



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: May 3, 2017
CONDUCTED BY: Michael K Park, PE, PTOE
SUBMITTAL DATE: April 18, 2017
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APPLICATION #: PL2017064
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PROJECT NAME: WEBER CARPET
PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located along the north side of Blue Parkway, between M-291 Highway and Vista Drive (or Todd George Parkway farther east). The surrounding area consists of other commercial land uses to the east and west. US 50 Highway is towards the south. There is some existing multi-family (duplex) residential property located directly north of the subject development.

ALLOWABLE ACCESS

The proposed development will be accessed from a driveway along Blue Parkway.

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

Blue Parkway is an undivided two-lane commercial collector with a 35 mph speed limit. The section of Blue Parkway adjacent to the proposed development is owned and maintained by the Missouri Department of Transportation. Sight distances at the proposed driveway location are adequate.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

The Access Management Code requires a left-turn lane on collectors' at all commercial driveways. The proposed commercial driveway would not have a left-turn lane along Blue Parkway, a collector as none currently exists and none is proposed. The adjacent commercial driveways along Blue Parkway do not have turn lanes. MoDOT has not previously recommended turn lanes along this section of Blue Parkway for redevelopment/infill development activity due to the built environment and adequate outer road vehicular capacity in support of the developments proposed. There is a paved shoulder along both sides of Blue Parkway. The paved shoulders enhance safety; the shoulders can provide space for negotiating conflicts and emergencies as well as provide space for cyclists and pedestrians in the absence of turn lanes, bike lanes, trails, and sidewalks.

The proposed driveway would create driveway spacing that is less than the minimum separation of driveways stipulated in the Access Management Code. The property would be served by only one driveway and there is not a reasonably practical alternative for a shared driveway on either side of the proposed development due to topography, lot dimensions and layout of not only the proposed project but also the layout of adjacent properties already developed.

These aforementioned conditions and any improvement recommendations along Blue Parkway are subject to MoDOT review and approval. MoDOT is the permitting agency for the proposed driveway.

All other conditions of the proposed development comply with the Access Management Code.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	1,108	554	554
A.M. Peak Hour	47	27	20
P.M. Peak Hour	68	30	38

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 as a minimum condition for a transportation impact study. A traffic assessment has been provided by the applicant comparing similar land use trip generation to that of the proposed development and traffic operations of the surrounding streets that may be impacted.

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 (via paved shoulders), landscaping, 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.