



# LEE'S SUMMIT MISSOURI

## DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

**DATE:** November 30, 2017      **CONDUCTED BY:** Michael K Park, PE, PTOE  
**SUBMITTAL DATE:** November 1, 2017      **PHONE:** 816.969.1800  
**APPLICATION #:** PL2017144      **EMAIL:** Michael.Park@cityofls.net  
**PROJECT NAME:** KESSLER RIDGE, 2<sup>ND</sup> PLAT      **PROJECT TYPE:** Prel Dev Plan (PDP)

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

The proposed residential development is located at the northeast corner of Longview Boulevard and Longview Road. The surrounding area includes undeveloped planned mixed use property to the west and north as well as single family subdivisions to the east and south.

### **ALLOWABLE ACCESS**

The proposed development will be accessed along several proposed public local residential streets that intersect a network of other public streets within the Kessler Ridge subdivision. The aforementioned Kessler Ridge residential streets connect with Longview Road to the south, Longview Boulevard to the west and 3<sup>rd</sup> Street to the north via Kessler Drive. There are no changes to access along Longview Road, Longview Boulevard, Kessler Drive, 3<sup>rd</sup> Street or other existing neighborhood streets. The proposed streets should have adequate sight distance and are spaced in accordance with the Access Management Code.

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

Longview Road and Longview Boulevard are four-lane, median divided, major arterial roadways bordering the proposed development. Both roadways have a 35 mph speed limit in this area. The intersection of Longview Road and Longview Boulevard is a multi-lane roundabout. The streets directly serving this proposed development are typical two lane, undivided, residential streets with a 25 mph speed limit.

**ACCESS MANAGEMENT CODE COMPLIANCE?**      Yes       No

The proposed street is compliant with the AMC.

### **TRIP GENERATION**

<b>Time Period</b>	<b>Total</b>	<b>In</b>	<b>Out</b>
Weekday	368	184	184
A.M. Peak Hour	32	8	24
P.M. Peak Hour	38	24	14

The trip generation tabulated above represents all 32 single family lots in the proposed preliminary plat and preliminary development plan. However, all but 10 of these lots were previously considered in the Kessler Ridge PDP that did not cover the entire preliminary plat application. The Kessler Ridge PDP may be referenced for additional related information.

**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. Furthermore, a significant portion of the proposed preliminary plat was reviewed with the approved Kessler Ridge PDP. The surrounding street system was planned and constructed to adequately accommodate the projected traffic impact of this development.

**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. 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 and preliminary plat.