



July 23, 2019

Development Services
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

RE: Summit at West Pryor
NWC NW Pryor Rd & NW Lowenstein Dr.
Lee's Summit, MO 64081

Dear Director of Development:

Below you will find a comparison of our proposed development as it relates to parking and a project that has recently been approved in Chesterfield, MO. As you will see, both projects are similar in scope and size as they relate to the number of units and the amount of retail/restaurant space.

Chesterfield zoning requirements

"Retail center" is defined as a mixed use development that is owned and managed as a unit where one (1) or more nonrestaurant uses exist.

- (a) Minimum parking for retail centers shall be calculated based on the following:

Center Size (gross floor area in square feet)	Percentage Gross Floor Area in Restaurant Use		
	0%-10% (spaces per 1,000 GFA)	11%-20% (spaces per 1,000 GFA)	21%-30% (spaces per 1,000 GFA)
Under 40,000	4.0	4.25	4.5
40,000 - 100,000	4.25	4.5	4.75
100,001 - 400,000	4.5	4.75	5.0
Over 400,000	4.75	5.0	5.25

- (1) For retail centers that include a theater use with more than two hundred fifty (250) seats, the minimum parking requirement for the theater portion of the development shall be parked as a stand-alone use.
- (2) For retail centers with more than thirty percent (30%) gross floor area devoted to restaurant use, separate parking shall be provided for the portion of restaurant use in excess of thirty percent (30%).



Minimum parking and loading requirements for residential uses.

Use	Minimum Parking Required	Maximum Parking Requirement	Minimum Loading Requirement [see Sec. 31-04-04(E)]
Display homes	2 spaces for every display home unit and 1 space for every office unit	None	None
Group residential facility	1 space for every 2 units	None	None
Dwelling, employee	1 space per unit	None	None
Dwellings, multiple-family	1.75 spaces for every living unit	None	None
Dwellings, single-family (including single-family earth sheltered)	2 spaces for every dwelling	None	None
Dwellings, two-family	1.75 spaces for every living unit	None	None
Group homes	1 space for each such use	None	None

The proposed development had the following as far the amount of retail/restaurants and the number of residential units which equated to the required 425 parking stalls.

Retail Center

Total 27,050 s.f.
 Restaurant 14,550 s.f.
 Retail 12,500 s.f.

30% of commercial 8,115 s.f.
 Retail + 30% 20,615 s.f. @ 4.5 spaces/1,000 s.f. = 93 spaces

Restaurant above 30% 6,435 s.f. @ 12 spaces/1,000 s.f. = 77 spaces

Residential Units 173 units @ 1.75 spaces/unit = 303 spaces

Spaces required 473 spaces
 Reduction for mixed-use 10% (48)
Total spaces required 425 spaces



Summit at West Pryor zoning requirements

Use	Number of Parking Spaces	Required for Each
RESIDENTIAL		
Single-family residence	1	Dwelling unit (fully enclosed)
Single-family residence in a planned district	1	Dwelling unit (one must be fully enclosed)
Single-family residence — Old Lees Summit Neighborhood	1	Dwelling unit (one must be fully enclosed)
Two-family, Three-family or Four-family residences	2	Dwelling unit (one must be fully enclosed) Visitor parking per plan approval
Loft dwelling	1	Dwelling unit
Dwelling units above 1st floor commercial in the Downtown Core area	1.5	Dwelling unit
Multi-family residence	1 1.5 2 plus 0.5	Efficiency or studio unit: 1 or 2 bedrooms unit: 4 or more bedrooms unit: per unit for visitor parking
Health club or fitness center	4.5	1,000 sq. ft. of gfa
Offices — General and professional (not medical, dental, or veterinary)	4	1,000 sq. ft. of gfa
Restaurant — Fast food and sit-down	14	1,000 sq. ft. of gfa
Shopping centers (excluding pad sites)	5	1,000 sq. ft. of gfa

Retail Center

Total	22,500 s.f.		
Restaurant	11,000 s.f. @ 14 spaces/1,000 s.f.	=	154 spaces
Retail	6,000 s.f. @ 5 spaces/1,000 s.f.	=	30 spaces
Fitness	3,500 s.f. @ 4.5 spaces/1,000 s.f.	=	16 spaces
Office	2,000 s.f. @ 4 spaces/1,000 s.f.	=	8 spaces
		Total	208 spaces

Residential Units

One Bedroom	173 units @ 1.5 spaces/unit	=	260 spaces
Two Bedroom	64 units @ 1.5 spaces/unit	=	96 spaces
Guest Parking	237 units @ 0.5 spaces/unit	=	119 spaces
		Total	475 spaces
Total spaces required 683 spaces			

Per the current ordinance we would be required to provide 683 parking spaces for our development. If we were to apply the same parking analysis that we used in Chesterfield it would look like the following:

Retail Center

Total	22,500 s.f.
Restaurant	11,000 s.f.



Retail	11,500 s.f.	
30% of commercial	6,750 s.f.	
Retail + 30%	18,250 s.f. @ 4.5 spaces/1,000 s.f.	= 82 spaces
Restaurant above 30%	4,250 s.f. @ 12 spaces/1,000 s.f.	= 51 spaces
<u>Residential Units</u>	237 units @ 1.75 spaces/unit	= 415 spaces
Spaces required	548 spaces	
Reduction for mixed-use	10% (55)	
Total spaces required	493 spaces	

Ultimately, we would like to propose the following. Your current ordinance parks 25,000 s.f. retail centers at 5 p.s./1,000 s.f.. We currently have 22,500 s.f. of retail. We would like to propose parking 25,000 s.f. of retail at 5 p.s./1,000 s.f. even though we only have 22,500 s.f.. We think this is a cleaner solution since the mix has not been fully defined and it will most likely change over the years. We would also propose parking the residential like we did in Chesterfield, MO.

Retail Center

Total	25,000 s.f. @ 5 spaces/1,000 s.f.	=	125 spaces
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<u>Residential Units</u>	237 units @ 1.75 spaces/unit	=	415 spaces
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Total spaces required 540 spaces

Based on the proposed final development plan, we have 256 surface parking spaces and 292 parking spaces in the garage for a total of 548 spaces. We also have an additional 100 parking stalls land banked adjacent to our site as part of the overall development which would give us a total of 648 spaces available.

We trust that you will find the above analysis an acceptable method to determine the required parking stalls for the Summit at West Pryor. Please contact me at 314-325-9878 should you have any questions or comments concerning this material.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rich Obertino', is written over a large, stylized blue oval graphic.

Rich Obertino
President