



**LEE'S SUMMIT**  
**MISSOURI**  
**DEVELOPMENT REVIEW FORM**  
**TRANSPORTATION IMPACT**

**DATE:** September 22, 2016      **CONDUCTED BY:** Michael K Park, PE, PTOE  
**SUBMITTAL DATE:** September 6, 2016      **PHONE:** 816.969.1800  
**APPLICATION #:** PL2016149      **EMAIL:** Michael.Park@cityofls.net  
**PROJECT NAME:** RESIDENCES AT ECHELON      **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed multi-family residential development is located north of M-150 Highway, between Cheddington Drive and Hollywood Drive. The development is bordered by school property to the west, a church to the south and undeveloped lands to the north and east.

**ALLOWABLE ACCESS**

The proposed development will be accessed from Hollywood Drive and an extension of Cheddington Drive, both of which intersect M-150 Highway towards the south. Hollywood Drive also provides access to Market Street via Summitcrest Drive and Kenbridge Drive towards the east. Sight distance is adequate the proposed driveway locations.

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

Hollywood Drive is a two-lane, undivided, local commercial street with a 25 mph speed limit. The intersection of Hollywood Drive at M-150 Highway is restricted to right-in/right-out traffic by a raised median along M-150 Highway. Hollywood Drive is controlled by a yield sign that is partially obstructed by other signs in the vicinity. The sign should be replaced with a stop sign in consideration of MUTCD guidance for intersection control. Furthermore, mitigations should be implemented to ensure the sign is clearly visible to southbound traffic on Hollywood Drive approaching the intersection of M-150 Highway. Cheddington Drive is a two/three lane, undivided, collector with a 25 mph speed limit. Cheddington Drive will be reconstructed north of M-150 Highway and extended towards the north with typical collector standards to provide access to the development and serve future development north of the project site consistent with the City's Thoroughfare Master Plan and M-150 Overlay District Transportation Plan. The intersection of Cheddington Drive at M-150 Highway is full access with traffic signal control and various turn lanes. M-150 Highway is a state owned and maintained four-lane median divided highway with curb and gutter, sidewalks, street lighting, and a posted speed limit of 35 mph in the vicinity of the project.

**ACCESS MANAGEMENT CODE COMPLIANCE?**      **Yes**       **No**

All criteria in the Access Management Code have been satisfied. Cheddington Drive will be constructed to commercial collector standards that can accommodate left turn lanes. No left-turn lanes are required along Hollywood Drive. No right-turn lanes are required along Cheddington Drive or Hollywood Drive. All required turn lanes at and along M-150 in consideration of the City's Access Management Code and MoDOT Access Management Guide are existing.

**TRIP GENERATION**

Time Period	Total	In	Out
Weekday	1,596	798	798
A.M. Peak Hour	123	25	98
P.M. Peak Hour	151	98	53

**TRANSPORTATION IMPACT STUDY REQUIRED?**Yes No 

The proposed development will likely generate more than 100 new vehicle trips to the surrounding street system during any given peak hour as a minimum condition for a transportation impact study. A traffic impact study was completed by TranSystems Corp., dated July 2016. The traffic study was also submitted to MoDOT for review. The traffic study included an assessment of traffic operations during the AM and PM Peak Hours for Existing Conditions, Existing plus Approved Development Conditions (e.g. Wal-Mart), and Existing plus Approved Development plus Proposed Development Conditions. The study analyzed the adjacent intersections of Cheddington Drive at M-150 Highway and Hollywood Drive at M-150 Highway. For all scenarios and locations studied the intersection operations and vehicle queues were adequately managed without any transportation improvement needs. The City's adopted level of service goal, and MoDOT's desired level of service, has been satisfied. City staff and MoDOT concur with the traffic study conclusions and recommendations.

**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, and accessibility. The development plan also complies with the M-150 Overlay District Standards such that bike racks, safe routes to school facilities, pedestrian furniture, trails, open space, and other non-motorized transportation amenities have been included. 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 conditions:

1. Unless otherwise waived by MoDOT, the existing yield sign at the intersection of M-150 Highway and Hollywood Drive should be changed to a stop sign and such sign shall be visible to southbound traffic on Hollywood Drive with any sight conflict mitigated.