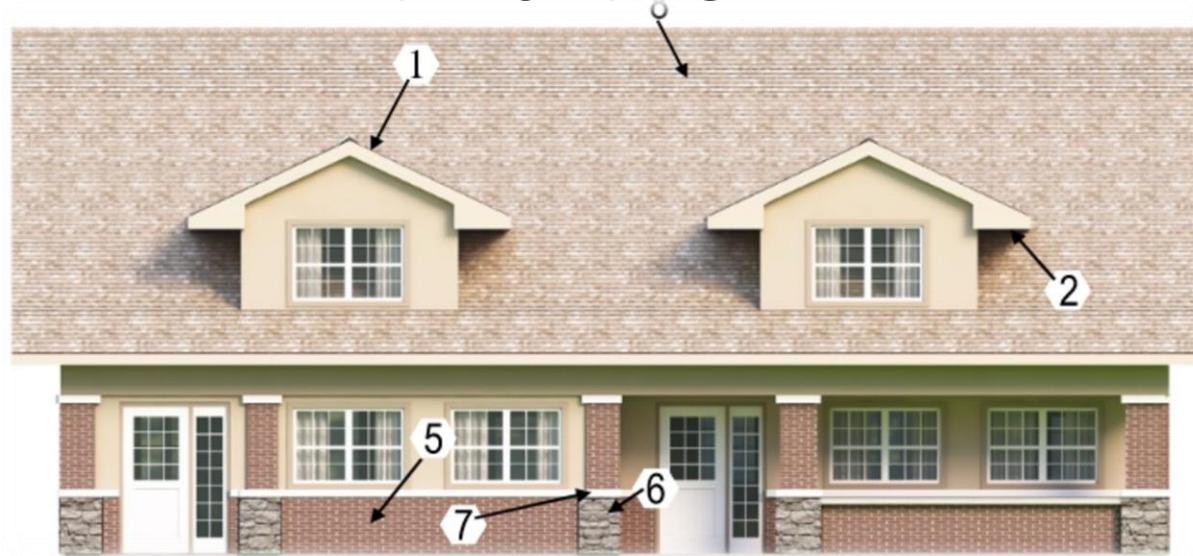




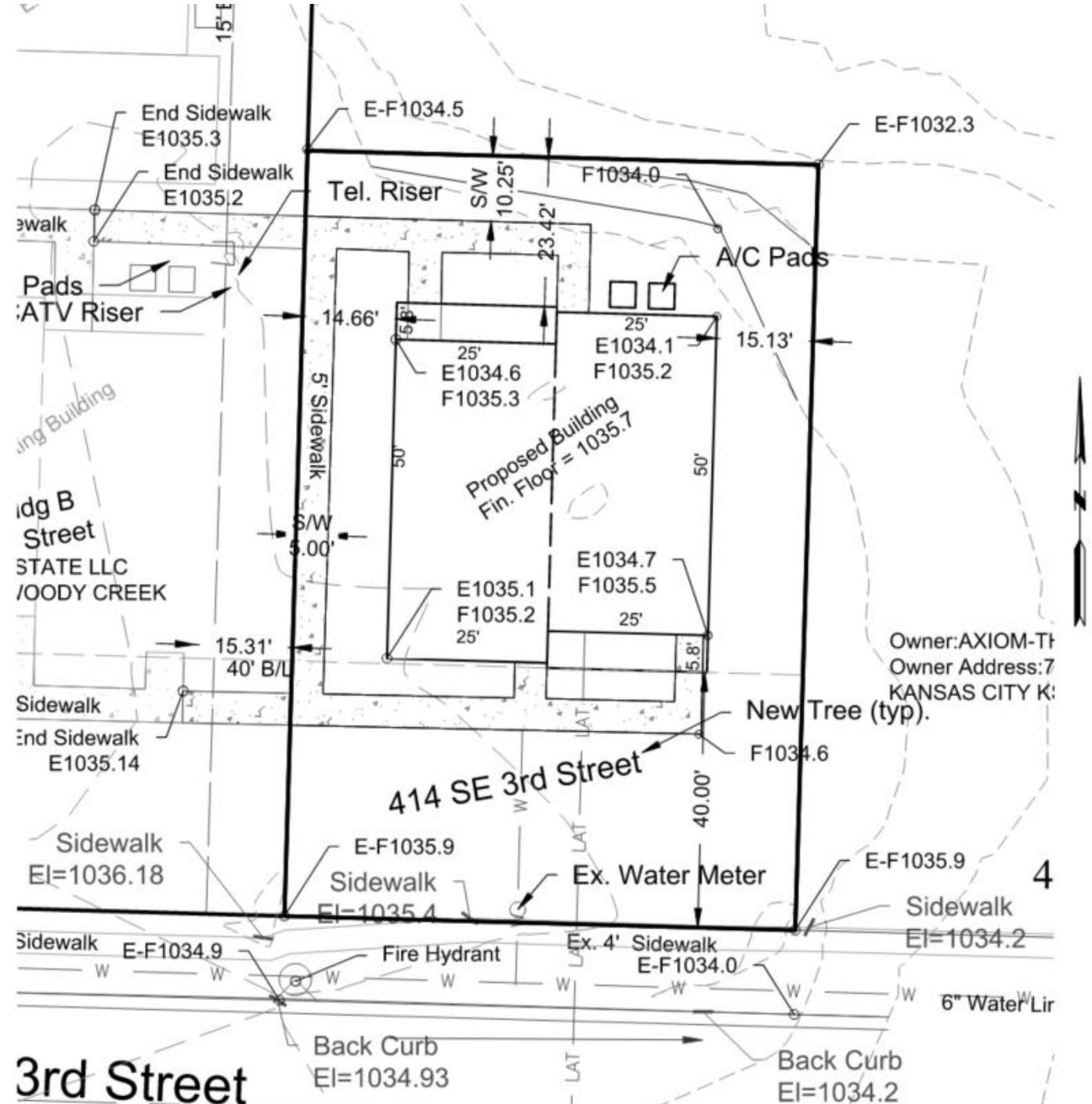
LEE'S SUMMIT
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**Moehle Acres Office Building – 414 SE 3rd St.
Rezoning & Preliminary Development Plan
PL2024-281**



Project Request

Proposed rezoning of 0.22 acres from RP-4 to PO and preliminary development plan to allow for development of a 2,500-sf. office building.



