

An aerial night photograph of a city street, likely in St. Louis, showing a mix of historic brick buildings and modern structures. The street is illuminated by streetlights, and the city skyline is visible in the distance under a twilight sky.

PL2024-319

Preliminary Development Plan 150 & Ward Apartments

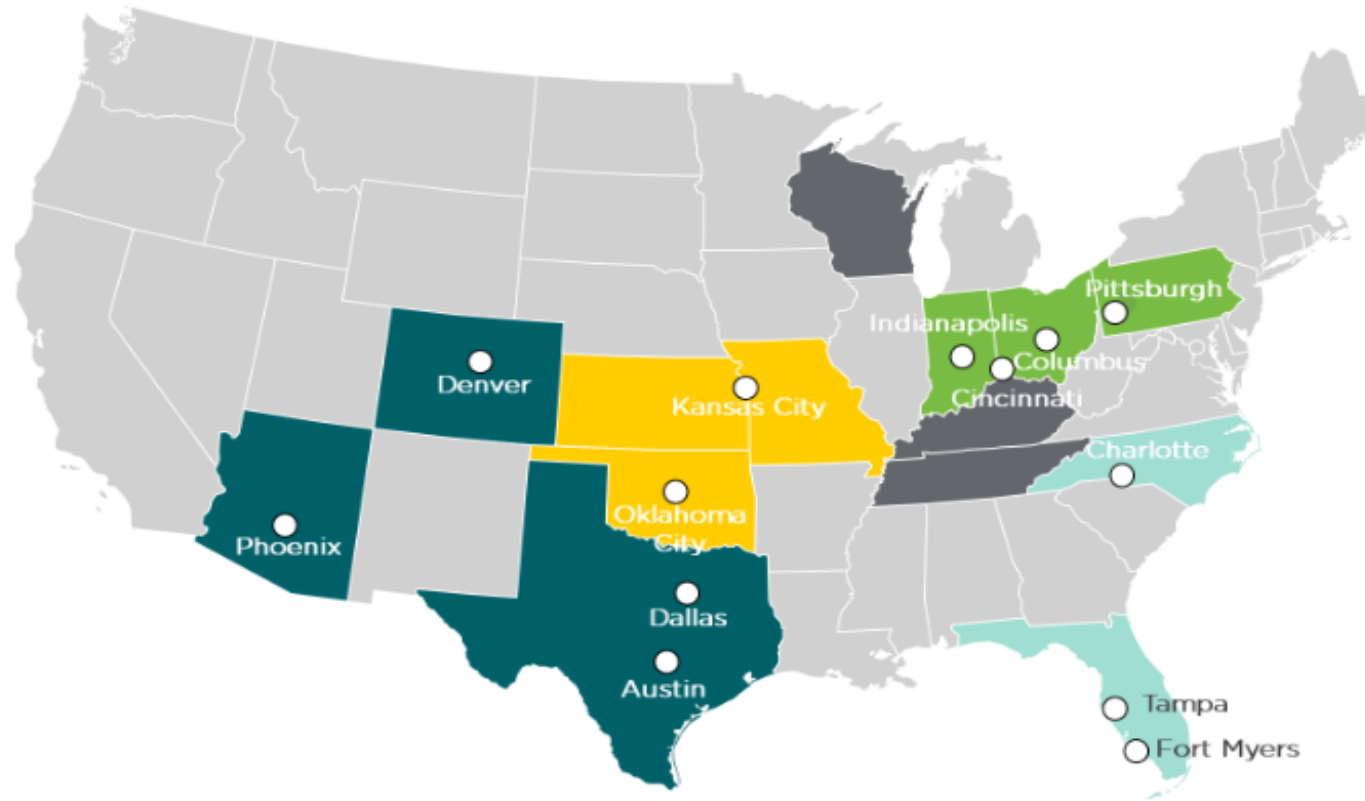
Milhaus Development

July 8, 2025



MEET MILHAUS

Milhaus is a national award-winning, vertically integrated multifamily developer, owner and operator specializing in Class A residential assets. Headquartered in Indianapolis, with regional offices in Austin, Tampa and Kansas City, Milhaus owns and operates a portfolio of approximately 7,500 units across a dozen secondary markets in the Midwest and Sunbelt.



