

MEMO

To: Planning Commission
From: C. Shannon McGuire, Planning Manager
CC: File
Date: February 20, 2026
Re: Appl. #PL2026-038 – COMPREHENSIVE PLAN AMENDMENT – Thoroughfare Master Plan; City of Lee's Summit, Applicant

The City of Lee's Summit has identified a need to improve the Scherer Parkway, Scherer Road, and Longview Boulevard corridors to accommodate anticipated growth in the southwest quadrant of the community. Future development in this area includes four future schools and a future park located along the Scherer Road corridor. These improvements are intended to address projected traffic increases and ensure that the roadway network can support future development.

To evaluate potential roadway improvements and long-term transportation needs, the City partnered with Lochmueller Group to prepare an alignment study for Scherer Road, Scherer Parkway, and Longview Boulevard. The study analyzes alternative roadway alignments and provides guidance to help the City plan for future infrastructure and identify potential right-of-way needs.

The primary purpose of the study is to evaluate and design alternative roadway alignments for these corridors, allowing the City to plan for future growth and make informed decisions regarding corridor preservation and infrastructure investments.

The study accomplished the following:

- Established design criteria and typical roadway sections.
- Developed and analyzed three alignment alternatives for Scherer Parkway.
- Developed and analyzed one alignment alternative each for Scherer Road and Longview Boulevard.
- Evaluated potential impacts to adjacent properties.
- Prepared opinions of probable costs for each alignment.
- Updated the City's TransCAD model and developed a Year 2055 travel demand model.

This information will assist the Planning Commission and City staff in evaluating future transportation improvements and coordinating roadway planning with anticipated development in the area.

Recommendations

1. Staff recommends adopting the Scherer Road, Scherer Parkway, and Longview Boulevard Alignment Analysis study as a revision to the Lee's Summit Thoroughfare Master Plan as presented.