

# Review of Case Studies

- **Streets of West Pryor**

- Existing Mixed Use
- Adjacent to Lowenstein Park

- **PRI Properties (North and South)**

- Approx 3,000 acres of undeveloped property south with future land use projections from City of Lee's Summit Development Services
- Approx 1,000 acres of undeveloped property north with future land use projections from City of Lee's Summit Development Services



# Case Study Assumptions

- Use Olathe, KS park impact fee schedule
  - \$520 per SF or MF Dwelling Unit
  - \$130/1000 SF of office or retail space
  - \$70/1000 SF of industrial or showroom space
- Use \$34,000/acre for AG zoned undeveloped land for future park development
- Use current “Level of Service” for existing Lee’s Summit Parks of 12.5 acres/1000 residents
- Use 2020 census data for persons per household (2.62) and population (100,000)
- FAR (Floor to Area Ratio) assumed at the following:
  - 0.3 for Office/Medical
  - 0.3 for Light Industrial/Showroom
  - 0.5 for Retail/Commercial



# Case Study- Streets of West Pryor

Park Impact Fee Breakdown for Streets of West Pryor Mixed Use Development						
Lot	Type	bldg area	DU	bldg area/1000	Unit Fee*	Total
1	Commercial	5719		5.719	\$ 130.00	\$ 743.47
2	Commercial	3360		3.36	\$ 130.00	\$ 436.80
3	Commercial	6911		6.911	\$ 130.00	\$ 898.43
6	Commercial	63474		63.474	\$ 130.00	\$ 8,251.62
7a	Apartments		184	0	\$ 520.00	\$ 95,680.00
7b phase 1	Townhome		18		\$ 520.00	\$ 9,360.00
7b phase 2	Townhome		65		\$ 520.00	\$ 33,800.00
8	Apartments		237		\$ 520.00	\$ 123,240.00
8	Commercial	22500		22.5	\$ 130.00	\$ 2,925.00
9C	Commercial	3246		3.246	\$ 130.00	\$ 421.98
10	Commercial	12946		12.946	\$ 130.00	\$ 1,682.98
12	Commercial	7000		7	\$ 130.00	\$ 910.00
					Total Park Impact Fee	\$ 278,350.28
* unit fee derived from Olathe, KS impact fees						

# Case Study- PRI North

Park Impact Fee Breakdown for Property Reserve North						
Type	total ac**	bldg area (SF)	DU	bldg area/1000	Unit Fee*	Total
Estate Lot Single Family	0		0		\$ 520.00	\$ -
Conventional Lot Single Family	77		193		\$ 520.00	\$ 100,360.00
Medium Lot Single Family	28		84		\$ 520.00	\$ 43,680.00
Small Lot Single Family	91		364		\$ 520.00	\$ 189,280.00
Senior Villas	82		410		\$ 520.00	\$ 213,200.00
Twin Villas	26		169		\$ 520.00	\$ 87,880.00
Townhomes	27		216		\$ 520.00	\$ 112,320.00
Apartments	94		1598		\$ 520.00	\$ 830,960.00
Senior Care	102					
Mixed Office/Medical	206	2,692,008		2,692	\$ 130.00	\$ 349,961.04
Light Industrial/ Showroom Warehouse	131	1,711,908		1,712	\$ 70.00	\$ 119,833.56
Commercial/Retail	102	2,221,560		2,222	\$ 130.00	\$ 288,802.80
Misc/Rights-of-Way	96					
Total	1062		3034			\$ 2,336,277.40
* unit fee derived from Olathe, KS impact fee						
** land use data from City of Lee's Summit Development Services						

# Case Study- PRI South

Park Impact Fee Breakdown for Property Reserve South						
Type	total ac**	bldg area (SF)	DU	bldg area/1000	Unit Fee*	Total
Estate Lot Single Family	100		150		520	\$ 78,000.00
Conventional Lot Single Family	974		2,435		520	\$ 1,266,200.00
Medium Lot Single Family	472		1,416		520	\$ 736,320.00
Small Lot Single Family	334		1,336		520	\$ 694,720.00
Senior Villas	163		815		520	\$ 423,800.00
Twin Villas	180		1,170		520	\$ 608,400.00
Townhomes	57		456		520	\$ 237,120.00
Apartments	78		1,326		520	\$ 689,520.00
Senior Care	14					
Mixed Office/Medical	55	718,740		718.74	130	\$ 93,436.20
Light Industrial/ Showroom Warehouse	113	1,476,684		1,476.68	70	\$ 103,367.88
Commercial/Retail	260	5,662,800		5,662.80	130	\$ 736,164.00
East of 291	130					
Misc/Rights-of-Way	211					
<b>Total</b>	<b>3141</b>		<b>9104</b>			<b>\$ 5,667,048.08</b>
* unit fee derived from Olathe, KS impact fee						
** land use data from City of Lee's Summit Development Services						