BY THE NUMBERS

\$2.1B
Assets Under
Management

51
Projects
Developed

12,805
Units Developed or
Under Construction

DEVELOPER OVERVIEW

The Milhaus family of companies are set up to curate a long-term investment with Property Management and Asset Management under the same umbrella as Development and Construction.



DEVELOPMENT

Boots on the ground operating in 12 markets across the Midwest and Sunbelt

Customized class A multifamily product in urban and suburban infill locations

In-house design team ensures efficiency and quality standards



CONSTRUCTION

Milhaus serves as General Contractor in midwestern markets

Owner's rep oversight of 3rd party GCs in Sunbelt markets

In-house preconstruction team ensures pricing accuracy and economies of scale throughout lifecycle



PROPERTY MANAGEMENT

Milhaus self-manages all properties to maximize asset value

Expertise in lease-up strategy and stabilized property operations

Deep asset management experience across multiple real estate cycles



ASSET MANAGEMENT

Differentiated long-term build-to-hold philosophy

Diversified sources of equity spanning the Institutional-Family Office-HNW spectrum

Vehicles include Commingled Funds, JV Equity, Single-Asset QOZ Funds, Deal-by-Deal Syndications



ABOUT US

Founded in Indianapolis

with developers based in

- Missouri, Kansas, Oklahoma
- Indiana, Ohio & Pennsylvania
- Florida & Texas
- Arizona & Colorado



LOCAL PROJECTS

1. MARCATO
2. GALLERIE
3. ICON AT GALLERIE
4. ARTISTRY
5. LIFT
6. URBANE
7. ARRELLO
8. VIA
9. SWITCH
10. OXLEY
11. ORA
12. JAMESTOWN



QUALITY

Milhaus is an award-winning, mixed-use development, construction, and property management company that specializes in Class A, multifamily residential buildings. We pride ourselves on creating communities that blend with the neighborhood and offer a healthy and sustainable choice in housing.

