

Summit Orchards West Lot 10B

Multifamily Parking Review

Introduction

Summit Orchards West Lot 10B is a proposed multifamily development of 323 units comprised of two, 4-story buildings. The parking types consist of tuck under garages, detached garages, and surface lots totaling 565 parking spaces. See provided site plan for layout of all parking. Lee's Summit's *Unified Development Ordinance* (UDO) requires a total of 636 stalls based on the provided mix of multifamily units (See Table 1).

Table 1: UDO Parking and Proposed Parking Comparison				
Unit Type	Number of Units	UDO Requirement (Stalls/DU)	UDO Required Spaces	Proposed Parking Spaces
Studio	20	1.0	20	565
One Bedroom	157	1.5	236	
Two Bedroom	146	1.5	219	
Visitor	323	0.5	162	
		Totals	636	565

The UDO requires an average of 1.97 Stalls/DU based on unit type. The proposed site plan provides an overall parking ratio of 1.75 Stalls/DU.

Parking Comparisons

The proposed parking ratio was determined by projects developed by NorthPoint Development (See Table 2) as well as parking requirements of nearby municipalities (See Table 3). Information in both tables demonstrate parking ratios less than Lee's Summit UDO parking requirements.

Table 2: Comparable NorthPoint Multifamily Developments		
Project	Location	Parking Ratio
Summit Square	Lee's Summit, MO	1.8
The Donovan	Lee's Summit, MO	1.7
Village West 3	Kansas City, KS	1.7
Core – Berkley Riverfront	Kansas City, MO	1.5

Table 3: Surrounding Municipality Parking Requirements			
City	UDO Parking Requirements	Required Parking for 323 Units	Parking Ratio
Kansas City, MO	1.0 space/DU	323	1.00
Overland Park, KS	1.33 space/efficiency unit, 1.5 space/1 bedroom unit, 1.8 space/2 bedroom unit	525	1.63
Lenexa, KS	1 space/efficiency unit, 1.5 spaces/1 bedroom unit, 1.75 spaces/2 bedroom unit, 0.25 spaces per visitor	592	1.83
Blue Springs, MO	1 space/efficiency unit, 1.5 spaces/1 bedroom unit, 2.0 spaces/2+ bedroom unit,	548	1.70
Liberty, MO	1.7 space/DU	549	1.70
<i>Lee's Summit, MO</i>	<i>See Table 1</i>	636	1.97
<i>Proposed Development</i>	<i>See Table 1</i>	565	1.75

Summary

Based on the collective data in Tables 2 and 3, we conclude that 565 parking spaces for 323 dwelling units is adequate to meet the needs of the proposed site plan. We request a waiver to the UDO for a total parking ratio of 1.75 parking spaces per dwelling unit.