



11/6/2025

To: City of Lee's Summit Planning

Dear Planner,

This letter is to provide overview of the Alternative Parking Lot Plan which I am submitting with regards to "PL2024281, Rezoning 414 SE 3rd Street". The current parking of the 4 existing buildings A, B, C & D located at 410 SE 3rd Street consists of 77 Parking Stalls. Buildings A, B, C & D consist of 18,000 SqFt Total which at 4 Parking Stalls Per 1,000 SqFt only requires 72 Parking Stalls. This being said there are currently 5 Parking Stalls in excess of the actual City requirement.

In consideration of "PL2024281, Rezoning 414 SE 3rd Street" the new building being proposed is 2,500 SqFt Total which will require an additional 10 Parking Stalls. I am providing a REVISED Parking Lot layout with this letter showing the addition of 4 Parking Stalls on the Northwest Corner of the existing property. This additional 4 Parking Stalls in addition to the existing 5 Parking Stalls brings the Total requirement short by 1 Parking Stall. See below in Review and NOTE as an overview of the Proposal.

In Review:

Existing Buildings A, B, C, D = 18,000 SqFt at 4 Parking Stalls/ 1,000 SqFt = 72

Proposed Building at 414 SE 9 3rd – 2,500 SqFt at 4 Parking Stalls/1,000 SqFt = 10

TOTAL Parking Stalls Required = 82

TOTAL Existing Parking Stalls = 77 + Proposed ADDITION of 4 Parking Stalls = 81

****Note: Based on uses of tenants, employees, and customer types with overlapping hours of open parking spaces there's adequate parking with the lot never being full.**

Thank you for your review and consideration of this Parking Lot modification to meet the requirements of the City Standards.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Rhoades", with a long horizontal flourish extending to the right.

