



**LEE'S SUMMIT**  
**MISSOURI**  
**DEVELOPMENT REVIEW FORM**  
**TRANSPORTATION IMPACT**

**DATE:** December 7, 2021      **CONDUCTED BY:** Brad Cooley, Staff Engineer  
**SUBMITTAL DATE:** November 15, 2021      **PHONE:** 816.969.1800  
**APPLICATION #:** PL2021406      **EMAIL:** Brad.Cooley@cityofls.net  
**PROJECT NAME:** MARKET STREET CENTER      **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed development is located along the west side of MO-291, and north of MO-150. The existing undeveloped property is bordered by SW Market Street along the north, with Quick Trip and Firestone to the south and west.

**ALLOWABLE ACCESS**

The proposed development will be accessed from two proposed driveways along Market Street; one across from the south-most direct entrance to Wal-Mart's parking lot and the other ±300' north along Market Street.

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

Market Street in the vicinity of the proposed development is a three-lane, undivided, 35-mph commercial collector generally running north-south owned and maintained by the City to a point just north of the subject property and south to the intersection of MO-150, which are both owned and maintained by MoDOT. MoDOT has ownership of US-150 entirely and SW Market Street, north of the subject property to the intersection of Hook Road.

Sight distance is adequate for all the aforementioned street intersections.

**ACCESS MANAGEMENT CODE COMPLIANCE?**      Yes       No

All criteria in the Access Management Code have been met.

**TRIP GENERATION**

Time Period	Total	In	Out
Weekday	443	222	221
A.M. Peak Hour	40	28	12
P.M. Peak Hour	77	30	47

Trip generation shown was estimated for the proposed development based on multiple ITE Codes. The use, as identified with the development plan, is for Medical Dental Office - 720 (9,200 sf) and Hardware/Paint Store - 816 (15,200 sf).

**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 development without any transportation improvement stipulations.