



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2024-281
File Name	REZONING from RP-4 to PO and PRELIMINARY DEVELOPMENT PLAN – Moehle Acres Office Building
Applicant	Rhodes Real Estate, LLC
Property Address	414 SE 3 rd Street
Planning Commission Date Heard by	February 26, 2026 Planning Commission and City Council
Analyst	Adair Bright, AICP, Senior Planner

Public Notification

Pre-application held: July 30, 2024
Neighborhood meeting conducted: December 11, 2025
Newspaper notification published on: February 7, 2026
Radius notices mailed to properties within 300 feet on: January 31, 2026
Site posted notice on: February 5, 2026

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Attachments

- Rezoning Exhibit, upload date of February 2, 2026 – 1 page
- Preliminary Development Plan, upload date of February 2, 2026 – 1 page
- Landscape Plan, upload date of January 23, 2026 – 1 page
- Architectural Elevations, upload date of January 26, 2026– 1 page
- Alternate Parking Plan & Modification Request, upload date of February 18, 2026 – 4 pages
- Neighborhood Meeting minutes, dated December 11, 2025 – 1 page
- Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Rhoades Real Estate, LLC / Applicant
Applicant’s Representative	Jeff Rhoades
Location of Property	414 SE 3 rd St.
Size of Property	±0.22 acres (9,591 sq. ft.)
Number of Lots	1 lot
Building Area	2,500 sq. ft.
Floor Area Ratio (FAR)	0.26 total FAR
Zoning (Existing)	RP-4 (Planned Apartment Residential)
Zoning (Proposed)	PO (Planned Office)
Comprehensive Plan Designation	Activity Center Downtown
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and preliminary development plan in the form of an ordinance.</p> <p>Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no expiration.</p> <p>Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p>

Current Land Use
The subject 0.22-acre site is currently vacant – undeveloped and the property is located north of SE 3 rd Street. The surrounding area has been developed while the subject site has remained untouched.

Description of Applicant’s Request

The applicant proposes a rezoning from RP-4 to PO and preliminary development plan (PDP) to allow for the construction of a 2,500-sf. office building. The applicant is proposing to utilize a color palette and building design consistent with the adjacent office buildings along 3rd Street to provide visual continuity and compatibility.

The applicant is requesting one modification to the required minimum parking setback from the residential district and use to the north. Analysis is provided later in the staff letter.

