



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE: September 2, 2021 **CONDUCTED BY:** Brad Cooley, PE
SUBMITTAL DATE: August 9, 2021 **PHONE:** 816.969.1800
APPLICATION #: 2021262 **EMAIL:** Brad.Cooley@cityofls.net
PROJECT NAME: DOUGLAS STATION APARTMENTS **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located north of Tudor, south of Sycamore, and east of Sloan. The surrounding property is a mix of Planned Industrial to the west and existing Mixed Use (PMIX) to the north and east. The Lee's Summit Police Station/Municipal Court Facility resides to the immediate south.

ALLOWABLE ACCESS

The proposed development will primarily be accessed from Tudor Road and Douglas Street via Sloan and Sycamore, respectively. The development proposes two access driveways; one along Sycamore, 300' east of Sloan, and one drive along Sloan, 550' south of Sycamore.

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

NE Tudor Road is a five-lane median separated minor arterial with a 35-mph speed limit and turn lanes at each intersection. NE Douglas Street is a five-lane median separated major arterial with a 45-mph speed limit and turn lanes at each intersection. The intersection of Tudor and Douglas is traffic signal controlled. NW Sloan Drive and NW Sycamore Street are both two-lane undivided commercial local roads with a 25-mph speed limit. The intersection of Sloan at Tudor Road is full access with two-way stop control on Sloan/Commerce Drive. The intersection of Sycamore at Douglas is traffic signal controlled.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied as shown on the development plans.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	914	457	457
A.M. Peak Hour	57	15	42
P.M. Peak Hour	73	45	28

Trip generation shown above is for the proposed use (Multifamily Housing, ITE Code 221).

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. However, a study was conducted for the property by TransSystems, dated April 30, 2021.

The traffic study did not indicate any traffic improvements necessary for this development and all operations at adjacent intersections are expected to meet minimum level of service goals.

The property to the west of existing Sloan (e.g. Lee's Summit Logistics) is simultaneously under review with this development. With the Lee's Summit Logistics project, Main Street will be reconstructed to align with Sloan north-south and the existing full access intersection of Sloan/Commerce at Tudor Road. Once the Lee's Summit Logistics project is complete and the Sloan and Main intersection is reconstructed, Access Drive 2 for the subject property will become right-in/right-out due to a raised median along relocated Main Street/Sloan with the driveway then in close proximity to the new Main Street/Sloan intersection.

LIVABLE STREETS (Resolution 10-17)

COMPLIANT

EXCEPTIONS

The proposed development plan will provide required sidewalks and all elements otherwise required by ordinances and standards, including but not limited to property landscaping, lighting, parking, and ADA accessibility. 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.