



January 19, 2022

Lee's Summit Missouri Development Services

220 SE Green

Lee's Summit, MO 64063

Re: Lee's Summit Logistics Building A– Reduced Parking Count
Application Number: PL2021398

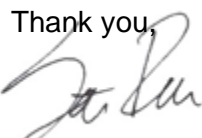
Scannell Properties owns and develops warehouse projects throughout the United States and around the world. Based on this they have the knowledge and experience with warehouse tenants to understand the number of car parking stalls that are needed to create a successful project from a functional and environmental aspect.

The chart below outlines the building size versus that number of car parking stalls needed for a some of the projects/ tenants that Scannell currently works with. As is noted the car parking stalls that each of these tenants need is lower than the city of Lee's Summit's standard for industrial land uses.

Tenant	Building Square footage	Car Parking Stalls Required by Tenant	Parking Ratio per X/1000
Tenant Z	215,730	100	1 stall / 2,158 sf (0.46)
Tenant B&S	300,000	175	1 stall /1,715 sf (0.58)
SWS	196,560	75	1 stall/ 2,621 sf (0.38)
AirTron	115,000	100	1 stall/ 1,150 sf (0.87)
Do Good Foods	130,000	60	1 stall/ 2,167 sf (0.46)
Langham	365,040	200	1 stall/ 1,826 (0.55)

The revised Building A Final Plans that have been resubmitted, have been adjusted to add 99 more stalls to the parking count on the west side of the building from what was previously provided. With this change the overall parking total is 320 stalls (1 stall /1,349 sf (0.74)) (excluding the possible future stalls). Based on Scannell's information the amount of parking stalls provided will accommodate the type of tenants that will occupy this building.

Please let me know if you should have any questions regarding my comments.

Thank you,


Seth Reece
Olsson