



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: December 3, 2020 **CONDUCTED BY:** Michael Park, City Traffic Engineer
SUBMITTAL DATE: November 10, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020308 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: WINTERSET VALLEY 14TH PLAT **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located within the Winterset Valley Subdivision north of 3rd Street and east of View High Drive.

ALLOWABLE ACCESS

The proposed development will be serviced from existing local residential streets within the existing Winterset Valley Subdivision and provide for additional future street connections to the west towards View High Drive in support of a planned, connected roadway network, and additional land development. Each individual residential lot will have access new local residential streets extending from the existing street network.

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

The existing residential streets are all two lane, undivided, 25 mph, local streets. Sight distance is adequate along the existing streets and street intersections with the proposed development.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

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

TRIP GENERATION

| Time Period | Total | In | Out |
|----------------|-------|-----|-----|
| Weekday | 388 | 194 | 194 |
| A.M. Peak Hour | 34 | 9 | 25 |
| P.M. Peak Hour | 40 | 25 | 15 |

TRANSPORTATION IMPACT STUDY REQUIRED? Yes No

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during a peak hour; the minimum condition for traffic impact study requirements.

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, 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 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.