



LEE'S SUMMIT

M I S S O U R I

July 18, 2024

Mr. Nathan Juliana
Missouri Department of Transportation – Kansas City District
State Right of Way Permits – Traffic Operations Supervisor
600 NE Colbern Road
Lee's Summit, MO 64086

Re: Public Roadway Access Request along M-291 Highway

Dear Mr. Juliana:

Drake Development has requested a break in access along M-291 Highway for a new public roadway. The centerline of this public roadway, Jefferson Connection, will be located along M-291 Highway as shown on the attached Exhibit A, between M-291 Highway and Jefferson Street. This public roadway will be limited to right-in and right-out access by an existing raised median along M-291 Highway. It will be located at least 700 feet south of the Oldham Parkway intersection and at least 700 feet north of the Persels Road intersection; both proximate the nearest points of access along M-291 Highway. As a condition of this proposed break in access, a southbound right-turn lane along M-291 Highway will be constructed where the break in access occurs. The City of Lee's Summit fully supports this request for a break in access and the benefits that it provides to both the City and the State Highway systems, in addition to the benefit to the internal circulation of the development itself.

The proposed public roadway will connect to a publicly owned and maintained commercial roadway, Jefferson Street, that extends from Oldham Pkwy to Persels Road, parallel to M-291 Highway. These public improvements are depicted in the attached Exhibit A.

This break in access has been studied by Mr. Jeff Wilke, PE, PTOE, in association with the Oldham Village Development Plan. The traffic impact study, dated July 2024, was provided to MoDOT on July 5, 2024. An additional right-in and right-out access along M-291 Highway is shown to have a traffic operational benefit to M-291 Highway, especially the intersection operations at the traffic signal-controlled intersection of Persels Road. It will also have some benefit to operations at the traffic signal-controlled intersection of Oldham Pkwy. This benefit is realized by reducing the volume of certain turning movements and associated queues along M-291 Highway at traffic signals, allowing for the reallocation of time allotted in the signal cycle to heavier movements with more capacity and improved level of service.

In addition to the MoDOT system benefits, the break in access has traffic operational benefits to the local system, Persels Road. The Persels Road corridor between M-291 Highway and



Jefferson Street is close in proximity with queues that extend between the two signal-controlled intersections. These queues create a safety concern. The break-in access can divert trips from Persels Road, reducing queues and reducing delay along the Persels Road corridor. The existing network of local system and state system in this area would benefit from improved connectivity of the proposed right-in and right-out access between Persels Road and Oldham Pkwy. along M-291 Highway to Jefferson Street. This benefit will increase as the improvement accommodates proposed activity center development (i.e. Oldham Village) in the immediate vicinity. This development and break-in access was conceptually considered during the design of the M-291 at US50 South Junction Project.

Thank you in advance for your consideration, and please feel free to contact Susan Barry at (816) 969-1845 or email at susan.barry@cityofls.net if you have any questions.

Sincerely,



Michael Park, P.E., PTOE
Director of Public Works

