



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: March 6, 2019 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: February 19, 2019 **PHONE:** 816.969.1800
APPLICATION #: PL2019019 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: LAKEWOOD BUSINESS PARK LOT 35 **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located along the east side of Port Drive, north of Lakewood Way. The surrounding area consists of mixed-use commercial/industrial property.

ALLOWABLE ACCESS

The proposed development will be accessed from Port Drive at an existing driveway. Though Lakewood Way also borders the site, there is no access to/from Lakewood Way.

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

Port Drive is a two-lane undivided local street with a 25 mph speed limit. Port Drive is stop controlled at its intersection with Lakewood Way. Lakewood Way is a two-lane undivided commercial collector with a 40 mph speed limit. The intersection of Port Drive and Lakewood Way already has left-turn and right-turn lanes along Lakewood Way at Port Drive. Lakewood Way extends to Woods Chapel Road, a major arterial, towards the south, and extends to Bowlin Road, a minor arterial, towards the north. Lakewood Way is traffic signal controlled at both of these arterial intersections and these arterials have interchange access along Interstate 470. There are no existing sight distance concerns in the area of the proposed development.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

All intersection spacing, turn lanes and other applicable conditions required by the Access Management Code have been satisfied.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	84	42	42
A.M. Peak Hour	8	6	2
P.M. Peak Hour	8	2	6

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, including but not limited to sidewalk, street connectivity 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.