

LEE'S SUMMIT

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: July 12, 2024 CONDUCTED BY: Erin Ralovo, PE, PTOE

SUBMITTAL DATE: May 23, 2024 **PHONE:** 816.969.1800

APPLICATION #: 2024135 EMAIL: Erin.Ralovo@cityofls.net

PROJECT NAME: QUIK TRIP - 1001 SW BLUE PKWY PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located along the south and west side of Blue Parkway at the corner of SW 2nd Street. Mixed-use commercial exist on the east and south sides of the project and residential on the north, and US 50 Highway is on the west.

ALLOWABLE ACCESS

The proposed development will be accessed from an existing single access point on the north on Blue Parkway and two existing access points on the east also along Blue Parkway. No new additional access points will be allowed.

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

Blue Parkway is generally a two-lane divided north-south and east-west Commercial/Industrial Collector. Blue Parkway has been improved to ultimate conditions from 3rd Street to 2nd Street, and is generally unimproved to the north. The speed limit on Blue Parkway is 35 mph. 2nd Street is a two-lane Minor arterial with a 30-mph speed limit. 2nd Street has been built to interim standards with curb and gutter and sidewalk on one side. The intersection of Blue Parkway and 2nd Street is unsignalized and there are left turn lanes in the westbound direction, left and right turn lanes in the northbound direction, and a right turn lane in the eastbound direction. There are no sight distance concerns within the study area.

A COPEC MANIA CENTENT CODE CONTRUIANCE	Vec 🖂	No
Access Management Code Compliance?	YES 🔀	No

The access points along the north-south Blue Parkway do not meet City Access Mangement requirements. However, this leg of Blue Parkway is under the jurisdiction of MoDOT and with their approval a variance is acceptable.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	6817	3408	3409
A.M. Peak Hour	485	243	242
P.M. Peak Hour	419	210	209

Trip generation shown was estimated for the proposed development based on ITE Code 945 - Convenience Store/Gas Station.

TRANSPORTATION IMPACT STUDY REQUIRED? YES

• •	development is an exi vas not required.	sting use and the acces	ss points were not o	changed. A Traffic
and 2 nd Street crosswalks acr lighting, per th	development is at the have sidewalks on one oss Blue parkway to the e City's lighting policy	COMPLIANT \(\sum \) corner of Blue Parkwa e side of the street. The ne east and Blue Parkwa is provided within the provide additional ligh	y and 2 nd Street. Be development will vay/2 nd Street to the project limits. The	l be installing e north. Intersection e proposed
RECOMMENDATION: Recommendations for Ap City Staff.	APPROVAL ⊠ proval refer only to the t	DENIAL transportation impact and	N/A d do not constitute ar	STIPULATIONS n endorsement from
Staff recomme improvement		roposed development	without any transp	oortation