



Milhaus – 150 & Ward Rd. Apartments

April 10, 2025

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

From: 150 & Ward Development Team

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 comparable metro-area suburban cities in the Kansas City region.

Proposed Development

The proposed development includes 272 apartment units. A total of 474 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 454 +/- 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 space per unit for visitor parking.

	UNIT TYPE	UNIT QUANTITY	UDO FACTOR	UDO REQUIRED SPACES	PROPOSED PARKING SPACES
	Studio	20	1.00	20	474
	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 474 spaces, which is a parking ratio of 1.74 per unit. It should be noted that the visitor parking requirement is where the proposed parking provided (474 spaces) would be less than the UDO specification (406 for residents + 136 for visitors). When allocating 406 spaces to the residents, this leaves 68 spaces for visitors based on the total proposed 474 spaces.

Parking Comparisons

Milhaus has complied 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 much higher than the peer cities in the metro. In addition, the proposed development’s parking ratio exceeds the peer metro requirements of all but one municipality.

Parking Research

The Urban Land Institute (ULI) is a global nonprofit research and education organization. ULI issues a publication called **Shared Parking** which serves as a guideline for many parking studies. **Shared Parking** analyzes parking ratios for many different land uses based on data collection and trends across the US. 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. **ULI's recommended combined parking ratio for the rental residential land use is 1.65 space per unit.**

The Lee's Summit UDO parking ratio of 1.50 spaces per unit for residents correlates well with the recommendation of the ULI publication (Shared Parking). However, the visitor parking requirement in the UDO (0.5 spaces per unit) is much higher than the ratio recommended in ULI's **Shared Parking**, which is 0.15 spaces per unit.

Similar Developments

Milhaus has provided data in the table below referencing the number of parking spaces provided at similar suburban apartment properties built in recent years and recently approved in comparable cities and currently under construction, summarized in the table below:

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 Lee's Summit UDO is much higher than each of the comparable suburban cities in the Kansas City metro area.
2. According to the data in ULI publication called **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. The project's parking ratio well exceeds this recommendation.
3. The average parking ratio for similar apartment properties that the developer has constructed in recent years is 1.73 spaces per unit. The ratio for this project is 1.74 so right in line with other properties in the Midwest.

The proposed Milhaus development will provide a minimum of 474 spaces with a ratio of 1.74 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 required by 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!