



Milhaus – Ward Rd. Apartments

February 8, 2023

To: Scott Ready, Project Manager, City of Lee's Summit

RE: Parking Deviation Memo

Dear Mr. Ready:

In accordance with your request, Milhaus has completed a parking assessment for the proposed multi-family development to be generally located at the northwest corner of the intersection of Ward Rd. and Missouri Highway 150 in Lee's Summit, Missouri. The purpose of this assessment is to compare the parking ratios of the proposed development to other similar developments, other published sources, and the requirements of other area suburban cities.

Proposed Development

The proposed development includes 314 apartment units. A total of 582 parking spaces will be provided on site for the development. The plans include 70 +/- garage spaces, and the surface parking lot will include the balance of 512 +/- spaces.

The Lee's Summit Unified Development Ordinance (UDO) provides the parking requirements for new developments in the city. The UDO requires one parking space for each efficiency or studio unit, 1.5 spaces for a one or two-bedroom unit and 2 spaces for three-bedroom units. In addition to these parking ratios, the UDO requires an additional 0.5 spaces per unit for visitor parking.

| Unit Type | Unit Quantity | UDO Factor | UDO Required Spaces | Proposed Parking Spaces |
|--------------------|---------------|------------|---------------------|-------------------------|
| Stu | 47 | 1 | 47 | 582 |
| 1 BR | 147 | 1.5 | 221 | |
| 2 BR | 99 | 1.5 | 149 | |
| 3 BR | 21 | 2 | 42 | |
| Total Units | 314 | | | |
| Visitor Parking | | 0.5 | 157 | |
| Total UDO Required | | | 615 | |



Based on the UDO, the proposed development is required to provide 615 spaces, which correlates to a required parking ratio of 1.92 per unit. Overall, the parking ratio of spaces to be provided for the proposed development is 1.85 spaces per unit. It should be noted that the visitor parking provided will be less than what the UDO requires.

Parking Comparisons

Milhaus has compiled the following parking data from metro sources for comparison purposes when evaluating the discrepancy between the parking provided for the development and the parking required by the UDO.

Comparable Cities Parking Requirements

The proposed development was evaluated with the parking requirements of other comparable suburban cities in the Kansas City area. The resulting parking ratios are provided in the table below.

| Comparable Cities Parking Requirements | |
|--|---------------|
| CITY | PARKING RATIO |
| Blue Springs | 1.68 |
| Independence | 1.00 |
| Raymore | 1.50 |
| Olathe | 1.50 |
| Lenexa | 1.85 |
| Overland Park | 1.62 |

Based on the data from comparable cities, the parking ratio required by Lee’s Summit is higher than any of the other cities. In addition, the proposed development’s parking ratio exceeds the requirement of all but one comparable municipality.

Parking Research

Shared Parking is a reference published by the Urban Land Institute (ULI) and serves as a guideline for many parking studies. **Shared Parking** cites parking ratios for several different land uses based on data collected at similar sites. For the rental residential land use, **Shared Parking** indicates a parking ratio of 1.50 space per unit for the residents. Additionally, a ratio of 0.15 spaces per unit is to be provided for visitor parking. The total parking ratio for the rental residential land use is 1.65 space per unit.



The parking ratio from **Shared Parking** of 1.5 spaces per unit for residents correlates well with the Lee’s Summit UDO. The visitor parking requirement in the UDO (0.5 spaces per unit) is higher than the ratio from **Shared Parking** (0.15 spaces per unit).

Similar Developments

Milhaus has provided the below data for the number of parking spaces provided at similar suburban apartment properties they have built in recent years or have recently been approved and are currently under construction. The data are summarized in the table on the following page.

| Comparable Development Project Parking Requirements | | | |
|---|-----------------------|------------------|---------------|
| PROPERTY | LOCATION | PARKING PROVIDED | PARKING RATIO |
| Arrello | Olathe, KS | 373 | 1.64 |
| Urbane | Kansas City, MO | 465 | 1.77 |
| Switch | Kansas City, KS | 519 | 1.89 |
| Ora | North Kansas City, MO | 451 | 1.64 |

Summary

Parking data was compiled from several sources for comparison purposes. Some key findings of the comparisons are summarized below:

1. The parking ratio required by the Lee’s Summit UDO is higher than many comparable suburban cities in the Kansas City area.
2. According to the data in **Shared Parking**, the overall parking ratio for the rental residential land use is 1.65 spaces per unit. That ratio includes a visitor parking ratio of 0.15 spaces per unit.
3. The average parking ratio for similar apartment properties that the developer has constructed in recent years is 1.73 spaces per unit.

The proposed Milhaus development will provide a minimum of 582 spaces with a ratio of 1.85 parking spaces per unit. Although this is less than the 1.92 spaces per unit that is required by the Lee’s Summit UDO for this project, when compared to other studies and comparable projects, we are providing more spaces than the majority of the surrounding municipalities as well as the ULI study recommendation. We believe our parking accommodations are sufficient and we request that the City of Lee’s Summit grant a waiver to the parking requirement for this project.