



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	November 22, 2021	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	November 2, 2021	PHONE:	816.969.1800
APPLICATION #:	2021382	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	CHAPEL RIDGE APARTMENTS	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located in the southeast quadrant of I-470 and NE Woods Chapel Road. The property is bound by NE Custer Drive to the north, existing development accessed to the west of Ralph Powell to the east, Strother to the South and Akin Boulevard to the west. The proposed development is a portion of a previously approved development plan, Chapel Ridge Mixed-use development. The majority of the surrounding property is zoned planned high-density residential (RP-4) to the west, across Akin Boulevard, and Planned Commercial to the east. The only exception being the property adjacent to the west of the south-most portion (south of Meadowview) is zoned Planned Mix-Use.

ALLOWABLE ACCESS

The subject development will be primarily accessed from Woods Chapel, Ralph Powell, and Strother to Akin Boulevard, where direct site access is planned. Direct access to the site will be through four separate driveways; Site Drive 1 along Akin Boulevard approximately 300' south of Custer Court, Site Drive 2 approximately 400' south along Akin Boulevard from Site Drive 1, Site Drive 3 approximately 150' east along Meadowview Drive from Akin Boulevard, and Site Drive 4 directly across Meadowview Drive from Akin Boulevard.

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 intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied as shown on the development plans.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	1,860	930	930
A.M. Peak Hour	110	26	84
P.M. Peak Hour	141	89	52

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 276 dwelling units through several buildings and housing options.

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

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. This development plan will not likely generate more than 100 peak hour trips than the original plan.

LIVABLE STREETS (Resolution 10-17) **COMPLIANT** **EXCEPTIONS**

The proposed development plan will provide required sidewalks and all elements otherwise required by ordinances and standards, including but not limited to property landscaping, lighting, parking, and ADA accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 are requested.

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. Driveway spacing and alignment shall comply with the requirements of the UDO and Design and Construction Manual (DCM).