



LEE'S SUMMIT

MISSOURI

DEVELOPMENT REVIEW FORM

TRANSPORTATION IMPACT

DATE: September 30, 2020 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: September 16, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020224 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: NLV BUILDING 31 **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed commercial building is generally located at the southwest corner of Sensation Drive and Longview Boulevard. The development is surrounded by apartments to the west and commercial mixed use to the north, south and east.

ALLOWABLE ACCESS

The proposed development will be accessed from Longview Boulevard, via Fascination Drive and Tower Park Drive with shared access. Fascination Drive and Tower Park Drive are limited to right-in/right-out by a raised median along Longview Boulevard, but also have full access to Longview Road.

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

Longview Boulevard is a 35 mph four-lane median divided major arterial within the corporate limits of Lee's Summit. North of 3rd Street, Longview Boulevard is named View High Drive; a four-lane median divided 45 mph major arterial owned and maintained by the City of Kansas City, MO. The intersection of Longview Boulevard/View High Drive and 3rd Street is traffic signal controlled under the jurisdiction of Lee's Summit. All other streets referenced are within Lee's Summit. 3rd Street is a four/five-lane undivided major arterial with a 40 mph speed limit. The intersection of Longview Boulevard/View High Drive and 3rd Street exhibits multiple turn lanes and medians in each direction of travel. There are also raised medians and turn lanes along 3rd Street at various intersections, including Kessler Drive and Fascination Drive to the south and north of the subject development, respectively. The intersections of Kessler Drive and Fascination Drive at Longview Boulevard are multi-lane roundabouts. Kessler Drive is a two/three lane, 25 mph, commercial collector that extends from Longview Road to 3rd Street. The intersection of Kessler Drive and 3rd Street is full access with left and right-turn lanes. This intersection has planned traffic signal control. Fascination Drive is a two-lane commercial street with a 25 mph speed limit that extends between Longview Boulevard and Kessler Drive (also extending west of Longview Boulevard to Longview Road) with direct and primary access to Longview Community College. Longview Road is a three lane commercial collector that turns into Longview Boulevard with roundabout intersection farther to the south. All intersecting streets along Longview Road and Longview Boulevard that do not have roundabouts or traffic signals are stop controlled on the approaching side street. Sensation Drive and Tower Park Drive are essentially two lane, 25 mph, undivided, private streets maintained by adjacent property owners with parking, driveways and parking lots adjacent to and surrounding the streets with no setbacks or apparent roadway delineation separate from private development. These two roadway right-of-ways should be vacated to reflect the private ownership. These two roadways do not have a public purpose.

Minimum sight distance at the existing intersections listed above and locations of site driveways are adequate.

ACCESS MANAGEMENT CODE COMPLIANCE?

YES

NO

No new access is proposed along Longview Boulevard, Longview Road, Kessler Drive or Fascination Drive. There is an existing driveway that will be used with shared access from Tower Park Drive and a proposed driveway that will be used with shared access from Sensation Drive. The proposed access is in alignment with other existing driveways. Sensation Drive is subject to right-of-way vacation. Sensation Drive and Tower Park Drive are limited access at Longview Boulevard.

All criteria in the Access Management Code are code compliant.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	962	481	481
A.M. Peak Hour	19	13	6
P.M. Peak Hour	86	38	48

Trip generation noted above is for assumed Medical Office (2nd Floor) and Shopping Center/Retail (1st Floor) as most closely related and conservative land uses derived from the PDP that illustrates Retail/Office for the two story building.

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. The surrounding street system has been planned and constructed to adequately accommodate the projected traffic impact of this development.

LIVABLE STREETS (Resolution 10-17)

COMPLIANT

EXCEPTIONS

The proposed preliminary 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 subject to the following conditions:

1. Vacation of excess Rights-of-Ways along the West side of Longview Boulevard from Fascination Drive to Kessler Drive generally including the existing slip lanes and angle parking areas similar to the Right-of-Way limits along the East side of Longview Boulevard.
2. Vacation of Rights-of-Ways along Sensation Drive and Tower Park Drive.

The aforementioned vacation of Rights-of-Ways shall be filed by the applicant to the City and considered by City Council prior to the issuance of Final Certificate of Occupancy.