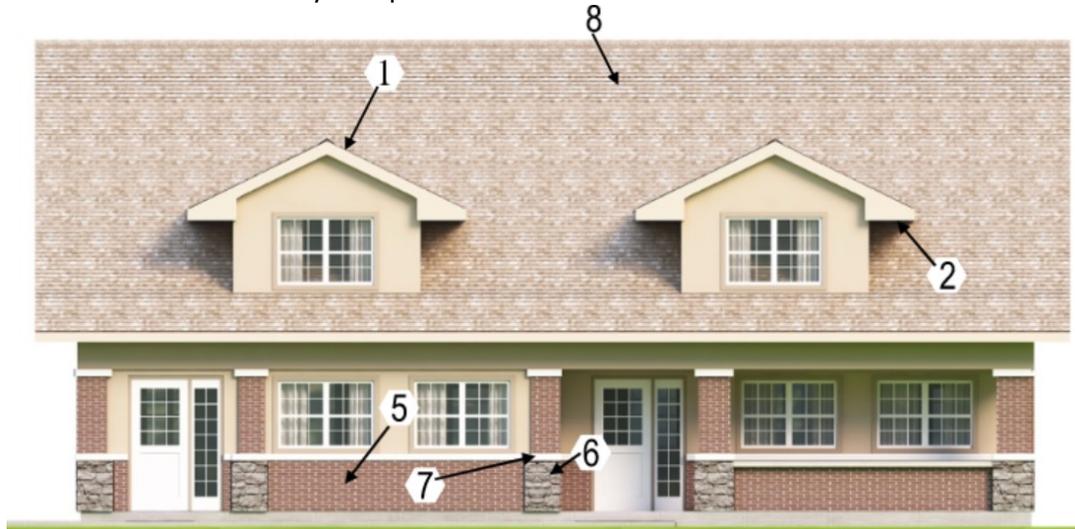
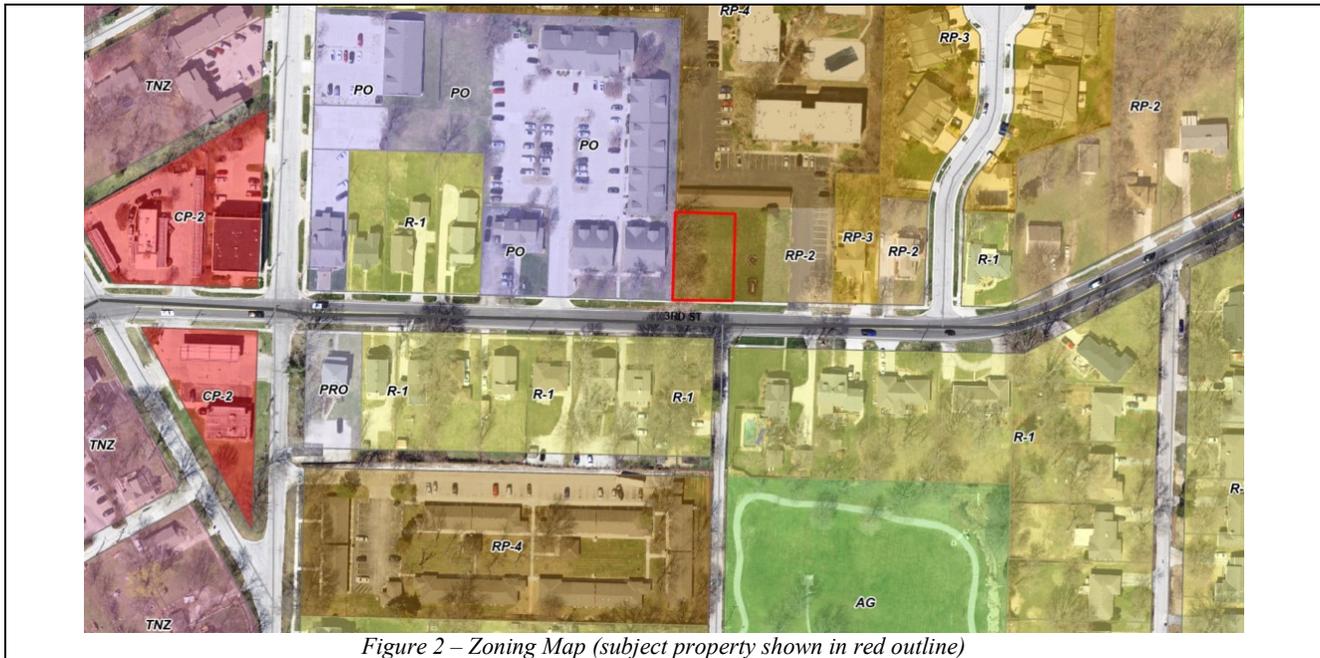


Figure 1 – Front (south) elevation of the proposed office building.

2. Land Use

Description and Character of Surrounding Area

The subject property sits on the eastern side of the Central Business district. The site is surrounded by PO, RP-4, and RP-1 zoning with the single-family uses across SE 3rd Street. Downtown consists of a variety of zoning districts and uses with the most intense commercial uses being in the downtown core and the intensity lessening as distance increases from the core.



Adjacent Land Uses and Zoning

North	Dwelling, Multi-Family Apartment / RP-4 (Planned Apartment Residential)
South (across SE 3rd St.):	Dwelling, Single-Family Detached / R-1 (Single-Family Residential)
East:	Dwelling, Multi-Family Apartment / RP-4 (Planned Apartment Residential) & RP-2 (Planned Two-Family Residential)
West:	Business Office, General / PO (Planned Office)

Site Characteristics
The project site is composed of one parcel that is undeveloped. The subject property will be combined with the adjacent PO zoned property to the west and will share parking with that property. The site does not contain any distinguishable landscaping features or monuments.

Special Considerations
None

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	38.5%
Pervious:	61.5%
TOTAL	100%

Parking

Proposed		Required	
On-site parking spaces proposed:	81	Total parking spaces required:	Per plan
Accessible spaces proposed:	4	Accessible spaces required:	4

As part of the Preliminary Development Plan, the applicant is proposing an Alternate Parking Plan based on the historical parking needs for similar facilities as allowed by the UDO. The applicant has provided a memo outlining their research and reasoning behind their proposed parking requirement. The provided memo shows the approved preliminary development plan for the office complex, Appl. #2002-019, provided 77 parking stalls which included 5 spaces in excess of the UDO requirement. The applicant is proposing to remove the existing dumpster and add 4 parking stalls to bring the total to 81 stalls to accommodate the proposed building. The result is a shortage of 1 stall and the site will still retain an existing dumpster and enclosure that is centrally located within the site.

