



# LEE'S SUMMIT

## MISSOURI

### DEVELOPMENT REVIEW FORM

### TRANSPORTATION IMPACT

<b>DATE:</b>	April 29, 2022	<b>CONDUCTED BY:</b>	Brad Cooley, PE
<b>SUBMITTAL DATE:</b>	April 4, 2022	<b>PHONE:</b>	816.969.1800
<b>APPLICATION #:</b>	PL2022088	<b>EMAIL:</b>	Brad.Cooley@cityofls.net
<b>PROJECT NAME:</b>	CHAPEL RIDGE APARTMENTS - LOT 19	<b>PROJECT TYPE:</b>	Prel Dev Plan (PDP)

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

The proposed development is generally located in the southwest quadrant of I-470 and NE Woods Chapel Road. The property is bound by NE Akin Dr./NE Morgan Dr. to the north, existing development to the east of Ralph Powell, NE Custer Dr. to the south and Akin Boulevard to the west. A portion of the proposed development is part of a previously approved development plan, Chapel Ridge Mixed-use development. The subject property and most adjacent properties are zoned planned commercial. However, across Akin Blvd. to the west and Custer Dr. to the south, the property is zoned planned high-density residential (RP-4).

#### **ALLOWABLE ACCESS**

The proposed development is planned to construct one new access point and utilize two existing shared-use access points. The new access point is planned to be constructed at the north end, directly across from the access point to the apartment development to the west of Akin Blvd. approximately 150' south of Akin Dr./Morgan Dr. The two shared-use access points are currently built from the adjacent commercial development to the east, up to the subject property's property line.

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

NE Woods Chapel Road is a five-lane, median separated Minor Arterial with turn lanes and a 40-mph speed limit. Ralph Powell is a five-lane, median separated Commercial Collector with turn lanes and a 35-mph speed limit. Strother Road, east of Ralph Powell, is a two-lane, median separated minor arterial with a 35-mph speed limit. Akin Drive, Morgan Drive, Akin Boulevard, Custer Drive and Meadowview Drive are all local roads with a 25-mph speed limit.

**ACCESS MANAGEMENT CODE COMPLIANCE?**      Yes       No

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

#### **TRIP GENERATION**

<b>Time Period</b>	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	866	433	433
A.M. Peak Hour	57	13	44
P.M. Peak Hour	69	43	26

Trip generation shown was estimated for the proposed development based on multiple ITE Codes. The use, as identified with the development plan, is for Multifamily Housing (Low-Rise). The development proposes 120 dwelling units through five buildings.

**TRANSPORTATION IMPACT STUDY REQUIRED?**Yes No 

A portion of the proposed development is part of a previously approved development with a traffic study - "Traffic Impact Analysis Chapel Ridge Mixed Use Development Lee's Summit, Missouri", dated September, 2005. All improvements, as defined within the original study have been previously constructed. The entire proposed development is not anticipated to generate 100 peak hour trips, let alone the portion outside of the previously studied. Therefore, a new traffic study is not required.

**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 preliminary development plan subject to the conditions noted below:

1. A memo showing how traffic generation is being modified from the previously study.