

DATE:	June 16, 2022	CONDUCTED BY:	Brad Cooley, PE		
SUBMITTAL DATE:	May 31, 2022	PHONE:	816.969.1800		
APPLICATION #:	PL2022159	EMAIL:	Brad.Cooley@cityofls.net		
PROJECT NAME:	950 NE POLLARD ST.		PROJECT TYPE: Prel Dev Plan (PDP)		

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is generally located in the southeast quadrant of NE Rice Road and NE Colbern Road intersection. The development is bound by commercial development to the north and west, Lee's Summit School District property to the east (former Paradise Park), and Pollard St. to the south. All adjacent property is zoned Commercial with Industrial across Pollard.

ALLOWABLE ACCESS

The main point of access to the proposed development will be from NE Rice Road, along Pollard St. The site proposes two access drives, both directly across Pollard from existing driveways to the south.

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

NE Rice Road is a two-lane undivided commercial collector with a 25-mph speed limit.

NE Pollard St. is a two-lane local road with a 25-mph speed limit that dead-ends just east of the subject development, at the School Dist. property.

ACCESS MANAGEMENT CODE COMPLIANCE?

Νο

All criteria in the Access Management Code criteria have been met.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	67	34	33
A.M. Peak Hour	23	18	5
P.M. Peak Hour	13	3	10

YES 🔀

Trip generation shown was estimated for the proposed development based on ITE Code 150 - Warehousing.

TRANSPORTATION IMPACT STUDY REQUIRED?

No 🖂

The proposed development likely will not generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies.

YES

EXCEPTIONS

The proposed development will comply with 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, parking, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

RECOMMENDATION:			N/A 🗌	
Recommendations for App	proval refer only to the tra	ansportation impact a	nd do not constitute ar	n endorsement from
City Staff.				

Staff recommends approval of the proposed development without any transportation improvement stipulations.