

# LEE'S SUMMIT

# DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE:April 19, 2022CONDUCTED BY:Brad Cooley, PESUBMITTAL DATE:March 28, 2022PHONE:816.969.1800

APPLICATION #: PL2022074 EMAIL: Brad.Cooley@cityofls.net

PROJECT NAME: TRISTAR AT LEE'S SUMMIT PROJECT TYPE: Prel Dev Plan (PDP)

### **SURROUNDING ENVIRONMENT** (Streets, Developments)

The proposed development is generally located in the northeast quadrant of MO-291 South and MO-150. The existing undeveloped property is zoned agriculture (AG) and in the CDO overlay district. The north property line is adjacent to the Shamrock Golf Course, City Limits to the east, the Cobey Creek development to the south, and the East Outer Road to the west.

#### **ALLOWABLE ACCESS**

The proposed development plans to construct a new east/west roadway along the Outer Road and will become the primary point of access. The proposed connection would extend a new residential road, through the proposed development, turning north to avoid the stream. In addition to the proposed intersection, the development has planned for; connectivity with Cobey Creek to the south by extending a local road through the subject development, two planned road extensions north as development continues, and has conceptually shown a north/south collector west of the planned housing, also tying back in to the Cobey Creek development.

This development plan has provided documentation showing how the City's Thoroughfare Master Plan (TFMP) could be implemented with the inclusion of this development. While a few alterations would need to occur, staff can conceptually see how the proposed development will comply with the overall plan of the TFMP.

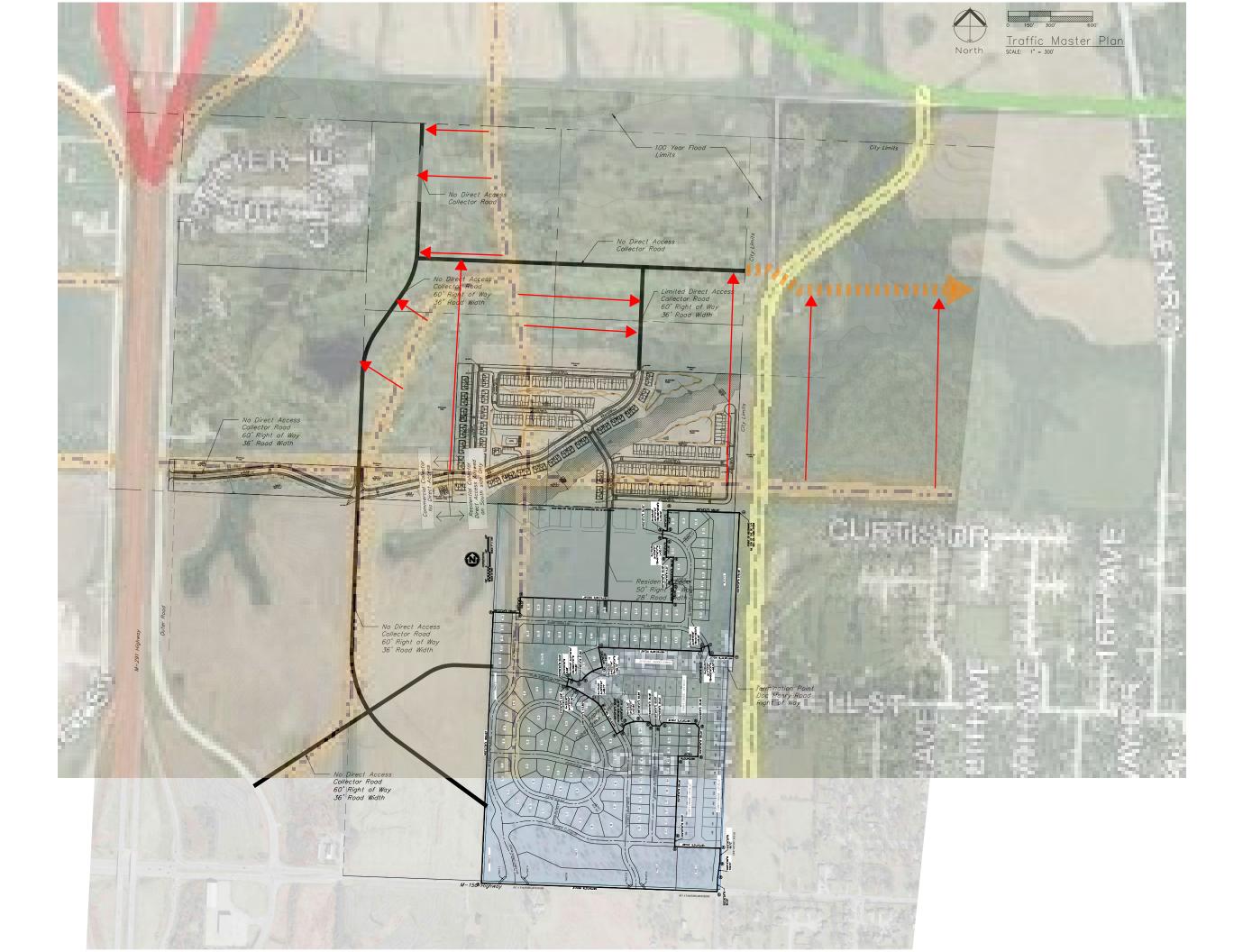
#### **EXISTING STREET CHARACTERISTICS** (Lanes, Speed limits, Sight Distance, Medians)

MO-291 is a four-lane divided highway with paved shoulders and a 60-mph speed limit. The East Outer Road along MO-291 is a two-lane undivided roadway with a 45-mph speed limit. Both adjacent roadways are owned and maintained by MoDOT.

The section of the East Outer Road adjacent to the subject property is approximately 22-foot-wide with sections of paved and aggregate shoulders. The characteristics of this roadway is closest to that of an Unimproved Road according to the City-adopted Unimproved Road Policy (URP). However, since the East Outer Road is owned by the state, the URP does not apply.

Sight distance is adequate for all the aforementioned street intersections.

ACCESS MANAGEMENT CODE COMPLIANCE?	YES 🔀	No 🗌
All criteria in the Access Managemo	ent Code criteria h	ave been met.



## **TRIP GENERATION**

Time Period	Total	In	Out
Weekday	1,793	897	896
A.M. Peak Hour	106	25	81
P.M. Peak Hour	86	50	136

Trip generation shown was estimated for the proposed development based on ITE Code - 220 "Multifamily Housing (Low-Rise)".

TRANSPO	ORTATION IMPACT ST	UDY REQUIRED?	YES 🔀	No 🗌	
	February 21, 2022 total of 268 multi traffic at each inte	2. The traffic study co- family residential ur ersection surroundin rsections of MO-150	onsidered the traf nits during the A.N g the developmer	fic impact of the pro 1. and P.M. peak hount and accessing the	-
	The traffic study of analysis and peak		ecessary improve	ments for the study	area based on capacit
LIVABLE	STREETS (Resolution	10-17)	COMPLIANT 🔀	Exc	EPTIONS
	adopted Comprel attachments, and limited to sidewal	nensive Plan, associa elements otherwise	ted Greenway Ma required by ordir ing, and accessibil	nances and standards ity. No exceptions to	Transportation Plans, including but not
		APPROVAL \( \sum \) val refer only to the tro	<b>DENIAL</b> ansportation impact	<b>N/A</b> and do not constitute	STIPULATIONS An endorsement from

Staff recommends approval of the proposed preliminary development plan subject to the review and approval of MoDOT for connection to the East Outer Road.