



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	May 25, 2021	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	May 17, 2021	PHONE:	816.969.1800
APPLICATION #:	2021059	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	SUMMIT POINT PHASE II	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located on the northwest quadrant of the NE Chipman Road and NE Independence Avenue intersection. The property is surrounded by residential to the north, east, and south, planned commercial to the southwest and Lee's Summit North High School to the northwest. The proposed development is the second phase of a two-phase development, extending to the north of the existing development. The development proposes six multi-story apartment buildings in addition to the five existing buildings. The proposed buildings will include 144 new dwelling units with an overall development of 244 units (Phase I and II).

ALLOWABLE ACCESS

Access is planned through Phase I and the development to the east (English Manor). Phase I of this development has two existing driveways off NE Chipman Road. English Manor has one existing driveway off of NE Independence Ave. All of these existing driveways currently terminate at the subject property, in anticipation for this development. No cross-access is required as the existing drive to the east, NE English Manor, is a public street and Phase I will be under the same ownership.

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

NE Chipman Road is a five-lane, divided major arterial with a 45 mph speed limit. The east-most existing driveway to Phase I is currently restricted to right-in-right-out (RIRO) with full access to the west-most existing driveway.

NE Independence Avenue is a four-lane, undivided minor arterial with a 35 mph speed limit. NE English Manor Drive is a "T" intersection approximately 720 feet, north of Chipman Road.

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	783	392	391
A.M. Peak Hour	57	11	46
P.M. Peak Hour	78	53	25

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.

LIVABLE STREETS (Resolution 10-17) **COMPLIANT** **EXCEPTIONS**

The proposed redevelopment plan will not make improvements to existing roadways, sidewalk, trails, etc. The project is located adjacent to an existing shopping center. Elements otherwise required by ordinances and standards, including but not limited to property landscaping, lighting, parking, and ADA accessibility have been proposed. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 are requested.

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 without any transportation improvement stipulations.