



**LEE'S SUMMIT**  
**MISSOURI**  
**DEVELOPMENT REVIEW FORM**  
**TRANSPORTATION IMPACT**

**DATE:** December 7, 2016      **CONDUCTED BY:** Michael K Park, PE, PTOE  
**SUBMITTAL DATE:** November 21, 2016      **PHONE:** 816.969.1800  
**APPLICATION #:** PL2016195      **EMAIL:** Michael.Park@cityofls.net  
**PROJECT NAME:** BOB SIGHT QUICK LANE      **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed redevelopment is located along the east side of NW Blue Parkway, south of NW Chipman Road. The surrounding area consists of commercial properties.

**ALLOWABLE ACCESS**

The proposed redevelopment will be accessed from an existing driveway along NW Blue Parkway.

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

NW Blue Parkway is a two-lane undivided commercial collector street south of Chipman Road. NW Blue Parkway is a four lane divided arterial street north of Chipman Road. Blue Parkway has raised medians, turn lanes, and a posted speed limit of 35 mph. Chipman Road is a four-lane divided arterial street with a posted speed limit of 45 mph. Chipman Road has raised medians and dedicated turn lanes. The intersection of Blue Parkway and Chipman Road is traffic signal controlled. The existing intersections and driveway to the development have adequate sight distance.

**ACCESS MANAGEMENT CODE COMPLIANCE?**      Yes       No

All criteria in the Access Management Code have been satisfied. No new access is proposed.

**TRIP GENERATION**

Time Period	Total	In	Out
Weekday	400	200	200
A.M. Peak Hour	30	20	10
P.M. Peak Hour	52	29	23

**TRANSPORTATION IMPACT STUDY REQUIRED?**      Yes       No

The proposed redevelopment will not likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour as a minimum condition for a transportation impact study.

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

The proposed redevelopment 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, landscaping, 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.