Staff compared the provided parking determination memo with the Institute of Transportation Engineers (ITE) Parking Generation Manual 5th Edition and is agreeable to the requirement identified by the applicant. The ITE Parking Generation Manual includes site-specific studies and identifies peak parking demands. The most closely related use in the manual is “Small Office Building” and the studies identified an average parking supply ratio of 3.9 spaces per 1,000-sf. of gross floor area. The manual is on track with the UDO requirement and due to the range of operating hours and different customer bases, staff is not concerned with the proposed parking supply.

Building Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15'	40'
Side	15' – east 20' – west, minimum building separation	15'- east 29' - west
Rear	20'	23'

Parking Setbacks (Perimeter)

Yard	Minimum Required	Existing & Proposed
Front*	20'	108'
Side*	6' (west) 20' (east)	9' (west) 73' (east)
Rear	20'	15'**

*The setbacks are existing per the previously approved PDP (Appl. #2002-019)

**The proposed setback requires a modification as detailed later in the staff letter.

Structure(s) Design

Number and Proposed Use of Buildings
1 building
Building Height
17' 6"
Number of Stories
1 story

4. Unified Development Ordinance (UDO)

Section	Description
2.240, 2.250, 2.260	Rezoning
2.040, 2.260, 2.300, 2.320	Preliminary Development Plans
4.190	Zoning Districts (CP-2)

The PO (Planned Office) zoning district is established to provide for both private and administrative and professional offices. Per UDO Sec. 6.430, the proposed use of Business Office, General is permitted by right within the PO zoning district, subject to approval of the rezoning application.

Neighborhood Meeting
<p>The applicant hosted a neighborhood meeting on December 11, 2025. One (1) member of the public attended.</p> <p>The applicant reported that the topics covered, and questions answered related to the following:</p> <ul style="list-style-type: none"> • Additional parking • Construction entrance during development <p>Staff has not received any comments or phone calls in favor or in opposition to the project from the public.</p>

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	<p>Goal 3.3.A: Build an adaptable framework for continued growth in a changing environment.</p> <p>Objective: Diversify the Lee’s Summit economy.</p> <p>Objective: Increase business retention and grow business activity.</p> <p>Objective: Maintain a diverse and valuable tax base.</p>

Goal 3.3.A of the Resilient Economy section lays out objectives to stimulate continued economic development investment and reinvestment by the private sector. Approval of the subject PDP application to allow for the development of the city by broadening the range of uses offered to the public in order to meet the community’s needs.

