

LEE'S SUMMIT

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE:	March 3, 2020	CONDUCTED BY:	Brad Cooley, Staff Engineer
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SUBMITTAL DATE: January 9, 2020 **PHONE:** 816.969.1800

APPLICATION #: PL2020005 **EMAIL:** Brad.Cooley@cityofls.net

PROJECT NAME: FIRESTONE PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (Streets, Developments)

The proposed development is located along the west side of MO-291 North, and north of MO-150. The existing undeveloped property is bordered by SW Market Street along the west and north, with Quick Trip to the south.

ALLOWABLE ACCESS

The proposed development will be accessed from a proposed driveway along Market Street, acrossed from the Summit Crest Plaza entry.

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

Market Street in the vicinity of the proposed development is a three-lane undivided, 35-mph, commercial collector generally running north-south owned and maintained by the City to a point just north of the subject property and south to the interesction of MO-150, which both are owned and maintained by MoDOT. MoDOT has ownership of US-150 entirely and SW Market Street, north of the subject property to the intersection of Hook Road. SW Market street is a 36 feet three-lane roadway with concrete curb and gutter which meets the City's street design criteria.

Sight distance is adequate for all the aforementioned street intersections.

ACCESS MANAGEMENT CODE COMPLIANCE?	YES 🔀	No 🗌

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

TRIP GENERATION

Time Period	Total	In	Out
Weekday	156	78	78
A.M. Peak Hour	18	11	7
P.M. Peak Hour	26	11	15

YES	No 🖂
, 0	ore than 100 vehicle trips to the surrounding ition for traffic impact study requirements.
COMPLIANT 🔀	EXCEPTIONS
	t likely generate m

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, parking, 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 App	proval refer only to the tr	ansportation impact a	nd do not constitute a	n endorsement from
City Staff.				

Staff recommends approval of the proposed preliminary development plan.