

LEE'S SUMMIT

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: April 28, 2023 CONDUCTED BY: Susan Barry, PE PTOE

SUBMITTAL DATE: April 11, 2023 **PHONE:** 816.969.1800

APPLICATION #: PL2023057 **EMAIL:** Susan.Barry@cityofls.net

PROJECT NAME: COLBERN ROAD SENIOR SITE PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The subject development is generally located to the east of where M-291 north and I-470 converge at NE Colbern Road. The project site is within the northeast quadrant of NE Colbern Road and NE Rice Road, surrounding the existing Mid-Continent Public Library and recently approved Heartland Market. The subject property is bound by Colbern Road to the south, Rice Road to the west, commercial services to the northwest with undeveloped agricultural-zoned property further north. The Colberd Road Senior Site development is contained withing the Colbern Road Investments Rezoning and Conceptual Plan area.

ALLOWABLE ACCESS

The proposed development is planned to be primarily accessed from Colbern Road with two new north-south roads. The west most road (Lucky Road) will be constructed approximately 550' east of Rice Road. The intersection of Lucky Road and Colbern Road will be built with the Heartland Market C-Store. The portion of Lucky Road being constructed with the C-Store is terminated at the northeast property line of that development with a partial cul-de-sac. The proposed development plan will extend Lucky Road north, adjacent to the planned senior living facility, and connect to Rice Drive on the north property line. Currently Rice Drive intersects with Rice Road approximately 1,250' north of Colbern Road. Future additional access will be provided with a new road, Ball Drive, constructed approximately 900' east of Lucky Road, intersecting with Colbern Road across from Ball Drive. Both Lucky Road and Future Ball Drive align with the City's Thoroughfare Master Plan (TFMP).

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

NE Colbern Road is a 5-lane, median-separated, east-west major arterial with a 40-mph speed limit. Colbern Road borders the south property line, intersecting with the M-291 off-ramps west of the subject property and Todd George further east.

I-470 and M-291 are classified as Interstate and Principal Arterial, respectively, which are both owned and maintained by MoDOT.

NE Rice Road is a 2-lane, undivided, north-south commercial collector with a 45-mph speed limit.

NE Lucky Road will become a 2-lane, north-south collector, yet to be constructed. Lucky Road runs adjacent to the Mid-Continent Public Library and will be the primary access point to the west side of the overall development.

NE Rice Drive is an east-west local street which currently ends at the far northwest corner of the proposed development site. There is not a speed limit posted currently.

Todd George Parkway is a 4-lane (divided south of Colbern and undived north), north-south major arterial with a 45-mph speed limit.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

The subject development will be accessed from three driveways along Lucky Road. The driveway at the north end of the site will align with the existing Rice Drive. Drivers will primarily access the site from Colbern Road. The middle driveway to the site is proposed to be roughly 390 feet south of Rice Drive, and 380 north of the southern driveway, meeting the minimum spacing of 300 feet per the Citys AMC. The southern driveway is spaced roughly 170 feet north of the east/west street planned to the north of Heartland Market. Although this is less that the minimum access spacing per the AMC, these two intersections will form an offset tee configuration such that left-turn movements will not intersect. The traffic volumes at the proposed site driveway is anticipated to be low so no safety or operational concerns are anticipated at this driveway.

TRIP GENERATION

City Staff.

Time Period	Total	In	Out
Weekday	642	321	321
A.M. Peak Hour	54	25	29
P.M. Peak Hour	42	19	23

The trip generation above was estimated by using the ITE Trip Generation Manual, 11th edition. Codes 252 - Senior Adult Housing - Multifamily (110 dwelling units) and 254 - Assisted Living (110 beds).

street system during a peak hou traffic memo was prepared by K	not likely generate more ir, the minimum condition (imley-Horn, dated Decem litions, proposed developn	No \(\sum \) than 100 vehicle trips to the surrounding of for traffic impact study requirements. A other 9, 2022. The traffic memo was ment and address asset management
LIVABLE STREETS (Resolution 10-17)	COMPLIANT X	EXCEPTIONS
City's adopted Comprehensive F Plan attachments, and elements	Plan, associated Greenway s otherwise required by or	Livable Streets elements identified in the y Master Plan and Bicycle Transportation rdinances and standards, including but ity. No exceptions to the Livable Streets

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from

Policy adopted by Resolution 10-17 have been proposed.

Staff recommends approval of the proposed preliminary development plan based on road improvements required for Lot 2 (Heartland Market), as shown on the concept plan and included in the traffic study dated December 9, 2022.