



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: May 4, 2020 **CONDUCTED BY:** Brad Cooley, Staff Engineer
SUBMITTAL DATE: March 23, 2020 **PHONE:** 816.969.1800
APPLICATION #: PL2020044 **EMAIL:** Brad.Cooley@cityofls.net
PROJECT NAME: AUTOMOTIVE DETAIL CENTER **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located to the northwest of the intersection of Town Center Drive and Independence Avenue. The surrounding property is undeveloped Planned Community Commercial Zoning to the north and west with existing auto dealerships located to the east and State facilities located to the south.

ALLOWABLE ACCESS

Access to the site is proposed at two locations around the site; one along Town Center Drive to the south and one along Independence Avenue to the east.

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

Town Center Drive is a two-lane, undivided, commercial local with a posted speed limit of 35 mph. Independence Avenue is two-lane, undivided, commercial collector with a posted speed limit of 35 mph. There is adequate sight distance at the existing intersection of Town Center Drive and Independence Avenue and adequate sight distance at the proposed private driveway locations along Town Center Drive and Independence Avenue.

ACCESS MANAGEMENT CODE COMPLIANCE? YES NO

Both proposed drive entrances comply with the access management code.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	416	208	208
A.M. Peak Hour	25	19	6
P.M. Peak Hour	34	13	21

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 along Town Center Drive and Independence Avenue in accordance with code requirements.

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.