
SM Engineering

July 11, 2023

City of Lee's Summit
Planning Department

RE: Streets of West Pryor Lots 11 and 13
Traffic Memorandum

Attached is a comparison of the proposed trips generated in the original 2020 traffic study versus the proposed trips generated based on the revised uses.



Samuel D. Malinowsky, P.E.
SM Engineering

					2023 Study Update							From 2020 Study Update						
						AM Peak Hour			PM Peak Hour				AM Peak Hour			PM Peak Hour		
Parcel #	Proposed Land Use	Dwelling Units or Rooms	Building Size (ft²)	ITE Land Use Code	Daily Trips	Entering	Exiting	Total	Entering	Exiting	Total	Daily Trips	Entering	Exiting	Total	Entering	Exiting	Total
1	Sit down restaurant		6500	932	697				36	23	59	729				39	24	64
2	Fast food restaurant w/drive through window		6500	934	3039	148	142	290	112	103	215	1507	66	63	129	54	50	105
3	Fast food restaurant w/drive through window		4100	934	1917	93	90	183	71	65	136	2190	95	92	187	79	73	152
3	Strip retail plaza		1600	822	297	5	4	9	10	11	21	457	95	58	153	16	17	33
4	Fast food restaurant w/drive through window		2000	934	935	45	44	89	34	32	66	326	12	12	24	15	15	30
5	Medical Building		6000	630	226	14	3	17	7	15	22	248	19	5	24	6	15	21
7	Apartments (low-rise)	188		220	1281	19	62	81	64	38	102	1001	16	46	62	49	31	80
7a	Hotel	80		310	444	18	15	33	16	15	31							
9a	Bank		2585	911		30	28	58	14	17	31	897				48	30	78
9b	Cava (high-turnover restaurant)		2558	932	274				14	9	23	674	95	58	154	24	26	50
9b	Scissors and Scotch (hair salon)		1804	918		1	1	2	1	2	3							
9c	Bank		3245	911		38	35	73	17	22	39							
11	Car wash	2		948					78	77	155	954				51	32	83
12	Restaurant		7000	932	750				38	25	63	954				51	32	83
13	Restaurant		7000	932	750				38	25	63							
13	Restaurant		5000	932	536				27	18	45	841				45	28	73
14	Hotel	80		310	444	18	15	33	16	15	31	1290				84	51	112
Plat 2 Lot 1	Apartments (villa)	83		220	607	12	37	49	35	21	56	587	9	31	40	32	19	50
		Total			12197	441	476	917	628	533	1161	12655	407	365	773	593	443	1014

Trip End Comparison							
	Daily Trips	AM Entering	AM Exiting	AM Total	PM Entering	PM Exiting	PM Total
2020 Study Update	12655	407	365	773	593	443	1014
2023 Study Update	12197	441	476	917	628	533	1161
Differernce	-458	34	111	144	35	90	147
% Change	-3.6%	8.4%	30.4%	18.6%	5.9%	20.3%	14.5%