



LEE'S SUMMIT

MISSOURI

DEVELOPMENT REVIEW FORM

TRANSPORTATION IMPACT

DATE:	May 10, 2024	CONDUCTED BY:	Erin Ralovo, PE, PTOE
SUBMITTAL DATE:	March 18, 2024	PHONE:	816.969.1800
APPLICATION #:	PL2024073	EMAIL:	Erin.Ralovo@cityofls.net
PROJECT NAME:	COBEY CREEK 2 ND - REDESIGN	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed mixed-use (commercial and residential) development is located along the north side M-150 Highway, west of Doc Henry Road. The surrounding property is undeveloped or large lot agricultural.

ALLOWABLE ACCESS

Access to the site is proposed from a network of proposed public streets accessing M-150 Highway. Access along M-150 Highway has been reviewed by MoDOT and its conditions for approval are restated in the staff recommendations. Access was fully considered from Doc Henry Road as well, but could not be permitted from the adjacent jurisdiction/owner. Since access to Doc Henry Road was denied and is located outside the City limits of Lee's Summit, the development proposes to extend right-of-way to the property limit and a public street towards Doc Henry Road to the extent within control for a potential future connection.

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

M-150 Highway is a state highway owned and managed by the Missouri Department of Transportation (MoDOT). It is a two-lane, unimproved rural highway east of M-291 Highway and an improved, four-lane, median divided highway west of M-291 Highway. M-150 Highway has a posted speed limit of 45 mph. Doc Henry Road is a two-lane undivided residential collector with a 35 mph speed limit situated on the city limits of Lee's Summit and Greenwood with mixed conditions of ownership and public access. Doc Henry Road south of M-150 Highway is generally unimproved with the east half in Greenwood and west half in Lee's Summit. Doc Henry Road south of M-150 Highway is a public street in public right-of-way with access to several residential properties and subdivisions. Doc Henry Road north of M-150 Highway has been improved, but dead-ends, and does not currently provide access to any developed property. The portion of Doc Henry Road north of M-150 Highway is not located within public right-of-way, but entirely located on property owned by the City of Greenwood. For all intents and purposes, Doc Henry Road north of M-150 Highway is a private driveway constructed to public street standards. The intersection of Doc Henry Road and M-150 Highway has two-way stop control; M-150 has the right-of-way. The interchange of M-150 Highway and M-291 Highway (as well as the intersection of East Outer Road and M-150 Highway) are traffic signal controlled with multiple turn lanes in each direction of travel. There is adequate sight distance at the existing intersections. SE Cobey Creek Drive is on the west side of the proposed phase 2 development. There is a left turn lane on M-291 at the SE Cobey Creek Dr entrance and the street is stop controlled at M-291.

ACCESS MANAGEMENT CODE COMPLIANCE?Yes No

The proposed driveway locations along proposed streets within the development and proposed street connections along M-150 Highway comply with the City's Access Management Code and MoDOT Access Management Guidelines, as applicable. Where access is proposed the required right-turn lane and left-turn lanes are shown on the proposed development plan. The overall proposed street network within the development aligns with adopted Thoroughfare Master Plan. Proposed collectors and street connections will provide planned transportation facilities in support of surrounding undeveloped property and may be extended north and south of M-150 Highway in the future.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	4758	2379	2379
A.M. Peak Hour	368	131	237
P.M. Peak Hour	503	295	208

TRANSPORTATION IMPACT STUDY REQUIRED?Yes No

The proposed development will likely generate more than 100 vehicle trips during a weekday peak hour; the minimum condition for traffic impact study requirements. A traffic impact study was submitted by McCurdy Engineers, dated March 22, 2024. This study considered AM and PM Peak Hour traffic operations along M-150 Highway at the intersections of Doc Henry Road, and any driveways or streets accessing the proposed development. Analysis scenarios were completed for existing conditions, Phase 1 Development and Full Build conditions. MoDOT was included in the review of the traffic impact study and development plan. Their comments and recommendations are reflected in the staff report and recommendations for approval. Any recommendation related to M-150 Highway is subject to MoDOT approval, and may be amended or removed at their discretion through the MoDOT permitting process. MoDOT may also add conditions of approval not listed by staff in its granting permits.

