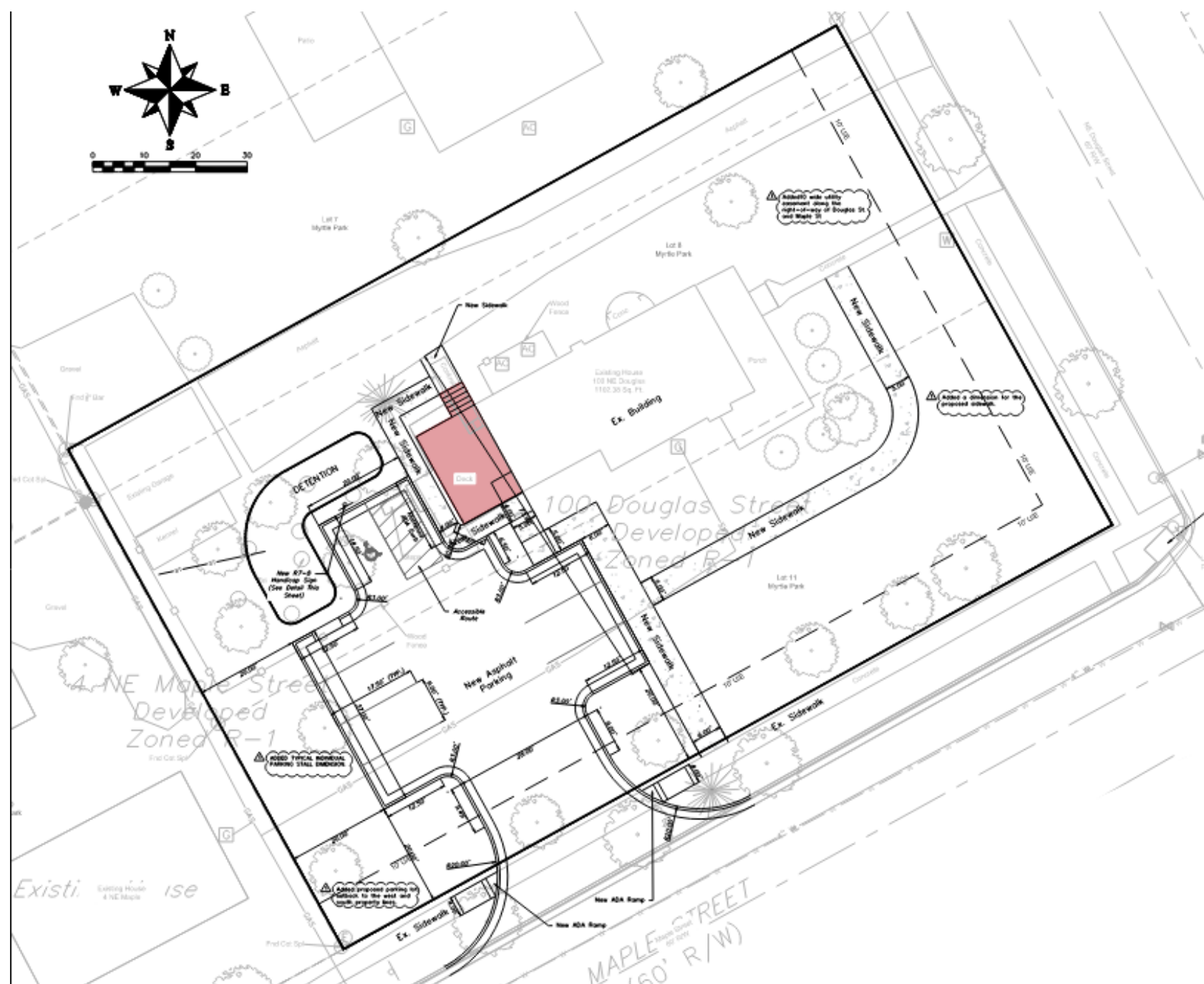
Application Information

Neighborhood meeting held on February 17, 2025

Zero (0) members of the public attended the meeting.

Staff has not received any written comments in favor or in opposition of the project.

One email was received asking for details about the request.



Approval Conditions

1. Development shall be in accordance with the preliminary development plan with an upload date of March 24, 2025.
2. A minor plat shall be approved by the City of Lee's Summit and recorded with Jackson County Recorder of Deeds.



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