



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: December 18, 2020 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: November 9, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020243 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: PETSUITES OF AMERICA **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located northwest of the NW Chipman Road and NW Main Street intersection and zoned commercial. The site is bordered by commercial development to the north, east and south. The west side of the property abuts train tracks with additional commercial development west of the tracks.

ALLOWABLE ACCESS

The property is located at the end of a cul-de-sac, NW McNary Court, which intersects NW Commerce Drive. Due to the nature of cul-de-sacs, the property will have one access point for entrance and exit. In addition to the proposed driveway to this property, the cul-de-sac is shared with both neighboring business' drive entrances.

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

NW McNary Court is a two-lane access street with a 25 mph posted speed limit. Since there is no through traffic along NW McNary Court, the use of this road is minimal, primarily used only for vehicles accessing the businesses along the road. NW Commerce Drive is a two-lane commercial collector with a 25 mph posted speed limit. 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	454	227	227
A.M. Peak Hour	39	30	9
P.M. Peak Hour	50	14	36

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.

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. 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.