SITE SUMMARY TABLE

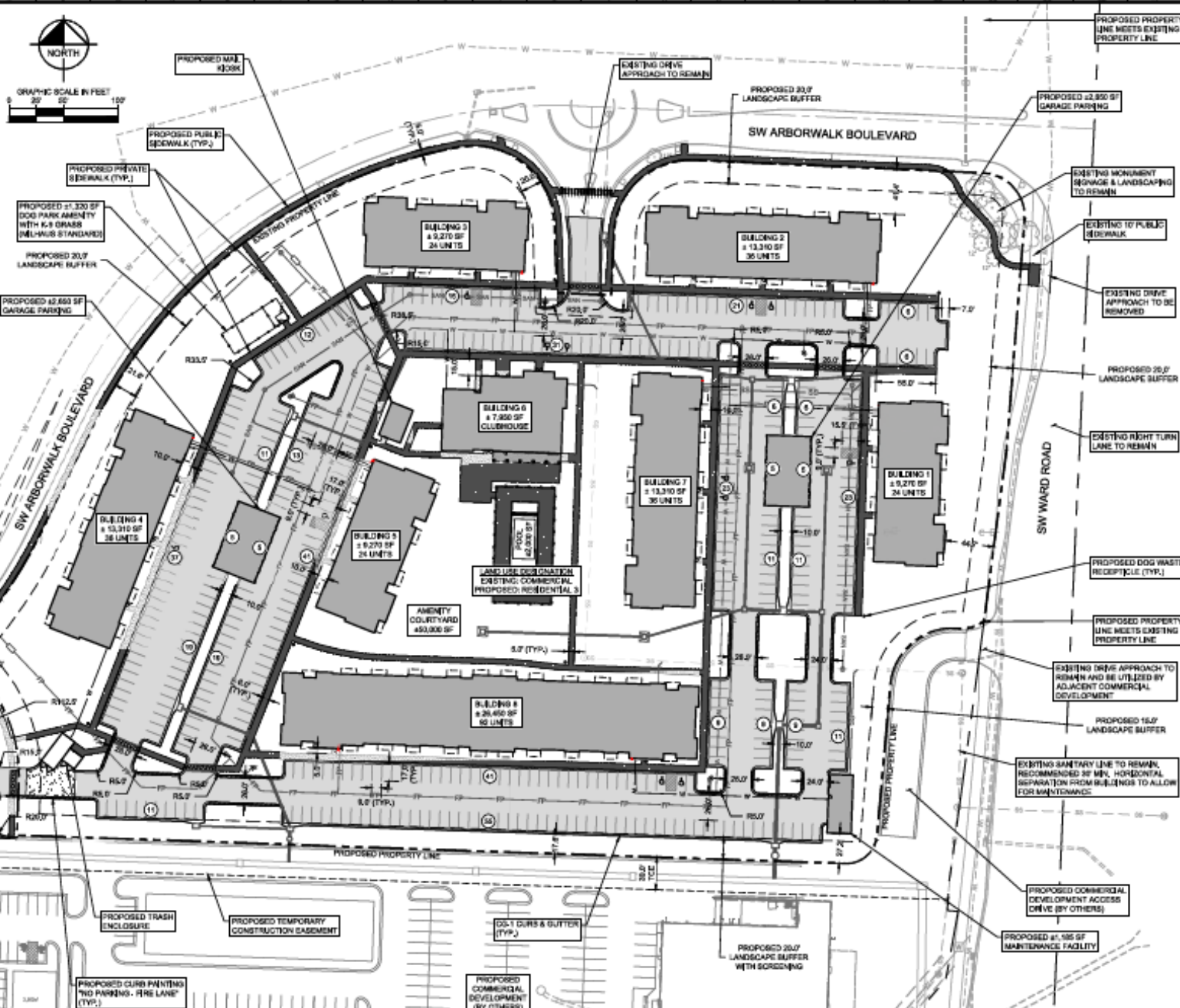
ZONING		
Existing	PMK	
Proposed	PMK	
APPROXIMATE TOTAL LAND AREA		
Existing	11.46	Acres
RIGHT-OF-WAY		
Existing	0.00	Acres
Proposed	0.00	Acres
APPROXIMATE NET LAND AREA		
Existing	11.46	Acres
Proposed	11.46	Acres
OPEN SPACE AREA		
Proposed	3.75	Acres
% of Site	33.01%	
PROPOSED USES		
Multi-Family		
BUILDING INFORMATION		
Number of Buildings	8	
3 Story Building Height (ft)	37'-1"	
4 Story Building Height (ft)	52'-4"	
Number of Units	272	
Total Gross Floor Area (SF)	102,140	
BUILDING COVERAGE, FAR & UNITS/ACRE		
Building Coverage	22.46%	
FAR	0.63	
Units/Acre	23.73	
OFF-STREET VEHICLE PARKING		
Surface Stalls Provided	454	
Garage Stalls Provided	30	
Total Stalls Provided	474	
Total Stalls Required*	602*	
Surface Parking Ratio (Stalls/Unit)	1.67	
Garage Parking Ratio (Stalls/Unit)	0.07	
Total Parking Ratio (Stalls/Unit)	1.74	
LAND COVER RATIO		
Total Impervious Area (Acres)	8.37	
Total Impervious Area (Percent)	55.62	
PRIVATE COMMON SPACE		
Common Space Required (SF) (400 SF/UNIT)	108,800	
% of Common Space to be Used as Recreation	40%	
Recreation Space Required (SF)	43,520	
Common Space Provided (SF)	164,774	
Recreation Space Provided (SF)	51,320	
An Alternate Parking Plan Per Section 5.540 of Lee's Summit UDO was provided to compute total parking stalls required for the proposed development.		

SITE PLAN LEGEND

	STANDARD DUTY CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED BUILDING
	CG-1 CURB AND GUTTER
	PROPOSED FIRE LANE CURB PAINT
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	LANDSCAPE BUFFER

SITE PLAN NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- RAMP ADJACENT TO PARKING STALL AND NOT DIMENSIONED SHALL BE 3'-FEET, TYPICAL.
- ALL SIDEWALKS ADJACENT TO PARKING STALLS SHALL BE 6 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- ALL PROPOSED SITE COMPONENTS, INCLUDING BUT NOT LIMITED TO SIGNAGE, EXTERIOR LIGHT FIXTURES, TRASH ENCLOSURES, AND GENERAL SITE LAYOUT, SHALL CONFORM TO THE M-100 CORRIDOR DEVELOPMENT OVERLAY (CDO) DISTRICT DESIGN STANDARDS, CITY OF LEE'S SUMMIT UNITED DEVELOPMENT ORDINANCE ARTICLE 5, DIVISION VI, SECTION 5.510.



