



LEE'S SUMMIT
MISSOURI
DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: March 15, 2016 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: February 25, 2016 **PHONE:** 816.969.1800
APPLICATION #: PL2016012 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: FLOORING & MORE **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located along the east side of NE Rice Road, south of NE Colbern Road. The surrounding area consists of other commercial land uses to the north and south. M-291 Highway is towards the west. There is some single family residential located directly east of the subject development.

ALLOWABLE ACCESS

The proposed development will be accessed from an existing driveway along NE Rice Road.

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

NE Rice Road is an undivided two-lane commercial collector with a 25 mph speed limit. Sight distances at the existing driveway are adequate.

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	276	138	138
A.M. Peak Hour	6	5	1
P.M. Peak Hour	26	12	14

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 as a minimum condition for a transportation impact study. The expected trip generation is so minor in consideration of the surrounding transportation network capacity and existing levels of service that any operational impact is negligible.

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

The proposed 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, 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.