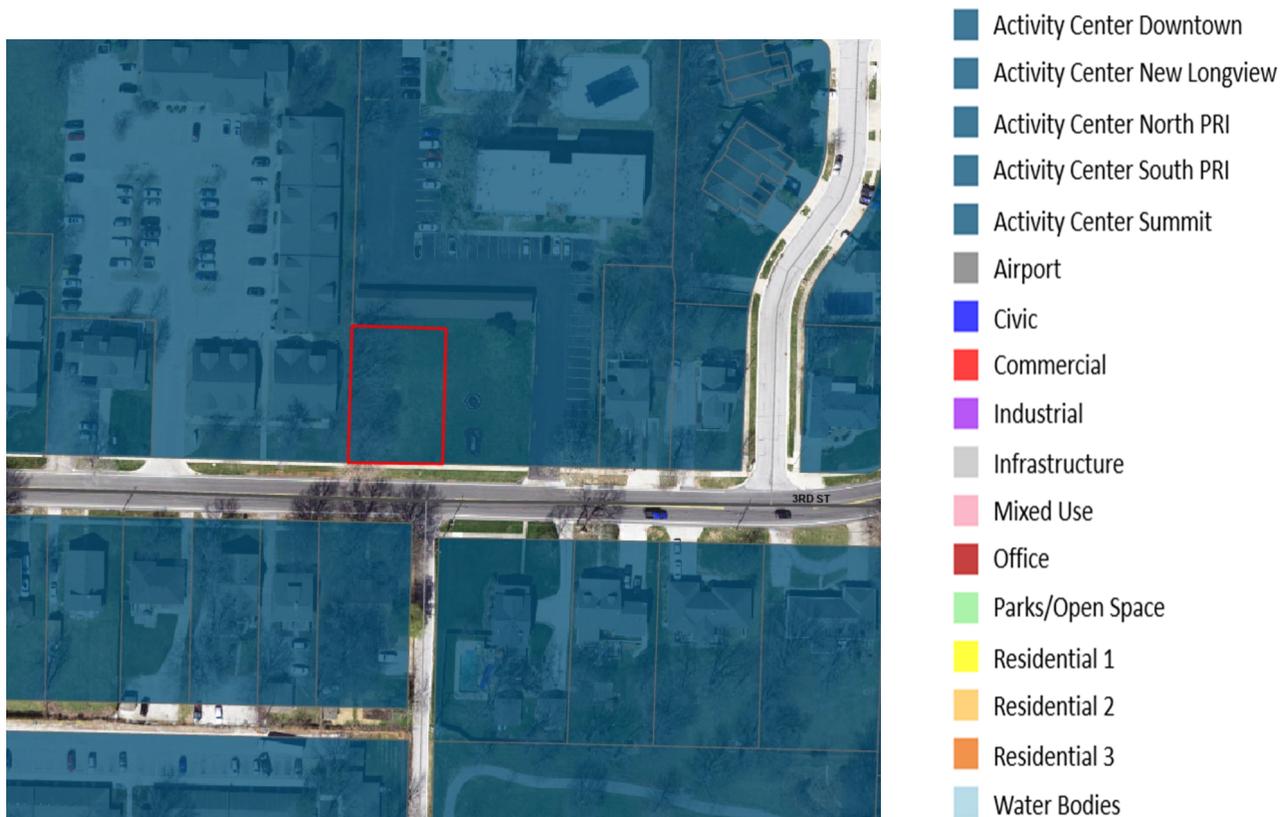


Figure 3 – Future Land Use Map & Legend

The subject property is located in the “Downtown Activity Center” future land use designation. Activity centers are intended to develop as, “walkable, mixed-use nodes with varying levels of height and density” with an emphasis on pedestrian ways that facilitate and support walkability and ease of access to amenities and services. Activity centers vary in intensity and intended land use across the City, with some having a higher emphasis on commercial, residential, and/or industrial land uses – or a mix between the three.

The activity center the subject property is located in is detailed in the Ignite! Comprehensive Plan to support a range of multi-family, hotel, retail, and commercial primary land use options. The plan also identifies an office as a complementary land use.

6. Analysis

Background and History

- July 1938 – The subject property was platted within the *Jake Hoke Addition* subdivision.
- The 1962 Zoning Map designated this property as the “C-O” (Non-Retail) zoning district, which was later renamed “R-O” (Non-Retail). The UDO re-classified all “R-O” properties to “PRO” (Planned Residential Office).

- December 19, 2002 – The City Council approved the Preliminary Development Plan (Appl. #2002-019) for Moehle Office Center at 408, 410, and 412 of SE 3rd Street by Ord. No. 5458.
- July 28, 2005 – The City Council approved the City-Initiated rezoning (Appl. #2005-160) for various locations within the City. The subject property was rezoned from “PRO” (Planned Residential Office) to “RP-4” (Planned Apartment Residential) by Ord. No. 6004.

Compatibility

The site is located just east of the Central Business District and the surrounding area includes single-family residential to the south, multi-family residential to the east and north, and office to the west. The proposed office building is compatible with the existing office development and serves as an appropriate use adjacent to multi-family residential.

From an architectural standpoint, the proposed development is not expected to negatively affect the aesthetics of neighboring properties. The building matches the existing office buildings to the west in terms of architecture and materials. The materials include brick, stone, and acrylic stucco. The project was submitted prior to the adoption of the most recent architecture and building design standards update and was therefore reviewed under the previous standards which are being met. Although not reviewed under the current architecture and building design standards, the proposed development does meet all requirements for office.