Kimley-Horn
 8 EAST GALEY AVENUE, SUITE 100
 LEE'S SUMMIT, MO 64083
 PHONE: 816.424.1100
 FAX: 816.424.1101
 WWW: WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: LB
 DRAWN BY: LB
 CHECKED BY: RW

PRELIMINARY
 NOT FOR CONSTRUCTION



SITE PLAN





Exterior Material Finish Legend			
1	Modular Brick Type 01 (Field) Basis-of-Design: Red / Burgundy Extruded Brick Texture: Matte Mortar Color: Standard Gray	9	Canopies Framed in Canopy with Cement Panel Finish Color: Black
		10	Treated Wood Frame Balcony w/ Fiber Cement Skirt / Trim Painted Color: Black
		11	Pre Engineered Treated Wood Post / Painted Dimesions: 12"x12" nominal (11"x11" actual) Color: Black
1a	Rowlock Sill - Same as 01	12	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding infill Color: Black Magic Texture: Smooth / Matte
2	Fiber Cement Siding - 8" Horizontal Lap Siding Color: Urbane Bronze Texture: Smooth / Matte	W1	Vinyl Windows - Single Hung - Type 01 Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E
3	Fiber Cement Siding - 8" Horizontal Smooth Lap Siding Color: City Loft Texture: Smooth / Matte	S1	Aluminum Storefront Framing Exterior Color: Anodized Black Interior Color: Anodized Black Glazing Tint: Clear Low-E
4	Fiber Cement Panel w/ Batten System Color: Black Magic Texture: Smooth / Matte	D1	Doors 3'-0" x 8'-0" Clear Glass / Painted Color: Off-White
5	Fiber Cement Panel Siding / Horizontal lap Siding Color: Taupe Tone Texture: Smooth / Matte	D2	Door w/ sidelite 3'-0" x 8'-0" Clear Glass / Painted Color: Black
6	Fiber Cement Trim Sizes: 5/4x4" / 5/4x6" / 5/4x8" Color: To Match Siding Texture: Smooth	D3	Storefront Entrance Doors (2) 3'-0" x 8'-0" Clear Glass / Painted Color: Black
		D4	Stair Exit Doors 3'-0" x 7'-0" HM Door & Frame Color: Paint to Match Siding
7	Pre-finished Metal Coping Color: Match Trim	D5	Double Door 3'-0" x 6'-8" Exterior HM Door & Frame Color: Door & Frames painted Black
8	Pre-finished Aluminum Railings Color: Black	R1	Architectural Shingles Color: Black

Note: All brick lintels shall be galvanized; do not paint.

Clarification on the use of wood:

The balcony will be framed in wood as it is inherently part of the wood frame building structure. The base frame of the balconies is wrapped in fiber cement to protect the internal wood frame.

The balcony decking applied above the base frame will be Trex material.

Pre-Engineered Wood Post:

•**Construction:** Engineered wood products like laminated wood columns are made by bonding multiple layers of wood.

•**Durability:** Engineered posts can be more durable than solid wood due to their construction, making them less prone to warping, splitting, or twisting.

•**Cost:** Engineered posts can be more expensive than solid wood posts, especially when using higher-quality materials or specific designs.

•**Advantages:** Higher strength, dimensional stability, and resistance to moisture-related issues.

•**Disadvantages:** Can be more expensive than solid wood and may have limitations in load-bearing capacity compared to other materials.

The term **Class A** is a representation of the highest level of quality in an individual submarket based on the relative qualities of comparable properties.

Common characteristics include:

- New product, under 10 years old
- Well maintained with onsite staff
- Low vacancy
- High quality appliances and interior finishes
- Desirable amenities such as gyms, pools, dog spa & dog runs, bike facilities, club rooms, meeting rooms

<https://www.crefcoa.com/property-classifications.html>

RENTALS

MANSION

THE WALL STREET JOURNAL.

Sky High
Why Milwaukee
has such a
competitive rental
market. **M3**

Friday, May 2, 2025 | **M1**



\$225 Million
A Naples estate
is the priciest
home ever to sell
in Florida. **M4**

HOMES | MARKETS | PEOPLE | REDOS | SALES

EMAAN YUSUF
Student
Houston
20 years old



Building: Uniti Montrose; opened 2024, 374 leasable bedrooms
Amenities: Pool, fitness center, yoga room, coworking space and Zoom rooms, podcast room, craft room, rooftop barbecue, TV lounge, library, dog wash



CHRISTIAN RIVERA
Store manager
Phoenix, Ariz.
26 years old

Building: Ave Phoenix Terra; opened 2022, 348 units
Amenities: Pool, fitness center, yoga lawn, putting green, fire pits, business center, coffee and cold-brew bars, social lounge, speakeasy

What Do Gen Z Renters Want?

