



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: October 14, 2020 **CONDUCTED BY:** Michael Park, City Traffic Engineer
SUBMITTAL DATE: October 12, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020240 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: PINE TREE FARM ESTATES **PROJECT TYPE:** Rezoning

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located just north of and adjacent to the North Park Village residential subdivision, south of Scruggs Road, east of Todd George Parkway.

ALLOWABLE ACCESS

The proposed development will be serviced from existing local residential streets (Bluff Street and Copperwood Drive) and the extension of existing local residential street (Brookfield Drive) as a cul-de-sac. Each individual residential lot will have access from these local residential streets. There is also a planned lot along Todd George Road that would have access from Todd George Road. No lot will have access to Scruggs Road.

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

The existing residential streets and any extension thereto are all two lane, 25 mph, local streets with exception of Todd George Road. Todd George Road is an unimproved residential collector. However, the Unimproved Road Policy does not stipulate improvements requirements to the existing unimproved road, Todd George Road, for one residential lot that already has access from Todd George Road. Sight distance is adequate along the existing streets and street extensions.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

All criteria in the Access Management Code criteria have been met.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	66	33	33
A.M. Peak Hour	13	3	10
P.M. Peak Hour	7	4	3

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 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, parking, 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 rezoning.