



# LEE'S SUMMIT MISSOURI

## DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

**DATE:** July 6, 2016  
**CONDUCTED BY:** Michael K Park, PE, PTOE  
**SUBMITTAL DATE:** June 21, 2016  
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**APPLICATION #:** PL2016097  
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**PROJECT NAME:** QUIKTRIP (WOODS CHAPEL RD)  
**PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed commercial redevelopment is located at the northeast corner of Woods Chapel Road and Ralph Powell Road. The property is bordered by commercial development to the south, east and west with single family residential to the north.

### **ALLOWABLE ACCESS**

The proposed redevelopment will be accessed from existing driveways along Woods Chapel Road and Ralph Powell Road. There is an existing right-in/right-out driveway along Woods Chapel Road, restricted by a raised median along Woods Chapel Road. A westbound right-turn lane exists for this access. There are also two driveways along Ralph Powell Road, one shared with adjacent development. The access along Ralph Powell Road nearest Woods Chapel Road will be removed. Improved site circulation and driveway access is proposed; there is no new access to the public street network. Sight distance is adequate the existing driveway locations.

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

Woods Chapel Road is a four-lane median divided 40 mph arterial street with turn lanes at intersections and driveways adjacent to the proposed redevelopment site. Ralph Powell Road is a multi-lane median divided 25 mph commercial collector street adjacent to the proposed redevelopment site. The intersection of Woods Chapel Road and Ralph Powell Road is traffic signal controlled.

### **ACCESS MANAGEMENT CODE COMPLIANCE?**

Yes

No

All criteria in the Access Management Code have been satisfied to the extent possible and in consideration of existing conditions for the redevelopment project. Access management compliance will be improved with the proposed removal of a driveway along Ralph Powell Road closest to Woods Chapel Road.

### **TRIP GENERATION**

Time Period	Total	In	Out
Weekday	930	465	465
A.M. Peak Hour	44	22	22
P.M. Peak Hour	56	28	28

The trip generation estimates noted above represent the net impact of vehicle trips associated with the proposed redevelopment (e.g. trips derived from the building expansion).

**TRANSPORTATION IMPACT STUDY REQUIRED?**      **Yes**       **No**

The proposed redevelopment will not likely generate more than 100 new vehicle trips to the surrounding street system during any given peak hour as a minimum condition for a transportation impact study. Furthermore, a percentage of trips generated are considered "pass-by", not new to the adjacent roadways as a result of the project.

**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, 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.