

Douglas Station Apartments

Alternative Parking Plan

Douglas Station Apartments is a proposed 160-unit multi-family development on 6.33 acres in Lee's Summit, MO. The development is proposed at 25.3 units per acre. To maximize density and efficiency of site development, an Alternative Parking Plan is being submitted along with the Preliminary Development Plan for approval.

Current Parking Requirements:

The City of Lee's Summit Unified Development Ordinance (UDO) requirements outline the applicable parking ratio for the subject property to provide 1.5 spaces per two-bedroom unit, 2 spaces per three-bedroom unit, and 0.5 spaces per unit for visitors.

Unit Count & Required Parking

$$128 \text{ 2BR} \times 1.5 = 192$$

$$32 \text{ 3BR} \times 2 = 64$$

$$\text{Guest spaces (0.5 per unit)} = 80$$

$$\text{Total Required Parking} = 336 \text{ spaces}$$

Alternative Parking Plan Proposal

The UDO allows for Alternative Parking Plans to be submitted and considered as part of the Preliminary Development Plan process. The applicant proposes the following Alternative Parking Plan reducing the required number of parking spaces for three-bedroom units from 2 to 1.5 spaces per unit, and total number of guest spaces. The proposed plan is outlined below.

Unit Count & Proposed Parking

$$128 \text{ 2BR} \times 1.5 = 192$$

$$32 \text{ 2BR} \times 1.5 = 48$$

$$\text{Guest spaces} = 12$$

$$\text{Total Proposed Parking} = 252 \text{ spaces}$$

The applicant provides the Alternative Parking Plan as an allowable option and a suitable alternative to the parking requirements outlined in the UDO. While on an ideal site for the proposed multi-family development, Douglas Station Apartment is proposed in an area currently more concentrated with commercial and non-residential uses. If necessary, the applicant will work with neighboring commercial property owners to provide overflow parking for residents.