

May 27, 2020

Via: Final Development Plan Review submittal

Mike Weisenborn
Project Manager
City of Lee's Summit
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Lee's Summit, MO 64063
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Email: mike.weisenborn@cityofLS.net

Re: Future Starbucks and Medical Office
155 SW M 150 Hwy
Lee's Summit, MO 64082

Dear Mike,

My office hereby requests the City's consideration of an alternate parking plan for the above referenced site location. Previously Starbucks had not been disclosed as the future coffee shop tenant, however in order to justify our request for an alternate parking count, it is necessary to reference Starbucks' criteria for parking based upon historical data for over 15,000 locations in the United States.

Per the City's Unified Development Ordinance, the parking requirements for the Starbucks portion of the building would require 14 parking spaces per 1,000 SF of gross building area (GFA). The medical office requires five parking spaces per 1,000 SF of GFA. The future Starbucks space is 2,218 SF resulting in 31 parking spaces required, with the future medical office space being 2,451 SF resulting in 12 parking spaces required for a combined total parking count of 43.

Starbucks' prototypical building is approximately 2,000 SF with a standard of 20 parking stalls, or 10 spaces per 1,000 GFA (please see attached prototype criteria). Based upon Starbucks' historical data they would require 22 parking spaces. Combined with the required spaces for the medical office would result in the need to provide 34 parking spaces. Per the final proposed site plan a total of 40 parking spaces are provided.

A reduction of three required spaces is hereby requested.

Warm Regards,



Steve Dahms – Senior Project Manager
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cc: Nathan Palmer – Equity
Brent Johnson – Midland General Contractors, Inc.
ACT/File