#### **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, 10<sup>th</sup> Edition.

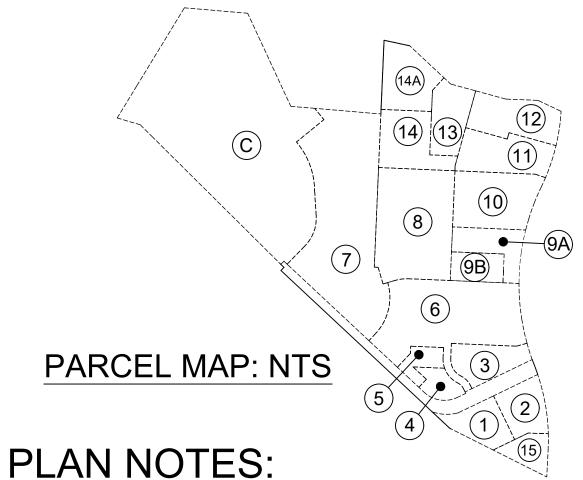
ITE Code	Use	Building Size	Daily Trip	Calculation	Trips	
		(SF)	Rate (Trips		Generated	
			per 1000 SF)			
911	Walk In Bank	5,830 (Total)	156	5.83 x 156	909	
932	Sit Down	2,800	112	2.8 x 112	314	
	Restaurant					
630	Medical	1,300	38	1.3 x 38	49	
Total Trips						
Generated					1,272	

#### 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.

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**SETBACK & HEIGHT RESTRICTIONS:** 

MIXED USE - TO BE DETERMINED

### **PARKING NOTES:**

- 1) SURFACE PARKING IS SHOWN IN PLAN
- 2) APARTMENT PARKING OF 300 PLUS IS PROVIDED BY PARKING DECK UNDER APARTMENTS ( PARKING DECK NOT SHOWN )

# STREETS OF WEST PRYOR - DEVELOPMENT PLAN SK-77\_9/25/20

PARCEL 1: RESTAURANT (PARCEL 67,758 SQFT = 1.56 ACRES)

- 5,549 SQFT FULL SERVICE DINE-IN RESTAURANT WITH SURFACE PARKING & PATIO

PARCEL 2: RESTAURANT (PARCEL 71,216 SQFT = 1.63 ACRES)

- 3,200 (SOUTH PAD) SQFT FULL SERVICE DINE-IN RESTAURANT WITH SURFACE PARKING & PATIO

## PARCEL 3: RESTAURANT (PARCEL 76,395 SQFT = 1.75 ACRES)

- 2,503 SQFT RESTAURANT WITH DRIVE THRU, PATIO AND SURFACE PARKING
- 2,403 SQFT TENANT WITH SURFACE PARKING
- 2,003 SQFT TENANT WITH PATIO AND SURFACE PARKING

PARCEL 4: DRIVE THRU RESTAURANT ( PARCEL 33,424 SQFT = .77 ACRES )

- 706 SQFT DRIVE UP RESTAURANT WITH SURFACE PARKING

#### PARCEL 5: MEDICAL (PARCEL 32,821 SQFT = .75 ACRES)

- 6,500 SQFT MEDICAL WITH SURFACE PARKING

PARCEL 6: GROCERY STORE (PARCEL 311,668 SQFT = 7.15 ACRES)

- 63,119 SQFT GROCERY STORE WITH SURFACE PARKING

#### PARCEL 7: SENIOR LUXURY APARTMENT COMPLEX ( PARCEL 666,437 SQFT = 10.01 ACRES ) 165 UNIT AGE RESTRICTED APARTMENTS WITH SURFACE PARKING & COURTYARD

## PARCEL 8: APARTMENTS WITH CLUBHOUSE & RETAIL/RESTAURANT (PARCEL 268,862 SQFT = 6.17 ACRES)

- MULTI STORY APARTMENTS WITH UNDERGROUND PARKING DECK (PARKING DECK NOT SHOWN), CLUBHOUSE AND POOL
- 250 UNITS - 15,000 SQFT RETAIL/ RESTAURANT & SURFACE PARKING

# PARCEL 9A: MULTI-TENANT BUILDING (PARCEL 71,401 SQFT = 1.64 ACRES)

- 4,000 SQFT RESTAURANT COMMON WALL BUILDING WITH SITE FEATURES & SURFACE PARKING
- 4,000 SQFT RETAIL COMMON WALL BUILDING WITH SITE FEATURES & SURFACE PARKING

