



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: December 18, 2020 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: December 14, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020335 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: HIGHLAND MEADOWS, 5TH AND 6TH PLAT **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located within the Highland Meadows subdivision along the west side of Longview Boulevard, south of Longview Road. The site is bordered by single-family residential subdivisions to the north, east, and west. The land south of the site is unplatted, undeveloped, and planned R-1 zoned.

ALLOWABLE ACCESS

The property will primarily be accessed by SW Longview Boulevard. The development is will extend SW Fiord Dr., SW 11th St., SW 11th Ter., SW 12th St., and SW 12th Ter. for internal subdivision circulation and access consistent with the previously approved preliminary plat for the subject property. Each existing dead-end road extension/connection has been planned in the overall subdivision design and design of adjacent subdivisions. The development will extend SW Longview Boulevard to the south property line of the subdivision, where in the future it will be further extended south in accordance with the Thoroughfare Master Plan and in coordination with adjacent property development and demand. SW Longview Boulevard intersects SW Longview Road to the north.

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

Longview Boulevard is currently a two-lane, undivided, 35 mph, major arterial with future plans for four lanes and median separation. Although Longview Boulevard is only required to have two lanes at this time, based on traffic demand, the ROW, design and grading for future build-out will be provided with similar characteristics that Longview Boulevard has been constructed south of Longview Road in the interim. SW 12th Street, SW 12th Terrace, SW 11th Street, SW 11th Terrace and SW Fiord Drive are existing two-lane residential local streets with a 25 mph speed limit. The local road intersections with Longview Boulevard will be stop controlled (no stop signs on Longview Boulevard). Longview Road is a 35 mph, undivided three-lane arterial. Longview Road east of Longview Boulevard is a minor arterial built-out with turn lanes, bicycle accommodations, etc. Longview Road west of Longview Boulevard is a major arterial that widens to a four-lane median divided roadway, turning north and continuing as Longview Boulevard/View High Drive towards Interstate 470. The segment of Longview Road between Sampson Road and Longview Boulevard will eventually be widened to four lanes whenever Longview Boulevard south of Longview Road is also widened to four lanes. The intersection of Longview Road and Longview Boulevard is currently stop controlled on Longview Road, but it too has ROW reserved for future roundabout similar to other major intersections with existing roundabouts along the major arterial. There are no sight distance issues at any of the proposed or existing intersections.

ACCESS MANAGEMENT CODE COMPLIANCE?

Yes

No

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied and/or will be compliant as shown on the PDP.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	816	408	408
A.M. Peak Hour	63	16	47
P.M. Peak Hour	82	52	30

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. The proposed development is consistent with the previously approved preliminary plat for the same area with regard to layout, land use/density, and trip generation. For reference, a Traffic Impact Study was completed for Highland Meadows that included the single-family homes proposed in association with this PDP.

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.