



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: July 30, 2019
CONDUCTED BY: Michael K Park, PE, PTOE
SUBMITTAL DATE: June 14, 2019
PHONE: 816.969.1800
APPLICATION #: PL2019204
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PROJECT NAME: ARISTOCRAT MOTORS
PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located along the north side Oldham Parkway, east of Hamblen Road, across from Century Drive. The surrounding property is commercial/industrial and bordered by US 50 Highway to the north/northeast.

ALLOWABLE ACCESS

Access to the site is proposed from an existing driveway (a vacated public street, Oldham Court) along Oldham Parkway.

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

Oldham Parkway is a two/three-lane, undivided, commercial collector with a posted speed limit of 40 mph. There is adequate sight distance at the existing intersection with the private driveway.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes ☒ No ☐

The driveway location along Oldham Parkway is existing and complies with the Access Management Code. The driveway has a left-turn lane in compliance with code requirements.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	200	100	100
A.M. Peak Hour	16	12	4
P.M. Peak Hour	28	13	15

TRANSPORTATION IMPACT STUDY REQUIRED? Yes ☐ No ☒

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

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 in full compliance with the Livable Streets Policy adopted by Resolution 10-17. Sidewalk will be constructed west of the existing driveway in accordance with code requirements. Staff supports payment in lieu of sidewalk construction east of the existing driveway in consideration of the US 50 Highway frontage proximity to Oldham Parkway and unavailable land for development whereby sidewalk could not continue eastward nor likely have pedestrian use in the future.

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.