Building: Uniti Montrose; opened 2024, 374 leasable bedrooms
Amenities: Pool, fitness center, yoga room, coworking space and Zoom rooms, podcast room, craft room, rooftop barbecue, TV lounge, library, dog wash

JOSEFINA LONDONO
Furniture entrepreneur
Brooklyn, N.Y.
27 years old

Building: The Dupont; opened 2024, 381 units
Amenities: Rooftop pool, fitness center, coworking lounge, social lounge, garden terrace with outdoor grilling stations

MAX EULENHOFER
Real-estate broker
West Palm Beach, Fla.
21 years old

Building: Lumaire; opened 2024, 457 units
Amenities: Pool, gym, yoga studio, bocce, pickleball, golf simulator, bike repair, pet grooming

Building: Ave Phoenix Terra; opened 2022, 348 units
Amenities: Pool, fitness center, yoga lawn, putting green, fire pits, business center, coffee and cold-brew bars, social lounge, speakeasy

Amenities Package

- Large Co-Working area with Wet Bar
- Multiple "Focus Rooms"
- Conference Room
- Full gym with Fitness Studio
- Package Room
- Outdoor Pool with Cabanas
- Outdoor Grill Area with Fire Pit
- Playground
- Pet Spa
- Clubhouse with Kitchen Appliances
- Coffee Bar
- Bike Racks





