



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: February 19, 2020 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: February 7, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2019391 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: RADER REAL ESTATE OFFICE **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed redevelopment project is located at 2 SE 5th Street, at the northeast corner of 5th and Main. The surrounding area includes a railroad to the west, commercially used residential to the east and residential properties to the north and south.

ALLOWABLE ACCESS

The existing property is accessed from an alleyway. No change in access is proposed with the redevelopment project (changing use within the existing residential home to commercial real estate office).

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

Main Street and 5th Street in the vicinity of the subject property are built to urban standards with curb and gutter, sidewalk, etc. in the TNZ area of downtown. These streets have a 25 mph speed limit and no known sight distance issues at the intersection or intersection of alleyway that provides access to the property.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

All criteria in the Access Management Code have been satisfied.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	14	7	7
A.M. Peak Hour	2	2	0
P.M. Peak Hour	2	0	2

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.

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.

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.