



# LEE'S SUMMIT MISSOURI

## DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

**DATE:** February 6, 2019      **CONDUCTED BY:** Michael K Park, PE, PTOE  
**SUBMITTAL DATE:** January 22, 2019      **PHONE:** 816.969.1800  
**APPLICATION #:** PL2018121      **EMAIL:** Michael.Park@cityofls.net  
**PROJECT NAME:** ATTIC STORAGE      **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed development is located north of Deerbrook Street, east of M-291 Highway. An existing fitness center is located to the immediate south of the proposed development along Deerbrook Street. M-291 Highway is located to the west, there is undevelopable land to the immediate north without access to Mulberry Street due to topography impediments, and residential property to the east.

### **ALLOWABLE ACCESS**

The proposed development will be accessed from an existing shared driveway and parking areas that were planned and built in association with the neighboring business. The shared driveway has access to Deerbrook Street. Deerbrook Street intersects M-291 Highway.

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

Deerbrook Street is a two-lane, undivided, collector with a 25 mph speed limit. The intersection of Deerbrook Street at M-291 Highway is traffic signal controlled with turn lanes upon each approach. M-291 Highway is a four-lane, limited access, median divided state highway owned and managed by the Missouri Department of Transportation (MoDOT). M-291 Highway has a 45 mph speed limit near the proposed development. There are no sight distance concerns within the study area.

**ACCESS MANAGEMENT CODE COMPLIANCE?**      YES       NO

The proposed development plan and access is in compliance with the City's Access Management Code. The proposed development has no direct access to the public street network.

### **TRIP GENERATION**

<b>Time Period</b>	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	256	128	128
A.M. Peak Hour	14	8	6
P.M. Peak Hour	27	13	14

The trip generation shown above was determined based on the proposed development using the ITE Trip Generation Manual, 10th Edition.

**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, a condition that requires a traffic impact study based on the Access Management Code.

Considering the amount of traffic likely generated by the proposed development during peak hours and the existing roadway conditions, capacity and other factors of future growth near the proposed development that provide access, there are no concerns regarding the impact of the proposed development to traffic safety or traffic operations.

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

**COMPLIANT**

**EXCEPTIONS**

The proposed preliminary 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, connectivity 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.