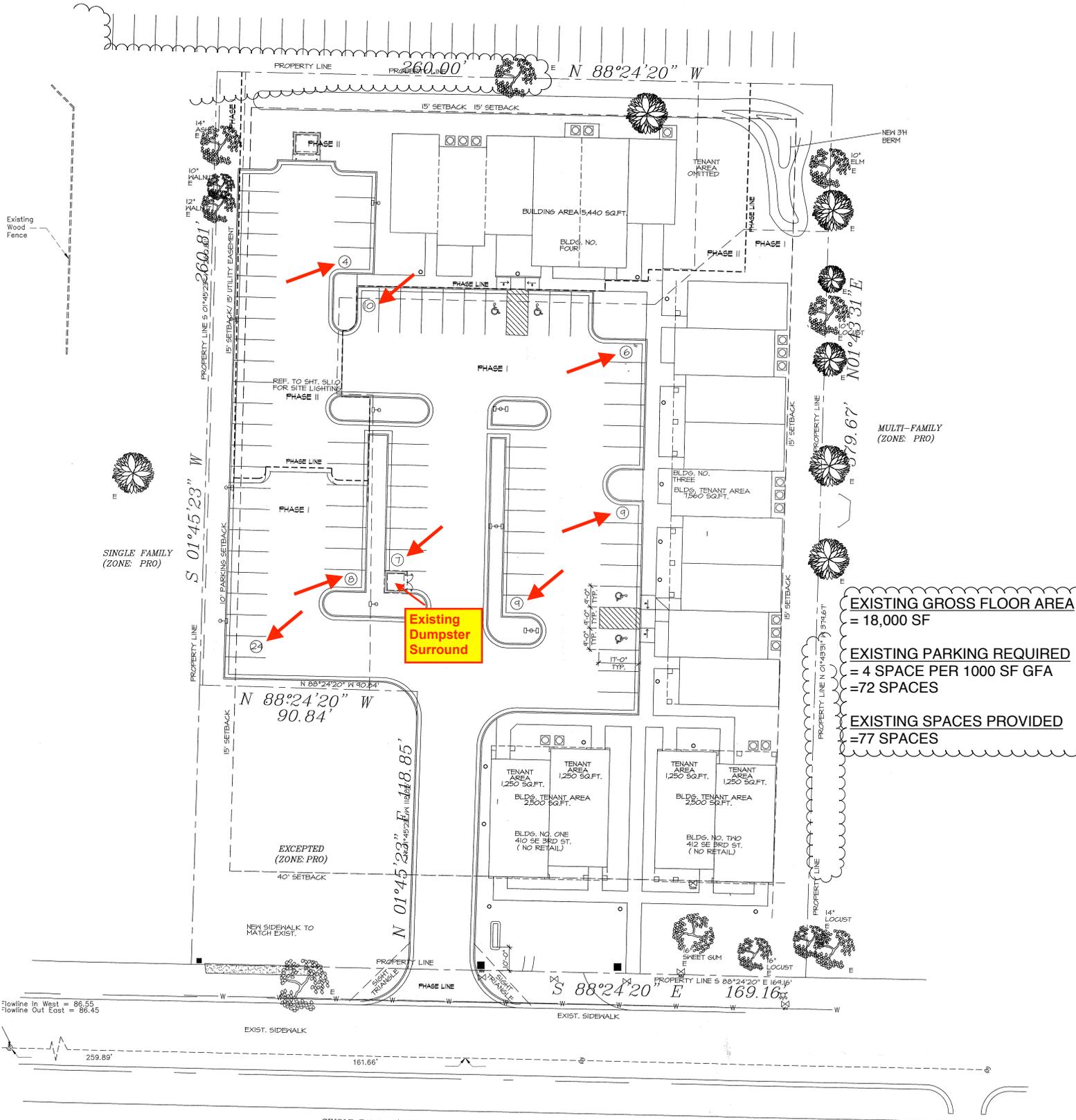
Jeff Rhoades

630-605-8397

Jeff.Rhoades@comcast.net

**410 SE 3rd Street
Confirmed 77 Parking
Spaces as of 2/15/25**

MULTI-FAMILY
(ZONE: PRO)