SWITCH – Resident Lounge



SWITCH – Gym





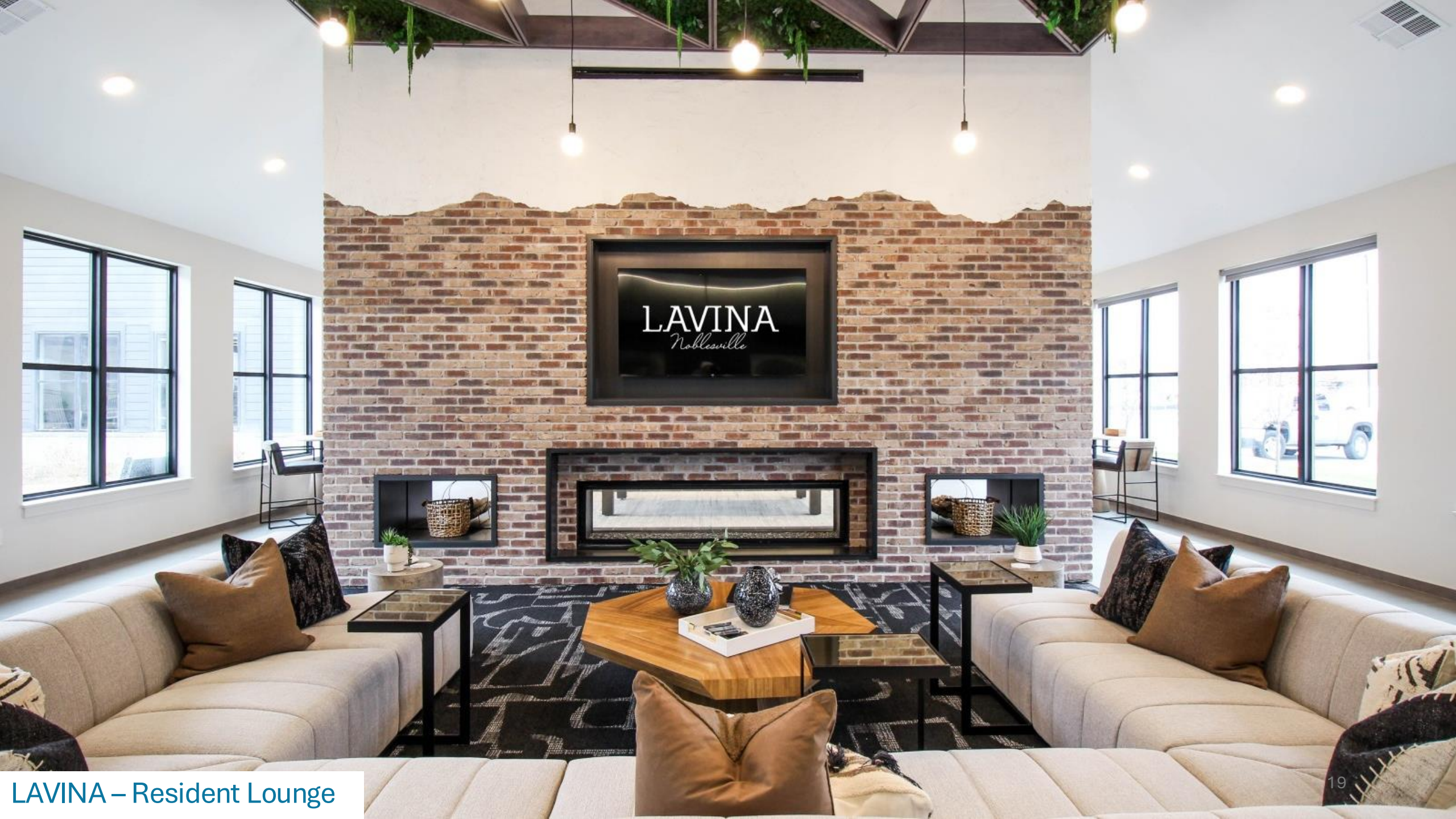
LAVINA – NOBLESVILLE, IN



LAVINA – Resident Lounge



LAVINA – Resident Lounge



LAVINA
Noblesville



LAVINA – Resident Kitchen



LAVINA – Pool









Nese – Whitestown, IN



Nese – Grilling Area



Nese – Resident Kitchen



Nese – Resident Lounge



Nese – Pool

Milhaus KC Property Management Awards

- **2021**
 - KC Capstone Award (Artistry KC by Milhaus)
- **2022**
 - KC Social Media Winner of the Year
- **2023**
 - KC Social Media Winner of the Year
 - Maintenance Supervisor of the Year (Damon Foulks, Milhaus employee)
- **2024**
 - KC Property Management Company of the Year
- **2025**
 - Maintenance Technician of the Year (Robert Gatson, Milhaus employee)
 - Property Manager of the Year (Rachel Keller, Milhaus employee)

Other Milhaus Awards -1

2022 Midwest Multifamily Prodigy Award Best Company-Wide Employee Relations Program
Milhaus

#32 on Indiana Chamber's 2022 Best Places to Work in Indiana
Milhaus

2022 NAA Excellence Awards Finalist for Community of the Year
Artistry KC

J Turner Research 2022 Top State ORA Scores, 9th in the State of Oklahoma
LIFT

#40 on KCBJ's Kansas City General Contractors List
Milhaus

#40 on Multifamily Leadership's 2021 Best Places to Work Program
Milhaus

2025 Best Places to Work in Indiana (Indiana Chamber of Commerce)
Milhaus

Finalist, 2023 NAA Top Employers
Milhaus

2023 Multi-family Project of the Year, NAIOP Pittsburgh
Arsenal 201 Phase II

#16 on Multi-Housing News 2022 Top Developers List
Milhaus

J Turner Research Elite 1% ORA Score 2022
AYR

2022 Midwest Multifamily Prodigy Award Community of the Year, New Development
AYR

Other Milhaus Awards -2

J Turner Research Elite 1% ORA Score 2021
Grid

Best Social Media Presence of the Year, Apartment Association of Kansas City Crystal Merit Awards 2022
Gallerie

