



# LEE'S SUMMIT MISSOURI DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

**DATE:** May 2, 2018 **CONDUCTED BY:** Michael K Park, PE, PTOE  
**SUBMITTAL DATE:** April 2, 2018 **PHONE:** 816.969.1800  
**APPLICATION #:** PL2018033 **EMAIL:** Michael.Park@cityofls.net  
**PROJECT NAME:** OAKVIEW STORAGE PHASE II **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed commercial development is located along the west side Douglas Street, north of Victoria Drive. The surrounding property is commercial/industrial.

### ALLOWABLE ACCESS

Access to the site is proposed from an existing common/shared driveway along Victoria Drive and two proposed right-in/right-out driveways along Douglas Street.

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

Douglas Street is a four-lane, median divided, major arterial with a posted speed limit of 45 mph. Victoria Drive is a two-lane, undivided, commercial collector with a posted speed limit of 25 mph. The intersection of Douglas Street and Victoria Drive is traffic signal controlled with various turn lanes in each direction of travel. There is adequate sight distance at the existing intersections.

**ACCESS MANAGEMENT CODE COMPLIANCE?** YES  NO

The proposed driveway locations with limited access to right-in/right-out traffic along Douglas Street comply with the Access Management Code. The driveways also comply with minimum throat length standards and present no sight distance concern. Right-turn lane requirements along Douglas Street at each driveway are proposed in compliance with the Code.

### TRIP GENERATION

Time Period	Total	In	Out
Weekday	5552	2776	2776
A.M. Peak Hour	439	231	208
P.M. Peak Hour	391	201	190

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES  NO

The proposed development will likely generate more than 100 vehicle trips during a weekday peak hour; the minimum condition for traffic impact study requirements. A traffic impact study was submitted by Priority Engineers, Inc., dated March 16, 2018. This study considered AM and PM

Peak Hour traffic operations at the nearby intersections of Mulberry Street and Douglas Street, Victoria Street and Douglas Street, Sycamore Street and Douglas Street, and any driveways accessing the site. Analysis scenarios were completed for existing conditions and developed conditions. Level of service (LOS) is an industry accepted standard measure of performance for traffic operations rated A-F, similar to a grade card with A the best and F the worst condition. The City Council has adopted a LOS policy in which the acceptable standard is LOS C. All studied intersections in all scenarios had adequate level of service reported.

The traffic impact study recommended the following improvements to address the impact of development and comply with the Access Management Code:

1. Construct a 150-foot southbound right-turn lane into the North Entrance along Douglas Street, plus taper.
2. Construct a 150-foot southbound right-turn lane into the South Entrance along Douglas Street, plus taper.

**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 in full compliance with the Livable Streets Policy adopted by Resolution 10-17.

**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 conditions:

1. Construct a 150-foot southbound right-turn lane into the North Entrance along Douglas Street, plus taper.
2. Construct a 150-foot southbound right-turn lane into the South Entrance along Douglas Street, plus taper.

These turn lanes shall be required at the time the associated Entrance along Douglas Street is permitted.