#### PARCEL 9B: RESTAURANT (PARCEL 48,528 SQFT = 1.11 ACRES)

- 4,000 SQFT BUILDING WITH SITE FEATURES & SURFACE PARKING

## PARCEL 10: MULTI-TENANT BUILDING (PARCEL145,724 SQFT = 3.35 ACRES)

- 6,500 SQFT COMMON WALL BUILDING WITH SITE FEATURES & SURFACE PARKING - 1,600 SQFT COMMON WALL BUILDING WITH SITE FEATURES & SURFACE PARKING
- 4,600 SQFT COMMON WALL BUILDING WITH SITE FEATURES & SURFACE PARKING

PARCEL 11: FREE STANDING RESTAURANT (PARCEL 111,008 SQFT = 2.55 ACRES) - 7,500 SQFT FULL SERVICE DINE-IN RESTAURANT WITH SITE FEATURES & SURFACE PARKING

#### PARCEL 12: FREE STANDING RESTAURANT (PARCEL 108,275 SQFT = 2.49 ACRES)

- 7,500 SQFT FULL SERVICE DINE-IN RESTAURANT WITH SITE FEATURES & SURFACE PARKING

PARCEL 13: RESTAURANT (PARCEL 81,134 SQFT = 1.86 ACRES)

- 7,000 SQFT RESTAURANT WITH SURFACE PARKING

#### PARCEL 14: RESTAURANT (PARCEL 106,702 SQFT = 2.44 ACRES)

- RESTAURANT WITH BALL COURTS AND SURFACE PARKING

# PARCEL 14A: RESTAURANT BALL COURTS (PARCEL 102,110 SQFT = 2.35 ACRES)

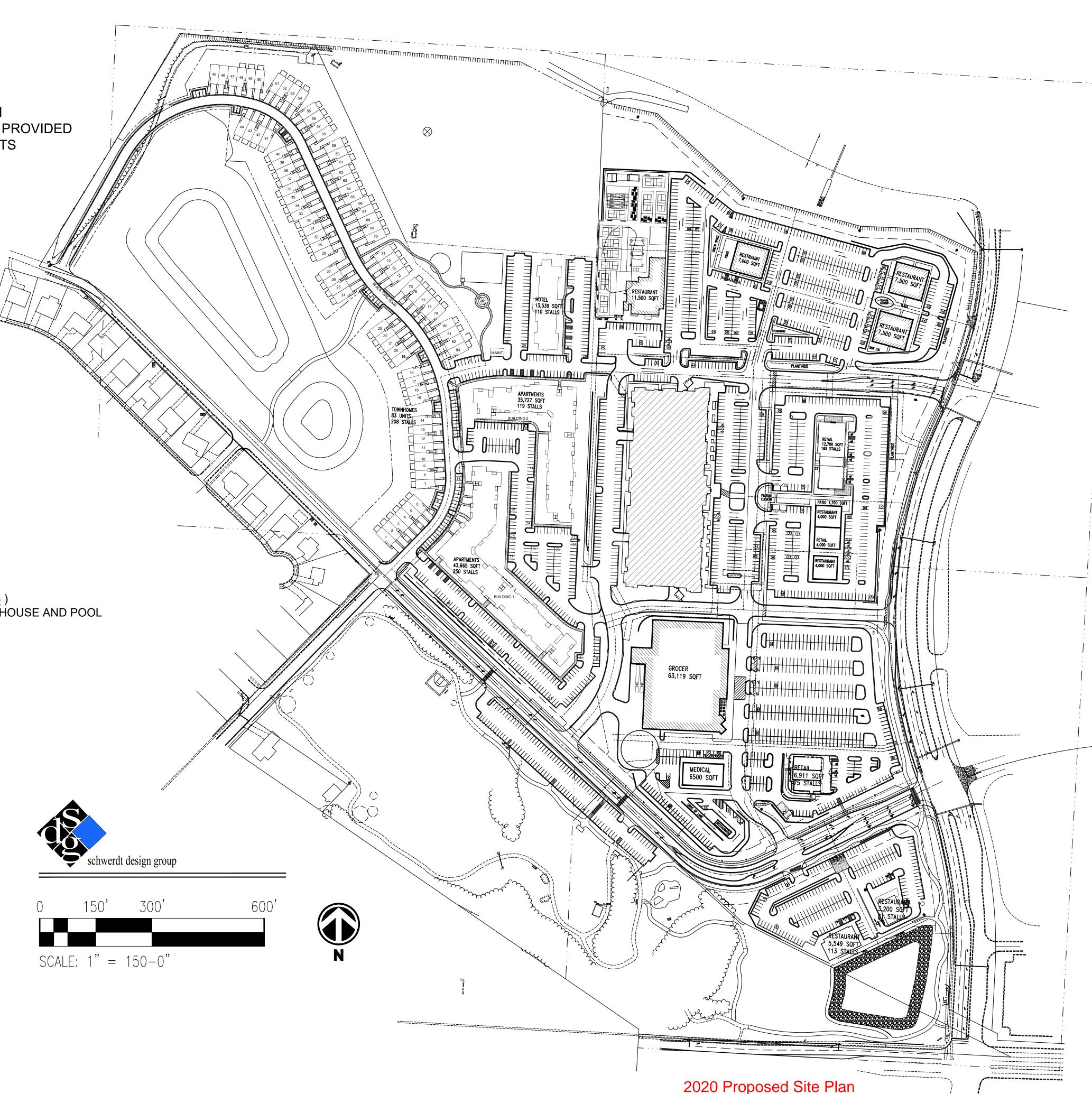
- BALL COURTS FOR PARCEL 14 RESTAURANT WITH SURFACE PARKING

PARCEL 15: POND/ WATER FEATURE ( PARCEL 44,366 SQFT = 1.02 ACRES )

- WATER FEATURE

PARCEL 16: SINGLE FAMILY RESIDENTIAL (PARCEL 1,051,916 SQFT = 24.1 ACRES)

- SINGLE FAMILY LOTS SURROUNDING WATER FEATURE



Trip Generation - 10th Edition - October 2020

						Trip Ends						
g Use	Phase 1 or 2	Dwelling Units	Building Size Sq Ft	ITE Land Use Code	Comments	Daily	AM Total	PM Total	AM Enter	AM Exit	PM Enter	PM Ex
rt)		(#)	(sq ft)	(#)	(text)	(trips)	(trips)	(trips)	(trips)	(trips)	(trips)	(trips
estaurant	1		6,500	932	High Turnover (Sit-Down) Restaurant	729		64			39	24
estaurant	1		3,200	934	Fast-Food Restaurant with Drive-Through Window	1,507	129	105	66	63	54	50