2021 Top Multifamily Development Firms - Multi-Housing News
Milhaus #20 in United States

Indy Star's Community Choice Awards
Best Apartment Complex - Artistry Indy

The Oklahoman's Community Choice Awards
Best Apartment Complex - LIFT

2021 Indy Star Top Workplaces
Milhaus

2021 Indiana Apartment Association Awards
Management Company of the Year - Milhaus

2021 Indiana Apartment Association Awards
Community of the Year - GRID

2021 KC Capstone Award
Real Estate Mixed Use - Artistry KC

2020 Inc. 5000 List
Fastest-Growing Private Companies in America

2020 AIA Kansas City Design Excellence
Architecture XL: Merit- Marcato

2020 City of Milwaukee Mayor's Design Awards
Raise the Bar- Vim + Vigor

Other Milhaus Awards -3

2019 Midwest Multifamily Prodigy Award
Best Floor Plan Under 800 SF- Pinnex

2019 Midwest Multifamily Prodigy Award
Best Mixed-Use Community- Artistry Indy

2019 Midwest Multifamily Prodigy Award
Best Social Media Program, Corporate

2017 Indiana Apartment Association Prodigy Award
Community of the Year - Artistry Apartments

2017 Indiana Apartment Association Prodigy Award
Best Floor Plan - Circa

2017 Indiana Apartment Association Prodigy Award
Best Lease Up - Pinnex

2020 City of Milwaukee Mayor's Design Awards
Raise the Bar- Vim + Vigor

2020 Multi-Housing News Award
Interior Design- Gallerie

2020 Kansas City Business Journal Capstone Award
Real Estate Mixed-Use - Gallerie

2020 Kansas City Business Journal Capstone Award
Real Estate Architectural Design - Marcato

2020 Apartment Association of Kansas City Crystal Merit Award
Best Property Website - Marcato

2019 Midwest Multifamily Prodigy Award
Best Floor Plan Under 800 SF- Pinnex

Other Milhaus Awards -4

2014 NAA Paragon Award - Artistry

Best Community, Less than 5 years old - under 150 Units

2014 Monumental Award

Real Estate Development - Artistry

2014 Indiana Apartment Association Prodigy Award

Best Community Green Initiative Program - Artistry

2014 Indiana Apartment Association Prodigy Award

Best Overall Community Marketing Program (More than 200 Units) - Artistry

2014 Indiana Companies to Watch

Corporate Operations

2017 Indiana Apartment Association Prodigy Award

Best Use of Technology - 747 Apartments

Largest Indianapolis-Area Construction Contractors

Ranked #21 By the Indianapolis Business Journal

2016 Indiana Business Journal Fast 25

#2 Fastest Growing Private Company

2015 Indiana Business Journal Fast 25

#1 Fastest Growing Private Company

2015 Indiana Apartment Association Prodigy Award

Industry Related Innovation - Maker's Room @ Circa

2015 Indiana Apartment Association Prodigy Award

Best Apartment Designed for Student Housing - Annex of Columbus

Comparable Cities Parking Requirements

CITY	PARKING RATIO
Independence	1.00
Olathe	1.50
Raymore	1.50
Overland Park	1.62
Blue Springs	1.68
PROPOSED PROJECT	1.74
Lenexa	1.85

Development Services Staff Report

File Number	PL2024-319
File Name	PRELIMINARY DEVELOPMENT PLAN – 150 & Ward Apartments
Applicant	Milhaus
Property Address	3620 SW Ward Rd.

Staff also compared the provided parking determination memo with the Institute of Transportation Engineers (ITE) Parking Generation Manual 5th Edition. The ITE Parking Generation Manual includes site-specific studies and identifies peak parking demands and parking supply ratios. The most applicable use in the manual is **PL2024-319**

Planning Commission Hearing Date / April 24, 2025

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“Multifamily Housing (Mid-Rise)” and the studies identified a parking supply ratio of 1.7 stalls per dwelling unit for a general urban/suburban setting.

