LEE'S SUMMIT
MISSOURI

DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: January 10, 2024   **CONDUCTED BY:** Erin Ralovo, PE, PTOE
SUBMITTAL DATE: September 8, 2023   **PHONE:** 816.969.1800
APPLICATION #: PL2023251   **EMAIL:** Erin.Ralovo@cityofls.net
PROJECT NAME: JIM HUBBARD INSURANCE OFFICE   **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT *(Streets, Developments)*

The proposed development is generally located on the south side of SW Raintree Plaza Dr near SW Raintree Dr. It is generally surrounded by commercial development on the north and south, and undeveloped, CP-2 property on the west and east.

ALLOWABLE ACCESS

The proposed development will be accessed by shared access on the east side of the property on Raintree Plaza Dr

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

Raintree Plaza Dr is a 2-way road with curb and gutter and a speed limit of 25 MPH There are no areas of limited sight distance and the roadway has full access.

UNIMPROVED ROAD POLICY COMPLIANCE?   YES ☒   NO ☐

This development is not subject to the Unimproved Road Policy (URP).

ACCESS MANAGEMENT CODE COMPLIANCE?   YES ☒   NO ☐

This development is accessed by existing access locations and is compliant with all Access Managemant Codes.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	26	13	13
A.M. Peak Hour	3	2	1
P.M. Peak Hour	4	2	2

Trip generation shown was estimated for the proposed development based on ITE Code 712 - Small Office Building.

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 development will be required to install sidewalk on the north side of the development along Raintree Plaza Dr, east of the drive.

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 development with no stipulations.