Area/Zoning Map

414 SE 3rd St. (zoned RP-4)

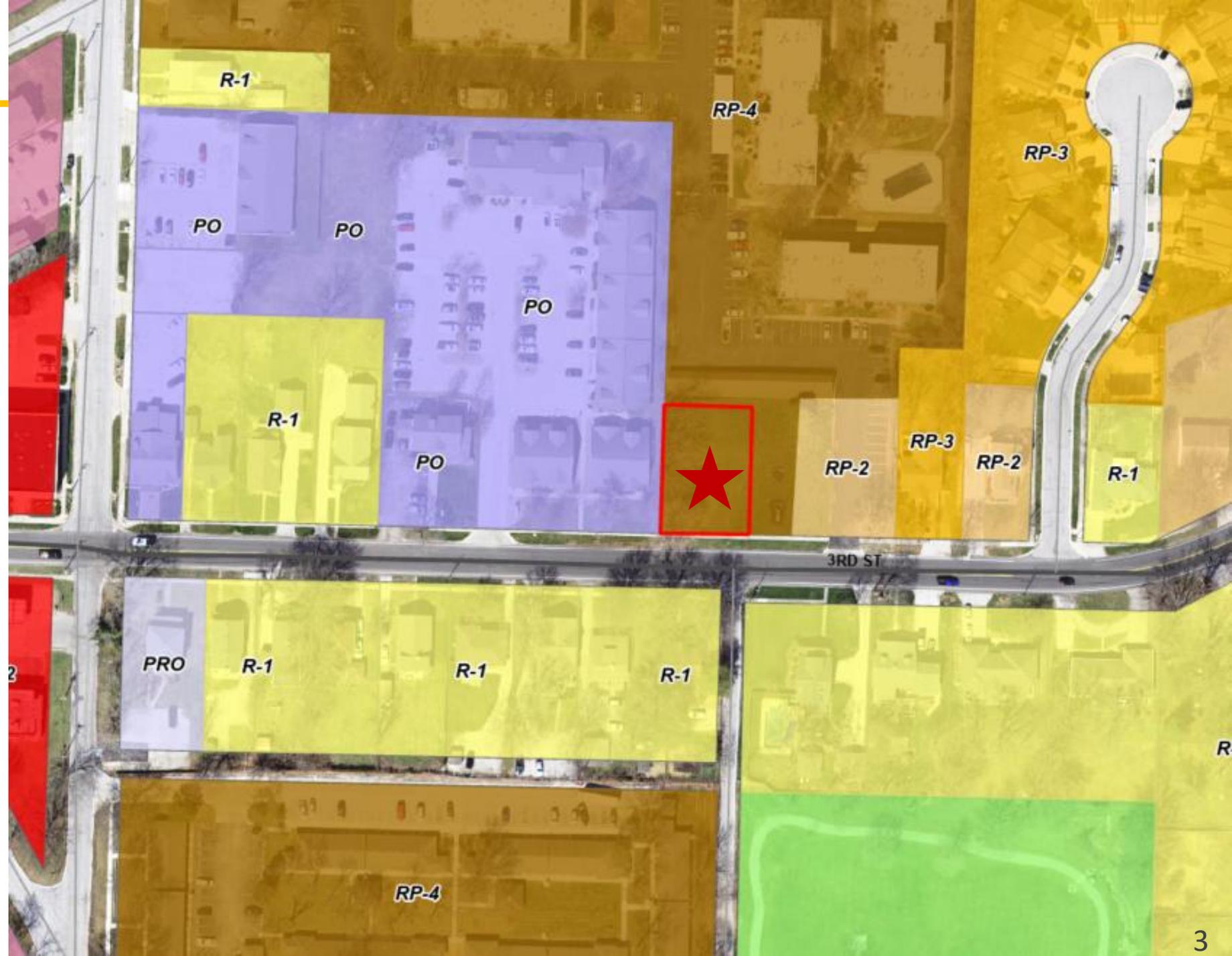
Adjacent Zoning:

North – RP-4

South – R-1

East – RP-4 & RP-2

West – PO



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

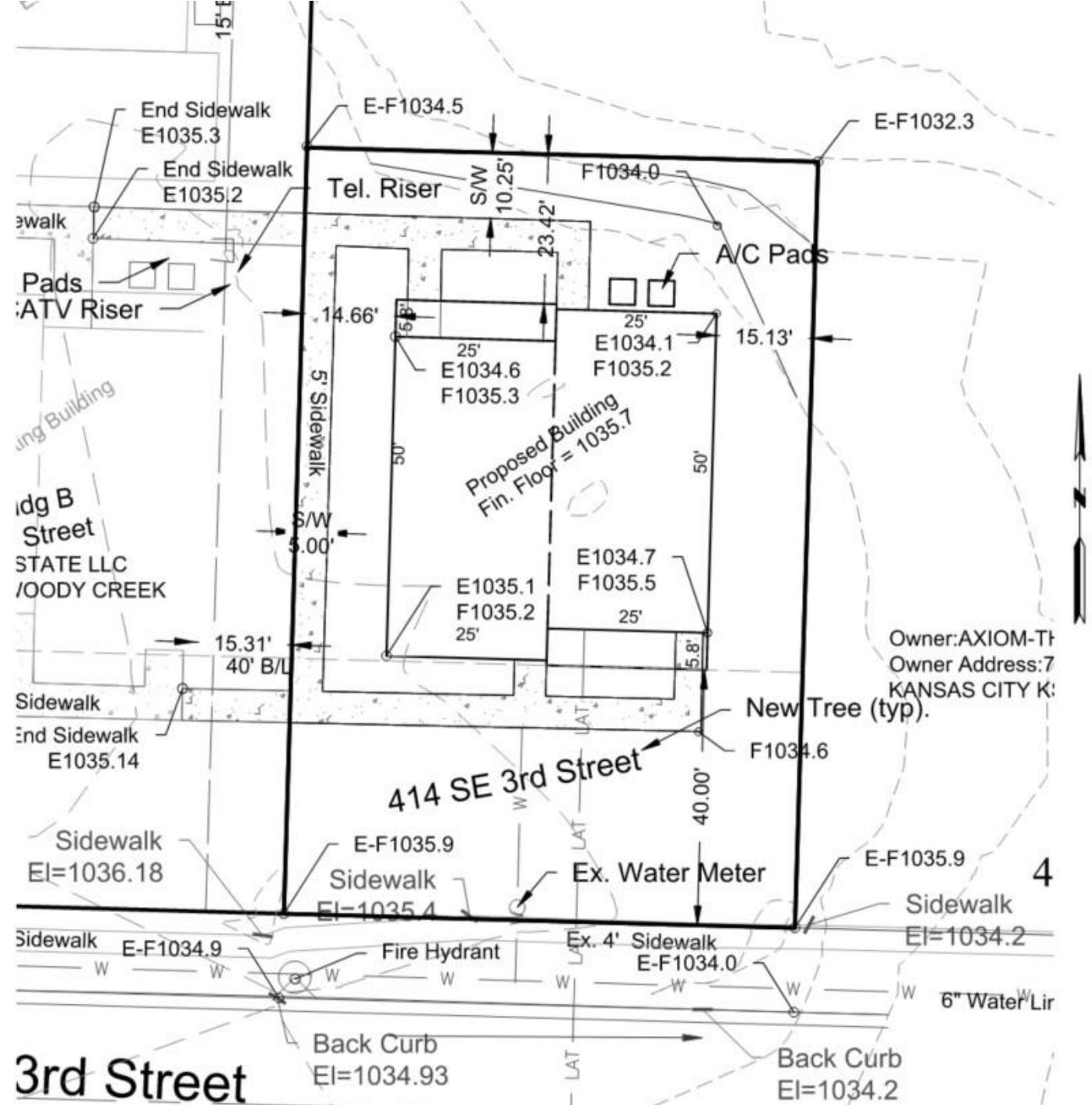
Water Bodies



Project Information

Specification	Proposed
Zoning	PO
Area	0.22 acres
# of Lots	1 Lot
Building Size	2,500-sf.
FAR	0.26
Parking	81 stalls

