

TO: Brad Cooley, P.E.
Senior Civil Engineer, Engineering Solutions

FROM: Chris Harman
Senior Traffic Studies Specialist, MoDOT

Nathan Juliana
Traffic Operation Supervisor, MoDOT

Ryan Hale
Traffic Management and Operation Engineer, MoDOT

Craig Skorseth
Senior Highway Designer, MoDOT

DATE: 10/1/2025

LOCATION: Jackson County, Lee's Summit, MO 291 at Oldham Parkway and Persels Rd.
MO 291 LM 32.58 SB.

SUBJECT: Approval memorandum for the construction plans titled "OLDHAM VILLAGE CONSTRUCTION PLANS", dated 9/26/25. These plans are in reference to the Traffic Impact Study that was completed for this development.

MEMO: This letter serves as approval for construction plans referenced above for the proposed Oldham Village mixed use development that is planned to go in on the west side of MO 291, connected by Oldham Parkway and Persels Road in Lee's Summit, MO.

High level improvements/comments on MoDOT Right-Of-Way consist of the following:

-The realignment of Oldhman Parkway west of MO 291 (City ROW)

-Median modifications on Oldham Parkway (Jefferson St becomes a RIRO)



-Extension of the southbound right turn lane on MO 291 & Oldhman Parkway.

-Sidewalk improvements

-A new median is being added along Persels Road. (Market St becomes RIRO)

-A new EB left turn lane at Persels and 291

-New lighting is being added

-New signing/pavement marking is being added

- MoDOT never formally approved the referenced Traffic Impact Study
- Third Party inspection will be required during construction
- Traffic Control Plans will need to be approved prior to MoDOT issuing a permit for construction of these improvements.