



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: October 3, 2019
SUBMITTAL DATE: September 9, 2019
APPLICATION #: PL2019233
PROJECT NAME: WENDY'S RESTAURANT

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PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT *(Streets, Developments)*

The proposed preliminary development plan is located along the east side of M-291 Highway (at or near Melody Lane), just north of 7th Terrace. The proposed redevelopment of an existing high-turnover sit-down restaurant to fast food restaurant is surrounded by commercial development to the south, north, and east (with exception of residential nearby in the northeasterly direction). Lee's Summit High School is located west of the property across M-291 Highway.

ALLOWABLE ACCESS

Access to the site will be provided from an existing driveway along M-291 Highway, Melody Lane and 7th Terrace. Access along M-291 Highway is permitted by MoDOT and subject to future removal, relocation or access restrictions by way of raised medians as improvements to M-291 at or near the interchange of US 50 Highway, Blue Parkway and 7th Terrace are implemented. The access along Melody Lane is existing and provides an alternate route to M-291 Highway for the subject property as well as several other existing commercial properties via Bayberry Lane. The access to 7th Terrace is also existing and shared by multiple properties. This access to 7th Terrace would be improved as part of the proposed project.

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

M-291 Highway is a multi-lane, undivided, shouldered, 45 mph, state highway owned and maintained by MoDOT in the vicinity of the project. M-291 Highway has a diamond interchange at US 50 Highway approximately 600 feet south of the driveway that provides access to the site with intersections of Blue Parkway and 7th Terrace located between the interchange and said driveway. The intersection of Bayberry is located along M-291 Highway approximately 700 feet north of the driveway that provides access to the site. The interchange, Blue Parkway and Bayberry intersections are traffic signal controlled. 7th Terrace is stop controlled at M-291 Highway. Blue Parkway in the area of M-291 Highway is a two lane state owned highway frontage road with a 35 mph speed limit. Bayberry is a two-lane, 25 mph, local road that provides access to Lee's Summit High School, the commercial frontage road along M-291 (Melody Lane) and residences east of M-291 Highway. 7th Terrace is also a two-lane, 25 mph, local road that provides industrial and residential access east of M-291 Highway. There is adequate sight distance at the existing intersections. No new access or new intersections are proposed.

ACCESS MANAGEMENT CODE COMPLIANCE?

Yes ☐

No ☒

The City Access Management Code does not apply to the state highway system. MoDOT regulates access along the state highways and state right-of-ways. Access along M-291 is existing, but does not comply with the City AMC or MoDOT Access Management Guide due to its very close proximity to 7th Terrace and Blue Parkway as well as an absent right-turn lane that would otherwise be required. However, MoDOT has reviewed the development application and has no objection to continued use of the existing driveway without any improvements until such time as M-291 Highway improvements occur. A functional right turn lane cannot be provided at the driveway due to the minimal separation of driveways/intersections that exists. The applicant understands, based on discussions with MoDOT, the existing access along M-291 Highway may be removed, relocated and/or restricted to right-in/right-out traffic in the future in association with highway improvements to comply with access management requirements, improve safety and operations of M-291.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	420	210	210
A.M. Peak Hour	44	19	25
P.M. Peak Hour	16	4	12

Trip generation tabulated above represents the net difference in trips generated between the existing restaurant and proposed fast food businesses using estimated building areas from Jackson County Tax records for the existing facility and the proposed preliminary development plan.

TRANSPORTATION IMPACT STUDY REQUIRED?

Yes ☐

No ☒

The proposed development will not likely generate more than 100 new 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.

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.