



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: April 18, 2018
CONDUCTED BY: Michael K Park, PE, PTOE
SUBMITTAL DATE: May 23, 2017
PHONE: 816.969.1800
APPLICATION #: PL2018032
EMAIL: Michael.Park@cityofls.net
PROJECT NAME: MCCARTHY SERVICE
PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed commercial development is located along the south side SE Oldham Parkway, west of SE Century Drive. The surrounding property is commercial/industrial, bordered by 50 Highway north of SE Oldham Parkway. The project is an expansion of existing auto dealership located along the south side of SE Oldham Parkway, east of SE Century Drive.

ALLOWABLE ACCESS

Access to the site is proposed from SE Century Drive in alignment with existing access to developed property east of SE Century Drive. No direct access to SE Oldham Parkway is proposed.

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

SE Oldham Parkway is a two-lane, undivided, commercial collector street with a posted speed limit of 40 mph. SE Oldham Parkway has turn lanes with curb and gutter adjacent to the subject property as well as to the east and west. A more rural shouldered roadway cross section exists east of SE Broadway Drive. SE Century Drive is a two-lane commercial/industrial local street with curb and gutter and a 25 mph speed limit. There is adequate sight distance at the existing intersections.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

The proposed driveway location along SE Century Drive complies with the Access Management Code. The driveway also complies with minimum throat length standards and presents no sight distance concern. There is no requirement for turn lanes along SE Century Drive in association with this development. Turn lanes along SE Oldham Parkway already exist at the intersection of SE Century Drive in compliance with the Access Management Code.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	174	87	87
A.M. Peak Hour	21	15	6
P.M. Peak Hour	24	10	14

TRANSPORTATION IMPACT STUDY REQUIRED?

YES

NO

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

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, with exception of sidewalk along SE Century Drive.

Current City standards for all commercial/industrial streets require sidewalk on both sides of such streets. The development has proposed sidewalk along SE Oldham Parkway, connecting existing sidewalk to the east and west of the subject property. However, no sidewalk is proposed along SE Century Drive. An acceptable exception to the Livable Streets Policy adopted by Resolution 10-17, which provides reasonable considerations in support of omissions, have not been provided for the absence of sidewalk.

Staff proposes the applicant construct approximately 50 feet of sidewalk off-site, which is otherwise not required per ordinance, to complete the sidewalk connectivity along SE Oldham Parkway. In addition, the existing, shared ownership, of the same adjacent development to the immediate east was approved a conditional delay in sidewalk construction along SE Broadway Drive and SE Century Drive by City Council in 2011. A similar request for delay in sidewalk construction has been made for the sidewalk along SE Century Drive adjacent to the proposed development. In consideration of the proposed off-site sidewalk connection along SE Oldham Parkway and the unique condition for sidewalk deferral placed upon the same development/business to the immediate east (which is under the same ownership), the Staff recommends sidewalk is provided along the property frontage of SE Century Drive within 90 days after notification that a sidewalk on an abutting property is scheduled to be constructed. This condition is consistent with the same condition City Council placed upon the common business and property located along SE Oldham Parkway between SE Century Drive and SE Broadway Drive. Any absence of sidewalk will remain on the City's sidewalk gap inventory for future funding and project prioritization consistent with the City's sidewalk gap construction program.

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. Sidewalk shall be provided along SE Oldham Parkway connecting to existing sidewalk east and west of the development, including approximately 50 feet of sidewalk off-site.
2. Sidewalk shall be provided along the lot frontage of SE Century Drive within 90 days of after notification that a sidewalk on an abutting property is scheduled to be constructed.