



**DEVELOPMENT REVIEW FORM**  
**TRANSPORTATION IMPACT**

**DATE:** October 5, 2023      **CONDUCTED BY:** Erin Ralovo, PE, PTOE  
**SUBMITTAL DATE:** May 11, 2023      **PHONE:** 816.969.1800  
**APPLICATION #:** 2023120      **EMAIL:** Erin.Ralovo@cityofls.net  
**PROJECT NAME:** CLOVER COMMUNITIES LEE'S SUMMIT      **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed development is generally located on the west side of NE Douglas Street south of NE Tudor Road. It is generally surrounded by zoned R4 property to the north, Planned Industrial to the west, AG to the south, and Lee's Summit North High School to the east on the east side of NE Douglas Street.

**ALLOWABLE ACCESS**

The proposed development will be allowed access from NE Douglas Street across from the existing high school entrance. A secondary gated emergency access will be located approximately 140 feet to the south on NE Douglas Street.

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

Douglas Street is a four-lane major arterial with a 45-mph speed limit. Douglas is undivided south of Tudor. Douglas has sidewalk on the east side.

**ACCESS MANAGEMENT CODE COMPLIANCE?**      YES       NO

All Access Management Code requirements are met.

**TRIP GENERATION**

Time Period	Total	In	Out
Weekday	582	291	291
A.M. Peak Hour	47	11	36
P.M. Peak Hour	50	30	20

**TRANSPORTATION IMPACT STUDY REQUIRED?**      YES       NO

The proposed development likely will not generate more than 100 peak hour trips, a minimum condition in the Access Management Code for Traffic Impact Studies. Traffic Impact Study was not required.

LIVABLE STREETS (Resolution 10-17)

COMPLIANT

EXCEPTIONS

The proposed development will comply with 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 with the following transportation improvement stipulations.

1. The applicant will construct sidewalk along the west side of NE Douglas Street to the property limits.
2. The applicant will construct a northbound left turn lane (150' plus taper) on Douglas Street into the development main drive.
3. The applicant will work with the Public Works Department to determine if a southbound left turn lane will be constructed with this development, with costs paid by the City, if bid prices are acceptable.