



LEE'S SUMMIT

M I S S O U R I

DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: June 7, 2017
SUBMITTAL DATE: May 23, 2017
APPLICATION #: PL2017097
PROJECT NAME: COLEMAN EQUIPMENT

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PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located along the east side of Lakewood Way, north of Woods Chapel Road. The surrounding area consists of mixed-use commercial/Industrial property.

ALLOWABLE ACCESS

The proposed development will be accessed from Lakewood Way at an existing full access commercial driveway intersection that serves development on the west side of Lakewood Way. The intersections will have adequate sight distance.

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

Lakewood Way is a two-lane undivided commercial collector with a 40 mph speed limit. The intersection that will provide access to the proposed development already has left-turn and right-turn lanes along Lakewood Way. Lakewood Way extends to Woods Chapel Road, a major arterial, towards the south, and extends to Bowlin Road, a minor arterial, towards the north. Lakewood Way is traffic signal controlled at both of these arterial intersections and these arterials have interchange access along Interstate 470. There are no existing sight distance concerns in the area of the proposed plat.

ACCESS MANAGEMENT CODE COMPLIANCE?

YES

NO

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	286	143	143
A.M. Peak Hour	14	8	6
P.M. Peak Hour	20	10	10

TRANSPORTATION IMPACT STUDY REQUIRED?

YES

NO

The proposed development will not likely generate more than 100 vehicle trips during a weekday peak hour; the minimum condition for traffic impact study requirements.

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 preliminary development plan.