



# LEE'S SUMMIT MISSOURI

## DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: June 8, 2017  
SUBMITTAL DATE: May 23, 2017  
APPLICATION #: PL2017095  
PROJECT NAME: BLOOM LIVING

CONDUCTED BY: Michael K Park, PE, PTOE  
PHONE: 816.969.1800  
EMAIL: Michael.Park@cityofls.net  
PROJECT TYPE: Prel Dev Plan (PDP)

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

The proposed development is located along the south side of Shenandoah Drive, west of Battery Drive (extended from Blue Parkway). The surrounding area includes commercial property/senior living to the south, hospital to the west, multi-family to the east and single family residential to the north (across Shenandoah Dr.). A concept plan has been approved in regards to the surrounding undeveloped property. US 50 Highway is located south of Blue Parkway.

### ALLOWABLE ACCESS

The proposed development will be accessed from two driveways; a proposed full access along Battery Drive and a proposed full access along Shenandoah Drive. Battery Drive, a public roadway, will be extended to Shenandoah Drive from the south and align with existing Battery Drive (construction is underway). The proposed street will have adequate sight distance and is spaced in accordance with the Access Management Code. The proposed driveway location along Battery Drive meets the Access Management Code criteria and has adequate sight distance, but may or may not be compatible with driveways for future development surrounding the project due to inconsistencies with the conceptual plan. The proposed driveway along Shenandoah Drive is not in compliance with the Access Management Code and sight distance may or may not be an issue. The concept plan included a driveway along Shenandoah Drive, west of Battery Drive, but at a location farther east (closer to Battery Drive) than proposed in the subject development. This driveway is discussed further in the Access Management Code Compliance section of the report.

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

Battery Drive, between Blue Parkway and Shenandoah Drive, is a two-lane undivided commercial local street owned and maintained by the City of Lee's Summit. Battery Drive has curb and gutter and a 25 mph speed limit. Blue Parkway is a two-lane undivided east-west commercial collector owned and maintained by MoDOT. Blue Parkway has shouldered edges, roadside ditch storm drainage and a 35 mph speed limit. Shenandoah Drive is a two-lane undivided east-west commercial collector owned and maintained by the City of Lee's Summit. Shenandoah Drive has a curb and gutter section with enclosed storm sewer and a 35 mph speed limit. There are left-turn lanes at the intersection of Shenandoah Drive and Battery Drive.

ACCESS MANAGEMENT CODE COMPLIANCE?

Yes

No

The proposed development plan shows a full access driveway along Shenandoah Drive approximate 355 feet west of Battery Drive. The concept plan had included a full access driveway approximately 475 feet west of Battery Drive. The proposed location is in conflict with the eastbound left-turn lane along Shenandoah Drive at Battery Drive. The proposed driveway location should be moved farther west such that an adequate eastbound left-turn lane and

westbound left-turn lane in compliance with the Access Management Code can be maintained between the driveway and Battery Drive along Shenandoah Drive for full access or the proposed driveway may be limited to right-in/right-out with a raised median along Shenandoah Drive (if sight distance is acceptable or limited to right-out only if sight distance is restrictive).

The proposed driveway along Battery Drive is located within 100 feet of adjacent driveway(s), but is shared with the adjacent undeveloped property.

All other provisions of the Access Management Code are substantially compliant.

**TRIP GENERATION**

Time Period	Total	In	Out
Weekday	224	112	112
A.M. Peak Hour	8	3	5
P.M. Peak Hour	10	6	4

The trip generation shown above represents the total trip generation of the proposed development (50 and older adult limited facility).

TRANSPORTATION IMPACT STUDY REQUIRED?      YES       NO

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour.

LIVABLE STREETS (Resolution 10-17)      COMPLIANT       EXCEPTIONS

The proposed development plan 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, landscaping, parking, 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 subject to the following stipulation(s):

1. The proposed driveway located along Shenandoah Drive shall be moved at least 75 feet west to allow for remarking of Shenandoah Drive to accommodate an eastbound and westbound left-turn lane between the driveway and Battery Drive in compliance with the Access Management Code; or
2. The proposed driveway located along Shenandoah Drive shall be limited to right-in/right-out traffic using a raised median (if minimum sight distance is not available, the proposed driveway shall be limited to right-out only); or



3. The proposed driveway located along Shenandoah Drive shall be designed and gated for emergency use only and discourage public access.

If the City Council grants a waiver to this stipulation of staff recommendation, the remarking of Shenandoah Drive shall be required as directed by the City Engineer between the proposed driveway and Battery Drive.