



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: December 5, 2019 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: November 12, 2019 **PHONE:** 816.969.1800
APPLICATION #: PL2019352 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: THE ESTATES OF CHAPEL RIDGE - 2ND PLAT **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed residential subdivision is generally located at the northwest corner of I-470 Highway and NE Woods Chapel Road within a previously approved and partially constructed neighborhood. The approved neighborhood and surrounding area consists of similar residential density with a mix of single-family and multi-family lots.

ALLOWABLE ACCESS

The proposed development will be primarily accessed from NE Ralph Powell Road through a proposed network of new residential streets that extend from existing residential streets. Individual lot access within the subdivision will be from the proposed residential streets, not from surrounding arterials or highway. The proposed residential streets will have two lanes, no medians, and a 25 mph speed limit similar to existing street sections. The proposed street intersections will have adequate sight distance.

EXISTING STREET CHARACTERISTICS (*Lanes, Speed limits, Sight Distance, Medians*)

Ralph Powell Road, north of Woods Chapel Road, is a three-lane undivided residential collector/divided commercial collector with a 25 mph speed limit. Ralph Powell Road intersects Woods Chapel Road with traffic signal control with various turn lanes. Lone Hill Drive extends east and west of Ralph Powell Road where a network of residential local streets provide lot access. Currently, there are four local streets constructed from Lone Hill to the property line between the Estates of Chapel Ridge 1st Plat and the subject plat.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	939	470	469
A.M. Peak Hour	61	15	46
P.M. Peak Hour	77	49	28

There will be negligible change in traffic created in comparison to the previously approved plan that was studied in a traffic impact analysis titled 'Traffic Impact Analysis Chapel Ridge Mixed Use Development Lee's Summit, Missouri', dated September, 2005.

TRANSPORTATION IMPACT STUDY REQUIRED?

Yes

No

The proposed development will not likely generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies. Refer to the traffic impact analysis titled 'Traffic Impact Analysis Chapel Ridge Mixed Use Development Lee's Summit, Missouri', dated September, 2005, for additional information pertaining to the previously approved development at the subject property.

LIVABLE STREETS (Resolution 10-17)

COMPLIANT

EXCEPTIONS

The proposed development includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, street connectivity and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

RECOMMENDATION:

APPROVAL

DENIAL

N/A

STIPULATIONS

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed development.