
SM Engineering

November 16, 2021

To: City of Lee's Summit
Engineering Department

RE: Traffic Memo Proposed Lot 9 Streets of West Pryor
Preliminary Development Plan

Per the city request a comparison of the traffic proposed to be generated by the previously approved site plan to the traffic generated by this proposed preliminary development plan is desired.

Current Approved Traffic

In October of 2020 McClure Engineers prepared a traffic impact study discussing the effects the revised Streets of West Pryor site plan had on the local traffic. In that study they provided a 2020 site plan as well as the trips generated by the individual users. The site plan and the trip generation table are attached to this memo. As illustrated in the trip generation chart the proposed daily trips generated by Lot 9 is a combined 1,571 trips per day.

Proposed Traffic For Lot 9 PDP

Per the submitted preliminary development plan there are 3 buildings being proposed. 2 banks, without drive thru on the north and the south. The middle building is proposed to be mixed use with a medical facility and a sit-down restaurant. Below is a summary of the uses along with the proposed trips generated by each use. The trip generation rates are taken from the ITE Trip Generation Manual, 10th Edition.

ITE Code	Use	Building Size (SF)	Daily Trip Rate (Trips per 1000 SF)	Calculation	Trips Generated
911	Walk In Bank	5,830 (Total)	156	5.83 x 156	909
932	Sit Down Restaurant	2,800	112	2.8 x 112	314
630	Medical	1,300	38	1.3 x 38	49
Total Trips Generated					1,272

Conclusion

As discussed above the proposed traffic generated by Lot 9 per the current site plan is 1,571 trips per day. The proposed users as shown on Lot 9 PDP will generate 1,272 trips per day. This is a reduction of 299 trips per day if the Lot 9 PDP is approved.

Samuel D. Malinowsky, P.E.
SM Engineering
5507 High Meadow Circle
Manhattan, KS 66530
785-341-9747



Trip Generation - 10th Edition - October 2020

Parcel (#)	Building Use (text)	Phase 1 or 2	Dwelling Units (#)	Building Size Sq Ft (sq ft)	ITE Land Use Code (#)	Comments (text)	Trip Ends						
							Daily (trips)	AM Total (trips)	PM Total (trips)	AM Enter (trips)	AM Exit (trips)	PM Enter (trips)	PM Exit (trips)
1	Sit down Restaurant	1		6,500	932	High Turnover (Sit-Down) Restaurant	729		64			39	24
2	Fast food restaurant	1		3,200	934	Fast-Food Restaurant with Drive-Through Window	1,507	129	105	66	63	54	50
3	Fast food restaurant	1		4,650	934	Fast-Food Restaurant with Drive-Through Window	2,190	187	152	95	92	79	73
3	Retail	1		2,260	820	Shopping Center	457	153	33	95	58	16	17
4	Drive Through Only Restaurant	1		710	935	Fast-Food Restaurant Drive-Through No Indoor Seating	326	24	30	12	12	15	15
5	Medical	1		6,500	630	Clinic	248	24	21	19	5	6	15
6	Grocery	1		63,500	850	Peak Hour of Adjacent Street Used	5,714	243	557	146	97	284	273
7 (Plat 2 Replat Lot2)	Apartments	4	184		221	Multifamily Housing (Mid-Rise)	1001	62	80	16	46	49	31
8	Apartments & Clubhouse	3	237		220	Peak Hour of Adjacent Street Used	1751	108	127	25	83	80	47
8	Retail	3		6,000	820	Shopping Center	887	155	68	96	59	33	35
8	Dine-in Restaurant	3		11,000	932	High Turnover (Sit-Down) Restaurant	1,234	109	107	60	49	67	41
8	Office	3		2,000	715	Single Tenant Office Building	23	4	3	3	1	0	3
8	Fitness	3		3,500	492	Health/Fitness Club		5	12	3	2	7	5
9	Sit down Restaurant	3		8,000	932	High Turnover (Sit-Down) Restaurant	897		78			48	30
9	Retail	3		4,000	820	Shopping Center	674	154	50	95	58	24	26
10	Sit down Restaurant	3		11,250	932	High Turnover (Sit-Down) Restaurant	1,262		110			68	42
10	Retail	3		1,600	820	Shopping Center	361	153	25	95	58	12	13
11	Sit down Restaurant	2		8,500	932	High Turnover (Sit-Down) Restaurant	954		83			51	32
12	Sit down Restaurant	2		8,500	932	High Turnover (Sit-Down) Restaurant	954		83			51	32
13	Sit down Restaurant	2		7,500	932	High Turnover (Sit-Down) Restaurant	841		73			45	28
14	Sit down Restaurant w/ courts*	2		11,500	932	High Turnover (Sit-Down) Restaurant	1,290		112			84	51
Plat 2 Lot 3	Hotel	Tract C	88		310	Hotel	1262	84	82	50	34	44	38
Plat 2 Lot 1	Townhomes	5	83		220	Multifamily Housing (Low-Rise)	587	40	50	9	31	32	19
	Total		0				19,939	1,632	2,107	884	749	1,190	939

* This restaurant includes athletic/activity courts. An extra 20% trips was added to the generated trips to account for busier than normal activity.

	Daily	AM Total	PM Total	AM Enter	AM Exit	PM Enter	PM Exit
Original Study Site	19,334	1,339	1,741	655	684	968	773
2018 Updated Site Plan	21,084	1,307	1,781	678	629	988	793
2020 Updated Site Plan	19,939	1,632	2,107	884	749	1,190	939
Difference between 2018 Update and 2020 Updated Site	-1,145	325	326	206	120	202	146