



# LEE'S SUMMIT MISSOURI

## DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

**DATE:** December 4, 2017      **CONDUCTED BY:** Michael K Park, PE, PTOE  
**SUBMITTAL DATE:** December 4, 2017      **PHONE:** 816.969.1800  
**APPLICATION #:** PL2017203      **EMAIL:** Michael.Park@cityofls.net  
**PROJECT NAME:** 1850 NE US 40 HWY      **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed development is located at 1850 NE US 40 Highway. The surrounding area includes undeveloped property to south of US 40 Highway and single family residences the north, east and west of the subject property. The subject property is partially developed with a not-for-profit Church/Child Montessori use.

### **ALLOWABLE ACCESS**

The proposed development will be accessed from an existing private driveway shared with the existing land use that intersects US 40 Highway. There are no proposed changes to access along US 40 Highway. The existing driveway may or may not have adequate sight distance (this information has not been submitted by the applicant for staff review), but nonetheless remains a private matter along a state highway.

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

US 40 Highway is a four-lane, median divided, MoDOT highway that borders the proposed development to the south. No other public streets or highways subject to impact from trips generated by the proposed development are in the immediate vicinity of the proposed development. MoDOT may or may not require improvements to US 40 Highway in support of the development application (this information has not been submitted by the applicant to MoDOT for review), but such review by MoDOT can be done prior to future development activity and would be required for MoDOT permit approval.

**ACCESS MANAGEMENT CODE COMPLIANCE?**      Yes       No

No new access is proposed and the adjacent roadway is owned and maintained by MoDOT.

### **TRIP GENERATION**

<b>Time Period</b>	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	90	45	45
A.M. Peak Hour	11	9	2
P.M. Peak Hour	14	5	9

The trip generation tabulated above represents a proposed small office building of 5,600 sq.ft.

**TRANSPORTATION IMPACT STUDY REQUIRED?**

Yes

No

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour.

**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 given that no municipal roadways/streets are adjacent to or nearby the proposed development. 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.