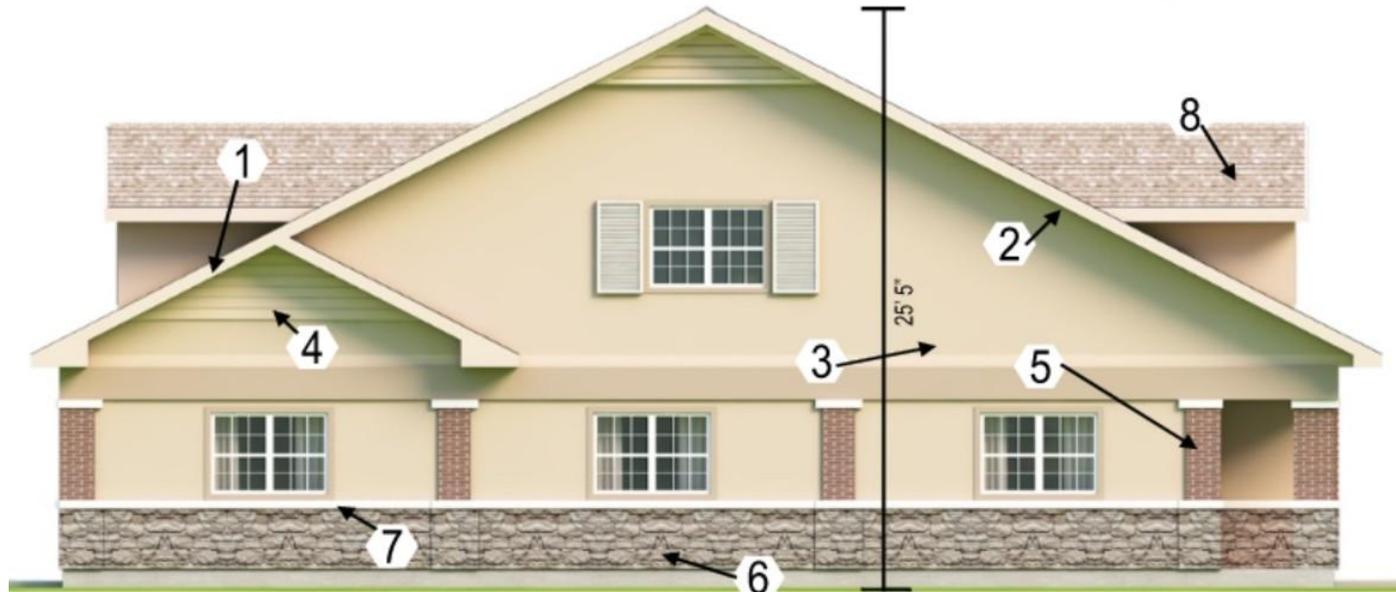
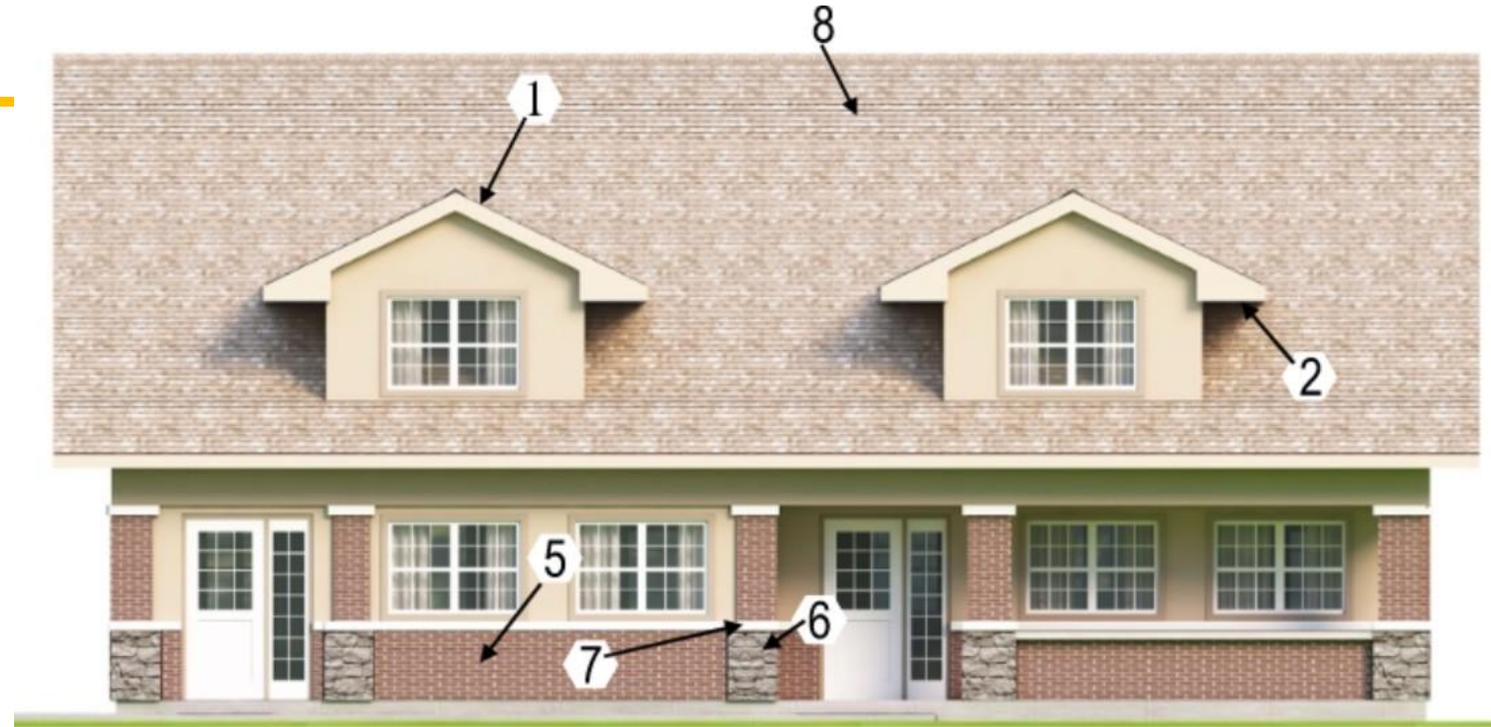
A neighborhood meeting was held on December 11, 2025. One (1) member of the public attended.



