



LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: January 3, 2023
CONDUCTED BY: Brad Cooley, PE
SUBMITTAL DATE: November 22, 2022
PHONE: 816.969.1800
APPLICATION #: PL2022378
EMAIL: Brad.Cooley@cityofls.net
PROJECT NAME: HCA LSMC ASC
PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located in the northeast quadrant of M-50 and SE Todd George Parkway intersection. The development is part of the larger 28.5-acre HCA Lee's Summit Medical Center Campus, which is currently all built to the east of the subject property. The development is bound by SE Blue Parkway/M-50 Highway to the south, Cumberland Dr and undeveloped property to the west, and Shenandoah Dr. and residential development to the north.

ALLOWABLE ACCESS

The property is planned to be accessed by two driveway locations, both along Cumberland Dr. The first access point is approximately 200' north of Blue Parkway and the second is approximately 200' north of the first. Both access points are compliant with the City's access management for spacing, throat length, and sight distance.

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

SE Blue Parkway and SE Shenandoah Dr. are two-lane undivided collectors with a two-way left-turn lane at various locations and a 35-mph speed limit. SE Blue Parkway is a MoDOT facility adjacent to the subject development.

SE Cumberland Dr. is a two-lane local roadway with a 25-mph speed limit.

All streets in the vicinity are constructed with curb, gutter, and sidewalk.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes ☒ No ☐

All criteria in the Access Management Code criteria have been met.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	637	319	318
A.M. Peak Hour	53	43	10
P.M. Peak Hour	57	14	43

The trip generation above was estimated by using the ITE Trip Generation Manual, 11th edition. Code 720 - Medical-Dental Office Building Within/Near Hospital Campus for a 20,000 s.f. facility.

TRANSPORTATION IMPACT STUDY REQUIRED? Yes ☐ No ☒

The proposed development likely will not generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies.

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.

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.