



PLANNING
ENGINEERING
IMPLEMENTATION

July 8, 2025

City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

Re: Associated Plastic Surgeon's
2701 NE McBaine Drive
Lot 7, I-170 Business and Technology Center
Parking Memo

Phelps Engineering, Inc. is pleased to submit this Parking Memo for Associated Plastic Surgeon's at 2701 NE McBaine Drive. The proposed project includes a new medical office building being constructed on Lot 7, I-170 Business and Technology Center.

The proposed building is a 13,732 SF medical office building. The building is split into two uses.

- The south 7,152 SF is being used as a typical medical office. This area consists of a reception area, exam rooms, office rooms, break rooms, and storage/utility rooms.
- The north 6,580 SF is being used for pre/post operating. This area consists of a reception area, 2 operating rooms, pre/post operating rooms (8 beds), and storage/utility rooms.

Per Section 8.530, Table 8-1 of there are 2 uses that can be applied for this project applicable for this project:

| Use | Parking Required |
|---------------------|--|
| • Offices — Medical | 5 spaces / 1,000 gross SF |
| • Hospital | 1.8 per bed plus 5 / 1,000 SF office space |

The required parking for the project is calculated as follows:

| Area | Use | Unit | Parking Required |
|---------|----------------------|----------|------------------|
| • South | Offices — Medical | 7,152 SF | 36 |
| • North | Hospital (beds) | 8 Beds | 14 |
| • North | Hospital (office SF) | 620 SF * | 3 |
| Total | | | 53 |

* North office space includes reception area, waiting area, consultation room, break room, and operating room supervisor

PHELPS ENGINEERING, INC.

1270 N. Winchester — Olathe, Kansas 66061 — (913) 393-1155 — Fax (913) 393-1166 — www.phelpsengineering.com

The proposed project provides 57 parking spaces, meeting the required number of parking spaces.

Please feel free to contact PEI at (913) 393-1155 if you require additional information.

Sincerely,

Daniel Finn, P.E.

Phelps Engineering Inc.

