

## **BILL NO. 26-052**

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AN ORDINANCE APPROVING REZONING FROM DISTRICT RP-4 (PLANNED APARTMENT RESIDENTIAL) TO DISTRICT PO (PLANNED OFFICE) AND A PRELIMINARY DEVELOPMENT PLAN FOR MOEHLE ACRES OFFICE BUILDING ON APPROXIMATELY 0.22 ACRES OF LAND LOCATED AT 414 SE 3<sup>RD</sup> STREET, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, UNIFIED DEVELOPMENT ORDINANCE OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2024-281 submitted by Rhoades Real Estate, LLC., requesting approval of a rezoning from RP-4 (Planned Apartment Residential) to PO (Planned Office) and preliminary development plan on land located at 414 SE 3<sup>rd</sup> Street was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan by the City following public hearings by the Planning Commission and City Council; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the rezoning and preliminary development plan on February 26, 2026, and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on March 24, 2026, and rendered a decision to approve the rezoning and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning and preliminary development plan is hereby approved on the following described property:

The South 120 feet of Lot 1, JAKE HOKE ADDITION TO LEE'S SUMMIT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

SECTION 2. That the following conditions of approval apply:

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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SECTION 3. That rezoning of the property from RP-4 to PO shall be as depicted on the rezoning exhibit appended hereto as Attachment A. Development shall be in accordance with the preliminary development plan with an upload date of February 2, 2026, appended hereto as Attachment B, and the architectural elevations with an upload date of January 26, 2026, appended hereto as Attachment C.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor *William A. Baird*

ATTEST:

\_\_\_\_\_  
City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Mayor *William A. Baird*

ATTEST:

\_\_\_\_\_  
City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney *Brian W. Head*