EXISTING GROSS FLOOR AREA
= 18,000 SF

EXISTING PARKING REQUIRED
= 4 SPACE PER 1000 SF GFA
= 72 SPACES

EXISTING SPACES PROVIDED
= 77 SPACES

**Existing
Dumpster
Surround**

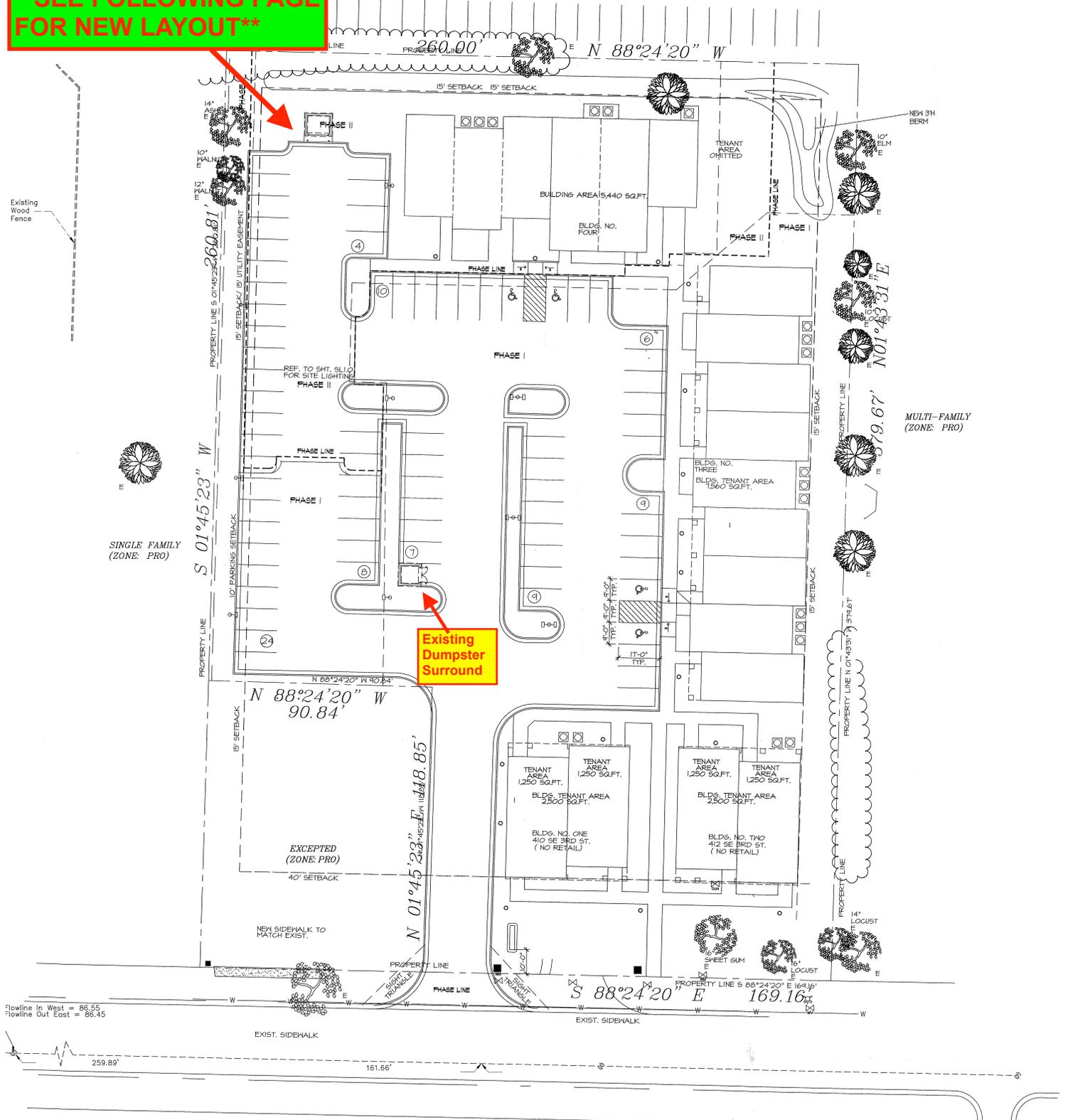
Flowline In West = 86.55
Flowline Out East = 86.45

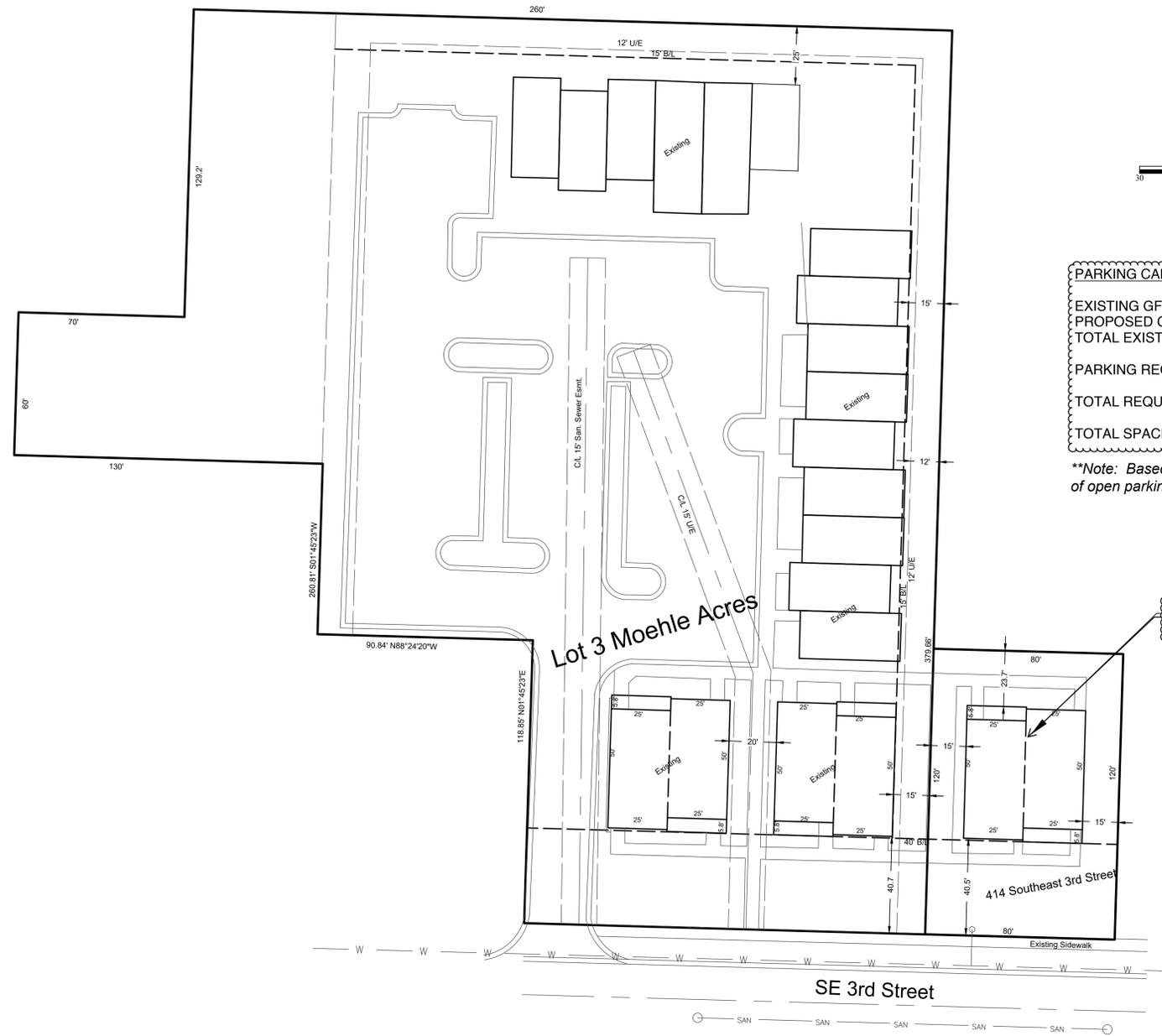
SINGLE FAMILY (ZONE: PRO & R-1)