Elevations

Materials:

- Acrylic Stucco
- Brick
- Stone
- Asphalt Shingles

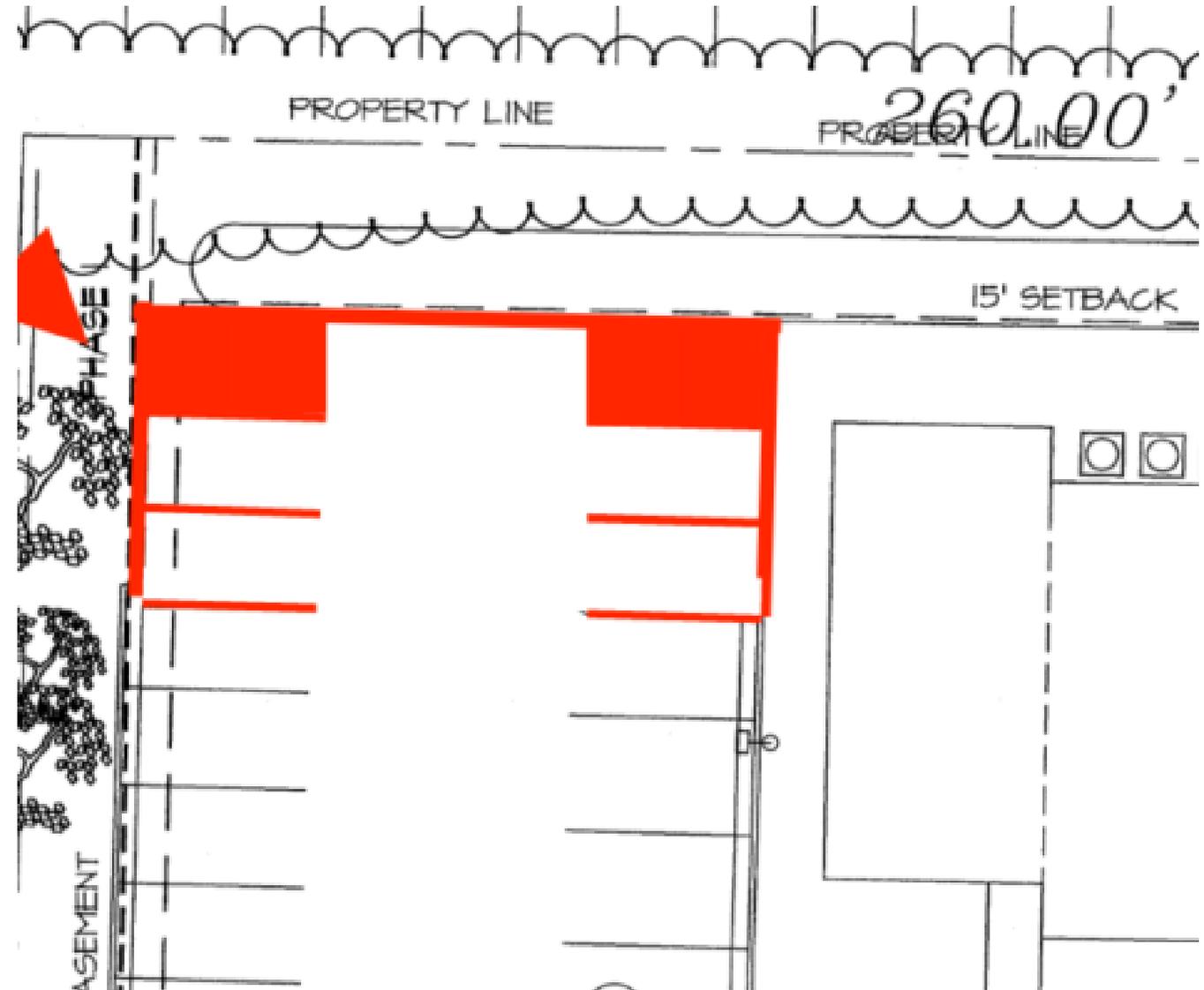


Above: South Elevation (facing SE 3rd St.)
Left: East Elevation (side elevation)

Parking Lot Setback – Modification Request

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.



Approval Conditions

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.



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