estaurant	1		4,650	934	Fast-Food Restaurant with Drive-Through Window	2,190	187	152	95	92	79	73
ail	1		2,260	820	Shopping Center	457	153	33	95	58	16	17
nly Restaurant	1		710	935	Fast-Food Restaurant Drive-Through No Indoor Seating	326	24	30	12	12	15	15
ical	1		6,500	630	Clinic	248	24	21	19	5	6	15
ery	1		63,500	850	Peak Hour of Adjacent Street Used	5,714	243	557	146	97	284	273
nents	4	184		221	Multifamily Housing (Mid-Rise)	1001	62	80	16	46	49	31
& Clubhouse	3	237		220	Peak Hour of Adjacent Street Used	1751	108	127	25	83	80	47
ail	3		6,000	820	Shopping Center	887	155	68	96	59	33	35
staurant	3		11,000	932	High Turnover (Sit-Down) Restaurant	1,234	109	107	60	49	67	41
ce	3		2,000	715	Single Tenant Office Building	23	4	3	3	1	0	3
ess	3		3,500	492	Health/Fitness Club		5	12	3	2	7	5
<u>estaurant</u>	3		8,000	932	High Turnover (Sit-Down) Restaurant	897		78			48	30
ail	3		4,000	820	Shopping Center	674	154	50	95	58	24	26
estaurant	3		11,250	932	High Turnover (Sit-Down) Restaurant	1,262		110			68	42
ail	3		1,600	820	Shopping Center	361	153	25	95	58	12	13
estaurant	2		8,500	932	High Turnover (Sit-Down) Restaurant	954		83			51	32
estaurant	2		8,500	932	High Turnover (Sit-Down) Restaurant	954		83			51	32
estaurant	2		7,500	932	High Turnover (Sit-Down) Restaurant	841		73			45	28
rant w/ courts*	2		11,500	932	High Turnover (Sit-Down) Restaurant	1,290		112			84	51
:el	Tract C	88		310	Hotel	1262	84	82	50	34	44	38
omes	5	83	<u> </u>	220	Multifamily Housing (Low-Rise)	587	40	50	9	31	32	19
												939
al	20071		0	0	0	0	0 19,939	0 19,939 1,632	0 19,939 1,632 2,107	0 19,939 1,632 2,107 884	0 19,939 1,632 2,107 884 749	0 19,939 1,632 2,107 884 749 1,190

<sup>\*</sup> 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