



LEE'S SUMMIT
MISSOURI
DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: December 18, 2020 **CONDUCTED BY:** Michael K Park, PE, PTOE
SUBMITTAL DATE: December 3, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020315 **EMAIL:** Michael.Park@cityofls.net
PROJECT NAME: THE TOWNHOMES AT CHAPEL RIDGE-LOT 15C **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed residential subdivision is generally located at the southwest corner of I-470 Highway and NE Woods Chapel Road within a previously approved development that has been mostly constructed. The surrounding area consists of similar residential density to the west and mix of non-residential properties elsewhere as planned.

ALLOWABLE ACCESS

The proposed development will be primarily accessed from NE Akin Drive through the use of two private drives. As planned and previously approved with a commercial mixed use development, the two access points are aligned with the existing intersections of NE Akin Circle and another existing private drive across NE Akin Drive. Individual lot access within the subdivision will be from the proposed private drive, not from surrounding public roadways in compliance with the Access Management Plan. The proposed drives at existing street intersections will provide adequate sight distance.

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

NE Akin Drive, is an undivided two-lane local road with a 25 mph speed limit that intersects with NE Ralph Powell Road on the north side of the subject property. NE Akin Drive transitions into NE Morgan Drive along the south side of the subject property, also connecting to NE Ralph Powell Road. Both intersections of NE Akin Drive/NE Morgan Drive at NE Ralph Powell Road are T-intersections with minor road stop control. NE Ralph Powell Road is a median divided 4-lane commercial collector with turn lanes and a 35 mph speed limit. The median limits access to NE Akin Drive to right-in/right-out, but NE Morgan Drive has full access.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied and/or will be compliant as shown on the PDP.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	449	225	224
A.M. Peak Hour	32	7	25
P.M. Peak Hour	40	25	15

TRANSPORTATION IMPACT STUDY REQUIRED?

YES

NO

The proposed development will not likely generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies. Refer to the traffic impact analysis titled 'Traffic Impact Analysis Chapel Ridge Mixed Use Development Lee's Summit, Missouri', dated September, 2005, for additional information pertaining to the previously approved development at the subject property.

LIVABLE STREETS (Resolution 10-17)

COMPLIANT

EXCEPTIONS

The proposed development 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, street connectivity 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 development.