LES	DATE	DESCRIPTION	BY	PROJECT NUMBER
-----	------	-------------	----	----------------

**REMOVE DUMPSTER SURROUND & EXTEND CURB TO NORTH
SEE FOLLOWING PAGE FOR NEW LAYOUT**

PROPOSED ADDITION OF 4 PARKING STALLS





PARKING CALCULATION

EXISTING GFA = 18,000 SF
 PROPOSED GFA = 2,500 SF
 TOTAL EXISTING + PROPOSED GFA = 20,500 SF

PARKING REQUIREMENTS: 4 SPACES / 1,000 SF GFA (UDC 8.530, TABLE 8-1)

TOTAL REQUIRED SPACES = (20,500 SF / 1000) * 4 = 82 SPACES

TOTAL SPACES PROVIDED = 81 SPACES

***Note: Based on uses of tenants, employees, and customer types with overlapping of open parking spaces there's adequate parking with the lot never being full.*

PROPOSED BUILDING
 PROPOSED GFA = 2,500 SF

Description for Parcel No. 61-230-31-38-00-0-00-000
 The South 120' of Lot 1 JAKE HOKE ATTITION, in
 Lee's Summit, Jackson County, MO.

**Construction
Engineering
Services, Inc.**
 16810 E. 40 Highway
 Independence, Missouri 64055
 Phone (816) 478-2323
 Surveyors Engineers Planners
 Missouri State Certificate of Authority
 2001001857
 Kansas Business Entity
 PE-834 LS-136
 lee@engineeringks.com

Prepared For:
 Jeff Rhoades
 Rhoades Real Estates, LLC
 970-413-0235
<https://www.rhoadesbuilds.com>

Horizontal Scale 1" = 30'
 Vertical Scale N/A
 Date: 07/15/2024
 Detailed: srb
 Project Number:
 Jake Hoke Lot 1

414 SE 3RD STREET
 Lee's Summit, MO
 Sketch Plan

Lee Bodenheimer, MO LS 2114
 Lee Bodenheimer, MO PE 018496
 Lee Bodenheimer, KS LS 638
 Lee Bodenheimer, KS PE 8731