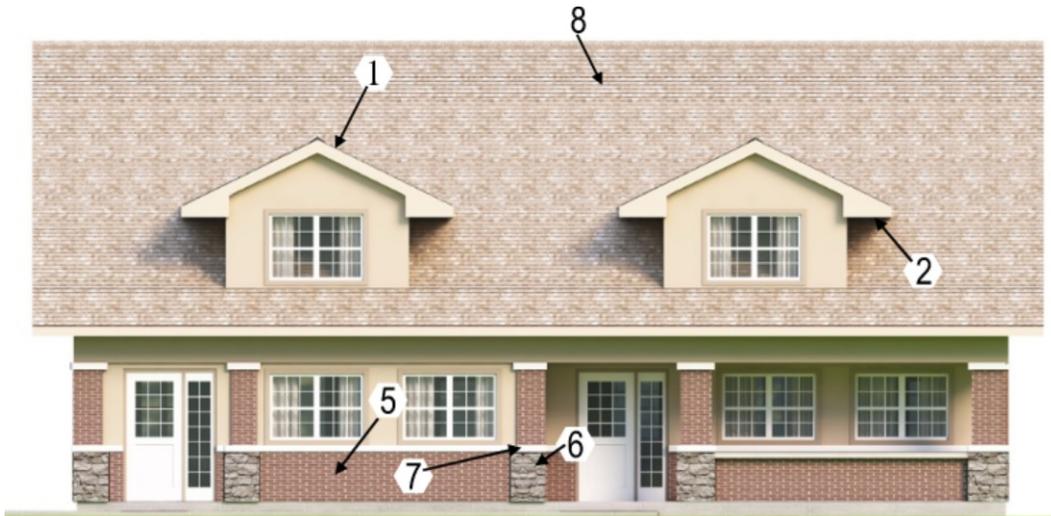


Figure 4 – South (front) elevation facing SE 3rd Street

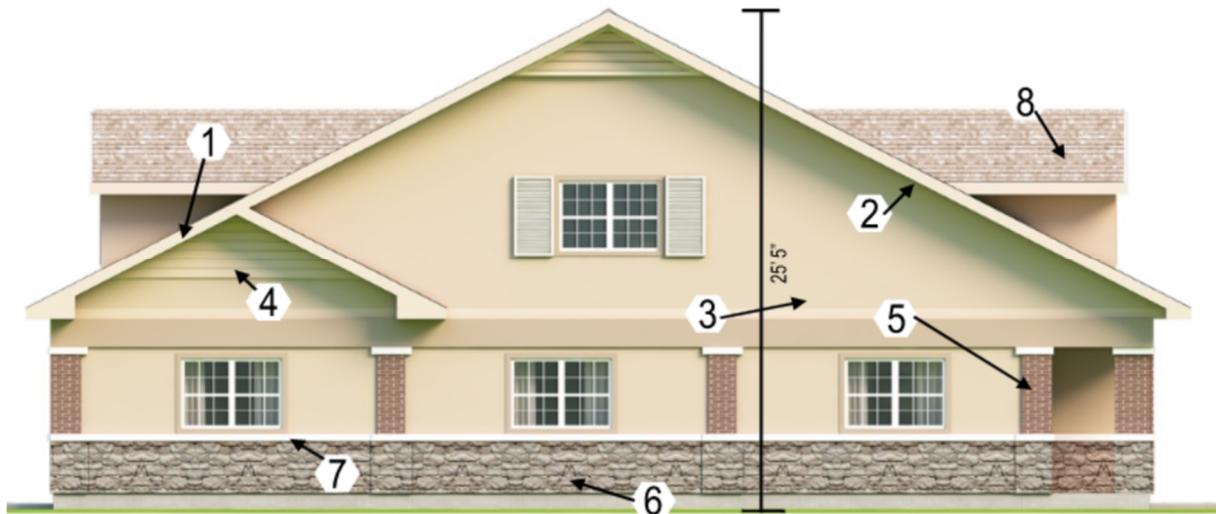


Figure 5 - East elevation facing an access drive and a single-family residence

Adverse Impacts

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring property. Adjacent properties are developed and the proposal is in line with the existing office development to the west.

Infrastructure

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property. No storm sewer improvements are required since the drainage pattern has been maintained and the added impervious area isn't enough to trigger said improvements.

Modification Request

- The applicant has requested a modification to UDO Sec. 8.620.B.2 – Parking setback adjacent to residential use.
 - **Requirement** – Parking lots shall be set back a minimum 20 feet from any residential district or use.
 - **Proposed** – The applicant is proposing a 15-foot setback from the residential district and use to the north.
 - **Recommendation** – Staff is supportive of the requested modification. The pavement encroaching into the setback is for cars to back out of parking stalls and does not actually contain a parking stall. Also, the residential use to the north has a parking setback of 10-ft. from the same property line; therefore, the proposed encroachment is not expected to negatively impact the residential use or district with the nearest building being approximately 80-ft. away. There is existing vegetation on the residential property which should also help mitigate any impact.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan with an upload date of February 2, 2026.
2. Development shall be in accordance with the architectural elevations with an upload date of January 26, 2026.
3. A modification shall be granted to UDO Section 8.620.B.2 to allow for a parking lot setback of 15-ft. from the northern property line.
4. The subject rezoning from RP-4 to PO shall not take effect until a plat has been submitted, approved, and recorded to combine the subject property with the existing Lot 3 of the Moehle Acres subdivision, all in accordance with UDO requirements.

Standard Conditions of Approval

5. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
6. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
7. Certain aspects of the development plan will be further reviewed during the final development plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
8. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
9. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
10. 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.
11. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.
12. Sign permits shall be obtained prior to installation of any signs through the Development Services

Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.