



March 3, 2026

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

**Re: PL2025340
John Knox Village Hybrid Villa PDP
Modification Request**

BHC is assisting John Knox Village with a preliminary development plan for six new hybrid villa buildings along the west portion of their campus. In support of that plan, we are submitting a modification request to allow head-in parking along two private streets on the campus, existing NW Shamrock Avenue and a proposed Faith Drive.

To meet the code required parking of 2 stalls per unit, surface parking is proposed around the planned villa buildings, along with one stall for each unit being provided by covered garage parking. Approximately half of the proposed surface parking will be from head-in parking, predominantly along NW Shamrock Avenue. Both private streets are within a residential setting, with speed limits posted of 25 mph. The head-in parking stalls will thus function similarly to the existing driveways on the east side of NW Shamrock Avenue. Additionally, head-in parking was included along NW Hope Lane as part of the Meadows expansion constructed a few years ago.

By providing head-in parking that utilizes the existing NW Shamrock Ave, it will require less new pavement that would otherwise need to be constructed to provide access aisles to the parking stalls. This allows for additional green space around the proposed villa buildings. This allows for a more sustainable approach with less pavement. The campus development already has a mix of surface parking amongst the existing villa style houses, so it will be compatible with the surrounding property. As mentioned above, the head-in parking will not go against the spirit of the code, as it will function similarly to the adjacent residential driveways. Overall, the proposed project will be consistent with the approval criteria of the unified development ordinance.

If you have any further questions, feel free to contact me at 913-663-1900 or by email at eric.byrd@ibhc.com.

Sincerely,

A handwritten signature in blue ink that reads 'E. Byrd'.

Eric Byrd, P.E.

Senior Project Engineer



913.663.1900



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