



DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	March 2, 2023	CONDUCTED BY:	Brad Cooley, PE
SUBMITTAL DATE:	December 13, 2022	PHONE:	816.969.1800
APPLICATION #:	2022394	EMAIL:	Brad.Cooley@cityofls.net
PROJECT NAME:	SUMMIT 470 LOGISTICS CENTER	PROJECT TYPE:	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is located southeast of I-470 and NW Main St. The project site is bounded by I-470 to the north, NW Main St. to the west, the Lee's Summit North railroad spur to the south, and Saint Luke's Hospital to the east. The surrounding property is a mix of existing and planned Industrial and commercial development.

ALLOWABLE ACCESS

The subject development has planned two access points: 1) one from a proposed driveway extension off NW Victoria Dr as the main access point; and 2) one emergency-only access point along NW Main St. The main access point from NW Victoria Dr will be located approximately 1,800 feet east of NW Main St. The second point of access will be located along NW Main St. approximately in the middle of their property line and will be gated for emergency-access only.

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

NW Main St is currently a two-lane, undivided commercial collector with a 35-mph speed limit. Following the construction of the approved Lee's Summit Logistics development, NW Main St will be improved to include a center two-way-left-turn-lane (TWLTL), sidewalk, and curb and gutter south of the railroad spur. NW Main St., from the spur, north and adjacent to the subject development, to NW Colbern Rd is considered an unimproved road.

NW Victoria Dr is a two-lane, undivided commercial collector with a 25-mph speed limit. The cross-section of NW Victoria Dr is currently constructed with two 15' lanes with curb and gutter from NW Main St to NE Douglas St with intermittent sidewalk.

The intersection of NW Victoria Dr and NE Douglas St is signal-controlled while the intersection of NW Victoria Dr and NW Main St is stop-controlled on NW Victoria Dr. The intersection of NW Main St and NW Tudor Rd is also stop-controlled and will remain that way following the completion of the Lee's Summit Logistics development. The intersection of NW Main St and NE Colbern Rd is currently stop-controlled.

ACCESS MANAGEMENT CODE COMPLIANCE?

Yes ☒

No ☐

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied as depicted on the development plans.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	773	387	386
A.M. Peak Hour	79	61	18
P.M. Peak Hour	82	23	59

The trip generation above was estimated by using the ITE Trip Generation Manual, 11th edition.
Code 150 - Warehousing for a 465,000 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. However, the applicant did prepare a trip generation memo that looked at: trip generation, compliance with the City's Unimproved Road Policy (URP), and site circulation. The study was completed by Olsson, dated November 8, 2022.

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

All elements otherwise required by ordinances and standards, including but not limited to property landscaping, lighting, parking, and ADA accessibility have been proposed. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 are requested.

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.