



## Milhaus – 150 & Ward Rd. Apartments

December 16, 2024

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 in our metro.

### Proposed Development

The proposed development includes 272 apartment units. A total of 476 parking spaces will be provided on site for the development. The plans include 20 +/- garage spaces, and the surface parking lot will include a balance of 456 +/- 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.

UNITTYPE	UNIT QUANTITY	UDO FACTOR	UDO REQUIRED SPACES	PROPOSED PARKING SPACES
Studio	20	1.00	20	476
1 Bedroom	124	1.50	186	
2 Bedroom	112	1.50	168	
3 Bedroom	16	2.00	32	
Total Units	272		406	
Visitor Parking		0.50	136	
TOTAL UDO REQUIRED SPACES			542	



The Lee’s Summit Unified Development Ordinance (UDO) prescribes that this development is to provide 542 spaces, which correlates to a required parking ratio of 1.99 per unit. The developer proposes that the project will provide sufficient parking with 476 spaces, which is a parking ratio of 1.75 per unit. It should be noted that the visitor parking requirement is where the proposed parking provided (476 spaces) would be less than the UDO specification (406 for residents + 136 for visitors). When allocating 406 spaces to the residents, this leaves 70 spaces for visitors based on the total proposed 476 spaces.

**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 UDO is higher than any of the peer cities surveyed. 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. However, the visitor parking requirement in the UDO (0.5 spaces per unit) is much 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 476 spaces with a ratio of 1.75 parking spaces per unit. Although this is less than the 1.99 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 most of the surrounding municipalities as well as the ULI study recommendation. We believe our parking accommodation is sufficient, and we request that the City of Lee's Summit grant a waiver of the parking requirement for this project. Thank you!