



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: October 14, 2020 **CONDUCTED BY:** Michael Park, City Traffic Engineer
SUBMITTAL DATE: September 22, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020219 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: RIDGE AT WINTERSET **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located within the Winterset subdivision, north of 3rd Street between Wintervalley Drive and Winterpark Boulevard, adjacent to Cedar Creek Elementary.

ALLOWABLE ACCESS

The proposed development will be serviced from the extension of an existing local residential street (Winter Road) with individual residential lot access.

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

Winter Road is an existing two lane, 25 mph, local residential street. Sight distance is adequate.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

All criteria in the Access Management Code criteria have been met.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	66	33	33
A.M. Peak Hour	13	3	10
P.M. Peak Hour	7	4	3

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

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

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.