



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE:	July 5, 2022	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	May 31, 2022	PHONE:	816.969.1800
APPLICATION #:	PL2022151	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	EAGLE CREEK VILLAS	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located within the Eagle Creek subdivision, the southwest quadrant of the SW Pryor Rd. and SW Scherer Rd. intersection. The development is bound by; existing multi-family housing to the northwest and west, single-family homes to the south, Pryor Road to the east. SW Eagle View Dr. runs east-west through the planned development. The property northwest/west is zoned R-3, high-density residential, the property further west and south is zoned low-density residential (R-1) and the property east and north are zoned agriculture (AG).

ALLOWABLE ACCESS

The main point of access to the proposed development will be from Eagle View Dr. There are several proposed access points along Eagle View Dr. through a network of local streets. The proposed local streets will ultimately connect to existing streets surrounding the proposed development from previous phases. All local roads are planned across from existing or proposed roads along Eagle View Dr. Individual lots will be accessed from the proposed local drives/streets within the development. No individual lot will have direct driveway access to Eagle View Dr.

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

SW Scherer is generally an east-west two-lane undivided major arterial with a 35-mph speed limit in the general vicinity and intersects SW Pryor Road with a span-wire signal.

Currently, SW Pryor Road is a two-lane undivided major arterial, classified as an interim road with a 45-mph speed limit that generally runs north-south. Pryor Road (Hook to Longview) is currently under design as a Capital Improvement Project (CIP). The Capital project will improve Pryor Road to a four-lane road with turn lanes, curb and gutter, sidewalk, and a shared-use path. In addition to the roadway improvements, the CIP will include a new traffic signal at the intersection of Pryor Rd. and Eagle View Dr.

ACCESS MANAGEMENT CODE COMPLIANCE?

Yes ☐

No ☒

The intersection of SW Eagle View Drive and SW Pryor Road requires a northbound left-turn lane and southbound right-turn lane as part of the previously approved plan. In addition to the turn-lane requirements, a traffic signal is warranted.

Past payment accepted by the City from the Developer through an agreement with the City for the Eagle Creek Subdivision for previous Pryor Road improvements (to interim road standards at the time) including payment for the required turn lanes at Eagle View Drive in exchange for the Developer's donation of all ROW and easements necessary to complete the Pryor Road Capital

Improvement Project (CIP). The previous agreement and payment satisfy the required contribution from the Developer for Pryor Road.

The City's CIP will construct the required turn lanes and traffic signal.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	905	453	45
A.M. Peak Hour	67	17	50
P.M. Peak Hour	90	57	33

Trip generation shown was estimated for the proposed development based on ITE Code 210.

TRANSPORTATION IMPACT STUDY REQUIRED? Yes ☐ No ☒

The proposed development is part of a previously approved development with a traffic study - "Traffic Impact Study - Eagle Creek Development", dated July 27, 2001.

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

The proposed development will comply with 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, including but not limited to sidewalk, landscaping, parking, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

The sidewalk requirement for this project is currently being met with the existing shoulder, considering the interim road standard. In addition to the interim standard, the planned improvements by the City to replace the shoulder with sidewalk and/or a shared-use path will maintain compliance with this section of roadway.

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 subject to the conditions noted below:

1. All right-of-way and any other easements, including temporary construction easements, necessary for the construction of the City's Pryor Road Capital Improvement Project adjacent to Eagle Creek will be donated.
2. Any private improvements that will encroach the right-of-way following the City's Pryor Road Capital Improvement Project will require a license agreement to stay in place.