Level of service (LOS) is an industry accepted standard measure of performance (e.g. delay) for traffic operations rated A-F, similar to a grade card with A the best and F the worst condition. The City Council has adopted a LOS policy in which the acceptable condition is LOS C or better. MoDOT generally accepts a LOS D or LOS E. All studied intersections in all scenarios had adequate level of service reported.

The northbound movement along Doc Henry Road at M-150 Highway, which is stop controlled, has an existing LOS E and LOS F during the AM and PM Peak Hours, respectively. The northbound delay worsens to LOS F during both peak hours upon all phases of the proposed development. A traffic signal would mitigate this unacceptable operation when constructed. MoDOT has not requested a traffic signal warrant analysis or a signal installation in relation to this proposed development at the Doc Henry Road and M-150 Highway intersection. MoDOT previously completed a signal warrant study that confirmed one or more signal warrants, but its warranting conditions have not yet caused a recommendation, programming, or otherwise prioritization for construction by MoDOT. The proposed development does not access Doc Henry Road.

The SE Sunset Ridge entrance along M-150 Highway was studied with and without a signal for Full Build and with the additional traffic anticipated with the Ovation development to the south this intersection. The Ovation development was proposed but not approved at the time of the Traffic Study. Without a signalized control, the southbound leg of the intersection operates at a LOS of F for through movements and LOS D for Right turn movements. With traffic signal control, the LOS is acceptable for all traffic movements and may provide additional gaps in traffic to alleviate some delay at the nearby intersection of Doc Henry Road. MoDOT supports the traffic signal at SE Sunset Ridge and M-150 Highway.

In addition to traffic signal control along M-150 Highway, several turn lanes at each proposed intersection are recommended with MoDOT concurrence. The development would also donate additional right-of-way along M-150 Highway for future highway widening.

The following improvements were depicted on the preliminary development plan, considered in the traffic impact study, and otherwise recommended in the traffic impact study to address the impact of development and comply with the Access Management Code of the City and MoDOT:

1. Sunset Ridge shall be constructed and signalized. Once constructed, a Median will be constructed along M-150, restricting the access at Cobey Creek Drive to a Right-in, Right-out, Left-in.
2. Westbound right-turn lane along M-150 Highway at Cobey Creek Drive.
3. Westbound right-turn lane along M-150 Highway at Sunset Ridge.
4. Eastbound left-turn lane along M-150 Highway at Sunset Ridge.

LIVABLE STREETS (*Resolution 10-17*)

COMPLIANT

EXCEPTIONS

The proposed development 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 in full compliance with the Livable Streets Policy adopted by Resolution 10-17. The project includes a 10' wide shared use path along the north side of M-150 Highway in compliance with regional trail and bikeway plans.

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 subject to the following off-site improvement conditions that were reviewed by Staff and MoDOT in coordination:

1. Widen M-150 Highway along its entire north side west of Doc Henry Road to the west property line of the development and extended west as necessary for proper transitions as generally depicted on the preliminary development plan and in accommodation of other turn lane improvement conditions.

2. Construct a permanent traffic signal at the intersection of Sunset Ridge and M-150 Highway.
3. Construct a raised median along M-150 Highway to limit access at Cobey Creek Drive to right-in/right-out Left-in access along M-150 Highway, at such time as Sunset Ridge is fully constructed, including the signal improvements.
4. Construct a 150-foot westbound right-turn lane into Cobey Creek Dr along M-150 Highway, plus taper.
4. Construct a 190-foot westbound right-turn lane into Sunset Ridge along M-150 Highway, plus taper.
5. Construct a 180-foot eastbound left-turn lane into Sunset Ridge along M-150 Highway, plus taper.
6. Construct a 10' wide shared use path along M-150 Highway adjacent to the proposed development.
7. Dedicate right-of-way along M-150 Highway to MoDOT as depicted on the preliminary development plan (or as may be required by MoDOT) for future widening of M-150 Highway.

Improvements related to M-150 Highway may be changed, removed or additional requirements stated by MoDOT, at its discretion. The aforementioned conditions of recommendation in association with M-150 Highway were provided or supported by MoDOT.