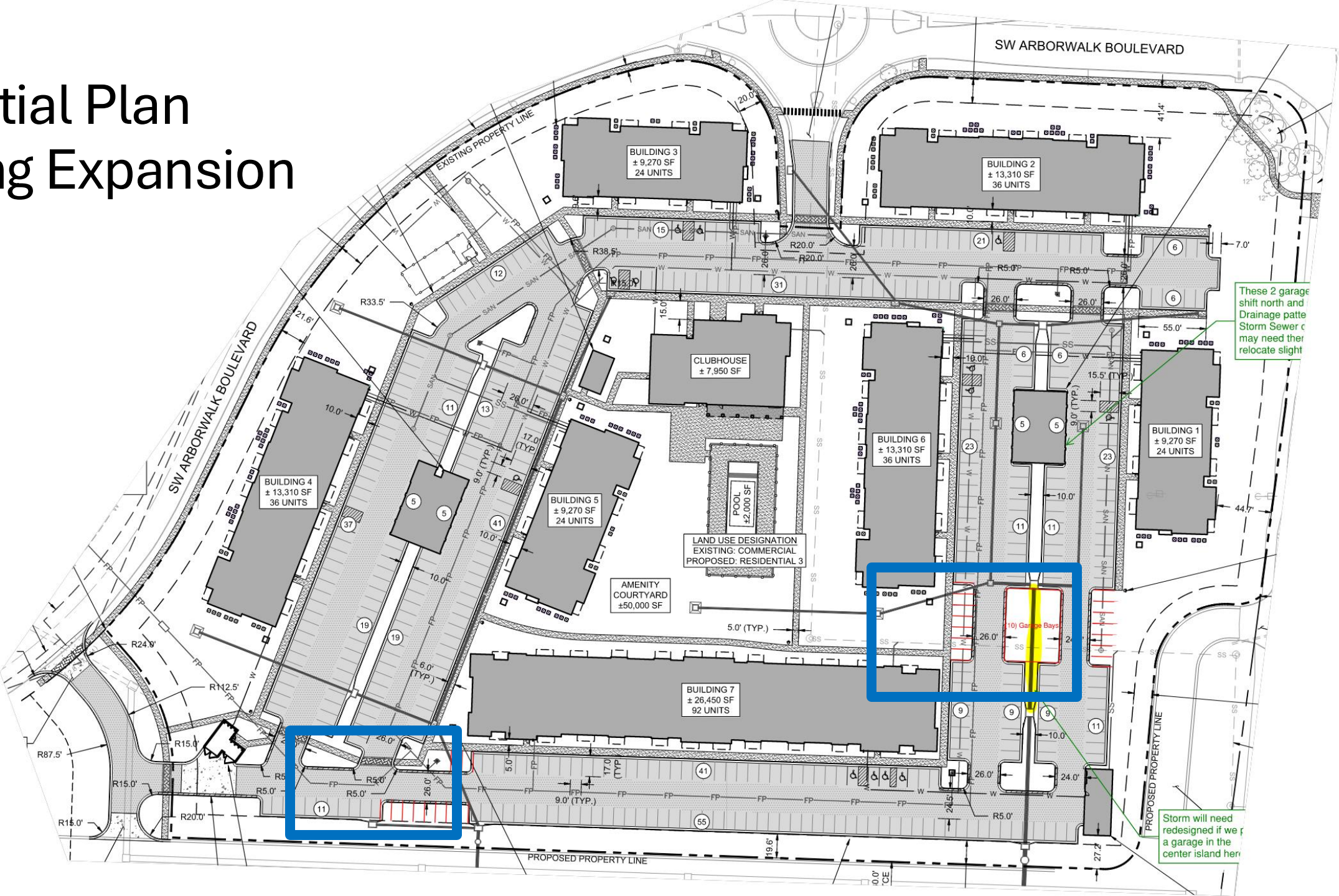
Staff believes sufficient parking will be provided based on the applicant’s information and staff analysis. Staff is also supportive of the request as it is similar to past projects such as the Evren Apartments (southwest corner of NE Douglas Street and NE Tudor Road), Summit Orchard West (northwest corner of NW Chipman Road and NW Ward Road), and Ellis Glen (off SW Market Street between SW 1st Street and SW 2nd Street).

Staff is supportive of the applicant’s request to provide 1.74 parking stalls per dwelling unit.

Potential Parking Expansion

POTENTIAL PARKING EXPANSION	Current Plan	Potential Expansion	<i>Effective Increase</i>
Surface Stalls Provided	454	478	22
Garage Stalls Provided	20	30	8
Total Stalls Provided	475	508	30
Total Stalls Required	542	<i>same</i>	
Surface Parking Ratio (Stalls per Unit)	1.67	1.75	0.08
Garage Parking Ratio (Stalls per Unit)	0.07	0.11	0.04
Total Parking Ratio (Stalls per Unit)	1.74	1.87	0.13

Potential Plan Parking Expansion





**+300 homes
planned
or
under
construction**

**43
Existing
Homes**

**+280
additional
homes
Planned**

**222 Existing Homes
and Townhomes**

**Activity
Center**

280 Apts

CHURCH

**Daycare
Center
10,000 SF**

**190
Assisted
Living
Center**

**25,000
SF Office**

**6,500
SF Gas
Station**

272 Apts

**Planned 40,000 SF
Retail**

Quick and Mobile Wildwood Mall

150

150



